

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

51 Keith

Residential Real Property - Current

Number of Sales	388	COD	13.51
Total Sales Price	\$ 30937172	PRD	104.56
Total Adj. Sales Price	\$ 30656622	COV	22.89
Total Assessed Value	\$ 28823475	STD	22.51
Avg. Adj. Sales Price	\$ 79011.91	Avg. Abs. Dev.	13.04
Avg. Assessed Value	\$ 74287.31	Min	30.38
Median	96.56	Max	250.00
Wgt. Mean	94.02	95% Median C.I.	95.12 to 97.63
Mean	98.31	95% Wgt. Mean C.I.	92.21 to 95.83
		95% Mean C.I.	96.07 to 100.55
% of Value of the Class of all Real Property Value in the County			52.4
% of Records Sold in the Study Period			6.13
% of Value Sold in the Study Period			9.11
Average Assessed Value of the Base			50,001

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	388	96.56	13.51	104.56
2006	378	96.56	17.10	107.10
2005	416	96.54	19.60	107.74
2004	423	96.63	18.96	108.85
2003	476	98	14.46	102.95
2002	607	93	18.66	103.87
2001	650	94	22.3	108.87

2007 Commission Summary

51 Keith

Commercial Real Property - Current

Number of Sales	43	COD	12.15
Total Sales Price	\$ 8668603	PRD	111.51
Total Adj. Sales Price	\$ 7581953	COV	17.11
Total Assessed Value	\$ 6401320	STD	16.11
Avg. Adj. Sales Price	\$ 176324.49	Avg. Abs. Dev.	12.05
Avg. Assessed Value	\$ 148867.91	Min	49.43
Median	99.12	Max	128.69
Wgt. Mean	84.43	95% Median C.I.	89.83 to 102.03
Mean	94.15	95% Wgt. Mean C.I.	78.42 to 90.43
		95% Mean C.I.	89.33 to 98.96
% of Value of the Class of all Real Property Value in the County			13.41
% of Records Sold in the Study Period			6.03
% of Value Sold in the Study Period			7.9
Average Assessed Value of the Base			113,656

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	43	99.12	12.15	111.51
2006	45	94.06	14.75	131.94
2005	47	99.95	13.26	106.91
2004	66	94.82	36.37	115.28
2003	73	95	32.77	120.27
2002	86	93	27.5	109.38
2001	90	96	21.01	110.83

2007 Opinions of the Property Tax Administrator for Keith 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

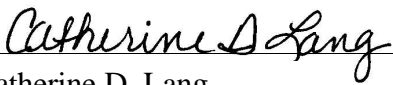
It is my opinion that the level of value of the class of residential real property in Keith County is 97% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Keith County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Keith County is 99% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Keith 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 Keith County**

Residential Real Property

I. Correlation

RESIDENTIAL: Analyses of the following tables will show: all three measures of central tendency are within the acceptable range, and the difference between the largest number (the mean at 98.31) and the least (the weighted mean at 94.02) is 4.29 points. Any of the three measures could be used to represent the level of value, but the median receives very strong support from the Trended Preliminary Ratio, and for purposes of direct equalization will be used to represent the level of value for the residential class of property.

Regarding assessment uniformity, only the overall coefficient of dispersion appears to be within acceptable range. The price-related differential is above the upper limit of acceptable range by less than two points, and outlying sales appear to be affecting this figure. The hypothetical trimming of outliers would further bring the COD to 10.24 and the PRD to 102.27—within acceptable range.

**2007 Correlation Section
for Keith 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	517	388	75.05
2006	514	378	73.54
2005	510	416	81.57
2004	532	423	79.51
2003	584	476	81.51
2002	723	609	84.23
2001	775	650	83.87

RESIDENTIAL: As indicated in Table II, typically a significant portion of total residential sales is used for each of the assessment years shown. This suggests that the County has not excessively trimmed the sample.

**2007 Correlation Section
for Keith County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Keith 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	94.64	2.47	96.98	96.56
2006	93.10	4.5	97.29	96.56
2005	94.09	0.56	94.62	96.54
2004	96.64	6.4	102.83	96.63
2003	88	6.39	93.62	98
2002	88	9.22	96.11	93
2001	89	4.23	92.76	94

RESIDENTIAL: A comparison of the Trended Preliminary Ratio with the R&O Median indicates less than one-point of difference between the two figures (0.42). Thus, the two figures provide very strong support for each other.

**2007 Correlation Section
for Keith 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 Keith County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
5	2007	2.47
2.64	2006	4.5
1.92	2005	0.56
0.32	2004	6.4
14	2003	6
12.42	2002	9.22
5.56	2001	4.23

RESIDENTIAL: As indicated by Table IV, there is no significant statistical difference between the percent change in the sales file compared to the percent changed in the residential base (2.53 points). This would suggest that there is no appreciable difference in the valuation practices applied to the sold versus the unsold residential property.

2007 Correlation Section for Keith 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 Keith County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.56	94.02	98.31

RESIDENTIAL: Analysis of the above reveals that all three measures of central tendency are within the acceptable range, and the largest difference between the largest number (the mean at 98.31) and the least (the weighted mean at 94.02) is 4.29 points. Any of the three measures could be used to represent the level of value, but the median receives very strong support from the Trended Preliminary Ratio, and for purposes of direct equalization will be used to represent the level of value for the residential class of property.

**2007 Correlation Section
for Keith County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	13.51	104.56
Difference	0	1.56

RESIDENTIAL: Examination of the qualitative overall statistics shows that only the coefficient of dispersion is within acceptable range. The price-related differential is above the upper limit of acceptable range by less than two points, and outlying sales appear to be affecting this figure. The hypothetical trimming of outliers would further bring the COD to 10.24 and the PRD to 102.27—within acceptable range.

**2007 Correlation Section
for Keith 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	388	388	0
Median	94.64	96.56	1.92
Wgt. Mean	90.04	94.02	3.98
Mean	96.07	98.31	2.24
COD	17.28	13.51	-3.77
PRD	106.70	104.56	-2.14
Min Sales Ratio	17.43	30.38	12.95
Max Sales Ratio	347.00	250.00	-97

RESIDENTIAL: For assessment year 2007, the County completely re-listed and revalued Lake properties; mobile homes were adjusted “by adjustments to depreciation” (this did not include mobile homes around the Lake area). Residential neighborhood 4505 (Ogallala “outskirts”) had newer costing applied (RCN of 2005). The Brule depreciation table was adjusted based on lower condition properties receiving a greater depreciation. Table VII appears to reflect the assessment actions.

**2007 Correlation Section
for Keith County**

Commerical Real Property

I. Correlation

COMMERCIAL: The analyses of the following tables and the accompanying narratives will show that for the level of assessment, both the overall median and the mean are well within acceptable range. The aggregate or weighted mean is below the bottom limit of acceptable range for the measures of central tendency (7.57), and does not positively respond to the hypothetical removal of two extreme outlying sales. The mean receives strong support from the Trended Preliminary Ratio, since there is less than two points difference between them (1.15). Therefore, the overall median will be used to represent the level of value for commercial property within Keith County.

Discussion of assessment uniformity will show that only the coefficient of dispersion is well within compliance. The hypothetical removal of the two extreme outlying sales would further lower the COD, but would leave the PRD virtually unchanged.

**2007 Correlation Section
for Keith 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	75	43	57.33
2006	76	45	59.21
2005	71	47	66.2
2004	90	66	73.33
2003	96	73	76.04
2002	107	84	78.5
2001	120	90	75

COMMERCIAL: For assessment year 2007, it appears that slightly more (7.33 percent) than fifty-percent of all commercial sales occurring during the three-year timeframe of the sales study were deemed qualified by the County. However, upon examination of the total commercial sales file, it was found that twelve of the transactions were not true sales: two were family transactions four were parent company to subsidiary, one was a Department of Roads right of way, one was a default, and the remaining were partial interests. Therefore, a more realistic count of the total available sales would be 63, of which the County has used 43, and the percent used would then be 68.25%.

**2007 Correlation Section
for Keith County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Keith 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	92.41	6.02	97.97	99.12
2006	95.02	-0.27	94.76	94.06
2005	88.68	5.4	93.47	99.95
2004	94.82	1.99	96.71	94.82
2003	91	3.07	93.79	95
2002	90	5.86	95.27	93
2001	89	4.85	93.32	96

COMMERCIAL: Comparison of the Trended Preliminary Ratio with the R&O Median reveals a strong correlation between the two figures, since there is less than two points difference between them (1.15). Assessment actions taken to address the commercial class for 2007 included the County appraiser adjusting all of the commercial building depreciation tables by about 6%.

**2007 Correlation Section
for Keith 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 Keith 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)
6.55	2007	6.02
-5.21	2006	-0.27
31.64	2005	5.4
-1.17	2004	1.99
4	2003	3
5.25	2002	5.86
0.5	2001	1.85

COMMERCIAL: Comparison of the percent change in the sales file compared to the percent changed in the residential base reveals that there is virtually no significant difference between the two figures (0.53 of a point). This demonstrates that the valuation practices show no appreciable difference as applied to the sold versus the unsold commercial property.

2007 Correlation Section for Keith 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 Keith County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	99.12	84.43	94.15

COMMERCIAL: As Table V shows, both the overall median and the mean are well within acceptable range. The aggregate or weighted mean is slightly less than eight points (7.57) below the bottom limit of acceptable range for the measures of central tendency. The hypothetical removal of two extreme outlying sales would leave the median unchanged, and only slightly alter the aggregate (by 0.42 of a point) and the mean (by 0.24 of a point).

**2007 Correlation Section
for Keith 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	12.15	111.51
Difference	0	8.51

COMMERCIAL: Regarding quality of assessment, only the coefficient of dispersion appears to be well within compliance. The hypothetical removal of the two extreme outlying sales would further lower the COD, but would leave the PRD virtually unchanged (it would lower it by 0.26 of a point).

**2007 Correlation Section
for Keith 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	43	43	0
Median	92.41	99.12	6.71
Wgt. Mean	80.04	84.43	4.39
Mean	89.47	94.15	4.68
COD	13.79	12.15	-1.64
PRD	111.78	111.51	-0.27
Min Sales Ratio	48.94	49.43	0.49
Max Sales Ratio	137.94	128.69	-9.25

COMMERCIAL: As noted by the County appraiser, “the commercial preliminary median for 2007 was 92% bordering on being out of range.” For assessment year 2007, the appraiser adjusted all of the commercial building depreciation tables by about 6%. Further, the appraiser believes that “this fine-tuned the 2005 complete reappraisal.” The above table appears to reflect the assessment actions.

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

51 Keith

	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	283,922,700	294,026,525	10,103,825	3.56	4,738,192	1.89
2. Recreational	19,046,620	22,530,190	3,483,570	18.29	1,359,925	11.15
3. Ag-Homesite Land, Ag-Res Dwellings	25,367,905	26,349,225	981,320	3.87	*-----	3.87
4. Total Residential (sum lines 1-3)	328,337,225	342,905,940	14,568,715	4.44	6,098,117	2.58
5. Commercial	71,870,725	78,197,940	6,327,215	8.8	1,873,575	6.2
6. Industrial	2,799,395	2,838,535	39,140	1.4	0	1.4
7. Ag-Farmsite Land, Outbuildings	16,075,500	15,951,330	-124,170	-0.77	893,625	-6.33
8. Minerals	32,875	37,845	4,970	15.12	0	15.12
9. Total Commercial (sum lines 5-8)	90,778,495	97,025,650	6,247,155	6.88	1,873,575	4.82
10. Total Non-Agland Real Property	419,115,720	439,931,590	20,815,870	4.97	8,865,317	2.85
11. Irrigated	73,837,055	81,161,550	7,324,495	9.92		
12. Dryland	39,129,380	38,378,930	-750,450	-1.92		
13. Grassland	65,295,220	74,620,415	9,325,195	14.28		
14. Wasteland	363,380	58,030	-305,350	-84.03		
15. Other Agland	2,423,485	6,288,465	3,864,980	159.48		
16. Total Agricultural Land	181,048,520	200,507,390	19,458,870	10.75		
17. Total Value of All Real Property (Locally Assessed)	600,164,240	640,438,980	40,274,740	6.71	8,865,317	5.23

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

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	388	MEDIAN:	97	COV:	22.89	95% Median C.I.:	95.12 to 97.63
TOTAL Sales Price:	30,937,172	WGT. MEAN:	94	STD:	22.51	95% Wgt. Mean C.I.:	92.21 to 95.83
TOTAL Adj.Sales Price:	30,656,622	MEAN:	98	AVG.ABS.DEV:	13.04	95% Mean C.I.:	96.07 to 100.55
TOTAL Assessed Value:	28,823,475						
AVG. Adj. Sales Price:	79,011	COD:	13.51	MAX Sales Ratio:	250.00		
AVG. Assessed Value:	74,287	PRD:	104.56	MIN Sales Ratio:	30.38		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	63	97.35	97.72	95.95	11.65	101.85	63.32	137.56	92.62 to 99.62	80,107	76,859
10/01/04 TO 12/31/04	37	97.47	95.79	93.16	11.06	102.82	37.03	145.64	93.36 to 101.43	72,022	67,094
01/01/05 TO 03/31/05	36	99.41	99.52	93.48	8.64	106.46	50.68	120.32	95.17 to 104.68	88,173	82,424
04/01/05 TO 06/30/05	51	96.30	99.34	97.30	10.15	102.10	76.93	162.50	94.13 to 99.48	75,585	73,541
07/01/05 TO 09/30/05	60	96.62	98.87	94.19	12.38	104.96	30.38	186.08	93.87 to 99.87	76,724	72,270
10/01/05 TO 12/31/05	52	94.22	98.59	90.57	20.22	108.85	45.80	250.00	87.80 to 98.45	87,872	79,590
01/01/06 TO 03/31/06	37	94.99	95.54	93.66	14.96	102.01	64.52	152.10	83.51 to 101.99	74,621	69,890
04/01/06 TO 06/30/06	52	95.71	100.03	93.42	17.43	107.08	36.98	246.67	92.76 to 100.00	76,578	71,539
____Study Years____											
07/01/04 TO 06/30/05	187	97.49	98.12	95.26	10.62	103.00	37.03	162.50	95.25 to 98.84	78,827	75,093
07/01/05 TO 06/30/06	201	95.41	98.49	92.87	16.22	106.05	30.38	250.00	93.87 to 96.97	79,183	73,537
____Calendar Yrs____											
01/01/05 TO 12/31/05	199	96.55	99.04	93.77	13.25	105.61	30.38	250.00	94.95 to 98.23	81,416	76,345
____ALL____											
	388	96.56	98.31	94.02	13.51	104.56	30.38	250.00	95.12 to 97.63	79,011	74,287

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
BRULE	5	94.80	123.96	95.65	36.24	129.60	81.93	246.67	N/A	44,900	42,946
LAKE	98	98.12	96.63	95.31	11.50	101.38	30.38	137.56	95.17 to 99.48	87,710	83,600
OG SUB	22	98.16	99.86	94.95	14.14	105.17	37.03	200.63	89.77 to 104.53	111,235	105,614
OGALLALA	219	95.58	98.86	94.67	13.12	104.42	66.19	250.00	94.20 to 97.18	75,539	71,512
PAXTON	20	95.37	97.73	92.69	12.50	105.44	72.11	186.08	93.49 to 100.84	44,458	41,206
RURAL	24	95.46	93.94	82.12	20.51	114.39	36.98	168.80	77.50 to 100.75	81,544	66,961
____ALL____											
	388	96.56	98.31	94.02	13.51	104.56	30.38	250.00	95.12 to 97.63	79,011	74,287

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	245	95.15	99.08	93.71	13.73	105.73	50.68	250.00	94.43 to 97.08	73,523	68,900
2	22	98.16	99.86	94.95	14.14	105.17	37.03	200.63	89.77 to 104.53	111,235	105,614
3	121	97.47	96.48	94.34	13.01	102.26	30.38	168.80	95.41 to 99.46	84,266	79,498
____ALL____											
	388	96.56	98.31	94.02	13.51	104.56	30.38	250.00	95.12 to 97.63	79,011	74,287

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	388	MEDIAN:	97	COV:	22.89	95% Median C.I.:	95.12 to 97.63
TOTAL Sales Price:	30,937,172	WGT. MEAN:	94	STD:	22.51	95% Wgt. Mean C.I.:	92.21 to 95.83
TOTAL Adj.Sales Price:	30,656,622	MEAN:	98	AVG.ABS.DEV:	13.04	95% Mean C.I.:	96.07 to 100.55
TOTAL Assessed Value:	28,823,475						
AVG. Adj. Sales Price:	79,011	COD:	13.51	MAX Sales Ratio:	250.00		
AVG. Assessed Value:	74,287	PRD:	104.56	MIN Sales Ratio:	30.38		

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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	322	96.44	97.55	95.33	11.15	102.33	36.98	242.70	94.98 to 97.49	82,323	78,481
2	55	97.33	103.94	81.58	27.45	127.40	30.38	250.00	92.24 to 103.50	41,144	33,566
3	11	98.81	92.50	90.50	11.43	102.21	67.55	112.28	69.78 to 104.35	171,404	155,120
ALL	388	96.56	98.31	94.02	13.51	104.56	30.38	250.00	95.12 to 97.63	79,011	74,287

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	368	96.68	98.57	94.12	13.23	104.73	30.38	250.00	95.17 to 98.01	82,135	77,304
06	16	92.80	96.56	88.22	19.37	109.45	52.08	137.56	82.60 to 119.47	20,177	17,801
07	4	84.58	81.87	83.87	11.80	97.61	63.32	94.98	N/A	26,950	22,603
ALL	388	96.56	98.31	94.02	13.51	104.56	30.38	250.00	95.12 to 97.63	79,011	74,287

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500											
25-0095	26	96.63	105.31	96.70	16.47	108.90	75.80	246.67	94.68 to 101.72	82,825	80,094
35-0001											
51-0001	336	96.56	97.80	93.92	13.06	104.14	30.38	250.00	94.89 to 97.66	81,342	76,393
51-0006	26	96.56	97.90	91.52	16.37	106.98	36.98	186.08	93.49 to 101.04	45,083	41,260
68-0020											
NonValid School											
ALL	388	96.56	98.31	94.02	13.51	104.56	30.38	250.00	95.12 to 97.63	79,011	74,287

PA&T 2007 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	388	MEDIAN:	97	COV:	22.89	95% Median C.I.:	95.12 to 97.63
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TOTAL Adj.Sales Price:	30,656,622	MEAN:	98	AVG.ABS.DEV:	13.04	95% Mean C.I.:	96.07 to 100.55
TOTAL Assessed Value:	28,823,475						
AVG. Adj. Sales Price:	79,011	COD:	13.51	MAX Sales Ratio:	250.00		
AVG. Assessed Value:	74,287	PRD:	104.56	MIN Sales Ratio:	30.38		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	71	99.10	102.08	84.53	24.03	120.77	30.38	250.00	92.84 to 101.69	47,702	40,320
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	17	94.80	93.41	87.64	13.88	106.59	70.38	120.32	76.52 to 109.45	51,411	45,054
1920 TO 1939	64	94.72	97.52	93.43	14.92	104.38	66.19	242.70	89.32 to 95.72	55,307	51,673
1940 TO 1949	23	94.68	95.38	93.22	8.99	102.31	70.96	124.85	90.89 to 99.57	56,466	52,641
1950 TO 1959	53	98.21	99.17	95.14	11.04	104.24	71.37	153.30	93.87 to 101.28	71,390	67,921
1960 TO 1969	30	95.59	94.01	91.17	11.93	103.12	63.32	159.89	88.97 to 97.63	105,547	96,225
1970 TO 1979	67	95.58	97.27	96.22	9.29	101.09	67.73	129.20	92.58 to 98.47	100,995	97,181
1980 TO 1989	25	100.84	100.37	99.99	6.67	100.38	78.59	122.57	97.49 to 104.78	92,476	92,466
1990 TO 1994	6	97.94	97.61	97.74	1.01	99.86	94.84	99.13	94.84 to 99.13	142,250	139,040
1995 TO 1999	11	95.12	95.64	92.56	4.65	103.33	83.63	108.00	89.58 to 100.00	147,590	136,609
2000 TO Present	21	98.09	101.62	99.31	10.66	102.33	77.98	186.08	92.41 to 103.34	145,315	144,310
ALL	388	96.56	98.31	94.02	13.51	104.56	30.38	250.00	95.12 to 97.63	79,011	74,287

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	8	136.77	155.16	159.27	32.19	97.42	100.00	250.00	100.00 to 250.00	3,454	5,501
5000 TO 9999	11	103.50	119.16	119.67	24.97	99.58	77.50	200.63	90.50 to 160.67	7,200	8,615
Total \$											
1 TO 9999	19	108.55	134.32	129.91	33.81	103.39	77.50	250.00	100.00 to 160.67	5,622	7,304
10000 TO 29999	56	100.85	104.87	102.03	18.68	102.78	30.38	242.70	94.88 to 106.63	20,012	20,418
30000 TO 59999	97	98.55	99.54	98.95	11.83	100.59	64.52	159.89	95.08 to 100.80	45,288	44,812
60000 TO 99999	110	94.46	92.77	93.07	10.68	99.68	36.98	140.36	91.63 to 95.62	75,371	70,144
100000 TO 149999	57	95.50	93.08	92.98	8.33	100.11	45.80	117.07	91.92 to 97.30	121,061	112,562
150000 TO 249999	44	96.70	94.77	94.98	8.12	99.78	69.78	112.35	93.47 to 98.81	185,889	176,558
250000 TO 499999	5	80.14	77.07	77.68	17.15	99.21	50.68	103.34	N/A	333,137	258,778
ALL	388	96.56	98.31	94.02	13.51	104.56	30.38	250.00	95.12 to 97.63	79,011	74,287

PA&T 2007 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	388	MEDIAN:	97	COV:	22.89	95% Median C.I.:	95.12 to 97.63
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TOTAL Assessed Value:	28,823,475						
AVG. Adj. Sales Price:	79,011	COD:	13.51	MAX Sales Ratio:	250.00		
AVG. Assessed Value:	74,287	PRD:	104.56	MIN Sales Ratio:	30.38		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	7	108.55	117.44	112.40	20.86	104.49	77.50	162.50	77.50 to 162.50	3,661	4,115
5000 TO 9999	12	100.32	105.65	82.62	34.02	127.87	30.38	250.00	63.32 to 130.80	9,475	7,828
Total \$											
1 TO 9999	19	100.64	109.99	88.10	30.12	124.85	30.38	250.00	90.50 to 135.98	7,333	6,460
10000 TO 29999	59	99.10	105.20	92.37	22.46	113.89	36.98	246.67	93.70 to 104.58	21,986	20,309
30000 TO 59999	108	96.71	96.44	92.99	12.79	103.71	45.80	186.08	93.07 to 99.15	48,862	45,435
60000 TO 99999	107	95.12	96.64	94.84	9.92	101.91	71.35	159.89	93.49 to 96.96	79,275	75,182
100000 TO 149999	57	96.45	95.60	94.03	8.74	101.67	69.78	140.36	93.46 to 97.47	130,021	122,259
150000 TO 249999	36	97.88	96.00	94.35	7.98	101.74	50.68	112.35	94.82 to 100.32	202,478	191,042
250000 TO 499999	2	93.49	93.49	92.71	10.54	100.84	83.63	103.34	N/A	380,000	352,285
ALL	388	96.56	98.31	94.02	13.51	104.56	30.38	250.00	95.12 to 97.63	79,011	74,287

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	17	98.55	98.14	88.89	19.64	110.40	30.38	168.80	80.31 to 103.50	67,386	59,903
0	55	99.48	103.34	82.40	24.97	125.42	36.98	250.00	92.24 to 106.63	40,945	33,738
10	13	107.53	117.70	109.44	23.56	107.55	63.32	242.70	88.71 to 129.20	30,915	33,833
15	16	98.14	106.62	101.20	17.11	105.36	67.73	186.08	94.40 to 113.30	35,596	36,023
20	93	94.84	96.58	94.22	12.09	102.51	69.77	159.89	92.86 to 98.65	58,691	55,296
25	58	94.84	94.71	93.23	9.40	101.59	66.19	153.30	89.81 to 96.96	74,216	69,191
30	92	96.60	95.84	94.84	7.92	101.05	67.55	135.78	94.66 to 97.49	109,146	103,519
35	16	97.92	99.38	99.63	5.98	99.74	83.91	117.07	93.47 to 104.68	126,866	126,397
40	20	98.16	96.40	95.82	9.81	100.61	72.38	140.36	89.77 to 103.18	151,322	145,000
45	1	83.63	83.63	83.63			83.63	83.63	N/A	410,000	342,890
50	7	95.12	94.65	97.21	8.84	97.37	71.35	109.20	71.35 to 109.20	145,285	141,228
ALL	388	96.56	98.31	94.02	13.51	104.56	30.38	250.00	95.12 to 97.63	79,011	74,287

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	388	MEDIAN:	97	COV:	22.89	95% Median C.I.:	95.12 to 97.63
TOTAL Sales Price:	30,937,172	WGT. MEAN:	94	STD:	22.51	95% Wgt. Mean C.I.:	92.21 to 95.83
TOTAL Adj.Sales Price:	30,656,622	MEAN:	98	AVG.ABS.DEV:	13.04	95% Mean C.I.:	96.07 to 100.55
TOTAL Assessed Value:	28,823,475						
AVG. Adj. Sales Price:	79,011	COD:	13.51	MAX Sales Ratio:	250.00		
AVG. Assessed Value:	74,287	PRD:	104.56	MIN Sales Ratio:	30.38		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	17	98.55	98.14	88.89	19.64	110.40	30.38	168.80	80.31 to 103.50		67,386	59,903
0	55	99.48	103.34	82.40	24.97	125.42	36.98	250.00	92.24 to 106.63		40,945	33,738
100	3	95.12	95.88	95.73	23.09	100.15	63.32	129.20	N/A		35,833	34,305
101	276	95.94	97.37	95.11	10.94	102.38	66.19	242.70	94.82 to 97.18		86,283	82,063
102	9	103.34	105.68	103.68	8.35	101.93	80.20	140.36	101.38 to 109.45		128,411	133,142
104	28	95.23	95.69	91.62	9.97	104.44	67.55	137.07	90.81 to 100.95		77,919	71,389
<u>ALL</u>												
	388	96.56	98.31	94.02	13.51	104.56	30.38	250.00	95.12 to 97.63		79,011	74,287

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	17	98.55	98.14	88.89	19.64	110.40	30.38	168.80	80.31 to 103.50		67,386	59,903
0	55	99.48	103.34	82.40	24.97	125.42	36.98	250.00	92.24 to 106.63		40,945	33,738
10	17	102.32	114.13	105.00	22.18	108.70	76.52	242.70	92.86 to 124.85		33,767	35,453
15	11	94.71	96.95	95.63	7.68	101.39	80.04	113.30	84.90 to 111.52		41,136	39,336
20	41	95.72	98.39	98.11	10.29	100.28	76.05	159.89	94.68 to 100.11		75,674	74,243
25	22	91.41	91.59	91.27	9.45	100.36	72.11	113.39	86.85 to 97.49		76,169	69,516
30	128	96.56	97.15	94.72	10.65	102.57	66.19	186.08	94.95 to 98.44		91,787	86,937
35	36	93.61	95.33	93.71	9.86	101.73	70.38	137.07	89.32 to 98.54		89,305	83,690
40	48	96.62	96.33	95.03	10.22	101.37	63.32	153.30	91.63 to 99.39		104,523	99,325
45	7	91.92	90.93	89.96	7.93	101.08	71.35	103.43	71.35 to 103.43		104,592	94,087
50	6	100.83	101.61	104.40	4.65	97.32	94.81	109.20	94.81 to 109.20		123,500	128,940
<u>ALL</u>												
	388	96.56	98.31	94.02	13.51	104.56	30.38	250.00	95.12 to 97.63		79,011	74,287

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:	43	MEDIAN:	99	COV:	17.11	95% Median C.I.:	89.83 to 102.03	(! : Derived)
TOTAL Sales Price:	8,668,603	WGT. MEAN:	84	STD:	16.11	95% Wgt. Mean C.I.:	78.42 to 90.43	
TOTAL Adj.Sales Price:	7,581,953	MEAN:	94	AVG.ABS.DEV:	12.05	95% Mean C.I.:	89.33 to 98.96	
TOTAL Assessed Value:	6,401,320							
AVG. Adj. Sales Price:	176,324	COD:	12.15	MAX Sales Ratio:	128.69			
AVG. Assessed Value:	148,867	PRD:	111.51	MIN Sales Ratio:	49.43			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	3	111.07	105.85	95.62	6.50	110.70	92.41	114.08	N/A	185,166	177,055
10/01/03 TO 12/31/03	4	86.47	88.91	83.42	7.60	106.58	81.57	101.13	N/A	170,562	142,280
01/01/04 TO 03/31/04	5	106.36	102.46	97.03	5.63	105.60	93.67	110.46	N/A	99,800	96,838
04/01/04 TO 06/30/04	2	101.13	101.13	100.61	0.89	100.52	100.22	102.03	N/A	41,250	41,500
07/01/04 TO 09/30/04	2	111.86	111.86	98.61	15.05	113.43	95.02	128.69	N/A	37,500	36,980
10/01/04 TO 12/31/04	5	99.12	92.22	76.96	12.30	119.82	57.25	111.45	N/A	69,034	53,132
01/01/05 TO 03/31/05	4	103.41	102.80	98.94	2.70	103.90	96.66	107.72	N/A	84,125	83,231
04/01/05 TO 06/30/05	6	83.97	89.12	86.05	10.30	103.56	75.72	108.76	75.72 to 108.76	263,000	226,311
07/01/05 TO 09/30/05	3	100.25	84.19	81.12	17.77	103.78	49.43	102.88	N/A	82,184	66,665
10/01/05 TO 12/31/05	3	83.68	87.57	95.02	7.82	92.16	79.70	99.34	N/A	93,160	88,525
01/01/06 TO 03/31/06	3	76.68	80.65	75.97	24.45	106.16	54.51	110.75	N/A	906,000	688,263
04/01/06 TO 06/30/06	3	89.51	90.85	94.06	9.34	96.59	78.99	104.06	N/A	61,333	57,690
<u>Study Years</u>											
07/01/03 TO 06/30/04	14	100.68	99.13	91.66	8.33	108.15	81.57	114.08	89.83 to 110.46	129,946	119,105
07/01/04 TO 06/30/05	17	99.12	95.92	86.97	11.59	110.30	57.25	128.69	83.41 to 107.72	137,333	119,436
07/01/05 TO 06/30/06	12	86.60	85.82	78.86	17.69	108.82	49.43	110.75	76.68 to 102.88	285,669	225,285
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	14	100.12	99.96	90.53	9.56	110.41	57.25	128.69	93.67 to 110.46	71,547	64,772
01/01/05 TO 12/31/05	16	98.00	91.32	88.36	12.14	103.36	49.43	108.76	82.26 to 103.35	152,533	134,772
<u>ALL</u>	43	99.12	94.15	84.43	12.15	111.51	49.43	128.69	89.83 to 102.03	176,324	148,867

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRULE	4	101.86	99.37	104.53	9.23	95.06	79.70	114.08	N/A	16,625	17,378
LAKE	3	81.57	77.03	75.57	16.55	101.94	54.51	95.02	N/A	154,333	116,630
OG SUB	2	91.51	91.51	95.59	8.56	95.73	83.68	99.34	N/A	134,740	128,802
OGALLALA	31	99.12	94.52	84.33	11.08	112.09	49.43	111.45	89.83 to 103.35	217,176	183,136
PAXTON	2	102.21	102.21	88.56	25.91	115.41	75.72	128.69	N/A	16,500	14,612
RURAL	1	102.03	102.03	102.03			102.03	102.03	N/A	17,500	17,855
<u>ALL</u>	43	99.12	94.15	84.43	12.15	111.51	49.43	128.69	89.83 to 102.03	176,324	148,867

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:	43	MEDIAN:	99	COV:	17.11	95% Median C.I.:	89.83 to 102.03	(!: Derived)
TOTAL Sales Price:	8,668,603	WGT. MEAN:	84	STD:	16.11	95% Wgt. Mean C.I.:	78.42 to 90.43	
TOTAL Adj.Sales Price:	7,581,953	MEAN:	94	AVG.ABS.DEV:	12.05	95% Mean C.I.:	89.33 to 98.96	
TOTAL Assessed Value:	6,401,320							
AVG. Adj. Sales Price:	176,324	COD:	12.15	MAX Sales Ratio:	128.69			
AVG. Assessed Value:	148,867	PRD:	111.51	MIN Sales Ratio:	49.43			

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	37	100.00	95.46	84.54	11.68	112.91	49.43	128.69	92.41 to 103.35	184,647	156,107
2	2	91.51	91.51	95.59	8.56	95.73	83.68	99.34	N/A	134,740	128,802
3	4	88.29	83.28	76.53	17.26	108.82	54.51	102.03	N/A	120,125	91,936
ALL	43	99.12	94.15	84.43	12.15	111.51	49.43	128.69	89.83 to 102.03	176,324	148,867

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	34	97.89	94.37	84.01	13.29	112.34	49.43	128.69	89.51 to 103.47	213,582	179,420
2	9	100.00	93.29	94.02	8.32	99.22	75.72	104.06	79.70 to 102.03	35,572	33,446
ALL	43	99.12	94.15	84.43	12.15	111.51	49.43	128.69	89.83 to 102.03	176,324	148,867

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500											
25-0095	4	101.86	99.37	104.53	9.23	95.06	79.70	114.08	N/A	16,625	17,378
35-0001	1	81.57	81.57	81.57			81.57	81.57	N/A	260,000	212,090
51-0001	36	97.89	93.47	84.33	11.57	110.84	49.43	111.45	89.83 to 102.03	200,623	169,180
51-0006	2	102.21	102.21	88.56	25.91	115.41	75.72	128.69	N/A	16,500	14,612
68-0020											
NonValid School											
ALL	43	99.12	94.15	84.43	12.15	111.51	49.43	128.69	89.83 to 102.03	176,324	148,867

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:	43	MEDIAN:	99	COV:	17.11	95% Median C.I.:	89.83 to 102.03	(! : Derived)
TOTAL Sales Price:	8,668,603	WGT. MEAN:	84	STD:	16.11	95% Wgt. Mean C.I.:	78.42 to 90.43	
TOTAL Adj.Sales Price:	7,581,953	MEAN:	94	AVG.ABS.DEV:	12.05	95% Mean C.I.:	89.33 to 98.96	
TOTAL Assessed Value:	6,401,320							
AVG. Adj. Sales Price:	176,324	COD:	12.15	MAX Sales Ratio:	128.69			
AVG. Assessed Value:	148,867	PRD:	111.51	MIN Sales Ratio:	49.43			

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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	16	100.01	90.12	79.44	15.93	113.45	49.43	128.69	75.72 to 103.47	58,634	46,579
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	94.87	94.87	95.04	5.64	99.82	89.51	100.22	N/A	63,000	59,872
1920 TO 1939	5	99.12	99.16	100.56	8.31	98.61	83.41	111.45	N/A	37,400	37,608
1940 TO 1949	4	97.88	96.46	94.48	10.99	102.09	78.99	111.07	N/A	156,750	148,105
1950 TO 1959	5	107.72	105.02	100.79	4.65	104.20	89.83	110.75	N/A	39,680	39,995
1960 TO 1969	3	99.34	96.70	78.77	12.55	122.77	76.68	114.08	N/A	928,833	731,598
1970 TO 1979	5	84.54	87.91	87.08	6.07	100.95	81.57	96.66	N/A	362,670	315,816
1980 TO 1989	2	98.95	98.95	100.32	3.97	98.63	95.02	102.88	N/A	102,776	103,105
1990 TO 1994											
1995 TO 1999	1	82.26	82.26	82.26			82.26	82.26	N/A	700,000	575,785
2000 TO Present											
ALL	43	99.12	94.15	84.43	12.15	111.51	49.43	128.69	89.83 to 102.03	176,324	148,867

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	101.13	101.13	101.13			101.13	101.13	N/A	4,000	4,045
5000 TO 9999	2	114.47	114.47	114.47	12.42	100.00	100.25	128.69	N/A	8,000	9,157
Total \$											
1 TO 9999	3	101.13	110.02	111.80	9.37	98.41	100.25	128.69	N/A	6,666	7,453
10000 TO 29999	9	100.00	95.74	94.96	9.53	100.82	75.72	110.46	79.70 to 107.72	18,666	17,726
30000 TO 59999	9	107.48	103.84	103.91	6.99	99.93	78.99	114.08	94.35 to 111.45	42,758	44,428
60000 TO 99999	8	94.14	94.87	95.11	6.16	99.74	83.68	104.06	83.68 to 104.06	69,027	65,655
100000 TO 149999	3	54.51	68.94	71.05	32.69	97.03	49.43	102.88	N/A	124,851	88,703
150000 TO 249999	4	98.00	90.50	90.70	13.82	99.79	57.25	108.76	N/A	197,250	178,896
250000 TO 499999	4	87.76	87.69	88.43	6.10	99.17	81.57	93.67	N/A	348,337	308,026
500000 +	3	82.26	81.16	78.99	3.19	102.75	76.68	84.54	N/A	1,300,000	1,026,840
ALL	43	99.12	94.15	84.43	12.15	111.51	49.43	128.69	89.83 to 102.03	176,324	148,867

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:	43	MEDIAN:	99	COV:	17.11	95% Median C.I.:	89.83 to 102.03	(! : Derived)
TOTAL Sales Price:	8,668,603	WGT. MEAN:	84	STD:	16.11	95% Wgt. Mean C.I.:	78.42 to 90.43	
TOTAL Adj.Sales Price:	7,581,953	MEAN:	94	AVG.ABS.DEV:	12.05	95% Mean C.I.:	89.33 to 98.96	
TOTAL Assessed Value:	6,401,320							
AVG. Adj. Sales Price:	176,324	COD:	12.15	MAX Sales Ratio:	128.69			
AVG. Assessed Value:	148,867	PRD:	111.51	MIN Sales Ratio:	49.43			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	101.13	101.13	101.13			101.13	101.13	N/A	4,000	4,045
5000 TO 9999	2	89.97	89.97	88.83	11.42	101.29	79.70	100.25	N/A	9,000	7,995
Total \$ _____											
1 TO 9999	3	100.25	93.69	91.07	7.13	102.88	79.70	101.13	N/A	7,333	6,678
10000 TO 29999	9	102.03	101.18	97.51	10.03	103.77	75.72	128.69	83.41 to 110.46	18,444	17,984
30000 TO 59999	11	100.01	95.10	89.30	14.01	106.49	49.43	114.08	78.99 to 111.45	50,118	44,756
60000 TO 99999	8	97.62	93.91	89.48	11.02	104.95	54.51	111.07	54.51 to 111.07	77,717	69,543
100000 TO 149999	2	80.07	80.07	76.85	28.50	104.18	57.25	102.88	N/A	161,276	123,940
150000 TO 249999	4	98.00	96.58	95.07	7.62	101.59	81.57	108.76	N/A	216,250	205,585
250000 TO 499999	3	92.41	89.73	90.00	3.81	99.70	83.11	93.67	N/A	377,783	340,005
500000 +	3	82.26	81.16	78.99	3.19	102.75	76.68	84.54	N/A	1,300,000	1,026,840
ALL											
	43	99.12	94.15	84.43	12.15	111.51	49.43	128.69	89.83 to 102.03	176,324	148,867

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	30	97.89	91.86	82.13	13.44	111.85	49.43	128.69	83.68 to 101.13	192,156	157,824
10	3	83.11	91.92	85.01	11.83	108.12	81.57	111.07	N/A	219,116	186,276
20	6	107.60	104.97	101.24	5.38	103.68	89.83	114.08	89.83 to 114.08	43,650	44,192
25	1	92.41	92.41	92.41			92.41	92.41	N/A	465,000	429,700
30	3	94.35	98.13	95.36	4.48	102.90	93.67	106.36	N/A	144,333	137,631
ALL											
	43	99.12	94.15	84.43	12.15	111.51	49.43	128.69	89.83 to 102.03	176,324	148,867

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:	43	MEDIAN:	99	COV:	17.11	95% Median C.I.:	89.83 to 102.03	(! : Derived)
TOTAL Sales Price:	8,668,603	WGT. MEAN:	84	STD:	16.11	95% Wgt. Mean C.I.:	78.42 to 90.43	
TOTAL Adj.Sales Price:	7,581,953	MEAN:	94	AVG.ABS.DEV:	12.05	95% Mean C.I.:	89.33 to 98.96	
TOTAL Assessed Value:	6,401,320							
AVG. Adj. Sales Price:	176,324	COD:	12.15	MAX Sales Ratio:	128.69			
AVG. Assessed Value:	148,867	PRD:	111.51	MIN Sales Ratio:	49.43			

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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)	16	100.01	90.12	79.44	15.93	113.45	49.43	128.69	75.72 to 103.47	58,634	46,579
303	1	92.41	92.41	92.41			92.41	92.41	N/A	465,000	429,700
343	2	80.61	80.61	78.27	4.88	102.99	76.68	84.54	N/A	1,600,000	1,252,367
344	2	108.91	108.91	108.27	2.34	100.58	106.36	111.45	N/A	44,000	47,640
350	1	99.12	99.12	99.12			99.12	99.12	N/A	29,000	28,745
352	3	102.88	101.15	99.72	6.78	101.43	89.83	110.75	N/A	83,484	83,253
353	5	89.51	92.18	88.27	11.23	104.43	78.99	107.48	N/A	95,600	84,384
386	1	82.26	82.26	82.26			82.26	82.26	N/A	700,000	575,785
391	1	107.72	107.72	107.72			107.72	107.72	N/A	19,500	21,005
403	1	99.34	99.34	99.34			99.34	99.34	N/A	205,000	203,645
406	3	94.35	97.28	97.96	10.84	99.30	83.41	114.08	N/A	34,166	33,470
410	1	83.11	83.11	83.11			83.11	83.11	N/A	338,350	281,210
442	1	100.22	100.22	100.22			100.22	100.22	N/A	65,000	65,145
467	1	95.02	95.02	95.02			95.02	95.02	N/A	67,000	63,665
471	2	110.77	110.77	110.96	0.28	99.82	110.46	111.07	N/A	35,500	39,392
528	1	93.67	93.67	93.67			93.67	93.67	N/A	330,000	309,105
534	1	96.66	96.66	96.66			96.66	96.66	N/A	235,000	227,155
ALL	43	99.12	94.15	84.43	12.15	111.51	49.43	128.69	89.83 to 102.03	176,324	148,867

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	43	99.12	94.15	84.43	12.15	111.51	49.43	128.69	89.83 to 102.03	176,324	148,867
04											
ALL	43	99.12	94.15	84.43	12.15	111.51	49.43	128.69	89.83 to 102.03	176,324	148,867

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	388	MEDIAN:	95	COV:	30.66	95% Median C.I.:	92.30 to 95.97
TOTAL Sales Price:	30,797,172	WGT. MEAN:	90	STD:	29.46	95% Wgt. Mean C.I.:	87.96 to 92.12
TOTAL Adj.Sales Price:	30,666,622	MEAN:	96	AVG.ABS.DEV:	16.36	95% Mean C.I.:	93.14 to 99.00
TOTAL Assessed Value:	27,612,586						
AVG. Adj. Sales Price:	79,037	COD:	17.28	MAX Sales Ratio:	347.00		
AVG. Assessed Value:	71,166	PRD:	106.70	MIN Sales Ratio:	17.43		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	64	91.83	92.88	89.95	13.22	103.26	57.88	139.61	88.53 to 98.10	81,355	73,177
10/01/04 TO 12/31/04	37	98.31	95.72	92.09	15.70	103.94	37.03	144.18	92.78 to 106.02	72,022	66,326
01/01/05 TO 03/31/05	36	99.55	98.40	92.19	9.72	106.74	50.68	120.32	95.41 to 105.27	88,173	81,287
04/01/05 TO 06/30/05	51	94.75	94.41	93.51	12.95	100.96	19.60	162.50	91.54 to 96.79	75,585	70,677
07/01/05 TO 09/30/05	60	94.49	103.31	90.66	23.00	113.95	17.43	347.00	89.11 to 98.08	76,724	69,561
10/01/05 TO 12/31/05	51	88.72	94.03	87.05	20.98	108.01	45.80	250.00	82.09 to 95.50	86,654	75,434
01/01/06 TO 03/31/06	37	87.13	91.55	87.94	17.53	104.10	49.81	140.52	80.17 to 98.07	74,621	65,625
04/01/06 TO 06/30/06	52	90.76	97.15	87.77	22.69	110.68	36.98	314.56	84.97 to 100.00	76,578	67,215
____Study Years____											
07/01/04 TO 06/30/05	188	95.80	94.91	91.73	13.24	103.47	19.60	162.50	94.24 to 98.08	79,259	72,704
07/01/05 TO 06/30/06	200	91.85	97.16	88.45	21.31	109.86	17.43	347.00	88.81 to 95.22	78,829	69,721
____Calendar Yrs____											
01/01/05 TO 12/31/05	198	94.88	97.73	90.65	17.52	107.81	17.43	347.00	92.36 to 96.56	81,070	73,493
____ALL____											
	388	94.64	96.07	90.04	17.28	106.70	17.43	347.00	92.30 to 95.97	79,037	71,166

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
BRULE	5	84.51	133.24	88.44	65.58	150.65	70.75	314.56	N/A	44,900	39,711
LAKE	98	88.91	92.75	85.36	25.46	108.66	17.43	347.00	82.76 to 94.59	87,710	74,870
OG SUB	22	98.16	99.34	94.02	14.57	105.66	37.03	200.63	89.41 to 104.53	111,235	104,584
OGALLALA	218	94.88	96.40	92.67	13.00	104.02	49.81	250.00	92.38 to 96.77	75,197	69,688
PAXTON	20	96.69	99.23	94.06	13.89	105.50	70.83	186.74	89.61 to 100.77	44,458	41,816
RURAL	25	95.41	93.42	82.54	19.90	113.18	36.98	168.80	81.30 to 100.64	84,682	69,899
____ALL____											
	388	94.64	96.07	90.04	17.28	106.70	17.43	347.00	92.30 to 95.97	79,037	71,166

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	243	94.89	97.39	92.69	14.08	105.07	49.81	314.56	92.58 to 96.79	72,044	66,777
2	22	98.16	99.34	94.02	14.57	105.66	37.03	200.63	89.41 to 104.53	111,235	104,584
3	123	89.46	92.89	84.80	24.73	109.53	17.43	347.00	83.33 to 95.25	87,094	73,860
____ALL____											
	388	94.64	96.07	90.04	17.28	106.70	17.43	347.00	92.30 to 95.97	79,037	71,166

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	388	MEDIAN:	95	COV:	30.66	95% Median C.I.:	92.30 to 95.97
TOTAL Sales Price:	30,797,172	WGT. MEAN:	90	STD:	29.46	95% Wgt. Mean C.I.:	87.96 to 92.12
TOTAL Adj.Sales Price:	30,666,622	MEAN:	96	AVG.ABS.DEV:	16.36	95% Mean C.I.:	93.14 to 99.00
TOTAL Assessed Value:	27,612,586						
AVG. Adj. Sales Price:	79,037	COD:	17.28	MAX Sales Ratio:	347.00		
AVG. Assessed Value:	71,166	PRD:	106.70	MIN Sales Ratio:	17.43		

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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	318	94.41	94.80	92.28	13.30	102.72	36.98	226.73	92.11 to 95.71	82,497	76,132
2	59	97.38	106.16	80.54	36.30	131.82	17.43	347.00	87.38 to 100.75	43,168	34,766
3	11	81.84	78.87	71.67	20.65	110.04	39.76	112.58	55.44 to 108.17	171,404	122,851
ALL	388	94.64	96.07	90.04	17.28	106.70	17.43	347.00	92.30 to 95.97	79,037	71,166

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	367	94.88	96.66	90.30	16.43	107.04	17.43	347.00	92.58 to 96.56	82,209	74,232
06	17	78.25	85.58	70.36	34.40	121.63	19.60	208.14	64.52 to 98.10	22,814	16,052
07	4	89.79	87.23	89.29	17.25	97.70	63.32	106.04	N/A	26,950	24,063
ALL	388	94.64	96.07	90.04	17.28	106.70	17.43	347.00	92.30 to 95.97	79,037	71,166

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500											
25-0095	26	95.13	104.29	92.53	22.06	112.71	70.75	314.56	84.51 to 100.00	82,825	76,636
35-0001											
51-0001	336	93.69	95.21	89.74	16.99	106.09	17.43	347.00	91.55 to 95.97	81,371	73,021
51-0006	26	97.79	99.05	92.55	17.20	107.03	36.98	186.74	89.61 to 101.93	45,083	41,723
68-0020											
NonValid School											
ALL	388	94.64	96.07	90.04	17.28	106.70	17.43	347.00	92.30 to 95.97	79,037	71,166

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	388	MEDIAN:	95	COV:	30.66	95% Median C.I.:	92.30 to 95.97
TOTAL Sales Price:	30,797,172	WGT. MEAN:	90	STD:	29.46	95% Wgt. Mean C.I.:	87.96 to 92.12
TOTAL Adj.Sales Price:	30,666,622	MEAN:	96	AVG.ABS.DEV:	16.36	95% Mean C.I.:	93.14 to 99.00
TOTAL Assessed Value:	27,612,586						
AVG. Adj. Sales Price:	79,037	COD:	17.28	MAX Sales Ratio:	347.00		
AVG. Assessed Value:	71,166	PRD:	106.70	MIN Sales Ratio:	17.43		

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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	71	97.38	103.89	82.70	32.14	125.62	17.43	347.00	88.55 to 100.00	47,843	39,567
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	17	94.88	93.39	86.80	16.40	107.58	67.96	120.32	73.93 to 110.71	51,411	44,626
1920 TO 1939	64	93.59	94.66	91.15	14.88	103.86	49.81	180.55	87.04 to 95.41	55,307	50,411
1940 TO 1949	23	92.78	93.79	92.10	10.10	101.84	67.94	115.64	87.20 to 100.00	56,466	52,004
1950 TO 1959	53	95.50	96.01	92.30	13.38	104.02	49.77	153.30	90.92 to 100.80	71,390	65,893
1960 TO 1969	30	91.08	88.04	84.27	14.57	104.47	39.76	120.94	81.84 to 97.46	105,547	88,941
1970 TO 1979	67	94.89	97.43	93.70	14.28	103.98	47.48	226.73	90.31 to 99.40	100,995	94,631
1980 TO 1989	25	95.71	93.33	94.52	12.42	98.74	66.59	113.06	86.63 to 103.47	92,476	87,407
1990 TO 1994	6	94.01	92.88	94.49	4.70	98.29	84.63	97.66	84.63 to 97.66	142,250	134,409
1995 TO 1999	11	98.31	95.70	91.58	7.20	104.49	80.68	116.15	81.76 to 101.05	147,590	135,170
2000 TO Present	21	87.61	90.30	86.60	15.21	104.27	58.76	186.74	81.00 to 93.69	145,315	125,845
ALL	388	94.64	96.07	90.04	17.28	106.70	17.43	347.00	92.30 to 95.97	79,037	71,166

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	8	151.06	194.85	188.51	48.76	103.36	100.00	347.00	100.00 to 347.00	3,454	6,511
5000 TO 9999	11	100.00	119.78	119.81	30.33	99.97	75.33	208.14	77.50 to 200.63	7,200	8,626
Total \$											
1 TO 9999	19	122.00	151.39	137.58	45.39	110.04	75.33	347.00	100.00 to 200.63	5,622	7,735
10000 TO 29999	56	100.85	101.49	98.16	22.27	103.39	17.43	226.73	94.88 to 106.04	20,012	19,643
30000 TO 59999	97	97.49	98.24	97.61	13.21	100.64	64.52	186.23	93.75 to 100.00	45,288	44,207
60000 TO 99999	110	90.19	89.14	89.62	13.57	99.47	36.98	140.52	88.28 to 92.58	75,371	67,545
100000 TO 149999	57	92.36	90.30	90.20	11.13	100.11	45.80	115.22	88.15 to 96.79	121,061	109,198
150000 TO 249999	44	91.88	88.51	88.87	10.98	99.59	39.76	113.06	84.02 to 96.89	186,116	165,401
250000 TO 499999	5	71.15	68.06	68.77	14.63	98.97	50.68	81.76	N/A	333,137	229,109
ALL	388	94.64	96.07	90.04	17.28	106.70	17.43	347.00	92.30 to 95.97	79,037	71,166

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	388	MEDIAN:	95	COV:	30.66	95% Median C.I.:	92.30 to 95.97
TOTAL Sales Price:	30,797,172	WGT. MEAN:	90	STD:	29.46	95% Wgt. Mean C.I.:	87.96 to 92.12
TOTAL Adj.Sales Price:	30,666,622	MEAN:	96	AVG.ABS.DEV:	16.36	95% Mean C.I.:	93.14 to 99.00
TOTAL Assessed Value:	27,612,586						
AVG. Adj. Sales Price:	79,037	COD:	17.28	MAX Sales Ratio:	347.00		
AVG. Assessed Value:	71,166	PRD:	106.70	MIN Sales Ratio:	17.43		

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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	9	100.00	95.54	53.69	37.18	177.95	17.43	162.50	19.60 to 139.61	8,348	4,482
5000 TO 9999	11	100.00	131.16	100.57	53.17	130.42	49.25	347.00	63.32 to 250.00	7,700	7,743
Total \$ _____											
1 TO 9999	20	100.00	115.13	78.53	45.98	146.60	17.43	347.00	77.50 to 136.61	7,991	6,276
10000 TO 29999	58	99.10	103.99	90.09	25.30	115.43	36.98	314.56	92.24 to 104.53	22,219	20,017
30000 TO 59999	127	92.30	93.61	88.89	16.69	105.31	45.80	226.73	88.78 to 97.24	51,340	45,637
60000 TO 99999	92	92.53	93.93	91.05	12.34	103.17	39.76	186.23	89.84 to 95.41	84,324	76,773
100000 TO 149999	60	94.49	92.28	89.71	11.43	102.87	55.44	140.52	88.53 to 98.08	137,140	123,025
150000 TO 249999	29	96.56	92.43	90.44	7.11	102.20	50.68	107.66	91.13 to 97.50	209,535	189,509
250000 TO 499999	2	97.41	97.41	92.85	16.07	104.91	81.76	113.06	N/A	317,500	294,797
ALL _____											
	388	94.64	96.07	90.04	17.28	106.70	17.43	347.00	92.30 to 95.97	79,037	71,166

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	16	97.54	87.66	85.71	23.35	102.28	17.43	168.80	76.28 to 100.00	62,223	53,329
0	56	98.24	108.65	81.59	34.01	133.17	36.98	347.00	88.55 to 104.53	43,071	35,141
10	13	106.67	107.33	97.25	18.31	110.37	63.32	180.55	84.97 to 119.90	30,915	30,063
15	16	95.90	97.45	89.63	19.70	108.73	47.48	186.74	77.98 to 103.73	35,596	31,904
20	93	92.48	94.39	89.78	16.96	105.14	39.76	226.73	89.84 to 98.20	58,691	52,692
25	58	91.71	92.94	90.76	11.19	102.40	49.81	153.30	88.53 to 94.89	74,216	67,360
30	92	93.10	93.24	90.57	11.19	102.95	50.61	139.07	90.89 to 96.77	109,146	98,852
35	16	98.07	98.57	98.09	6.73	100.49	80.68	112.40	92.60 to 105.27	126,866	124,437
40	20	87.69	88.74	88.80	12.41	99.94	63.70	140.52	78.72 to 96.56	151,322	134,367
45	1	81.76	81.76	81.76			81.76	81.76	N/A	410,000	335,200
50	7	97.50	93.40	95.85	9.60	97.45	58.46	113.06	58.46 to 113.06	145,285	139,251
ALL _____											
	388	94.64	96.07	90.04	17.28	106.70	17.43	347.00	92.30 to 95.97	79,037	71,166

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	71,166	PRD:	106.70	MIN Sales Ratio:	17.43		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	16	97.54	87.66	85.71	23.35	102.28	17.43	168.80	76.28 to 100.00		62,223	53,329
0	56	98.24	108.65	81.59	34.01	133.17	36.98	347.00	88.55 to 104.53		43,071	35,141
100	3	99.55	89.85	95.83	14.52	93.76	63.32	106.67	N/A		35,833	34,338
101	276	93.56	94.20	91.14	13.83	103.36	39.76	226.73	91.83 to 95.41		86,283	78,641
102	9	101.99	102.03	93.88	11.95	108.68	71.15	140.52	80.20 to 109.60		128,411	120,552
104	28	91.00	92.92	87.01	12.08	106.78	57.88	137.07	85.75 to 96.89		77,919	67,800
<u>ALL</u>												
	388	94.64	96.07	90.04	17.28	106.70	17.43	347.00	92.30 to 95.97		79,037	71,166

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	16	97.54	87.66	85.71	23.35	102.28	17.43	168.80	76.28 to 100.00		62,223	53,329
0	56	98.24	108.65	81.59	34.01	133.17	36.98	347.00	88.55 to 104.53		43,071	35,141
10	17	100.84	104.75	94.96	19.44	110.31	65.77	180.55	81.51 to 120.32		33,767	32,065
15	11	94.24	90.99	89.16	10.51	102.05	71.42	112.08	75.90 to 102.18		41,136	36,679
20	41	94.82	93.11	93.35	10.67	99.74	49.81	120.94	88.28 to 97.66		75,674	70,643
25	22	90.44	91.02	90.24	10.62	100.87	70.83	113.09	83.04 to 102.12		76,169	68,733
30	128	93.16	94.48	89.58	16.20	105.47	39.76	226.73	90.08 to 96.56		91,787	82,226
35	36	91.48	93.51	91.61	11.60	102.07	67.96	139.07	87.20 to 98.60		89,305	81,816
40	48	95.33	94.21	91.06	11.89	103.46	63.32	153.30	87.78 to 98.20		104,523	95,176
45	7	91.92	88.83	87.95	9.76	100.99	58.46	102.34	58.46 to 102.34		104,592	91,993
50	6	97.50	97.33	101.42	6.99	95.97	83.17	113.06	83.17 to 113.06		123,500	125,253
<u>ALL</u>												
	388	94.64	96.07	90.04	17.28	106.70	17.43	347.00	92.30 to 95.97		79,037	71,166

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:	43	MEDIAN:	92	COV:	19.84	95% Median C.I.:	83.67 to 96.31	(!: Derived)
TOTAL Sales Price:	8,951,103	WGT. MEAN:	80	STD:	17.76	95% Wgt. Mean C.I.:	74.11 to 85.97	
TOTAL Adj.Sales Price:	7,714,453	MEAN:	89	AVG.ABS.DEV:	12.74	95% Mean C.I.:	84.17 to 94.78	
TOTAL Assessed Value:	6,174,845							
AVG. Adj. Sales Price:	179,405	COD:	13.79	MAX Sales Ratio:	137.94			
AVG. Assessed Value:	143,601	PRD:	111.78	MIN Sales Ratio:	48.94			

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	3	98.62	100.07	94.54	5.67	105.85	92.41	109.19	N/A	185,166	175,063
10/01/03 TO 12/31/03	4	91.32	91.33	84.55	9.85	108.02	81.57	101.13	N/A	170,562	144,216
01/01/04 TO 03/31/04	5	97.23	95.57	90.62	4.91	105.46	87.85	104.42	N/A	99,800	90,438
04/01/04 TO 06/30/04	1	89.38	89.38	89.38			89.38	89.38	N/A	65,000	58,095
07/01/04 TO 09/30/04	2	111.86	111.86	98.61	15.05	113.43	95.02	128.69	N/A	37,500	36,980
10/01/04 TO 12/31/04	5	96.31	92.65	77.21	13.69	120.01	57.25	116.44	N/A	69,034	53,298
01/01/05 TO 03/31/05	4	93.90	95.11	93.72	2.80	101.49	91.23	101.41	N/A	84,125	78,840
04/01/05 TO 06/30/05	6	78.39	83.10	79.77	9.28	104.17	75.09	100.00	75.09 to 100.00	263,000	209,788
07/01/05 TO 09/30/05	3	92.83	78.76	75.08	16.36	104.90	48.94	94.50	N/A	82,184	61,703
10/01/05 TO 12/31/05	4	81.69	84.24	87.77	8.90	95.98	74.25	99.34	N/A	107,370	94,238
01/01/06 TO 03/31/06	3	72.29	88.25	72.18	38.47	122.27	54.51	137.94	N/A	906,000	653,908
04/01/06 TO 06/30/06	3	74.04	70.22	67.49	13.83	104.05	52.94	83.67	N/A	61,333	41,391
<u>Study Years</u>											
07/01/03 TO 06/30/04	13	97.23	94.83	89.49	6.79	105.97	81.57	109.19	87.85 to 101.13	138,596	124,026
07/01/04 TO 06/30/05	17	93.74	92.12	82.00	12.03	112.33	57.25	128.69	76.65 to 100.01	137,333	112,620
07/01/05 TO 06/30/06	13	79.70	80.66	74.01	20.75	109.00	48.94	137.94	54.51 to 94.50	275,233	203,689
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	13	96.31	96.48	86.44	10.49	111.61	57.25	128.69	89.38 to 104.42	75,705	65,441
01/01/05 TO 12/31/05	17	90.98	85.43	82.46	11.18	103.60	48.94	101.41	75.72 to 94.50	152,384	125,656
<u>ALL</u>											
	43	92.41	89.47	80.04	13.79	111.78	48.94	137.94	83.67 to 96.31	179,405	143,601

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRULE	4	94.28	91.72	94.11	5.13	97.46	79.70	98.62	N/A	16,625	15,646
LAKE	3	81.57	77.03	75.57	16.55	101.94	54.51	95.02	N/A	154,333	116,630
OG SUB	2	91.51	91.51	95.59	8.56	95.73	83.68	99.34	N/A	134,740	128,802
OGALLALA	32	91.82	89.44	79.56	13.79	112.42	48.94	137.94	83.11 to 97.81	215,077	171,110
PAXTON	2	102.21	102.21	88.56	25.91	115.41	75.72	128.69	N/A	16,500	14,612
<u>ALL</u>											
	43	92.41	89.47	80.04	13.79	111.78	48.94	137.94	83.67 to 96.31	179,405	143,601

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:	43	MEDIAN:	92	COV:	19.84	95% Median C.I.:	83.67 to 96.31	(! : Derived)
TOTAL Sales Price:	8,951,103	WGT. MEAN:	80	STD:	17.76	95% Wgt. Mean C.I.:	74.11 to 85.97	
TOTAL Adj.Sales Price:	7,714,453	MEAN:	89	AVG.ABS.DEV:	12.74	95% Mean C.I.:	84.17 to 94.78	
TOTAL Assessed Value:	6,174,845							
AVG. Adj. Sales Price:	179,405	COD:	13.79	MAX Sales Ratio:	137.94			
AVG. Assessed Value:	143,601	PRD:	111.78	MIN Sales Ratio:	48.94			

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	38	92.62	90.35	79.74	13.67	113.31	48.94	137.94	83.67 to 97.23	183,736	146,509
2	2	91.51	91.51	95.59	8.56	95.73	83.68	99.34	N/A	134,740	128,802
3	3	81.57	77.03	75.57	16.55	101.94	54.51	95.02	N/A	154,333	116,630
ALL	43	92.41	89.47	80.04	13.79	111.78	48.94	137.94	83.67 to 96.31	179,405	143,601

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	35	92.41	90.31	80.08	13.78	112.78	48.94	137.94	83.67 to 96.31	211,765	169,575
2	8	88.47	85.81	79.20	14.46	108.34	52.94	101.13	52.94 to 101.13	37,831	29,963
ALL	43	92.41	89.47	80.04	13.79	111.78	48.94	137.94	83.67 to 96.31	179,405	143,601

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500											
25-0095	4	94.28	91.72	94.11	5.13	97.46	79.70	98.62	N/A	16,625	15,646
35-0001	1	81.57	81.57	81.57			81.57	81.57	N/A	260,000	212,090
51-0001	36	91.82	88.74	79.82	13.96	111.17	48.94	137.94	83.67 to 97.23	204,304	163,081
51-0006	2	102.21	102.21	88.56	25.91	115.41	75.72	128.69	N/A	16,500	14,612
68-0020											
NonValid School											
ALL	43	92.41	89.47	80.04	13.79	111.78	48.94	137.94	83.67 to 96.31	179,405	143,601

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:	43	MEDIAN:	92	COV:	19.84	95% Median C.I.:	83.67 to 96.31	(! : Derived)
TOTAL Sales Price:	8,951,103	WGT. MEAN:	80	STD:	17.76	95% Wgt. Mean C.I.:	74.11 to 85.97	
TOTAL Adj.Sales Price:	7,714,453	MEAN:	89	AVG.ABS.DEV:	12.74	95% Mean C.I.:	84.17 to 94.78	
TOTAL Assessed Value:	6,174,845							
AVG. Adj. Sales Price:	179,405	COD:	13.79	MAX Sales Ratio:	137.94			
AVG. Assessed Value:	143,601	PRD:	111.78	MIN Sales Ratio:	48.94			

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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	15	90.98	83.69	70.83	18.97	118.16	48.94	128.69	57.25 to 100.00	61,376	43,471
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	86.53	86.53	86.62	3.30	99.90	83.67	89.38	N/A	63,000	54,567
1920 TO 1939	5	96.31	95.12	96.03	9.98	99.05	75.09	116.44	N/A	37,400	35,916
1940 TO 1949	4	91.82	91.72	92.75	9.89	98.88	74.04	109.19	N/A	156,750	145,390
1950 TO 1959	5	101.41	108.22	105.73	8.88	102.36	97.81	137.94	N/A	39,680	41,952
1960 TO 1969	4	86.44	86.13	74.56	14.87	115.51	72.29	99.34	N/A	734,125	547,385
1970 TO 1979	5	83.11	85.28	84.06	4.79	101.45	80.13	93.74	N/A	362,670	304,874
1980 TO 1989	2	93.93	93.93	93.54	1.17	100.41	92.83	95.02	N/A	102,776	96,140
1990 TO 1994											
1995 TO 1999	1	76.65	76.65	76.65			76.65	76.65	N/A	700,000	536,545
2000 TO Present											
ALL	43	92.41	89.47	80.04	13.79	111.78	48.94	137.94	83.67 to 96.31	179,405	143,601

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	101.13	101.13	101.13			101.13	101.13	N/A	4,000	4,045
5000 TO 9999	2	111.60	111.60	111.59	15.32	100.00	94.50	128.69	N/A	8,000	8,927
Total \$											
1 TO 9999	3	101.13	108.11	109.50	11.27	98.73	94.50	128.69	N/A	6,666	7,300
10000 TO 29999	8	95.19	90.84	89.96	10.19	100.97	75.09	104.42	75.09 to 104.42	18,812	16,924
30000 TO 59999	9	98.62	102.42	101.41	11.72	100.99	74.04	137.94	90.52 to 116.44	42,758	43,363
60000 TO 99999	8	90.31	86.09	85.30	9.60	100.92	52.94	99.52	52.94 to 99.52	69,027	58,881
100000 TO 149999	3	54.51	65.43	67.20	26.84	97.37	48.94	92.83	N/A	124,851	83,895
150000 TO 249999	5	90.98	83.11	84.21	13.54	98.69	57.25	99.34	N/A	187,800	158,155
250000 TO 499999	4	85.48	86.24	87.05	4.56	99.06	81.57	92.41	N/A	348,337	303,227
500000 +	3	76.65	76.36	74.38	3.41	102.66	72.29	80.13	N/A	1,300,000	966,953
ALL	43	92.41	89.47	80.04	13.79	111.78	48.94	137.94	83.67 to 96.31	179,405	143,601

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:	43	MEDIAN:	92	COV:	19.84	95% Median C.I.:	83.67 to 96.31	(! : Derived)
TOTAL Sales Price:	8,951,103	WGT. MEAN:	80	STD:	17.76	95% Wgt. Mean C.I.:	74.11 to 85.97	
TOTAL Adj.Sales Price:	7,714,453	MEAN:	89	AVG.ABS.DEV:	12.74	95% Mean C.I.:	84.17 to 94.78	
TOTAL Assessed Value:	6,174,845							
AVG. Adj. Sales Price:	179,405	COD:	13.79	MAX Sales Ratio:	137.94			
AVG. Assessed Value:	143,601	PRD:	111.78	MIN Sales Ratio:	48.94			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	101.13	101.13	101.13			101.13	101.13	N/A	4,000	4,045
5000 TO 9999	2	87.10	87.10	86.28	8.50	100.95	79.70	94.50	N/A	9,000	7,765
Total \$ _____											
1 TO 9999	3	94.50	91.78	88.98	7.56	103.15	79.70	101.13	N/A	7,333	6,525
10000 TO 29999	9	96.31	94.42	88.93	13.34	106.17	74.04	128.69	75.09 to 104.42	20,722	18,428
30000 TO 59999	13	91.23	91.42	84.31	16.77	108.43	48.94	137.94	83.67 to 100.01	56,023	47,233
60000 TO 99999	5	95.02	90.30	84.14	12.83	107.33	54.51	109.19	N/A	81,348	68,443
100000 TO 149999	3	74.25	74.78	73.08	15.97	102.33	57.25	92.83	N/A	157,517	115,110
150000 TO 249999	4	92.36	91.41	90.88	5.56	100.58	81.57	99.34	N/A	216,250	196,537
250000 TO 499999	3	87.85	87.79	88.31	3.53	99.42	83.11	92.41	N/A	377,783	333,606
500000 +	3	76.65	76.36	74.38	3.41	102.66	72.29	80.13	N/A	1,300,000	966,953
ALL											
	43	92.41	89.47	80.04	13.79	111.78	48.94	137.94	83.67 to 96.31	179,405	143,601

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	30	91.11	87.14	77.10	16.64	113.03	48.94	137.94	76.65 to 94.50	196,573	151,559
10	3	83.11	91.29	84.84	11.08	107.60	81.57	109.19	N/A	219,116	185,908
20	6	99.07	98.43	96.79	3.38	101.70	89.38	104.42	89.38 to 104.42	43,650	42,248
25	1	92.41	92.41	92.41			92.41	92.41	N/A	465,000	429,700
30	3	90.52	92.06	89.41	3.67	102.96	87.85	97.81	N/A	144,333	129,051
ALL											
	43	92.41	89.47	80.04	13.79	111.78	48.94	137.94	83.67 to 96.31	179,405	143,601

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:	43	MEDIAN:	92	COV:	19.84	95% Median C.I.:	83.67 to 96.31	(!: Derived)
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TOTAL Adj.Sales Price:	7,714,453	MEAN:	89	AVG.ABS.DEV:	12.74	95% Mean C.I.:	84.17 to 94.78	
TOTAL Assessed Value:	6,174,845							
AVG. Adj. Sales Price:	179,405	COD:	13.79	MAX Sales Ratio:	137.94			
AVG. Assessed Value:	143,601	PRD:	111.78	MIN Sales Ratio:	48.94			

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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)	15	90.98	83.69	70.83	18.97	118.16	48.94	128.69	57.25 to 100.00	61,376	43,471
303	1	92.41	92.41	92.41			92.41	92.41	N/A	465,000	429,700
343	2	76.21	76.21	73.88	5.14	103.15	72.29	80.13	N/A	1,600,000	1,182,157
344	2	107.13	107.13	104.80	8.70	102.22	97.81	116.44	N/A	44,000	46,110
350	1	96.31	96.31	96.31			96.31	96.31	N/A	29,000	27,930
352	3	99.52	110.10	100.73	15.11	109.30	92.83	137.94	N/A	83,484	84,091
353	5	83.67	85.55	84.32	7.85	101.45	74.04	97.23	N/A	95,600	80,614
386	1	76.65	76.65	76.65			76.65	76.65	N/A	700,000	536,545
391	1	101.41	101.41	101.41			101.41	101.41	N/A	19,500	19,775
403	1	99.34	99.34	99.34			99.34	99.34	N/A	205,000	203,645
406	3	90.52	88.08	89.55	8.66	98.36	75.09	98.62	N/A	34,166	30,595
410	1	83.11	83.11	83.11			83.11	83.11	N/A	338,350	281,210
434	1	74.25	74.25	74.25			74.25	74.25	N/A	150,000	111,380
442	1	89.38	89.38	89.38			89.38	89.38	N/A	65,000	58,095
467	1	95.02	95.02	95.02			95.02	95.02	N/A	67,000	63,665
471	2	106.81	106.81	108.39	2.23	98.54	104.42	109.19	N/A	35,500	38,477
528	1	87.85	87.85	87.85			87.85	87.85	N/A	330,000	289,910
534	1	93.74	93.74	93.74			93.74	93.74	N/A	235,000	220,295
ALL	43	92.41	89.47	80.04	13.79	111.78	48.94	137.94	83.67 to 96.31	179,405	143,601

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	43	92.41	89.47	80.04	13.79	111.78	48.94	137.94	83.67 to 96.31	179,405	143,601
04											
ALL	43	92.41	89.47	80.04	13.79	111.78	48.94	137.94	83.67 to 96.31	179,405	143,601

2007 Assessment Survey for Keith County
March 19, 2007

I. General Information

A. Staffing and Funding Information

- 1. Deputy(ies) on staff:** None
- 2. Appraiser(s) on staff:** One
- 3. Other full-time employees:** Four
(Does not include anyone counted in 1 and 2 above)
- 4. Other part-time employees:** None
(Does not include anyone counted in 1 through 3 above)
- 5. Number of shared employees:** None
(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).
- 6. Assessor's requested budget for current fiscal year:** \$274,185.72
(This would be the "total budget" for the assessor's office)
- 7. Part of the budget that is dedicated to the computer system** *(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?):* \$13,127.39
- 8. Adopted budget, or granted budget if different from above:** Same as above
- 9. Amount of total budget set aside for appraisal work:** \$126,378.44
- 10. Amount of the total budget set aside for education/workshops:** A separate amount is not "broken out" of the overall budget.
- 11. Appraisal/Reappraisal budget, if not part of the total budget:** Appraisal is part of the overall budget.
- 12. Other miscellaneous funds:** None
(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)

13. Total budget: \$274,185.72

a. Was any of last year's budget not used? The above figures are actual expenditures.

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

- 1. Data collection done by:** Appraisal staff
- 2. Valuation done by:** Appraiser
- 3. Pickup work done by:** Appraisal staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	187	0	188	375

- 4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June, 2002 for Brule and Ogallala; June, 2005 for the Lake, Rural (both ag and rural residential), and Paxton.
- 5. What was the last year the depreciation schedule for this property class was developed using market-derived information?** Ogallala has a depreciation schedule dated 2003; Paxton uses a 2005 depreciation schedule; Rural and Ag Residential property has a depreciation schedule dated 2006; Brule and the Lake area has a depreciation schedule developed in assessment year 2007.
- 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?** Typically, residential property is valued by the replacement cost minus depreciation method. The Market or Sales Comparison Approach is used for individual taxpayer protests.
- 7. Number of market areas/neighborhoods for this property class:** There are forty-nine neighborhoods used for residential valuation purposes. These could be combined to fit within the six broad "Assessor Locations."
- 8. How are these defined?** Primarily by location and similar market characteristics.
- 9. Is "Assessor Location" a usable valuation identity?** Yes, it would be a usable valuation identity. The "Rural" assessor location is a "very general catch-all for this subclass."

10. **Does the assessor location “suburban” mean something other than rural residential?** *(that is, does the “suburban” location have its own market?)* Yes, but only for Ogallala.
11. **Are the county’s ag residential and rural residential improvements classified and valued in the same manner?** Yes, ag and rural residential improvements are both classified and valued in the same manner—as indicated by the answers to the RCN and depreciation dates.

C. Commercial/Industrial Appraisal Information

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

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	37	0	15	52

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** The RCN for all commercial property within the County is dated 2004.
5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** The Appraiser developed and implemented a new depreciation schedule for commercial property in assessment year 2007.
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?** In assessment year 2005, rental income information was collected for the commercial subclasses of mobile home parks, motels and storage units. The Income Approach has not been used for all commercial property.
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?** Typically, the Market or Sales Comparison Approach is used during individual taxpayer protests—otherwise, the cost method is used to value commercial property in Keith County.
8. **Number of market areas/neighborhoods for this property class?** The Appraiser has developed fifteen commercial neighborhoods that when combined, make up the broad “Assessor Locations.”

9. **How are these defined?** By location and similar market characteristics.
10. **Is “Assessor Location” a usable valuation identity?** Yes, it would be a usable valuation identity for the commercial property class.
11. **Does the assessor location “suburban” mean something other than rural commercial?** *(that is, does the “suburban” location have its own market?)* Yes, for the city of Ogallala only.

D. Agricultural Appraisal Information

1. **Data collection done by:** Appraisal staff
2. **Valuation done by:** The Assessment Administrative Manager. The Appraiser values rural improvements.
3. **Pickup work done by whom:** Appraisal staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	22	0	40	62

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

How is your agricultural land defined? Since this is a State County, the agricultural land definition is contained in Directive 07-01.

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 used to estimate the market value of agricultural land.
6. **What is the date of the soil survey currently used?** 1996
7. **What date was the last countywide land use study completed?** 2003
 - a. **By what method? (Physical inspection, FSA maps, etc.)** FSA maps and well registrations.
 - b. **By whom?** Staff member Karla.
 - c. **What proportion is complete / implemented at this time?** It is estimated that approximately 90% of the County is up-to-date at this time.

8. **Number of market areas/neighborhoods for this property class:** Five
9. **How are these defined?** By location and sales.
10. **Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** The County has implemented special valuation for agricultural land in assessment year 2007.

E. Computer, Automation Information and GIS

1. **Administrative software:** Terra Scan
2. **CAMA software:** Terra Scan
3. **Cadastral maps: Are they currently being used?** Yes
 - a. **Who maintains the Cadastral Maps?** Cheryl Pedersen, the Assessment Administrative Manager deals with the “splits,” and staff member Marlene updates the ownership information.
4. **Does the county have GIS software?** The County has no GIS software at this time.
 - a. **Who maintains the GIS software and maps?** N/A
4. **Personal Property software:** Terra Scan

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?** Brule, Ogallala, and Paxton.
 - c. **When was zoning implemented?** In 1975.

G. Contracted Services

1. **Appraisal Services:** (*are these contracted, or conducted “in-house?”*) All appraisal is done “in-house.” In State Counties, the Appraiser is ultimately responsible for determining the estimation of value.

2. Other Services: Terra Scan

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

2007 Assessment Manager Comments

Residential:

In State Counties, the Appraiser is ultimately responsible for executing and directing the estimation of value. The Appraiser reviews all of the sales to assure they are entered correctly in Terra Scan. Once all of the sales are entered and the property information is entered correctly, statistics of each neighborhood can be run. The Appraiser then prioritizes the neighborhoods for revaluation. The resources are measured; work plan prepared and then implemented.

For 2007 our preliminary Median was at 95%, however, all statistics were reviewed and updates were made to equalize values in every area. Also, a reappraisal was conducted on all lake residential parcels; the appraisal includes new pictures and the re-measuring of all homes and outbuildings. These lake residential properties are valued using 2005 costing tables and new depreciation tables for the 2007 assessment year. The different cost date utilized throughout the residential class of property are a concern to the Assessment Manager and she anxiously anticipates the future when all properties will be valued utilizing the same year of costing.

More weight is put on the cost and market approaches to value. The sampling of sales is approximately 10% of the total taxable residential properties. Pick Up work as defined in Regulation 50-001.06 is started in January with completion set prior to the statutory date for the completion of assessment of real property. The data is gathered using all forms of discovery in a systematic process so that all properties are treated uniformly and the values are to be equalized with comparable properties. If any form of discovery presents a variance with the information that we currently have on our Property Record Card, the property is included with our Pick Up work and further investigated at the same time all of our other Pick Up work is completed. There were 187 Residential Building Permits issued for 2007 and 188 Pick Up's from other forms of discovery.

In 2007 we had 22 Agricultural Building Permits issued and 40 Agricultural pick up's from other forms of discovery. It is difficult to keep up with changes of improvements in our agricultural area as there is no penalty for not obtaining a building permit in rural areas in our county. However, since we did a reappraisal on the Agricultural improvements in 2006 we did a drive-by inspection in 2007 and we will try to stay current with any new improvements on an annual basis in the rural area.

Sale's continue to be entered into Terra Scan. With the constant updates of the sales files we are able to generate all of our own statistics. Our preliminary Median for the Residential properties was at 95%. Each neighborhood was reviewed and some neighborhoods were below the

acceptable range so values were adjusted utilizing market analysis. The Median remains within the acceptable range; however, the new values also achieve equalization of the residential properties by neighborhood.

Commercial:

In State Counties, the Appraiser is ultimately responsible for executing and directing the estimation of value. To date the editing of data entry and sketches has been completed in the CAMA system for all Commercial properties including: urban areas, platted rural subdivisions, lake-subdivisions, rural properties and properties on leased land. With the constant updates of the Commercial Sales File entered into the CAMA program, statistical reports can be generated. We have 43 qualified sales in our Commercial Sales File for 2007. Currently more weight is given to the cost and market approaches to valuation.

Pick Up work as defined in Regulation 50-001.06 is started in January with completion set prior to the statutory date for the completion of assessment of commercial property. The data is gathered using all forms of discovery in a systematic process so that all properties are treated uniformly and the values are equalized with comparable properties. If any form of discovery presents a variance with the information that we currently have on our Property Record Card, the property is included with our Pick Up work and further investigated at the same time all of our other Pick Up work is completed. In 2007 we had 37 Commercial Building Permits issued and 15 pick up's from other forms of discovery.

Our Commercial preliminary Median was at 92%. The Appraiser adjusted all of the commercial building depreciation tables about 6% and other adjustments were from requested reviews and the pickup work. These adjustments will bring our Median within the acceptable range.

Agricultural:

For the 2007 study period there were 66 Unimproved Qualified Agricultural Sales compared to 55 Unimproved Qualified Agricultural Sales for 2006 and 81 Unimproved Qualified Ag Sales for 2005. It is my assumption that the Well Moratorium had a definite impact on sales activity of Dry land in the Southern region of Keith County in 2005 and the few years prior to that. However, the main reason for the decline in sales used between 2005 and 2006 was the coding out of the sales that were substantially changed per the Nebraska Department of Assessment and Taxation Directive 05-8 dated September 9, 2005. There were 36 sales coded out due to substantial changes. All Dry land sales were reviewed for use changes to see if they were purchased as Dry for potential Irrigation. If it was discovered the use had in fact changed; verification is made with the local FSA office, the change processed and the sale coded out as substantially changed. Phone contact is attempted by the assessor on all irrigated land sales

without personal property deductions on the 521 to verify personal property or pivots, if any. It is found that often times the personal property is not deducted from the total sale price resulting in inflated land values. This verification process allows us the opportunity to obtain a more accurate analysis of what the "land only" is selling for. For the 2007 year the number of unimproved Agland sales is again on the rise up from 55 unimproved sales in 2006 to 66 unimproved sales in 2007. The drought is definitely not affecting the selling price and although the Legislature rolled the percent of value from 80% back to 75% the land owners will not be seeing a decrease in their assessments.

Keith County's preliminary statistics for Unimproved Agricultural Land reported the Median at only 68%, COD at 19.12% and PRD 102.14%. There were only two areas; Areas 2 and 3 that were within the acceptable range of value. However, in order to equalize values in these areas, increases to land values were necessary to some classes of Irrigated land and Dry land in Area 2; and some classes of all three uses of land were increases in Area 3. Areas 1 and 6 were well below the acceptable range. Grassland needed increased in Area 1 and Dry land needed increased in Area 6.

In order to attain equalization of values in all areas per use, changes were implemented. The 2007 level of value for the Agricultural class of real property has a 73.5% Median. The intention is to equalize all land uses in each Market Area. Keith County land use consists of 17% Irrigated land use; 18% Dry land use; and 63% Grass land use. The other 2% consists of Accretion and Exempt acres. Keith County agricultural land values consist of 40.4% Irrigated land Value; 19.1% Dry land Value, 37.2% Grass land Value, 3.1% Accretion with the remaining percent of value attributed to Waste land. Agricultural Market Areas are analyzed annually to assure equalization and uniformity of valuations in each Market Area as well as equalization and uniformity of each use in each Market Area across the county for agricultural land.

The northern area (**Area 1**) of the county had 14 sales; they are all Grass land sales. Area 5 was combined with Area 1 for 2007 so now all of the area north of Lake Mc Conaughy and the North Platte River is one area. The preliminary Median was only at 60.12%; so increases were warranted for all land classes. The number of sales in this Area has more than doubled in the last year. Area 1 land use consists of 95 % Grass land use, only 3% Irrigated land use, .5% Dry land use, 1% Accretion and the remaining acres being Wasteland. Raising valuations of Grass classes in this northern location (Area 1), results in raising the Median level of value from the preliminary 60% up to the final Median level of 73%.

In the southwest location (**Area 2**) the preliminary median was within the acceptable range at 71.58%, however, the Irrigated and Dry uses were below the acceptable ranges. Increases were made to bring them within the acceptable range. This provides equalization of the three uses of land. Area 2 land uses consists of only 16.3% of Irrigated land use; 38.2% Dry land use, 43% Grass land use, 2.2% Accretion and the remaining acres being Wasteland. The valuation changes of Irrigated and Dry land brings Area 2 final Median to 73%.

The Assessment Manager has been constantly vigilant of the south central location (**Area 3**) of the county due to water and well restrictions in the counties lying south of Keith County. Perkins, Chase and Dundy Counties all have had water or well restrictions for several years. Keith County had no water or well restriction prior to June 2004. However, in 2004 a three phase Moratorium was put on most of the southern region of Keith County lying south of the South Platte River, with the exception of a few areas in Township 12 Ranges 35, 36, 37 and 38. As of July 2004 a stay on irrigated acres and on well drilling occurred in this area. No more large capacity irrigation wells could be drilled and no more acres could be irrigated than were irrigated prior to this date, however, replacement irrigation wells could be drilled if approved by the Twin Platte Natural Resources District. As of February 24, 2006 the rest of Keith County is within a Moratorium where no more large capacity irrigation wells can be drilled for the next 2 to 4 years (or the completion of the Integrated Management Plan). Like the first restriction area; this Moratorium restricts permits for high capacity wells and replacement irrigation wells could still be drilled as long as they are approved with the Twin Platte Natural Resource District. The difference in this area is that acres could still be developed by an existing irrigation well. This means if someone wanted to add an end gun to an existing pivot, or if they wanted to put a pivot on a piece of property as long as the well was drilled, they would be allowed to do it. There are two factors that triggered all the land from the river south to Perkins County into the first phase of the Moratorium. One factor was if the water level declined 10'. The other factor was if 25% of the area was currently developed with Irrigated acres. Currently there is not a depth of water restriction and no schedule of allocation for Keith County; until at least January 2008. There have been meetings explaining the different options other than a Moratorium. One option is no new wells or new irrigated acres on the land within the one Moratorium Area subsequent to August 2003. They are currently working on an Integrated Management Plan between the Irrigation District and the property owners to develop a plan to present to the State. This Moratorium could possibly be removed within 3 to 5 years depending on rain fall and other factors. The greatest percent, 32 of the 66 Unimproved Qualified Agricultural Sales, lie in the south central location (Area 3) of our county and are mostly irrigated and grass sales. The greater percent of the Dry land in Area 3 had been purchased as potentially Irrigated, and was converted to pivot irrigation subsequent to the sale by the new owner prior to the Moratorium. The Dry land sales that were converted to Irrigation were coded out as substantially changed per Directive 05-8. It will be interesting to see how this Moratorium will affect the price of not only Dry land but also Irrigated land over the next few years. The assumption is that the Moratorium has had an impact on the market; however, we will have to wait and see what happens in the next few years.

It is imperative that we make note that most of the sales in the Area 3 are mixed use. There are some pivots with end guns to water the 7 Acre corners of a quarter, however, the greatest percentage of the pivots are surrounded by Dry land or Grass land in all four corners. On an average there are only 130 Acres of Irrigation and 28 Acres of Dry or Grass; approximately 7 Acres per corner. Another factor of the mixed sales is the varying topography that makes some agricultural land difficult, if not impossible, to irrigate by pivot. **Due to the mixed land use in area 3 the Land values were calculated utilizing the majority land use.**

Area 3 land use consists of 43% Irrigated land use; 28% Dry land use, 26% Grass land use and 4% Accretion. The preliminary median for Area 3 was 71.24% which was within the range, however, the Irrigation and Grass land both needed increases to equalize their values within the Median. The lowest class of Dry land was increased in order to equalize it with the other market areas. This south central location (Area 3) has shown an increased market for Irrigated and Grass land for this study period. With the increases in Irrigated land values the Irrigation Median is up to 72% final Median. The increases in Grassland values bring the Grass land Median also up to 72%. These changes in assessed values provide equalization of land uses in Area 3.

The southeast location (**Area 4**), South of the North Platte River and adjacent to the Lincoln County Line land use consists of 36% Irrigated land; 33% Dry land, 26% of Grass land use and 5% Accretion. The Median for this Area is high, however, there is only one sale and we equalized the values with Area 3 for 2007. This Area 4 is our buffer Area between Keith County and Lincoln County. This Area 4 had only 4 unimproved agricultural sales for 2006 with 3 of them being Irrigated and only 1 as Grass. Area 4 only had one sale for the 2007 year. Most of our sales in this Market Area were coded out as substantially changed as they were purchased as dry and then converted to irrigated prior to the moratorium. However, in 2008 we will have at least five sales. In 2006 there was a protest by VDavidson with the Tax Equalization and Review Commission. Due to the decision in that case the Dry land values in this area were lowered to the values in Area 3 for 2007. One class of Irrigated land was slightly increased to equalize this Area 4 with Area 3 for 2007. All classes of Grassland were increased to equalize this Area 4 with Area 3 for 2007.

The central location (**Area 6**) consists of only 2% Irrigated land use; 34% Dry land use, 63% Grass land use, and 1% Accretion. For 2007 all classes of Dry land values were increased to bring Dry land to a 72% Median level of value. This area is now up from the Preliminary Median of 66% to a 73% Final Median level of value. This area is located in the central area of our county and lies south of Lake Mc Conaughy and north of the South Platte River.

Land use is updated annually from such sources as taxpayer reporting, verifications as authorized from the Farm Service Agency and discoveries made during annual maintenance work. Due to the Privacy Act, we are no longer able to obtain copies of the FSA map with detail of the certified acres and use unless we have a signed release. Late 2002 an authorization form was mailed to each agricultural property owner in mass for their permission to release certified acres and use information from the Farm Service Agency. The signed forms were turned over to the Farm Service Agency in 2002; however, the Farm Service Agency is no longer honoring the original form we had signed in 2002. Now the land owner has to sign yet another form that is provided by the USDA. This form requests the property owners social security number, their date of birth and even their place of birth. The property owner is apprehensive with the new form and the information they are requesting. This causes us difficulty in receiving the correct information from the Farm Service Agency. The Farm Service Agency office is working on a computerized mapping system that would more efficiently provide the information to assist us in the verification of updating our current agricultural use. We update our records with information from the Farm Service Agency records on an annual basis. However, we have difficult time

obtaining information from their local office. This year we waited over two months after we submitted the signed release forms to their office to obtain the maps and the detailed breakdown sheets that we require to update our records. We would like to see some legislation where the Assessment Office would be granted easier access to this information. Other than these updates; all Agricultural parcels are physically inspected by a drive-by and updated accordingly.

The Twin Platte Natural Resources District is currently updating all their records utilizing satellite photos. They contacted the Assessment Manager and she downloaded the files of parcels with irrigation on them. They are verifying the information with their records. It is the Assessment Manager's hope that working with them will be another avenue for the Assessment Office to improve the accuracy of the Assessment records and be beneficial for all concerned.

Overview of county:

Regulation 50 entitled Assessment Process Regulation specifically sets the guidelines for the appraisal functions. In State Counties the Appraiser is ultimately responsible for executing and directing the estimation of value. The Appraiser reviews all of the sales and makes sure they are entered correctly in Terra Scan. Once all of the sales are entered and the property information is entered correctly, statistics of each neighborhood can be run. The Appraiser is then able to prioritize the neighborhoods for revaluation. The resources are measured; work plan is prepared and is then implemented. Once all the information is gathered and entered in Terra Scan new depreciation tables are built and applied to the area of review. The Appraiser monitors the work of two Appraiser Assistants who are responsible for field data collection and other designated duties.

All properties are treated uniformly whether they have sold or not. Equalization and uniformity of all locations and classes of property in Keith County is the main goal of the Assessment Office. In working toward 77-1303 and 77-1331 we are striving to computerize all Record Maintenance. We have had major accomplishments with the aggressive approach of our Terra Scan Appraisal files being 100% entered and edited with all appraisal listing information and sketches entered in the CAMA program. Our sales file is up to date with all sales entered since July 1996. This enables us to examine the level, quality and uniformity of assessments and will save countless hours doing separate statistics for level of assessments. Review of our sold properties is imperative to the uniformity and equalization of all comparable properties. Mapping time has increased with the office taking over the mapping that was formerly contracted out of the office. We are constantly kept busy with numerous splits and new subdivisions in the county, most especially surrounding the lake and residential tracts in the rural areas. The lake development is continuing with 3 new major developments scheduled with unique amenities including patio homes, a lighthouse and another 2 golf courses. In 2002 the city of Ogallala annexed land surrounding the city limits to encourage community development for commercial and residential neighborhoods.

Agricultural Market Area History

Agricultural Market Areas are allowed under 77-1362, which allows differences based on geographic location. Analyzing the use and restrictions applicable to the agricultural land; (including analysis by considering the full description of the physical, functional and location characteristics of the agricultural land and identification of the property rights being valued) assures equality and uniformity. Market Area boundary lines are reviewed annually to assure equality and uniformity of all agricultural land in Keith County.

Statue does not state that valuations shall be by soil type, only that the classification is by soil type. Soils were taken into consideration as land class relates to soils as set forth by the Nebraska Department of Revenue. According to the Nebraska Department of Revenue Soil Conversion the Department states, "The sole purpose of this conversion is to create an accurate inventory of the soils in each county and a consistent classification of soils across the state. The classification will remain constant, but the values will move according to market forces. The ranges of values for each classification are intended to recognize the differences in market value within each of the soil classification groupings within a county. It is our belief that assessors have the intimate knowledge of the local markets. As such, we will continue to encourage the assessors and county boards of equalization to assign values to the differing market areas within the county."

Establishing the market areas allowed the assessor to equalize all areas of the county. Irrigated, Dry, and Grass are also equalized in each area. The East to West Areas not only addresses the inequity and disparity across Keith County, but also addresses issues with adjoining counties. These boundary lines are reviewed annually like the other neighborhood lines for residential and commercial property to ensure equalization for all agricultural property, not only countywide, but also with all adjoining counties, Lincoln, McPherson, Arthur, Garden, Deuel and Perkins.

The sales are plotted on a villm sheet and laid over maps of roads, wells, pivots, hydrology, soils, topography, school districts, township and section lines. Numerous "What-ifs" are compiled on a spreadsheet to analyze sales activity and what physical characteristic may have had a bearing on the market. Numerous hours have been spent analyzing and reviewing all aspects that may possibly have influence on the agricultural market. It seems apparent that land in closer proximity to Lincoln County has increased market value and causes inequity from the west to the east side. Location, Location, Location appears key. Land lying next to Deuel seems to be the reverse, as those sales are lower than the other sales south of the North Platte River. Just like a county line, the township lines running north and south on the east and west side of Keith County, are predetermined location lines that allow us the opportunity to address the equalization issues that Deuel and Lincoln County present. The south central area of Keith County surrounding and lying south of the South Platte River has a higher market of Irrigated and Grass land than that lying north of the South Platte River (Area 6). When you view the County Map with irrigation wells, which coincidentally run along the township lines, it helps define the line between these two areas. Again equalization and uniformity is our main goal.

CRP

Prior to 2000 CRP land was valued the same as Dry land. In 2000 it was recommended by the Department of Property Assessment and Taxation's Liaison to value CRP according to the CRP market. Analysis of CRP sales in Keith County was difficult with only a few sales. Perkins County was contacted as they had more sales than Keith County. From that year on our CRP land is valued as a separate subclass. In 2004 we again did a mass update of all agricultural property in the county per the requested release of CRP acres from the Farm Service Agency. We then updated all the CRP acres according to the Farm Service Agency records supplied to our office. This verification is updated annually.

II. Assessment Actions

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

- 1. Residential**—For assessment year 2007, the County completely re-listed and revalued Lake properties; mobile homes were adjusted “by adjustments to depreciation” (this did not include mobile homes around the Lake area). Residential neighborhood 4505 (Ogallala “outskirts”) had newer costing applied (RCN of 2005). The Brule depreciation table was adjusted based on lower condition properties receiving a greater depreciation.
- 2. Commercial**— The “commercial preliminary median for 2007 was 92% bordering on being out of range. The appraiser adjusted all of the commercial building depreciation tables about 6%. This fine-tuned the 2005 complete reappraisal.”
- 3. Agricultural**—For assessment year 2007, the County implemented special valuation for those properties along the river. This included redefining agricultural market areas and adjusting Land Capability Groups as needed to closer match 75% of the market.

County 51 - Keith

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 9,437	Value 640,438,980	Total Growth 8,865,317 (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	229	2,472,880	121	1,449,720	315	4,906,230	665	8,828,830	
2. Res Improv Land	2,238	19,356,860	155	2,270,930	1,641	25,599,125	4,034	47,226,915	
3. Res Improvements	2,414	127,691,595	167	17,978,020	1,785	92,301,165	4,366	237,970,780	
4. Res Total	2,643	149,521,335	288	21,698,670	2,100	122,806,520	5,031	294,026,525	4,738,192
% of Total	52.53	50.85	5.72	7.37	41.74	41.76	53.31	45.91	53.44
5. Rec UnImp Land	0	0	0	0	1,149	11,323,550	1,149	11,323,550	
6. Rec Improv Land	0	0	0	0	148	2,397,245	148	2,397,245	
7. Rec Improvements	1	1,730	0	0	150	8,807,665	151	8,809,395	
8. Rec Total	1	1,730	0	0	1,299	22,528,460	1,300	22,530,190	1,359,925
% of Total	0.07	0.00	0.00	0.00	99.92	99.99	13.77	3.51	15.33
Res+Rec Total	2,644	149,523,065	288	21,698,670	3,399	145,334,980	6,331	316,556,715	6,098,117
% of Total	41.76	47.23	4.54	6.85	53.68	45.91	67.08	49.42	68.78

County 51 - Keith

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 9,437	Value 640,438,980	Total Growth 8,865,317 (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	108	2,681,885	23	1,541,235	36	644,955	167	4,868,075	
10. Comm Improv Land	393	11,541,095	34	1,259,215	65	2,139,680	492	14,939,990	
11. Comm Improvements	419	45,697,725	41	4,678,075	71	8,014,075	531	58,389,875	
12. Comm Total	527	59,920,705	64	7,478,525	107	10,798,710	698	78,197,940	1,873,575
% of Total	75.50	76.62	9.16	9.56	15.32	13.80	7.39	12.21	21.13
13. Ind UnImp Land	0	0	1	30,005	0	0	1	30,005	
14. Ind Improv Land	13	220,475	1	41,550	0	0	14	262,025	
15. Ind Improvements	13	2,440,945	1	105,560	0	0	14	2,546,505	
16. Ind Total	13	2,661,420	2	177,115	0	0	15	2,838,535	0
% of Total	86.66	93.76	13.33	6.23	0.00	0.00	0.15	0.44	0.00
Comm+Ind Total	540	62,582,125	66	7,655,640	107	10,798,710	713	81,036,475	1,873,575
% of Total	75.73	77.22	9.25	9.44	15.00	13.32	7.55	12.65	21.13
17. Taxable Total	3,184	212,105,190	354	29,354,310	3,506	156,133,690	7,044	397,593,190	7,971,692
% of Total	45.20	53.34	5.02	5.45	49.77	36.55	74.64	62.08	89.91

County 51 - Keith

2007 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	3	10,390	168,680	0	0	0
19. Commercial	15	1,301,010	8,209,705	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	3	10,390	168,680
19. Commercial	0	0	0	15	1,301,010	8,209,705
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				18	1,311,400	8,378,385

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	65	37,845
	Records	Total Value	Growth			
23. Mineral Interest-Producing	0	0	0			
24. Mineral Interest-Non-Producing	65	37,845	0			
25. Mineral Interest Total	65	37,845	0			

Schedule IV: Exempt Records: Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	223	77	370	670

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	50,335	104	6,954,310	1,732	146,834,095	1,837	153,838,740
28. Ag-Improved Land	1	8,100	32	2,273,215	423	48,395,895	456	50,677,210
29. Ag-Improvements	1	164,910	33	2,694,495	457	35,432,590	491	38,291,995
30. Ag-Total Taxable							2,328	242,807,945

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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	1	1.000	10,000	
32. HomeSite Improv Land	0	0.000	0	22	26.000	242,400	
33. HomeSite Improvements	0		0	24		1,787,190	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	1	2.300	2,760	
36. FarmSite Impr Land	1	6.750	8,100	18	18.230	30,670	
37. FarmSite Improv	1		164,910	27		907,305	
38. FarmSite Total							
39. Road & Ditches		0.000			181.610		
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	7	7.000	70,000	8	8.000	80,000	
32. HomeSite Improv Land	304	322.500	3,216,200	326	348.500	3,458,600	
33. HomeSite Improvements	330		21,023,435	354		22,810,625	893,625
34. HomeSite Total				362	356.500	26,349,225	
35. FarmSite UnImp Land	16	6.180	7,415	17	8.480	10,175	
36. FarmSite Impr Land	259	316.840	421,015	278	341.820	459,785	
37. FarmSite Improv	420		14,409,155	448		15,481,370	0
38. FarmSite Total				465	350.300	15,951,330	
39. Road & Ditches		4,936.930			5,118.540		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				827	5,825.340	42,300,555	893,625

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	2	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	3	0.000	0	5	0.000	0

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	23	4,449.510	1,311,850
44. Recapture Val			0			2,637,285
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	123	30,671.580	9,650,035	146	35,121.090	10,961,885
44. Recapture Val			18,476,320			21,113,605

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	3.410	2,180	3.410	2,180
47. 2A1	0.000	0	0.000	0	72.120	44,715	72.120	44,715
48. 2A	0.000	0	0.000	0	436.580	261,945	436.580	261,945
49. 3A1	0.000	0	0.000	0	60.830	33,150	60.830	33,150
50. 3A	0.000	0	0.000	0	2,364.560	1,288,675	2,364.560	1,288,675
51. 4A1	0.000	0	0.000	0	5,473.230	1,778,820	5,473.230	1,778,820
52. 4A	0.000	0	0.000	0	1,025.410	333,265	1,025.410	333,265
53. Total	0.000	0	0.000	0	9,436.140	3,742,750	9,436.140	3,742,750
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	32.360	10,520	32.360	10,520
56. 2D1	0.000	0	0.000	0	159.090	51,705	159.090	51,705
57. 2D	0.000	0	0.000	0	81.790	24,535	81.790	24,535
58. 3D1	0.000	0	0.000	0	243.100	72,920	243.100	72,920
59. 3D	0.000	0	0.000	0	364.540	91,155	364.540	91,155
60. 4D1	0.000	0	0.000	0	426.800	106,755	426.800	106,755
61. 4D	0.000	0	0.000	0	84.890	16,975	84.890	16,975
62. Total	0.000	0	0.000	0	1,392.570	374,565	1,392.570	374,565
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	133.800	28,535	133.800	28,535
65. 2G1	0.000	0	0.000	0	74.490	15,640	74.490	15,640
66. 2G	0.000	0	0.000	0	662.630	136,000	662.630	136,000
67. 3G1	0.000	0	0.000	0	866.300	179,110	866.300	179,110
68. 3G	0.000	0	0.000	0	4,850.550	996,405	4,850.550	996,405
69. 4G1	0.000	0	0.000	0	144,253.500	29,597,990	144,253.500	29,597,990
70. 4G	0.000	0	0.000	0	115,975.160	18,573,260	115,975.160	18,573,260
71. Total	0.000	0	0.000	0	266,816.430	49,526,940	266,816.430	49,526,940
72. Waste	0.000	0	0.000	0	1,128.630	37,610	1,128.630	37,610
73. Other	0.000	0	0.000	0	3,052.630	1,311,310	3,052.630	1,311,310
74. Exempt	165.910		939.200		40,722.490		41,827.600	
75. Total	0.000	0	0.000	0	281,826.400	54,993,175	281,826.400	54,993,175

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	5,350.450	4,066,345	5,350.450	4,066,345
47. 2A1	0.000	0	0.000	0	1,504.320	1,068,080	1,504.320	1,068,080
48. 2A	0.000	0	0.000	0	2,025.790	1,316,805	2,025.790	1,316,805
49. 3A1	0.000	0	0.000	0	3.880	2,115	3.880	2,115
50. 3A	0.000	0	0.000	0	363.510	198,100	363.510	198,100
51. 4A1	0.000	0	0.000	0	295.430	103,410	295.430	103,410
52. 4A	0.000	0	0.000	0	351.810	123,145	351.810	123,145
53. Total	0.000	0	0.000	0	9,895.190	6,878,000	9,895.190	6,878,000
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	16,143.360	5,892,310	16,143.360	5,892,310
56. 2D1	0.000	0	0.000	0	354.860	124,210	354.860	124,210
57. 2D	0.000	0	0.000	0	2,484.480	745,345	2,484.480	745,345
58. 3D1	0.000	0	0.000	0	193.200	57,970	193.200	57,970
59. 3D	0.000	0	0.000	0	156.560	43,065	156.560	43,065
60. 4D1	0.000	0	0.000	0	2,427.810	667,650	2,427.810	667,650
61. 4D	0.000	0	0.000	0	1,382.430	359,430	1,382.430	359,430
62. Total	0.000	0	0.000	0	23,142.700	7,889,980	23,142.700	7,889,980
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	1,774.230	344,805	1,774.230	344,805
65. 2G1	0.000	0	0.000	0	1,192.940	223,305	1,192.940	223,305
66. 2G	0.000	0	0.000	0	1,416.130	278,145	1,416.130	278,145
67. 3G1	0.000	0	0.000	0	20.040	4,375	20.040	4,375
68. 3G	0.000	0	0.000	0	560.850	95,350	560.850	95,350
69. 4G1	0.000	0	0.000	0	3,043.960	543,140	3,043.960	543,140
70. 4G	0.000	0	0.000	0	18,036.080	3,006,520	18,036.080	3,006,520
71. Total	0.000	0	0.000	0	26,044.230	4,495,640	26,044.230	4,495,640
72. Waste	0.000	0	0.000	0	128.960	3,225	128.960	3,225
73. Other	0.000	0	0.000	0	1,353.930	598,520	1,353.930	598,520
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	60,565.010	19,865,365	60,565.010	19,865,365

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	12.000	10,800	2,302.440	2,072,200	38,725.730	34,853,285	41,040.170	36,936,285
47. 2A1	0.000	0	1,488.460	1,257,750	5,290.180	4,470,210	6,778.640	5,727,960
48. 2A	2.880	2,260	1,267.240	994,780	9,021.140	7,081,585	10,291.260	8,078,625
49. 3A1	19.000	12,160	0.000	0	2,609.180	1,669,875	2,628.180	1,682,035
50. 3A	0.000	0	274.190	175,470	4,016.000	2,570,225	4,290.190	2,745,695
51. 4A1	0.000	0	117.640	49,990	4,688.240	1,976,800	4,805.880	2,026,790
52. 4A	0.000	0	135.810	55,680	1,158.210	474,890	1,294.020	530,570
53. Total	33.880	25,220	5,585.780	4,605,870	65,508.680	53,096,870	71,128.340	57,727,960
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	41.850	14,855	546.220	193,890	28,750.270	10,206,355	29,338.340	10,415,100
56. 2D1	0.000	0	267.350	93,580	1,340.120	469,060	1,607.470	562,640
57. 2D	0.000	0	560.010	168,010	6,427.060	1,928,105	6,987.070	2,096,115
58. 3D1	24.000	7,200	0.000	0	2,015.370	604,615	2,039.370	611,815
59. 3D	5.000	1,375	52.850	14,530	1,454.990	400,150	1,512.840	416,055
60. 4D1	3.000	825	244.780	67,310	3,564.160	980,215	3,811.940	1,048,350
61. 4D	0.000	0	84.580	21,990	626.660	162,925	711.240	184,915
62. Total	73.850	24,255	1,755.790	559,310	44,178.630	14,751,425	46,008.270	15,334,990
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	195.720	43,795	3,816.690	855,785	4,012.410	899,580
65. 2G1	0.000	0	227.720	51,145	2,376.480	533,065	2,604.200	584,210
66. 2G	0.000	0	177.830	39,930	4,002.800	896,355	4,180.630	936,285
67. 3G1	0.000	0	0.000	0	1,226.050	273,450	1,226.050	273,450
68. 3G	0.000	0	101.810	21,890	2,901.160	624,750	3,002.970	646,640
69. 4G1	0.000	0	153.010	33,060	6,000.910	1,297,410	6,153.920	1,330,470
70. 4G	4.000	860	1,737.690	374,680	18,876.320	4,060,065	20,618.010	4,435,605
71. Total	4.000	860	2,593.780	564,500	39,200.410	8,540,880	41,798.190	9,106,240
72. Waste	0.000	0	58.380	1,455	391.110	9,780	449.490	11,235
73. Other	0.000	0	1,121.440	423,295	5,191.480	2,396,905	6,312.920	2,820,200
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	111.730	50,335	11,115.170	6,154,430	154,470.310	78,795,860	165,697.210	85,000,625

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	5,475.050	4,927,560	5,475.050	4,927,560
47. 2A1	0.000	0	259.360	219,160	1,803.060	1,523,600	2,062.420	1,742,760
48. 2A	0.000	0	144.520	113,450	2,851.240	2,238,220	2,995.760	2,351,670
49. 3A1	0.000	0	0.000	0	1,333.900	853,695	1,333.900	853,695
50. 3A	0.000	0	330.170	211,305	1,342.510	859,205	1,672.680	1,070,510
51. 4A1	0.000	0	0.000	0	1,422.610	604,610	1,422.610	604,610
52. 4A	0.000	0	98.990	40,585	227.300	93,200	326.290	133,785
53. Total	0.000	0	833.040	584,500	14,455.670	11,100,090	15,288.710	11,684,590
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	6,668.640	2,367,390	6,668.640	2,367,390
56. 2D1	0.000	0	258.040	90,315	366.920	128,420	624.960	218,735
57. 2D	0.000	0	69.780	20,930	2,640.330	792,085	2,710.110	813,015
58. 3D1	0.000	0	0.000	0	1,553.790	466,150	1,553.790	466,150
59. 3D	0.000	0	49.820	13,705	1,002.990	275,845	1,052.810	289,550
60. 4D1	0.000	0	23.580	6,485	1,250.340	343,850	1,273.920	350,335
61. 4D	0.000	0	60.760	15,800	144.070	37,455	204.830	53,255
62. Total	0.000	0	461.980	147,235	13,627.080	4,411,195	14,089.060	4,558,430
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	335.380	75,065	335.380	75,065
65. 2G1	0.000	0	38.300	8,625	358.430	80,640	396.730	89,265
66. 2G	0.000	0	34.620	7,795	530.960	119,070	565.580	126,865
67. 3G1	0.000	0	0.000	0	416.260	92,580	416.260	92,580
68. 3G	0.000	0	51.630	11,105	1,126.490	242,890	1,178.120	253,995
69. 4G1	0.000	0	19.580	4,210	1,369.450	295,380	1,389.030	299,590
70. 4G	0.000	0	769.720	165,485	6,026.850	1,295,855	6,796.570	1,461,340
71. Total	0.000	0	913.850	197,220	10,163.820	2,201,480	11,077.670	2,398,700
72. Waste	0.000	0	0.430	10	165.950	4,155	166.380	4,165
73. Other	0.000	0	371.430	42,710	1,797.720	905,390	2,169.150	948,100
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	2,580.730	971,675	40,210.240	18,622,310	42,790.970	19,593,985

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 6

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	142.850	107,145	553.010	414,770	695.860	521,915
47. 2A1	0.000	0	0.000	0	135.450	94,815	135.450	94,815
48. 2A	0.000	0	0.000	0	83.750	53,600	83.750	53,600
49. 3A1	0.000	0	94.590	51,555	113.140	61,660	207.730	113,215
50. 3A	0.000	0	124.730	67,975	267.090	145,560	391.820	213,535
51. 4A1	0.000	0	21.830	7,640	56.700	19,850	78.530	27,490
52. 4A	0.000	0	0.050	20	296.130	103,660	296.180	103,680
53. Total	0.000	0	384.050	234,335	1,505.270	893,915	1,889.320	1,128,250
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	909.180	350,030	18,237.160	7,021,325	19,146.340	7,371,355
56. 2D1	0.000	0	0.000	0	55.500	19,425	55.500	19,425
57. 2D	0.000	0	153.660	49,165	3,935.780	1,259,430	4,089.440	1,308,595
58. 3D1	0.000	0	597.470	191,190	507.140	162,280	1,104.610	353,470
59. 3D	0.000	0	448.610	139,065	329.060	102,015	777.670	241,080
60. 4D1	0.000	0	142.230	39,830	1,828.710	512,025	1,970.940	551,855
61. 4D	0.000	0	53.700	13,970	1,389.190	361,215	1,442.890	375,185
62. Total	0.000	0	2,304.850	783,250	26,282.540	9,437,715	28,587.390	10,220,965
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	184.040	34,995	2,264.040	438,355	2,448.080	473,350
65. 2G1	0.000	0	8.060	1,490	828.430	153,255	836.490	154,745
66. 2G	0.000	0	66.300	12,790	685.980	131,495	752.280	144,285
67. 3G1	0.000	0	513.860	100,695	345.810	72,225	859.670	172,920
68. 3G	0.000	0	499.340	91,540	1,263.460	227,655	1,762.800	319,195
69. 4G1	0.000	0	204.080	35,590	3,115.990	553,015	3,320.070	588,605
70. 4G	0.000	0	3,152.480	520,785	40,405.620	6,719,010	43,558.100	7,239,795
71. Total	0.000	0	4,628.160	797,885	48,909.330	8,295,010	53,537.490	9,092,895
72. Waste	0.000	0	4.730	120	67.270	1,675	72.000	1,795
73. Other	0.000	0	0.650	0	780.690	610,335	781.340	610,335
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	7,322.440	1,815,590	77,545.100	19,238,650	84,867.540	21,054,240

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	33.880	25,220	6,802.870	5,424,705	100,800.950	75,711,625	107,637.700	81,161,550
77.Dry Land	73.850	24,255	4,522.620	1,489,795	108,623.520	36,864,880	113,219.990	38,378,930
78.Grass	4.000	860	8,135.790	1,559,605	391,134.220	73,059,950	399,274.010	74,620,415
79.Waste	0.000	0	63.540	1,585	1,881.920	56,445	1,945.460	58,030
80.Other	0.000	0	1,493.520	466,005	12,176.450	5,822,460	13,669.970	6,288,465
81.Exempt	165.910	0	939.200	0	40,722.490	0	41,827.600	0
82.Total	111.730	50,335	21,018.340	8,941,695	614,617.060	191,515,360	635,747.130	200,507,390

2007 Agricultural Land Detail

County 51 - Keith

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	3.410	0.04%	2,180	0.06%	639.296
2A1	72.120	0.76%	44,715	1.19%	620.008
2A	436.580	4.63%	261,945	7.00%	599.993
3A1	60.830	0.64%	33,150	0.89%	544.961
3A	2,364.560	25.06%	1,288,675	34.43%	544.995
4A1	5,473.230	58.00%	1,778,820	47.53%	325.003
4A	1,025.410	10.87%	333,265	8.90%	325.006
Irrigated Total	9,436.140	100.00%	3,742,750	100.00%	396.639

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	32.360	2.32%	10,520	2.81%	325.092
2D1	159.090	11.42%	51,705	13.80%	325.004
2D	81.790	5.87%	24,535	6.55%	299.975
3D1	243.100	17.46%	72,920	19.47%	299.958
3D	364.540	26.18%	91,155	24.34%	250.054
4D1	426.800	30.65%	106,755	28.50%	250.128
4D	84.890	6.10%	16,975	4.53%	199.964
Dry Total	1,392.570	100.00%	374,565	100.00%	268.973

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	133.800	0.05%	28,535	0.06%	213.266
2G1	74.490	0.03%	15,640	0.03%	209.961
2G	662.630	0.25%	136,000	0.27%	205.242
3G1	866.300	0.32%	179,110	0.36%	206.752
3G	4,850.550	1.82%	996,405	2.01%	205.421
4G1	144,253.500	54.06%	29,597,990	59.76%	205.180
4G	115,975.160	43.47%	18,573,260	37.50%	160.148
Grass Total	266,816.430	100.00%	49,526,940	100.00%	185.621

Irrigated Total	9,436.140	3.35%	3,742,750	6.81%	396.639
Dry Total	1,392.570	0.49%	374,565	0.68%	268.973
Grass Total	266,816.430	94.67%	49,526,940	90.06%	185.621
Waste	1,128.630	0.40%	37,610	0.07%	33.323
Other	3,052.630	1.08%	1,311,310	2.38%	429.567
Exempt	41,827.600	14.84%			
Market Area Total	281,826.400	100.00%	54,993,175	100.00%	195.131

As Related to the County as a Whole

Irrigated Total	9,436.140	8.77%	3,742,750	4.61%	
Dry Total	1,392.570	1.23%	374,565	0.98%	
Grass Total	266,816.430	66.83%	49,526,940	66.37%	
Waste	1,128.630	58.01%	37,610	64.81%	
Other	3,052.630	22.33%	1,311,310	20.85%	
Exempt	41,827.600	100.00%			
Market Area Total	281,826.400	44.33%	54,993,175	27.43%	

2007 Agricultural Land Detail

County 51 - Keith

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	5,350.450	54.07%	4,066,345	59.12%	760.000
2A1	1,504.320	15.20%	1,068,080	15.53%	710.008
2A	2,025.790	20.47%	1,316,805	19.15%	650.020
3A1	3.880	0.04%	2,115	0.03%	545.103
3A	363.510	3.67%	198,100	2.88%	544.964
4A1	295.430	2.99%	103,410	1.50%	350.032
4A	351.810	3.56%	123,145	1.79%	350.032
Irrigated Total	9,895.190	100.00%	6,878,000	100.00%	695.085
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	16,143.360	69.76%	5,892,310	74.68%	364.998
2D1	354.860	1.53%	124,210	1.57%	350.025
2D	2,484.480	10.74%	745,345	9.45%	300.000
3D1	193.200	0.83%	57,970	0.73%	300.051
3D	156.560	0.68%	43,065	0.55%	275.070
4D1	2,427.810	10.49%	667,650	8.46%	275.000
4D	1,382.430	5.97%	359,430	4.56%	259.998
Dry Total	23,142.700	100.00%	7,889,980	100.00%	340.927
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	1,774.230	6.81%	344,805	7.67%	194.340
2G1	1,192.940	4.58%	223,305	4.97%	187.188
2G	1,416.130	5.44%	278,145	6.19%	196.412
3G1	20.040	0.08%	4,375	0.10%	218.313
3G	560.850	2.15%	95,350	2.12%	170.009
4G1	3,043.960	11.69%	543,140	12.08%	178.432
4G	18,036.080	69.25%	3,006,520	66.88%	166.694
Grass Total	26,044.230	100.00%	4,495,640	100.00%	172.615
Irrigated Total	9,895.190	16.34%	6,878,000	34.62%	695.085
Dry Total	23,142.700	38.21%	7,889,980	39.72%	340.927
Grass Total	26,044.230	43.00%	4,495,640	22.63%	172.615
Waste	128.960	0.21%	3,225	0.02%	25.007
Other	1,353.930	2.24%	598,520	3.01%	442.061
Exempt	0.000	0.00%			
Market Area Total	60,565.010	100.00%	19,865,365	100.00%	328.000

As Related to the County as a Whole

Irrigated Total	9,895.190	9.19%	6,878,000	8.47%
Dry Total	23,142.700	20.44%	7,889,980	20.56%
Grass Total	26,044.230	6.52%	4,495,640	6.02%
Waste	128.960	6.63%	3,225	5.56%
Other	1,353.930	9.90%	598,520	9.52%
Exempt	0.000	0.00%		
Market Area Total	60,565.010	9.53%	19,865,365	9.91%

2007 Agricultural Land Detail

County 51 - Keith

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	41,040.170	57.70%	36,936,285	63.98%	900.003
2A1	6,778.640	9.53%	5,727,960	9.92%	845.001
2A	10,291.260	14.47%	8,078,625	13.99%	784.998
3A1	2,628.180	3.69%	1,682,035	2.91%	639.999
3A	4,290.190	6.03%	2,745,695	4.76%	639.993
4A1	4,805.880	6.76%	2,026,790	3.51%	421.731
4A	1,294.020	1.82%	530,570	0.92%	410.016
Irrigated Total	71,128.340	100.00%	57,727,960	100.00%	811.602
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	29,338.340	63.77%	10,415,100	67.92%	354.999
2D1	1,607.470	3.49%	562,640	3.67%	350.015
2D	6,987.070	15.19%	2,096,115	13.67%	299.999
3D1	2,039.370	4.43%	611,815	3.99%	300.001
3D	1,512.840	3.29%	416,055	2.71%	275.015
4D1	3,811.940	8.29%	1,048,350	6.84%	275.017
4D	711.240	1.55%	184,915	1.21%	259.989
Dry Total	46,008.270	100.00%	15,334,990	100.00%	333.309
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	4,012.410	9.60%	899,580	9.88%	224.199
2G1	2,604.200	6.23%	584,210	6.42%	224.333
2G	4,180.630	10.00%	936,285	10.28%	223.957
3G1	1,226.050	2.93%	273,450	3.00%	223.033
3G	3,002.970	7.18%	646,640	7.10%	215.333
4G1	6,153.920	14.72%	1,330,470	14.61%	216.198
4G	20,618.010	49.33%	4,435,605	48.71%	215.132
Grass Total	41,798.190	100.00%	9,106,240	100.00%	217.862
Irrigated Total	71,128.340	42.93%	57,727,960	67.91%	811.602
Dry Total	46,008.270	27.77%	15,334,990	18.04%	333.309
Grass Total	41,798.190	25.23%	9,106,240	10.71%	217.862
Waste	449.490	0.27%	11,235	0.01%	24.994
Other	6,312.920	3.81%	2,820,200	3.32%	446.734
Exempt	0.000	0.00%			
Market Area Total	165,697.210	100.00%	85,000,625	100.00%	512.987

As Related to the County as a Whole

Irrigated Total	71,128.340	66.08%	57,727,960	71.13%	
Dry Total	46,008.270	40.64%	15,334,990	39.96%	
Grass Total	41,798.190	10.47%	9,106,240	12.20%	
Waste	449.490	23.10%	11,235	19.36%	
Other	6,312.920	46.18%	2,820,200	44.85%	
Exempt	0.000	0.00%			
Market Area Total	165,697.210	26.06%	85,000,625	42.39%	

2007 Agricultural Land Detail

County 51 - Keith

Market Area: **4**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	5,475.050	35.81%	4,927,560	42.17%	900.002
2A1	2,062.420	13.49%	1,742,760	14.92%	845.007
2A	2,995.760	19.59%	2,351,670	20.13%	784.999
3A1	1,333.900	8.72%	853,695	7.31%	639.999
3A	1,672.680	10.94%	1,070,510	9.16%	639.996
4A1	1,422.610	9.30%	604,610	5.17%	425.000
4A	326.290	2.13%	133,785	1.14%	410.018
Irrigated Total	15,288.710	100.00%	11,684,590	100.00%	764.262
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	6,668.640	47.33%	2,367,390	51.93%	355.003
2D1	624.960	4.44%	218,735	4.80%	349.998
2D	2,710.110	19.24%	813,015	17.84%	299.993
3D1	1,553.790	11.03%	466,150	10.23%	300.008
3D	1,052.810	7.47%	289,550	6.35%	275.025
4D1	1,273.920	9.04%	350,335	7.69%	275.005
4D	204.830	1.45%	53,255	1.17%	259.996
Dry Total	14,089.060	100.00%	4,558,430	100.00%	323.543
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	335.380	3.03%	75,065	3.13%	223.820
2G1	396.730	3.58%	89,265	3.72%	225.001
2G	565.580	5.11%	126,865	5.29%	224.309
3G1	416.260	3.76%	92,580	3.86%	222.409
3G	1,178.120	10.64%	253,995	10.59%	215.593
4G1	1,389.030	12.54%	299,590	12.49%	215.682
4G	6,796.570	61.35%	1,461,340	60.92%	215.011
Grass Total	11,077.670	100.00%	2,398,700	100.00%	216.534
Irrigated Total	15,288.710	35.73%	11,684,590	59.63%	764.262
Dry Total	14,089.060	32.93%	4,558,430	23.26%	323.543
Grass Total	11,077.670	25.89%	2,398,700	12.24%	216.534
Waste	166.380	0.39%	4,165	0.02%	25.033
Other	2,169.150	5.07%	948,100	4.84%	437.083
Exempt	0.000	0.00%			
Market Area Total	42,790.970	100.00%	19,593,985	100.00%	457.900

As Related to the County as a Whole

Irrigated Total	15,288.710	14.20%	11,684,590	14.40%	
Dry Total	14,089.060	12.44%	4,558,430	11.88%	
Grass Total	11,077.670	2.77%	2,398,700	3.21%	
Waste	166.380	8.55%	4,165	7.18%	
Other	2,169.150	15.87%	948,100	15.08%	
Exempt	0.000	0.00%			
Market Area Total	42,790.970	6.73%	19,593,985	9.77%	

2007 Agricultural Land Detail

County 51 - Keith

Market Area: **6**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	695.860	36.83%	521,915	46.26%	750.028
2A1	135.450	7.17%	94,815	8.40%	700.000
2A	83.750	4.43%	53,600	4.75%	640.000
3A1	207.730	10.99%	113,215	10.03%	545.010
3A	391.820	20.74%	213,535	18.93%	544.982
4A1	78.530	4.16%	27,490	2.44%	350.057
4A	296.180	15.68%	103,680	9.19%	350.057
Irrigated Total	1,889.320	100.00%	1,128,250	100.00%	597.172

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	19,146.340	66.97%	7,371,355	72.12%	385.000
2D1	55.500	0.19%	19,425	0.19%	350.000
2D	4,089.440	14.31%	1,308,595	12.80%	319.993
3D1	1,104.610	3.86%	353,470	3.46%	319.995
3D	777.670	2.72%	241,080	2.36%	310.002
4D1	1,970.940	6.89%	551,855	5.40%	279.995
4D	1,442.890	5.05%	375,185	3.67%	260.023
Dry Total	28,587.390	100.00%	10,220,965	100.00%	357.534

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	2,448.080	4.57%	473,350	5.21%	193.355
2G1	836.490	1.56%	154,745	1.70%	184.993
2G	752.280	1.41%	144,285	1.59%	191.796
3G1	859.670	1.61%	172,920	1.90%	201.146
3G	1,762.800	3.29%	319,195	3.51%	181.072
4G1	3,320.070	6.20%	588,605	6.47%	177.286
4G	43,558.100	81.36%	7,239,795	79.62%	166.210
Grass Total	53,537.490	100.00%	9,092,895	100.00%	169.841

Irrigated Total	1,889.320	2.23%	1,128,250	5.36%	597.172
Dry Total	28,587.390	33.68%	10,220,965	48.55%	357.534
Grass Total	53,537.490	63.08%	9,092,895	43.19%	169.841
Waste	72.000	0.08%	1,795	0.01%	24.930
Other	781.340	0.92%	610,335	2.90%	781.138
Exempt	0.000	0.00%			
Market Area Total	84,867.540	100.00%	21,054,240	100.00%	248.083

As Related to the County as a Whole

Irrigated Total	1,889.320	1.76%	1,128,250	1.39%	
Dry Total	28,587.390	25.25%	10,220,965	26.63%	
Grass Total	53,537.490	13.41%	9,092,895	12.19%	
Waste	72.000	3.70%	1,795	3.09%	
Other	781.340	5.72%	610,335	9.71%	
Exempt	0.000	0.00%			
Market Area Total	84,867.540	13.35%	21,054,240	10.50%	

2007 Agricultural Land Detail

County 51 - Keith

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	33.880	25,220	6,802.870	5,424,705	100,800.950	75,711,625
Dry	73.850	24,255	4,522.620	1,489,795	108,623.520	36,864,880
Grass	4.000	860	8,135.790	1,559,605	391,134.220	73,059,950
Waste	0.000	0	63.540	1,585	1,881.920	56,445
Other	0.000	0	1,493.520	466,005	12,176.450	5,822,460
Exempt	165.910	0	939.200	0	40,722.490	0
Total	111.730	50,335	21,018.340	8,941,695	614,617.060	191,515,360

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	107,637.700	81,161,550	107,637.700	16.93%	81,161,550	40.48%	754.025
Dry	113,219.990	38,378,930	113,219.990	17.81%	38,378,930	19.14%	338.976
Grass	399,274.010	74,620,415	399,274.010	62.80%	74,620,415	37.22%	186.890
Waste	1,945.460	58,030	1,945.460	0.31%	58,030	0.03%	29.828
Other	13,669.970	6,288,465	13,669.970	2.15%	6,288,465	3.14%	460.020
Exempt	41,827.600	0	41,827.600	6.58%	0	0.00%	0.000
Total	635,747.130	200,507,390	635,747.130	100.00%	200,507,390	100.00%	315.388

* Department of Property Assessment & Taxation Calculates

2006 Plan of Assessment for Keith County Assessment Years 2007, 2008, and 2009

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessment administrative manager shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the assessment office plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the Assessment Administrative Manager shall present the plan to the County Board of Equalization. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) Beginning Tax Year 2007 down from 80% to 75% of actual value for agricultural land and horticultural land; and
- 3) Beginning Tax Year 2007 down from 80% to 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344 and 75% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347.

Reference, Neb. Rev. Stat. §77-201 (R. S. Supp 2004).

General Description of Real Property in Keith County:

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	5046	49%	47%
Commercial	694	6%	12%
Industrial	15	%	1%
Recreational	1318	13%	03%
Agricultural	2308	23%	37%
Special Value	37	%	%
Exempt	666	6%	%
Tax Increment Financing	15	%	%
Minerals	65	%	%
Game & Parks	5	%	%

The majority parcels and valuation by class in Keith County are Residential. It is important to note that 60% of these Residential properties surround Lake Mc Conaughy. Also, 11% of the total Residential parcels are mobile homes.

While the Agricultural parcel count consists of less than half of the residential parcel count the agricultural total valuations is only 10% less than the residential total valuation. This has been a shift from 2005 when residential and agricultural valuations were almost equal. As you can see from the acre count and values listed below, the majority of agricultural land use consists of grassland. The majority of the grassland lies in the northern region of Keith County which is north of Lake Mc Conaughy and the North Platte River. The total grassland valuation runs a close second for the largest valuation per use of Keith County agricultural land. While irrigated acres consist of almost a fourth of the grassland acres the valuation is higher than the total grassland valuation. Dryland consists of slightly more acres than irrigated; however, it comprises the least amount of valuation per use.

Agricultural land -635,550.21 taxable acres. *(According to the 2006 Abstract)*

Use	Acres	Value
Irrigated	107,209.04	73,756,920
Dry	114,115.70	39,446,820
Grass	398,711.96	65,260,570
Waste	3,396.05	363,380
Other (Acc)	<u>12,117.46</u>	<u>2,423,485</u>
Sub-Total Land only	635,550.21	181,251,175
AgHomeSites	348.00	3,533,600
AgFarmSites	337.92	444,880
Improvements		<u>38,903,500</u>
		224,133,155

New Property

The County implemented zoning in 1975. The villages/cities with zoning include Ogallala, Brule and Paxton. Building Permits are noted within the CAMA system on the parcel they pertain to and are also filed in numerical order. They are utilized as another form of discovery for new construction and are put in with all other pick up work to be valued for the following year.

For assessment year 2006, an estimated 424 building permits and/or information statements were filed for new property construction/additions in the county. Nearly 6.5 million in valuation was added for 2006 due to new construction that is valued using all forms of discovery from building permits, self reporting, neighbor reporting, newspaper realtor advertising, etc. Unfortunately, Keith County does not require building permits for our Agricultural Zoned Parcels and only several Information Statements have ever been completed and returned to the office since 1998. With the reappraisal of all rural improvements in 2006 we identified multiple new improvements and changes in existing improvements. As we assumed our fear was that we were not locating all the changes in improvements or new construction in the rural areas due to information statements not being filed. This needs to be remedied. Hopefully, with no change in staffing we anticipate improved identification of new construction in the rural areas. We have visited with our board again and encourage utilization of permits in the rural area and will again attempt education on filing the Information Statements. This year we will attempt a mailing of the information statements to owners of agricultural zoned parcels.

Pick up work as defined in Regulation 50-001.06 is constantly ongoing with discovery and completion set for March first, keeping in mind the assessment date of January 1. The data is gathered using all forms of discovery in a systematic process so that all properties are treated uniformly and the values are equalized with comparable properties. In 2006 other than the 424 building permits an additional 229 parcels had improvements picked up on that did not have permits.

Current Resources

Budget/Staff/Training Personnel Count

Keith County Board voted to have the State assume the Assessment office of Keith County in September 1998 and the State assumed the office in July 1999. The County Assessor became a State Assessor July 1, 1999 and in July 2003 the State Assessor was reclassified as an Assessment Administrative Manager. In late November 1999 the ASI Terra Scan CAMA Program replaced the former MIPS that had been in use prior to state assumption. The office is budgeted through the Department of Property Assessment & Taxation.

Assessment Staff and Functions

Assessment Administrative Manager, Cheryl Pedersen, is current with her continuing education requirements for training and certification per 77-414 thru 77-422 and has completed several IAAO appraisal courses and workshops. She supervises two assessment clerks, oversees all administrative reports, processes all splits and new subdivisions, and assists in verifying agricultural sales. Her main goal is to insure uniform and proportionate assessment.

Assessment Clerk 1 (Marlene Jorgensen) updates the Real Property 521 property transfers along with updating the Master Name and Address files for all real property, updates Improvement on Leased Land ownership per Mobile Home Transfers and Bills of Sale, records and files 402 and 402 P forms on all Improvements on Leased Land, updates ownership list for the cadastral maps, processes 451 Applications and 451A Affidavits for Permissive Use Exemptions, processes Homestead Applications pursuant to 77-3501 thru 77-3530 for submittal to the Department of Revenue, assists with Change of Valuation notices, updates and generates Ag Trust Report, orders all supplies for the office, does all the backups for the server, answers the main phone line, and handles the mail for the office. This clerk has completed Real Estate Law course, Terra Scan training, the Basic Course for Assessment, a Basic GIS Course and Excel training.

Assessment Clerk 2 (Karla Lawler) who processes agricultural use updates upon FSA verification, updates the Personal Property Records pursuant to 77-1201 through 77-1236, assists

with mailing of Change of Value notices, balances Real Estate Records, processes Homestead Exemptions pursuant to 77-3501 thru 77-3530 after approval/disapproval list is presented to the office from the Department of Revenue, and calculates agricultural acres per use for splits. This clerk has completed the Basic Course for Assessment, IAAO Course 101, and Mathematics for Assessing Officers, Terra Scan training, and IAAO Workshop 150.

Both Assessment Clerks and Assessment Administrative Manager are responsible for waiting on the counter, filing paperwork, and assisting with phone calls. We have a "Read Only" computer on the counter which is available for public use. This has been a great asset and benefits public relations. In June 2006 we received Web access and this has benefited the office in assisting the numerous requests we have for information.

Appraisal Staff and Functions

As of April 2002 the State Appraiser position was filled by Bryan Hill. Bryan is a registered appraiser with the State of Nebraska since 2002. He is current with his continuing education requirements and has completed several IAAO appraisal courses and workshops. The Appraiser is ultimately responsible for executing and directing the estimation of market value to the best of his ability of all residential, commercial and agricultural real property in Keith County. He is responsible for the sales file questionnaire for all sold properties which is mailed to the seller. He supervises two assistant appraisers and oversees all appraisal work.

Appraiser Assistant 1 (Sara Huckfeldt) primary responsibility for 2007 is the physical review of all Residential and Recreational Property surrounding the south side of Lake McConaughy. She calls the condition from the field and enters all the data she collects into the Terra Scan System. She has completed IAAO Course 600, Residential Data Collection, Narrative Report Writing, PAT Workshop, IAAO 101 Fundamentals , National USPAP, Moore Group IAAO 102 Income & Sales Comparison and Terra Scan training.

Appraiser Assistant 2 (Renae Zinc) primary responsibilities for 2007 is the physical review of all Residential and Recreational Property surrounding north of Lake McConaughy. She calls the condition from the field and enters all the data she collects into the Terra Scan System. She is responsible for entering all of the building permit information. She has completed Residential

Data Collection, 101 Appraisal fundamentals and Moore Group IAAO 102 Income & Sales Comparison.

Both Assistants responsibilities include field data collection, taking digital photos, annual pick-up work, reviewing all protested properties. They also continue our annual review of the county which includes new pictures and measuring of all improvements. With the current technology and staff all appraisal tasks will be done within the department and no contracted external assistance will be necessary.

Cadastral Maps

Pursuant to section 77-1329 the Assessment Administrative Manager shall maintain tax maps. Keith County was flown in 1988. All mapping is kept up to date by the Assessment Administrative Manager and assessment clerks. Ownership maintenance is updated continually utilizing the information from the 521 transfer statement by an assessment clerk.

Aerials are bound in large books with 4 sections per page. There are two sets of overlays. One with ownership boundary lines; and the other with soil and use lines bound in separate books. Acres were computer digitized in 1992 with soil types and land valuation groups captured in the computer system. The soil survey is dated 1988 and the 1995 conversion is utilized. Composite maps are utilized for a record of soils. Use change updates are completed on an annual basis on the composite overlay by the assessment staff utilizing information obtained from Farm Service Agency, well registration and physical review. We have a blue line copy that includes both the aerial picture and the ownership boundary lines. There are also separate pages for each subdivision filed directly behind the section map the subdivision is located in. For each blue line there is a corresponding page that lists Cadastral Map #, Parcel #, Ownership Name, Legal Description. Maps for split updates and new subdivisions are completed by the Assessment Administrative Manager. These maps, maintained by assessment staff, are kept up to date and in good condition. However, we anxiously anticipate a GIS system.

Property Record Cards

Pursuant to section 77-1303 and 77-1331 Record Maintenance is kept current almost 100% on computerized form with anticipation of relying solely on computer generated cards. As soon as we complete the first cycle of our annual review we will have all of our cards completely generated by the computer system. We need to have all appraisal and cost tables generated on all parcels in Terra Scan and be assured that the CAMA stores all the annual property record cards. Property Record Cards contain the information as set forth in Regulation 10-004.04 and 10-001.10 including ownership, legal description, cadastral map reference data, parcel I.D., property classification codes, taxing district, land information, building characteristics and annual value postings.

The appraisal staff updates the sketches and the appraisal information in the CAMA. The Assessment Manager is in anticipation of all appraisal information being completed on the Terra Scan system so all parcels will be valued using the same costing tables. Improvements in Ogallala, Brule and all Mobile Homes are on 2002 cost. Our Commercial Improvements are on 2004 cost. 2005 cost is on all agricultural, rural residential, Ogallala Suburban and Paxton Improvements. For assessment year 2007 the Lake Improvements will be updated with 2005 cost.

The appraisal file is a work in progress file and does not always balance with the ATR file. Therefore, we are in the process of adding a disclaimer for accuracy of information within the computer file. This is confusing to the public and will be a great asset to have all parcels valued within the CAMA system. A Historic File is within the CAMA system; however, these files need to be perfected to enable utilization of full potential. We are working on a notation within the record file referencing the correlation of the three approaches to value and the reconciliation of the approach carrying the most weight in determining the final estimate of value.

Current Assessment Procedures for Real Property

Sales File

A 521 Real Estate Transfer Statement must be filed with every deed recorded in the County Clerks office. The Register of Deeds is required to forward the canary and pink copy of the 521 Transfer Statements to the Assessment office. Assessment Clerk 1 enters all information into the sales file, which automatically updates all parcels with the correct ownership. The Sales File is then monitored by the Assessment Administrative Manager and the Appraiser. The pink copy of the 521 is then forwarded to the Department of Property Assessment & Taxation. Our information is then electronically submitted from our computer system into the State Sales File system rather than being hand entered like it had previously been done. This process has saved a lot of time; however, it still needs to be monitored for errors. We are anticipating fewer errors and saving countless hours of editing for errors. Every canary copy of the 521, copy of the deed, and any other pertinent information is filed in a 3-ring binder book numerically by Book and Page number so they are kept in good condition for future reference and verification. Copies of the property record card are also put into a sales file booklet under headings of Residential, Commercial and Agricultural, etc to assist the public when researching recent sales. The sales file is exported to an excel spreadsheet on a monthly basis for office use and also public research use. These reference books are utilized by realtors, appraisers, insurance agents, etc.

We verify all sales within the office either by mail, phone or personal contact. When the properties are sold a sales verification form is mailed to both the grantor (Seller) and the grantee (Buyer). These returned questionnaires are filed in a booklet for documentation of sale use. An attempt to contact the grantee (Buyer) is also made at the on site review. The sold parcel is put in with the pickup work for an onsite physical review of the sold property. On site physical reviews of all sold properties are completed by the assistants as an attempt to insure accuracy of the data on our property record card for a true representation of what actually sold with the end result of accurate data leading to better assessment. Comments are entered into the sales file by the Appraiser Assistants based on the information obtained from the sales review. The sales review is completed utilizing the acceptable Sales Review Standards set forth by the Department of

Property Assessment and Taxation in order to make a qualification determination about the usability of each sale for measurement purposes.

The Assessment Administrative Manager verifies all the Personal Property deductions on the Agricultural Sales and cross references them with the Personal Property Schedules. If there is irrigated land involved sales are verified to see if personal property was included in the sale price so it can be properly deducted to provide an accurate price of what was actually paid for the land.

Our Sales File is edited constantly for accuracy and updated as new information is obtained. It is an ongoing process to insure the accuracy of not only our Terra Scan Sales File but also the State's Fox Pro Sales File. We spend numerous hours editing and correcting two different sales file. Since the market analysis depends heavily on sales file information, accuracy is imperative. We are of the opinion that one sales file would be ideal and solve many errors and duplication of effort to insure accuracy. The effect of the download of the Sales Information Process has been a positive improvement, however, information still needs to be monitored.

Discover, List & Inventory all property

Data Collection is completed on an annual basis of all new construction utilizing all forms of discovery. All sold properties are physically reviewed for accuracy of our property record card. Due to the fact that 1992 was the last complete physical review that was completed in Keith County, the physical review was on our list to be started in 2001. However, due to staffing changes in the appraisal department, time restraints and our aggressive market activity this process was detained until 2005. In 2005 we started an annual physical review and data collection to include complete relisting and remeasuring of all of our Commercial properties. In 2006 we continued the annual physical review and data collection to include complete relisting and remeasuring of all of our Agricultural and Rural-Residential properties. For 2007 we shall continue our annual physical review and data collection to include complete relisting and remeasuring of all of our Residential and Recreational properties surrounding Lake Mc Conaughy. It is our goal to continue this annual physical review and data collection to include complete relisting and remeasuring of all properties on a cyclical basis noting that the

commercial and rural will be increasingly more time consuming than the urban and lake properties due to location proximity, number of improvements per parcel and complexity of improvements. Data Collection is completed by the Appraiser Assistants while the Appraiser does the market analysis. Our CAMA system allows us to review assessment sales ratio studies at anytime on Residential and Commercial properties. An excel spreadsheet is utilized to analyze the agricultural ratio study. We compare our office generated ratio studies with the Property Assessment & Taxation Department Sales File Roster to ensure accuracy. If errors are discovered we work with our Field Liaison to insure accuracy in both files.

A. Approaches to Value

- 1) Market Approach; sales comparisons,
- 2) Cost Approach; cost manual used & date of manual and latest depreciation study,
- 3) Income Approach; income and expense data collection/analysis from the market,
- 4) Land valuation studies, establish market areas, special value for agricultural land

B. Reconciliation of Final Value and documentation

C. Review assessment sales ratio studies after assessment actions.

D. Notices and Public Relations

Per regulation 50-001.03 the appraisal process is a systematic analysis of the factors that affect the value of real property. It is a documented, orderly system by which the problem is defined, the work necessary to solve the problem is planned, necessary data gathered, classified, analyzed, and interpreted into a written opinion of value. It shall include the grouping of similar properties so that all properties within a class or subclass are collectively examined and valued.

Regulation 50 entitled Assessment Process Regulation specifically sets the guidelines for the appraisal functions. This is accomplished by reviewing all of the sales to insure they are representative of what actually sold and are entered correctly into Terra Scan. Once all of the sales are entered and the property information is verified for accuracy, statistics for each neighborhood can be run.

The Appraiser then is able to prioritize the neighborhoods for revaluation. Resources are measured; work plan is prepared and then implemented. Once all the information is gathered and entered in Terra Scan new depreciation tables are built and applied to the area for the annual

review of a portion of the county. The accomplishment to value everything off of the Terra Scan system has been a time intensive process. This plan has been approached aggressively. Great strides have been made to get information entered into Terra Scan which will enable us to value all property in the county with the CAMA system. We are accomplishing this goal a step at a time and a year at a time.

One of our major goals is to have all properties valued utilizing the Terra Scan system. This fall we will continue our annual review process of a portion of the county in our attempt to review the recommended one fourth of the county every year. This physical reappraisal is to insure accurate data used in our efforts to allow uniform and proportionate equalization of our assessed values. After the Lake properties are valued for 2007; other than Roscoe, Keystone and Sarben we will have all of our Residential or Recreational improvements valued on Terra Scan using the 2002 or 2005 cost and new depreciation tables. Ogallala, Brule and all Mobile Homes are on with the 2002 cost and Ogallala Suburban, Paxton, Agricultural Improvements and the Rural Residential Improvements are all on the 2005 cost. The Lake properties will be put on the 2005 cost for 2007. Results to date are that all data for residential, commercial, and agricultural properties have been entered in Terra Scan. All improved parcels have current digital pictures. All of the urban residential land and improvements, all commercial land and improvements are valued using the Terra Scan System. All of the agricultural land is being valued using Terra Scan. We will continue our annual review of a portion of the county until the entire goal is attained. Since all of the rural residential properties including dwellings and outbuildings located on agricultural parcels are valued using Terra Scan except for Roscoe, Keystone and Sarben there is some confusion when searching the computer records.

There are three approaches to value (Sales Comparison Approach, Income Approach, and the Cost Approach). All approaches to value are looked at. Currently, the Cost Approach bears the most weight. We are working on a notation within the record file referencing the correlation of the three approaches to value and the reconciliation of the approach carrying the most weight in determining the final estimate of value.

Also used as a guideline for revaluation is "Mass Appraisal of Real Property" pg 27 by Robert J. Gloudemans and Uniform Standards of Professional Appraisal Practice by Appraisal

Standards Board. After determining the market value; residential and commercial real estate are both targeted to be assessed at 100% of market value. This includes all agricultural dwellings and outbuildings. Due to a Legislative Change; beginning year 2007, all agricultural land is targeted to be assessed at 75% of market value.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	96.56	17.10	107.10
Commercial	94.06	14.75	131.94
Agricultural Land	76.33	13.57	104.78
Special Value Agland			

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

Assessment Actions Planned for Assessment Year 2007:

Residential (and/or subclasses): Relist, Remeasure, Complete Reappraisal of Rural Residential Property to include all Residential and Recreational Properties surrounding Lake McConaughy and Keystone using new 2005 cost tables and depreciation tables.

Continue ratio studies of all county neighborhoods. Refine as indicated.

Commercial (and/or subclasses): Continue ratio studies of all county neighborhoods. Refine as indicated.

Agricultural Land (and/or subclasses): Continue analysis of Ag Land Market Areas with special attention to any effects of the well moratorium. Refine as indicated.

Special Value – Agland: Implementation of Special Valuation.

Complete all pickup work from all forms of discovery by March 1.

Mail Information Statements to all Agland owners.

Map all new splits and subdivisions.

Mail USDA Permission of Release form for FSA use verification to all new Agland owners.

Verify Irrigation Use with Well Registration List.

Identify and remap agricultural land use changes.

Utilize new NRD maps to identify land use.

Edit PA&T Sales File to insure it is identical to the Terra Scan Sales File.

Review all sold properties July 01, 2005 thru June 30, 2006.

Edit all Department Property Assessment & Taxation NDR classification codes for accuracy.

Verify all Zoning based on Zoning Map.

Input last Deed Book & Page on parcels not in Sales File for historical research capability

Verify Situs

Continued Education for all staff

Continued annual review of a portion of the county of all property in Keith County

Assessment Actions Planned for Assessment Year 2008:

Residential (and/or subclasses): Relist, Remeasure, Complete Reappraisal of Residential Property to include all residential properties within Paxton, Brule, Roscoe, Sarben and Sudman's Addition using new cost tables and depreciation tables.

Begin Relist, Remeasure of Residential properties within Ogallala.

Continue ratio studies of all county neighborhoods. Refine as indicated.

Commercial (and/or subclasses): Continue ratio studies of all county neighborhoods. Refine as indicated.

Agricultural Land (and/or subclasses): Continue analysis of Ag Land Market Areas with special attention to any effects of the well moratorium. Refine as indicated.

Special Value – Agland: Continue analysis for Special Valuation and refine as indicated.

Complete all pickup work from all forms of discovery by March 1.

Mail Information Statements to all Agland owners.

Map all new splits and subdivisions.

Mail USDA Permission of Release form for FSA use verification to all new Agland owners.

Verify Irrigation Use with Well Registration List.

Identify and remap agricultural land use changes.

Edit PA&T Sales File to insure it is identical to the Terra Scan Sales File.

Review all sold properties July 01, 2006 thru June 30, 2007.

Edit all Department Property Assessment & Taxation NDR classification codes for accuracy.

Continued Education for all staff

Continued annual review of a portion of the county of all property in Keith County

Assessment Actions Planned for Assessment Year 2009:

Residential (and/or subclasses): Relist, Remeasure, Complete Reappraisal of Residential Property within Ogallala using new cost tables and depreciation tables.

Continue ratio studies of all county neighborhoods. Refine as indicated.

Commercial (and/or subclasses): Continue ratio studies of all county neighborhoods. Refine as indicated.

Agricultural Land (and/or subclasses): Continue analysis of Ag Land Market Areas with special attention to any effects of the well moratorium. Refine as indicated.

Special Value – Agland: Continue analysis for Special Valuation and refine as indicated

Complete all pickup work from all forms of discovery by March 1.

Mail Information Statements to all Agland owners.

Map all new splits and subdivisions.

Mail USDA Permission of Release form for FSA use verification to all new Agland owners.

Verify Irrigation Use with Well Registration List.

Identify and remap agricultural land use changes.

Edit PA&T Sales File to insure it is identical to the Terra Scan Sales File.

Review all sold properties July 01, 2007 thru June 30, 2008.

Edit all Department Property Assessment & Taxation NDR classification codes for accuracy.

Continued Education for all staff

Continued annual review of a portion of the county of all property in Keith County

Complete reappraising any areas of the county that have not been revalued using new cost tables and depreciation tables for continuation of our annual review of all property in Keith County.

Measure and value all exempt buildings in County.

Other functions preformed by the assessor’s office, but not limited to:

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessment Administrative Manager Survey & Comments
 - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
 - d. Change of Valuation Notices

- e. Certification of Value to Political Subdivisions
 - f. School District Taxable Value Report
 - g. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - h. Average Assessed Value Report for Homestead
 - i. Agricultural Trust Report
 - j. Certificate of Taxes Levied Report
 - k. Generate Tax Roll
 - l. Board of Education Lands & Funds Report of current values
 - m. Report of all Exempt Property and Taxable Government Owned Property
 - n. Annual Plan of Assessment Report (3 yr update)
 - o. Generate Tax List for Web for LB 673
3. Personal Property; administer annual filing of schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required per 2002 Department Policy
4. Permissive Use Exemptions Form 451 and 451A: 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, prepare and attend all County Board of Equalization hearings, etc.
6. Homestead Exemptions Form 458; administer 500 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. Process school Merges, Dissolutions & Consolidations, Educational Service Unit Mergers, Dissolutions & Consolidations, City and Village Annexations
10. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; compile/input/review of tax rates set by County Board of Equalization used for tax billing process.
11. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
12. Tax List Corrections – prepare tax list correction documents for county board approval.
13. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
14. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
15. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

16. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. The Assessment Administrative Manager has attended all workshops in the past years for continuing education. Due to budget restraints she has not been able to attend other IAAO classes offered.

17. Sale Review Process

18. Review Records Retention Schedule

Procedure Manual

A procedural manual, developed jointly by the Assessment Administrative Manager and the Appraiser, generally describes each assessment process in the office based on Regulations and IAAO Guide Lines in the attempt to provide assurance to the taxpayer the uniform and proportionate processes used in the valuation of all property within Keith County. The Assessment Administrative Manager establishes guidelines for Assessment functions while the Appraiser establishes guide lines for Appraisal functions.

This manual contains detailed explanation of office tasks and procedures and is attempted to be sufficient detail to permit a reader of the manual easy understanding of the assessment process in place in Keith County. This manual contains definition of terms like appraisal, listing, verification and review. These terms are attempted to be used precisely enough to adequately describe the assessment process of the county to any reader or user of the manual.

This manual is a work in progress and is updated as needed due to new statutes or change in procedure. This Procedure Manual contains the Steps in a Revaluation drawn from the textbook, Mass Appraisal of Real Property, International Association of Assessing Officers, 1999.

A Draft Procedural Manual developed by Property Assessment & Taxation is also on file within the office.

A general handbook that was developed by the Appraiser that includes an Appraisal Calendar, a Step by Step process for developing a neighborhood in the CAMA system, a guideline for quality and condition; to insure uniformity based on the Marshall and Swift Manual within the county, and a detailed checklist of the procedure to physically inspect parcels.

Personal Property

We have over 1000 Personal Property parcels and diligently try to assess all personal property in Keith County. We have frustration with this “honest man’s tax”; most especially with the loss of the 13 AG’s. Many assessors are of the opinion that we would like to see Depreciation Worksheets required to be filed with the personal property schedules. Within the corporate limits we often see a decline in valuation as taxpayers continue to file without the worksheet for us to verify the self reported information. When we finally are successful in obtaining a worksheet we spend countless hours correcting past years due to prior years inaccurate filings. Taxpayers are then extremely upset about the penalties and interest on past years tax. If we could have the Depreciation Worksheet at the time of filing this would eliminate these issues.

Another concern for Personal Property is the assessment of towers equitably. We would find it beneficial if the Department of Property Assessment & Taxation would provide a regulation or some directive on valuing these towers.

Residential Real Property

All of Ogallala, Paxton, and Brule residential properties are valued using the cost approach to value in the Terra Scan system. More weight is put on the cost and market approaches to value. The sampling of sales is approximately 10% of the total taxable residential properties.

Digital photos and sketches are entered on the residential properties into Terra Scan. If there is any indication that information on the property record card is incorrect; a note is entered into our pick up work for further investigation. Editing and rebuilding of parcel data in the Terra

Scan program is constantly ongoing. Approximately 52% of all residential properties in the county were revalued using 06/02 cost tables and depreciation tables built from the market. In 2004 all Mobile Homes in Mobile Home Parks at the lake were relisted and reappraised using 2002 cost. In 2006 all Agricultural, Rural Residential, Ogallala Suburban and Paxton Improvements were revalued using 06-05 cost tables and depreciation tables built from the market. For 2007 all Lake Recreational and Residential will be revalued using 06-05 cost tables and depreciation tables built from the market.

Leasehold values had been valued on the K-cabin Improvements on Leased Land parcels for over 20 years. Leasehold values are abstracted from the total value where the market indicates on all Improvements on Leased Land parcels. For 2007 these Leasehold values on the K-cabin Improvements will be reviewed and revalued as indicated by the current market.

The residential sales have been entered into the CAMA program and statistical reports can be generated. Values are table driven within the Terra Scan system for the city of Ogallala, the villages of Paxton and Brule, Rural acreages, and for 2007 the Lake Residential and Recreational properties.

Commercial Real Property

Commercial sales have been entered into the CAMA program and statistical reports can be generated within the system. The Assessment Administrative Manager and Appraiser verify commercial sales.

In 2005 we completed a relisting and remeasuring of the Commercial Class of Property. All Commercial Improvements are currently valued using 06/04 cost and depreciation tables.

Income data for commercial property needs to be collected and analyzed. Currently more weight is given to the cost and market approaches to valuation. We are working on a notation within the record file referencing the correlation of the three approaches to value and the reconciliation of the approach carrying the most weight in determining the final estimate of value.

Agricultural Real Property

Agricultural sales are entered into the CAMA program and statistical reports can be generated within the system. The Assessment Administrative Manager and Appraiser verify agricultural sales. Phone contact is made on all irrigated land sales without personal property deductions on the 521 to verify personal property or pivots, if any. It is found that often times the personal property is not deducted from the total sale price resulting in inflated land values. Reviews allow us the opportunity to obtain a more accurate analysis of vacant land market value. Land use is currently updated annually from such sources as the well listing from the Department of Water Resources, taxpayer reporting, verifications as authorized from the Farm Service Agency, physical inspection and discoveries made during annual maintenance work. We plan on utilizing the new NRD satellite photos as another resource to provide the Assessment Office with verification of land use.

Agricultural Market Areas are allowed under 77-1362, which allows differences based on geographic location. Statue does not state that valuations shall be by soil type, only that the classification is by soil type. The market varies despite the fact that the soils are uniform. As set forth by the Nebraska Department of Revenue, soils are taken into consideration as land class relates to soils. According to the Nebraska Department of Revenue Soil Conversion the Department states “The sole purpose of this conversion is to create an accurate inventory of the soils in each county and a consistent classification of soils across the state. The classification will remain constant, but the values will move according to market forces.... The ranges of values for each classification are intended to recognize the differences in market value within each of the soil classification groupings within a county. It is our belief that assessors have the intimate knowledge of the local markets. As such, we will continue to encourage the assessors and county boards of equalization to assign values to the differing market areas within the county.”

Establishing the market areas allowed us to equalize all areas of the county. The East to West Market Areas not only addressed the Equalization issues across Keith County but also addressed issues with adjoining counties. Market areas allow us to equalize the East side of the county verses the West side of the county, the North side of the county verses the South side of

the county as well as the equalization across county lines with the differing market of Deuel County and Lincoln County. Noting that location plays a major role in the valuation of all properties and locating boundary lines for market areas whether they are residential, commercial or agricultural. These boundary lines are reviewed annually like the other neighborhood lines for residential and commercial property to ensure equalization for all agricultural property not only countywide but also with all adjoining counties, Lincoln, McPherson, Arthur, Garden, Deuel, and Perkins. Irrigated, Dry and Grass were also equalized in each area.

The sales are plotted on a vellum sheet and laid over various maps (roads, wells, pivots, hydrology, soils, topography, school districts, township, and section lines). Numerous "What-ifs" are compiled on a spreadsheet to analyze sales activity and what physical characteristic may have had a bearing on the market. Numerous hours are spent analyzing and reviewing all aspects that may possibly have influence on the agricultural market. Location, Location, Location appears to be the key. Just like a county line the township lines running north and south on the east and west side of Keith County is a predetermined location lines that allow us the opportunity to address the equalization issues that Deuel and Lincoln County present. When you view the County Map with irrigation wells it coincidentally runs along the township lines. This helps define the line between these two areas. Market Area boundary lines are reviewed annually to insure equality and uniformity of all agricultural land in Keith County by analyzing the use and restrictions applicable to the agricultural land; including analysis considering the full description of the physical, functional and location characteristics of the agricultural land and identification of the property rights being valued. Again equalization and uniformity is our main goal.

We have been constantly vigilant of the south central location of the county due to water and well restrictions in the counties lying south of Keith County. Perkins, Chase and Dundy Counties all have had water or well restrictions for several years. Keith County had no water or well restriction prior to June 2004. However, in 2004 a three phase Moratorium was put on most of the southern region of our county lying south of the South Platte River, with the exception of a few areas in Township 12 Ranges 35, 36, 37 and 38. As of February 24, 2006 this Moratorium encompasses our entire County. This Moratorium restricts permits for high capacity wells. There are two factors that triggered all the land from the river south to Perkins County into the

first phase of the Moratorium. One factor was the water level declined 10'. The other factor was if 25% of the area was currently developed with Irrigated acres. Currently, unlike Perkins County which lies south of Keith County, there is not a depth or water restriction and no schedule of allocation for Keith County; until at least January 2008. There have been meetings explaining the different options other than a Moratorium. One option is no new wells or new irrigated acres on the land within the Moratorium Area. They will be working on an Integrated Management Plan between the Irrigation District and the property owners to develop a plan to present to the State. This Moratorium could possibly be removed within 3 to 5 years depending on rain fall and other factors. The assumption is that the Moratorium has had an impact on the market. The greater percent of the dryland in Area 3 had been purchased as potentially irrigated and was converted to pivot irrigation by the new owner prior to the Moratorium in each area. If the use of our dryland sales was converted to irrigation, subsequent to the sale, then the sale has been removed from the sales file as substantially changed. It will be interesting to see how this Moratorium will affect the price of not only dry land but also irrigated land.

In 2006 a decision was handed down by the Tax Equalization and Review Commission on V Davidsons, LLC Case Nos 05A-0762 05A-077, 05A-078 & 05A-079 that will cause us to specifically review our Area 4 location and values. This area is currently located south of the North Platte River and next to Lincoln County. Prior to this time this area was equalized with Lincoln County and served as a buffer area between Keith and Lincoln County. In prior years, unlike Perkins, Keith and Lincoln were not in a Moratorium. The V Davidson parcels contain dry land. Since there were no dry land sales in this market area the Tax Equalization and Review Commission utilized the values from Perkins County to set the values for the protested parcels. For the 2007 tax year we only have one unimproved land sale in Market Area 4 and it has no dry land. We will specifically look at this Market Area; keeping in mind that Keith County is now in the Moratorium. However, unlike Perkins County, it still does not have a depth or water restriction.

Special Valuation

Special Valuation is being studied by the appraiser with plans for full implementation in

2007. Thirty nine applications have been filed and accepted. Most of the parcels involved are currently being valued the same as our other agricultural land and may not be affected by proposed development, whether it is recreational, hunting or gravel pits. Other than agricultural influences that need to be monitored for Special Valuation are accretion land leased for hunting purposes, or gravel pits. We have a lot of boundary disputes over accretion land now that it has become so valuable. There has been a District Court case between Westerbuhr and TBT in an accretion boundary dispute that was appealed to a higher court. The Nebraska Court of Appeals reversed the District Court decision and ruled in favor of Westerbuhr. The Supreme Court upheld the decision of the District Court.

The County Board adopted a comprehensive plan of development around the lake, using existing highways as the major corridors. Even though several parcels of land have been purchased for development on the south side of the lake over the past several years; there is still apprehension that such large projections will occur. A proposal for a marina was also made. Several factors that will play a role in the development are financing, economic conditions and the lake itself.

Last fall Lake Mc Conaughy reached its lowest level ever. The permanent boat ramps have not provided water access for several years. In some instances potable water for domestic use is difficult to locate for multiple reasons. The Groundwater Foundation has held a series of meetings to inform area residents on the importance of septic tanks due to the drilling problems in some lake locations. In 2005 Lemoyne Bay had been added to the list of lakes that are under a health alert for toxic blue-green algae due to stagnant water, warm weather and drought conditions.

The lake was not built for recreation. It was built for Central Nebraska Public Power and Irrigation District. The water level will always be a factor; most especially with the drought we have experienced. Central Nebraska Public Power and Irrigation District has given its irrigation customers the option of taking the water the district expected it could deliver or leave the water in for future irrigation years. In the past two years some customers have opted to take the irrigation water. This has caused a lot of controversy not just amongst recreational people verses agricultural people but also among agricultural owners themselves. Some agricultural owners

are considering alternate crops that need less water. A “Save Lake McConaughy” petition was started in an effort to promote the lake and make the public aware of the declining water levels in hope to save the reservoir. However, the snowfall in the mountains and the local rainfall this past year has given us hope for the future and a possible end to the drought.

CONCLUSION

The main goal for Keith County is equalization and uniformity of valuation of all property in the county. The first step is to assure good record keeping and constant analysis of sales information. The continual development of our lake properties, aggressive market of rural residential tracts and our commercial sales in downtown Ogallala as well as I-80 keep us constantly diligent in our efforts for equalization.

Keith County is a diverse county with multiple attributes. We have Sandhill pasture land located in the northern region of our county to high quality farmland in the southern region of our county. Not only do we have Lake Mc Conaughy in our county; we have two rivers spanning west to east across our entire county. Interstate 80 also passes through the entire east-west boundary lines of our county.

With our current Appraiser Staff and continued assistance of the Assessment Staff we are looking forward to accomplishing our goals. In conclusion this office has accomplished many goals that have been set in the past and we are always looking forward to continued accomplishments in the future to improve the valuation and equalization process.

Respectfully submitted:

Assessment Administrative Manager signature: _____ Date: _____

Annual Copy distribution: Submit the plan to county board of equalization on or before July 31.

Mail a copy of the plan and any amendments to Dept. of Property Assessment & Taxation on or before October 31.

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

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

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Keith County is 74% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Keith County is in compliance with generally accepted mass appraisal practices.

Special Valuation of Agricultural Land

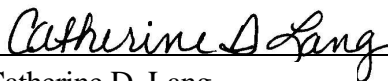
It is my opinion that the level of value of the special valuation of the class of agricultural land in Keith County is 74% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Keith County is in compliance with generally accepted mass appraisal practices.

Recapture Valuation of Agricultural Land

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Keith County is 75% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Keith County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

SPECIAL VALUE SECTION CORRELATION for Keith County

I. Agricultural Land Value Correlation

The “2007 Methodology for Special Valuation,” submitted by Keith County notes that “all of the market areas are along the river corridors of the North Platte River, the South Platte River and Lake McConaughy. For several years the areas along these rivers and lake have sold for uses other than agriculture usage.” The document further discusses that Market Areas 1 and 6 experience the highest influence on sales because of Lake McConaughy. However, a review of the Market Area map will show that the bulk of these areas comprise land not adjacent to the Lake. Also, the document states that “the South Platte River runs through market Areas 2, 3, and 4. The land along the river corridor is also influenced by sales for uses other than purely agricultural use.” Again, “the lower east side of Market Area 1 and Market Area 4 are divided by the North Platte River.” Under the heading “Identification” the methodology relates, “the land in all the market areas in Keith County that is along the North Platte River, the South Platte River and Lake McConaughy, has been identified as lake or accretion areas. These parcels have river or lake frontage and are located in areas that are used primarily for recreational purposes.” Finally, the heading “Qualifying Property,” notes that “Properties with questionable agricultural usage will be or have been notified of the intent to remove these from special valuation consideration.” Thus, all of the sales not identified as being influenced by coding recreational, or having a recapture value will be used to estimate value for agricultural land within Keith County.

A review of the agricultural unimproved sales file indicates sixty-six sales occurring during the three-year period of the sales study that were not coded as “recreational,” nor were any found to have a recapture value, or any value that would exceed the value normally assessed for agricultural land. Therefore, all of the sixty-six unimproved sales will be used to establish the level of value for agricultural land within Keith County. Examination of the three measures of central tendency shows an overall median of 73.50%, a weighted mean of 76.64% and a mean of 75.96%. Only the median is within acceptable range. The coefficient of dispersion is 18.89 and the price-related differential is 99.10. Both measures of assessment uniformity are within compliance. Based on these figures, and the overall assessment practices of the County, it is believed that the county has met the required level of value and assessment uniformity for agricultural land.

PA&T 2007 R&O Agricultural Statistics

Base Stat

Query: 6099

Type: Qualified

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

NUMBER of Sales:	66	MEDIAN:	74	COV:	24.01	95% Median C.I.:	71.13 to 80.36	(!: Derived)
(AgLand) TOTAL Sales Price:	12,153,029	WGT. MEAN:	77	STD:	18.24	95% Wgt. Mean C.I.:	71.35 to 81.94	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,527,265	MEAN:	76	AVG.ABS.DEV:	13.89	95% Mean C.I.:	71.56 to 80.36	
(AgLand) TOTAL Assessed Value:	8,835,025							
AVG. Adj. Sales Price:	174,655	COD:	18.89	MAX Sales Ratio:	118.95			
AVG. Assessed Value:	133,864	PRD:	99.10	MIN Sales Ratio:	17.53			

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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	79.69	74.92	75.46	8.91	99.29	58.01	82.31	N/A	68,250	51,498
10/01/03 TO 12/31/03	3	100.46	97.14	93.33	8.63	104.08	82.47	108.49	N/A	106,333	99,238
01/01/04 TO 03/31/04	6	86.86	89.12	93.20	18.67	95.62	63.96	118.95	63.96 to 118.95	249,778	232,800
04/01/04 TO 06/30/04	3	78.06	82.25	70.40	20.42	116.83	60.43	108.26	N/A	224,166	157,811
07/01/04 TO 09/30/04	2	38.79	38.79	46.29	54.81	83.80	17.53	60.05	N/A	247,205	114,432
10/01/04 TO 12/31/04	1	82.40	82.40	82.40			82.40	82.40	N/A	74,000	60,975
01/01/05 TO 03/31/05	8	73.68	75.87	80.81	9.30	93.89	60.83	88.22	60.83 to 88.22	337,246	272,514
04/01/05 TO 06/30/05	7	71.98	74.53	72.82	13.24	102.36	56.61	95.65	56.61 to 95.65	176,145	128,263
07/01/05 TO 09/30/05	4	72.82	76.20	77.55	11.28	98.26	64.24	94.93	N/A	115,338	89,441
10/01/05 TO 12/31/05	8	62.72	64.27	65.50	17.91	98.12	47.43	92.20	47.43 to 92.20	214,863	140,728
01/01/06 TO 03/31/06	6	97.49	93.96	90.40	8.53	103.94	72.35	110.09	72.35 to 110.09	96,630	87,353
04/01/06 TO 06/30/06	14	70.05	69.22	72.15	15.35	95.95	43.68	98.96	55.98 to 78.13	107,474	77,540
<u>Study Years</u>											
07/01/03 TO 06/30/04	16	82.03	85.79	85.91	17.03	99.85	58.01	118.95	74.38 to 103.71	172,698	148,371
07/01/04 TO 06/30/05	18	72.54	71.59	74.85	15.36	95.65	17.53	95.65	63.66 to 82.43	249,966	187,100
07/01/05 TO 06/30/06	32	71.13	73.49	72.53	18.87	101.33	43.68	110.09	64.24 to 78.13	133,271	96,664
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	12	79.21	78.45	78.85	24.47	99.50	17.53	118.95	60.43 to 103.71	228,298	180,006
01/01/05 TO 12/31/05	27	71.86	72.13	74.64	13.72	96.64	47.43	95.65	64.24 to 75.73	226,342	168,946
<u>ALL</u>											
	66	73.50	75.96	76.64	18.89	99.10	17.53	118.95	71.13 to 80.36	174,655	133,864

PA&T 2007 R&O Agricultural Statistics

Base Stat

Query: 6099

Type: Qualified

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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	
2559	2	87.88	87.88	91.94	6.24	95.58	82.40	93.36	N/A	286,165	263,105	
2563	2	72.66	72.66	74.56	4.22	97.46	69.60	75.73	N/A	420,000	313,147	
2565	3	71.14	71.54	71.15	0.57	100.55	71.13	72.34	N/A	172,200	122,518	
2567	2	93.59	93.59	89.69	5.74	104.35	88.22	98.96	N/A	862,387	773,480	
2775	1	97.61	97.61	97.61			97.61	97.61	N/A	31,774	31,015	
2779	1	73.90	73.90	73.90			73.90	73.90	N/A	280,000	206,915	
2855	7	71.26	73.49	68.26	14.55	107.67	56.61	108.26	56.61 to 108.26	160,999	109,891	
2859	4	68.78	70.59	60.68	21.28	116.32	47.43	97.36	N/A	64,200	38,957	
2861	2	69.66	69.66	72.01	12.17	96.74	61.18	78.13	N/A	28,112	20,242	
2863	4	72.04	74.05	74.09	5.88	99.95	69.82	82.31	N/A	98,500	72,975	
2865	3	99.13	84.30	98.83	22.33	85.30	43.68	110.09	N/A	59,718	59,018	
2867	2	69.21	69.21	74.40	19.11	93.01	55.98	82.43	N/A	72,500	53,942	
3067	1	50.42	50.42	50.42			50.42	50.42	N/A	162,000	81,685	
3069	5	85.98	73.57	62.31	30.42	118.06	17.53	108.49	N/A	86,200	53,714	
3071	6	72.10	73.00	71.61	12.50	101.94	56.14	95.65	56.14 to 95.65	160,416	114,880	
3073	6	63.95	66.66	66.63	7.78	100.04	60.43	80.36	60.43 to 80.36	196,508	130,934	
3075	3	82.47	82.13	82.94	8.27	99.03	71.73	92.20	N/A	91,110	75,563	
3077	1	100.46	100.46	100.46			100.46	100.46	N/A	100,000	100,455	
3151	2	84.66	84.66	80.88	12.14	104.67	74.38	94.93	N/A	157,800	127,622	
3153	5	87.23	83.66	83.52	26.19	100.17	47.59	118.95	N/A	249,642	208,495	
3155	2	84.84	84.84	85.72	3.65	98.98	81.74	87.94	N/A	181,250	155,362	
3157	1	74.64	74.64	74.64			74.64	74.64	N/A	35,000	26,125	
3161	1	60.05	60.05	60.05			60.05	60.05	N/A	334,410	200,820	
ALL	66	73.50	75.96	76.64	18.89	99.10	17.53	118.95	71.13 to 80.36	174,655	133,864	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	14	73.12	77.86	82.76	12.73	94.08	55.98	98.96	69.82 to 93.36	292,677	242,215	
2	10	73.18	78.42	72.92	17.37	107.54	56.61	108.26	58.41 to 100.46	154,259	112,494	
3	32	73.50	75.20	73.74	23.92	101.99	17.53	118.95	60.97 to 87.23	159,911	117,911	
4	1	82.43	82.43	82.43			82.43	82.43	N/A	101,000	83,255	
6	9	73.09	72.22	69.15	13.26	104.43	47.43	97.36	61.18 to 82.31	74,336	51,404	
ALL	66	73.50	75.96	76.64	18.89	99.10	17.53	118.95	71.13 to 80.36	174,655	133,864	

PA&T 2007 R&O Agricultural Statistics

Base Stat

Query: 6099

Type: Qualified

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

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(AgLand) TOTAL Assessed Value:	8,835,025							
AVG. Adj. Sales Price:	174,655	COD:	18.89	MAX Sales Ratio:	118.95			
AVG. Assessed Value:	133,864	PRD:	99.10	MIN Sales Ratio:	17.53			

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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
2	66	73.50	75.96	76.64	18.89	99.10	17.53	118.95	71.13 to 80.36	174,655	133,864
____ALL____											
	66	73.50	75.96	76.64	18.89	99.10	17.53	118.95	71.13 to 80.36	174,655	133,864

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500	2	93.59	93.59	89.69	5.74	104.35	88.22	98.96	N/A	862,387	773,480
25-0095	19	77.63	80.89	78.82	19.87	102.62	47.59	118.95	70.28 to 94.93	173,507	136,766
35-0001											
51-0001	37	72.34	72.69	72.05	14.71	100.88	17.53	108.49	69.82 to 75.73	150,953	108,762
51-0006	8	71.24	74.95	72.27	31.47	103.71	43.68	110.09	43.68 to 110.09	115,070	83,160
68-0020											
NonValid School											
____ALL____											
	66	73.50	75.96	76.64	18.89	99.10	17.53	118.95	71.13 to 80.36	174,655	133,864

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	72.34	72.34	72.34			72.34	72.34	N/A	6,400	4,630
30.01 TO 50.00	2	70.52	70.52	57.52	38.06	122.59	43.68	97.36	N/A	13,572	7,807
50.01 TO 100.00	8	71.01	64.42	50.59	15.65	127.33	17.53	78.13	17.53 to 78.13	51,079	25,843
100.01 TO 180.00	19	69.82	71.09	67.20	18.85	105.78	47.43	110.09	58.01 to 82.47	105,448	70,863
180.01 TO 330.00	21	82.31	83.97	80.00	16.51	104.97	50.42	118.95	73.09 to 94.93	182,053	145,640
330.01 TO 650.00	7	72.35	77.20	73.67	16.72	104.79	58.41	100.46	58.41 to 100.46	144,430	106,397
650.01 +	8	74.82	78.74	81.42	13.81	96.70	56.61	98.96	56.61 to 98.96	530,929	432,300
____ALL____											
	66	73.50	75.96	76.64	18.89	99.10	17.53	118.95	71.13 to 80.36	174,655	133,864

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	12	72.41	73.95	71.77	15.33	103.04	47.43	108.26	58.41 to 81.74	91,783	65,870
DRY-N/A	4	75.02	73.16	73.08	6.58	100.11	64.47	78.13	N/A	154,500	112,903
GRASS	27	73.90	78.61	82.45	17.58	95.33	43.68	108.49	69.82 to 92.20	179,400	147,923
GRASS-N/A	4	53.52	56.26	52.31	41.63	107.55	17.53	100.46	N/A	166,750	87,222
IRRGTD	3	82.43	82.79	79.71	10.25	103.86	70.30	95.65	N/A	128,666	102,565
IRRGTD-N/A	16	74.32	77.33	75.23	21.28	102.78	47.59	118.95	60.43 to 87.94	244,439	183,902
____ALL____											
	66	73.50	75.96	76.64	18.89	99.10	17.53	118.95	71.13 to 80.36	174,655	133,864

PA&T 2007 R&O Agricultural Statistics

Base Stat

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Type: Qualified

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	72.34	72.34	72.34			72.34	72.34	N/A	6,400	4,630	
5000 TO 9999	2	70.52	70.52	57.52	38.06	122.59	43.68	97.36	N/A	13,572	7,807	
Total \$ _____												
1 TO 9999	3	72.34	71.13	60.35	24.74	117.85	43.68	97.36	N/A	11,181	6,748	
10000 TO 29999	9	70.28	63.42	49.94	16.22	127.00	17.53	78.13	55.98 to 77.63	47,645	23,791	
30000 TO 59999	11	69.82	71.29	67.37	13.94	105.82	47.43	97.61	58.01 to 85.98	56,324	37,946	
60000 TO 99999	13	92.20	85.29	80.35	16.02	106.15	50.42	108.49	63.66 to 99.13	99,840	80,218	
100000 TO 149999	13	70.30	72.58	67.89	19.14	106.92	47.59	110.09	56.61 to 82.47	178,440	121,137	
150000 TO 249999	10	74.32	78.09	77.06	10.34	101.34	60.05	98.96	71.86 to 87.94	276,090	212,746	
250000 TO 499999	5	93.36	89.52	84.82	19.52	105.53	60.43	118.95	N/A	379,761	322,118	
500000 +	2	81.97	81.97	84.30	7.62	97.24	75.73	88.22	N/A	1,083,987	913,775	
ALL	66	73.50	75.96	76.64	18.89	99.10	17.53	118.95	71.13 to 80.36	174,655	133,864	

SPECIAL VALUE SECTION CORRELATION for Keith County

II. Special Value Correlation

The “2007 Methodology for Special Valuation,” submitted by Keith County notes that “all of the market areas are along the river corridors of the North Platte River, the South Platte River and Lake McConaughy. For several years the areas along these rivers and lake have sold for uses other than agriculture usage.” The document further discusses that Market Areas 1 and 6 experience the highest influence on sales because of Lake McConaughy. However, a review of the Market Area map will show that the bulk of these areas comprise land not adjacent to the Lake. Also, the document states that “the South Platte River runs through market Areas 2, 3, and 4. The land along the river corridor is also influenced by sales for uses other than purely agricultural use.” Again, “the lower east side of Market Area 1 and Market Area 4 are divided by the North Platte River.” Under the heading “Identification” the methodology relates, “the land in all the market areas in Keith County that is along the North Platte River, the South Platte River and Lake McConaughy, has been identified as lake or accretion areas. These parcels have river or lake frontage and are located in areas that are used primarily for recreational purposes.” Finally, the heading “Qualifying Property,” notes that “Properties with questionable agricultural usage will be or have been notified of the intent to remove these from special valuation consideration.” Thus, all of the sales not identified as being influenced by coding recreational, or having a recapture value will be used to estimate level of value for special value within Keith County.

A review of the agricultural unimproved sales file indicates sixty-six sales occurring during the three-year period of the sales study that were not coded as “recreational,” nor were any found to have a recapture value, or any value that would exceed the value normally assessed for agricultural land. Therefore, all of the sixty-six unimproved sales will be used to establish the level of value for special value within Keith County. Examination of the three measures of central tendency shows an overall median of 73.50%, a weighted mean of 76.64% and a mean of 75.96%. Only the median is within acceptable range. The coefficient of dispersion is 18.89 and the price-related differential is 99.10. Both measures of assessment uniformity are within compliance. Based on these figures, and the overall assessment practices of the County, it is believed that the county has met the required level of value and assessment uniformity for special value.

PA&T 2007 Special Value Statistics

Base Stat

Query: 6099

Type: Qualified

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

NUMBER of Sales:	66	MEDIAN:	74	COV:	24.01	95% Median C.I.:	71.13 to 80.36	(! : Derived)
(AgLand) TOTAL Sales Price:	12,153,029	WGT. MEAN:	77	STD:	18.24	95% Wgt. Mean C.I.:	71.35 to 81.94	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,527,265	MEAN:	76	AVG.ABS.DEV:	13.89	95% Mean C.I.:	71.56 to 80.36	
(AgLand) TOTAL Assessed Value:	8,835,025							
AVG. Adj. Sales Price:	174,655	COD:	18.89	MAX Sales Ratio:	118.95			
AVG. Assessed Value:	133,864	PRD:	99.10	MIN Sales Ratio:	17.53			

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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	79.69	74.92	75.46	8.91	99.29	58.01	82.31	N/A	68,250	51,498
10/01/03 TO 12/31/03	3	100.46	97.14	93.33	8.63	104.08	82.47	108.49	N/A	106,333	99,238
01/01/04 TO 03/31/04	6	86.86	89.12	93.20	18.67	95.62	63.96	118.95	63.96 to 118.95	249,778	232,800
04/01/04 TO 06/30/04	3	78.06	82.25	70.40	20.42	116.83	60.43	108.26	N/A	224,166	157,811
07/01/04 TO 09/30/04	2	38.79	38.79	46.29	54.81	83.80	17.53	60.05	N/A	247,205	114,432
10/01/04 TO 12/31/04	1	82.40	82.40	82.40			82.40	82.40	N/A	74,000	60,975
01/01/05 TO 03/31/05	8	73.68	75.87	80.81	9.30	93.89	60.83	88.22	60.83 to 88.22	337,246	272,514
04/01/05 TO 06/30/05	7	71.98	74.53	72.82	13.24	102.36	56.61	95.65	56.61 to 95.65	176,145	128,263
07/01/05 TO 09/30/05	4	72.82	76.20	77.55	11.28	98.26	64.24	94.93	N/A	115,338	89,441
10/01/05 TO 12/31/05	8	62.72	64.27	65.50	17.91	98.12	47.43	92.20	47.43 to 92.20	214,863	140,728
01/01/06 TO 03/31/06	6	97.49	93.96	90.40	8.53	103.94	72.35	110.09	72.35 to 110.09	96,630	87,353
04/01/06 TO 06/30/06	14	70.05	69.22	72.15	15.35	95.95	43.68	98.96	55.98 to 78.13	107,474	77,540
<u>Study Years</u>											
07/01/03 TO 06/30/04	16	82.03	85.79	85.91	17.03	99.85	58.01	118.95	74.38 to 103.71	172,698	148,371
07/01/04 TO 06/30/05	18	72.54	71.59	74.85	15.36	95.65	17.53	95.65	63.66 to 82.43	249,966	187,100
07/01/05 TO 06/30/06	32	71.13	73.49	72.53	18.87	101.33	43.68	110.09	64.24 to 78.13	133,271	96,664
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	12	79.21	78.45	78.85	24.47	99.50	17.53	118.95	60.43 to 103.71	228,298	180,006
01/01/05 TO 12/31/05	27	71.86	72.13	74.64	13.72	96.64	47.43	95.65	64.24 to 75.73	226,342	168,946
<u>ALL</u>											
	66	73.50	75.96	76.64	18.89	99.10	17.53	118.95	71.13 to 80.36	174,655	133,864

PA&T 2007 Special Value Statistics

Base Stat

Query: 6099

Type: Qualified

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AVG. Assessed Value:	133,864	PRD:	99.10	MIN Sales Ratio:	17.53			

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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	
2559	2	87.88	87.88	91.94	6.24	95.58	82.40	93.36	N/A	286,165	263,105	
2563	2	72.66	72.66	74.56	4.22	97.46	69.60	75.73	N/A	420,000	313,147	
2565	3	71.14	71.54	71.15	0.57	100.55	71.13	72.34	N/A	172,200	122,518	
2567	2	93.59	93.59	89.69	5.74	104.35	88.22	98.96	N/A	862,387	773,480	
2775	1	97.61	97.61	97.61			97.61	97.61	N/A	31,774	31,015	
2779	1	73.90	73.90	73.90			73.90	73.90	N/A	280,000	206,915	
2855	7	71.26	73.49	68.26	14.55	107.67	56.61	108.26	56.61 to 108.26	160,999	109,891	
2859	4	68.78	70.59	60.68	21.28	116.32	47.43	97.36	N/A	64,200	38,957	
2861	2	69.66	69.66	72.01	12.17	96.74	61.18	78.13	N/A	28,112	20,242	
2863	4	72.04	74.05	74.09	5.88	99.95	69.82	82.31	N/A	98,500	72,975	
2865	3	99.13	84.30	98.83	22.33	85.30	43.68	110.09	N/A	59,718	59,018	
2867	2	69.21	69.21	74.40	19.11	93.01	55.98	82.43	N/A	72,500	53,942	
3067	1	50.42	50.42	50.42			50.42	50.42	N/A	162,000	81,685	
3069	5	85.98	73.57	62.31	30.42	118.06	17.53	108.49	N/A	86,200	53,714	
3071	6	72.10	73.00	71.61	12.50	101.94	56.14	95.65	56.14 to 95.65	160,416	114,880	
3073	6	63.95	66.66	66.63	7.78	100.04	60.43	80.36	60.43 to 80.36	196,508	130,934	
3075	3	82.47	82.13	82.94	8.27	99.03	71.73	92.20	N/A	91,110	75,563	
3077	1	100.46	100.46	100.46			100.46	100.46	N/A	100,000	100,455	
3151	2	84.66	84.66	80.88	12.14	104.67	74.38	94.93	N/A	157,800	127,622	
3153	5	87.23	83.66	83.52	26.19	100.17	47.59	118.95	N/A	249,642	208,495	
3155	2	84.84	84.84	85.72	3.65	98.98	81.74	87.94	N/A	181,250	155,362	
3157	1	74.64	74.64	74.64			74.64	74.64	N/A	35,000	26,125	
3161	1	60.05	60.05	60.05			60.05	60.05	N/A	334,410	200,820	
ALL	66	73.50	75.96	76.64	18.89	99.10	17.53	118.95	71.13 to 80.36	174,655	133,864	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	14	73.12	77.86	82.76	12.73	94.08	55.98	98.96	69.82 to 93.36	292,677	242,215	
2	10	73.18	78.42	72.92	17.37	107.54	56.61	108.26	58.41 to 100.46	154,259	112,494	
3	32	73.50	75.20	73.74	23.92	101.99	17.53	118.95	60.97 to 87.23	159,911	117,911	
4	1	82.43	82.43	82.43			82.43	82.43	N/A	101,000	83,255	
6	9	73.09	72.22	69.15	13.26	104.43	47.43	97.36	61.18 to 82.31	74,336	51,404	
ALL	66	73.50	75.96	76.64	18.89	99.10	17.53	118.95	71.13 to 80.36	174,655	133,864	

PA&T 2007 Special Value Statistics

Base Stat

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AVG. Adj. Sales Price:	174,655	COD:	18.89	MAX Sales Ratio:	118.95			
AVG. Assessed Value:	133,864	PRD:	99.10	MIN Sales Ratio:	17.53			

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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
2	66	73.50	75.96	76.64	18.89	99.10	17.53	118.95	71.13 to 80.36	174,655	133,864
____ALL____											
	66	73.50	75.96	76.64	18.89	99.10	17.53	118.95	71.13 to 80.36	174,655	133,864

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500	2	93.59	93.59	89.69	5.74	104.35	88.22	98.96	N/A	862,387	773,480
25-0095	19	77.63	80.89	78.82	19.87	102.62	47.59	118.95	70.28 to 94.93	173,507	136,766
35-0001											
51-0001	37	72.34	72.69	72.05	14.71	100.88	17.53	108.49	69.82 to 75.73	150,953	108,762
51-0006	8	71.24	74.95	72.27	31.47	103.71	43.68	110.09	43.68 to 110.09	115,070	83,160
68-0020											
NonValid School											
____ALL____											
	66	73.50	75.96	76.64	18.89	99.10	17.53	118.95	71.13 to 80.36	174,655	133,864

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	72.34	72.34	72.34			72.34	72.34	N/A	6,400	4,630
30.01 TO 50.00	2	70.52	70.52	57.52	38.06	122.59	43.68	97.36	N/A	13,572	7,807
50.01 TO 100.00	8	71.01	64.42	50.59	15.65	127.33	17.53	78.13	17.53 to 78.13	51,079	25,843
100.01 TO 180.00	19	69.82	71.09	67.20	18.85	105.78	47.43	110.09	58.01 to 82.47	105,448	70,863
180.01 TO 330.00	21	82.31	83.97	80.00	16.51	104.97	50.42	118.95	73.09 to 94.93	182,053	145,640
330.01 TO 650.00	7	72.35	77.20	73.67	16.72	104.79	58.41	100.46	58.41 to 100.46	144,430	106,397
650.01 +	8	74.82	78.74	81.42	13.81	96.70	56.61	98.96	56.61 to 98.96	530,929	432,300
____ALL____											
	66	73.50	75.96	76.64	18.89	99.10	17.53	118.95	71.13 to 80.36	174,655	133,864

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	12	72.41	73.95	71.77	15.33	103.04	47.43	108.26	58.41 to 81.74	91,783	65,870
DRY-N/A	4	75.02	73.16	73.08	6.58	100.11	64.47	78.13	N/A	154,500	112,903
GRASS	27	73.90	78.61	82.45	17.58	95.33	43.68	108.49	69.82 to 92.20	179,400	147,923
GRASS-N/A	4	53.52	56.26	52.31	41.63	107.55	17.53	100.46	N/A	166,750	87,222
IRRGTD	3	82.43	82.79	79.71	10.25	103.86	70.30	95.65	N/A	128,666	102,565
IRRGTD-N/A	16	74.32	77.33	75.23	21.28	102.78	47.59	118.95	60.43 to 87.94	244,439	183,902
____ALL____											
	66	73.50	75.96	76.64	18.89	99.10	17.53	118.95	71.13 to 80.36	174,655	133,864

PA&T 2007 Special Value Statistics

Base Stat

Query: 6099

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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	14	72.41	73.57	71.49	14.48	102.91	47.43	108.26	58.41 to 81.74	86,722	62,001	
DRY-N/A	2	75.02	75.02	74.03	4.05	101.34	71.98	78.06	N/A	252,647	187,022	
GRASS	27	73.90	78.61	82.45	17.58	95.33	43.68	108.49	69.82 to 92.20	179,400	147,923	
GRASS-N/A	4	53.52	56.26	52.31	41.63	107.55	17.53	100.46	N/A	166,750	87,222	
IRRGTD	14	73.12	76.92	74.71	20.79	102.96	47.59	118.95	60.43 to 95.65	232,787	173,913	
IRRGTD-N/A	5	80.36	81.76	78.55	16.83	104.08	56.14	110.09	N/A	207,601	163,070	
ALL	66	73.50	75.96	76.64	18.89	99.10	17.53	118.95	71.13 to 80.36	174,655	133,864	

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	16	72.54	73.75	72.24	13.18	102.10	47.43	108.26	64.47 to 78.13	107,462	77,629	
GRASS	30	73.13	77.66	80.64	19.06	96.31	43.68	108.49	69.82 to 88.22	178,360	143,825	
GRASS-N/A	1	17.53	17.53	17.53			17.53	17.53	N/A	160,000	28,045	
IRRGTD	19	74.38	78.19	75.64	20.27	103.38	47.59	118.95	60.83 to 87.94	226,159	171,060	
ALL	66	73.50	75.96	76.64	18.89	99.10	17.53	118.95	71.13 to 80.36	174,655	133,864	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
5000 TO 9999	2	84.85	84.85	85.41	14.74	99.34	72.34	97.36	N/A	6,700	5,722	
Total \$												
1 TO 9999	2	84.85	84.85	85.41	14.74	99.34	72.34	97.36	N/A	6,700	5,722	
10000 TO 29999	3	61.18	58.67	59.80	14.96	98.10	43.68	71.14	N/A	22,209	13,281	
30000 TO 59999	13	71.73	74.01	73.24	10.96	101.05	55.98	97.61	64.24 to 82.31	40,392	29,582	
60000 TO 99999	11	94.93	89.70	90.56	14.50	99.05	58.01	110.09	64.47 to 108.49	77,212	69,923	
100000 TO 149999	7	81.74	77.99	77.23	17.00	100.99	47.43	100.46	47.43 to 100.46	110,842	85,598	
150000 TO 249999	17	70.30	70.19	71.59	21.91	98.04	17.53	118.95	56.61 to 82.47	197,014	141,040	
250000 TO 499999	11	71.98	74.14	74.23	15.33	99.88	47.59	103.71	60.05 to 93.36	343,608	255,053	
500000 +	2	81.97	81.97	84.30	7.62	97.24	75.73	88.22	N/A	1,083,987	913,775	
ALL	66	73.50	75.96	76.64	18.89	99.10	17.53	118.95	71.13 to 80.36	174,655	133,864	

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Base Stat

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AVG. Assessed Value:	133,864	PRD:	99.10	MIN Sales Ratio:	17.53			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	72.34	72.34	72.34			72.34	72.34	N/A	6,400	4,630
5000 TO 9999	2	70.52	70.52	57.52	38.06	122.59	43.68	97.36	N/A	13,572	7,807
Total \$ _____											
1 TO 9999	3	72.34	71.13	60.35	24.74	117.85	43.68	97.36	N/A	11,181	6,748
10000 TO 29999	9	70.28	63.42	49.94	16.22	127.00	17.53	78.13	55.98 to 77.63	47,645	23,791
30000 TO 59999	11	69.82	71.29	67.37	13.94	105.82	47.43	97.61	58.01 to 85.98	56,324	37,946
60000 TO 99999	13	92.20	85.29	80.35	16.02	106.15	50.42	108.49	63.66 to 99.13	99,840	80,218
100000 TO 149999	13	70.30	72.58	67.89	19.14	106.92	47.59	110.09	56.61 to 82.47	178,440	121,137
150000 TO 249999	10	74.32	78.09	77.06	10.34	101.34	60.05	98.96	71.86 to 87.94	276,090	212,746
250000 TO 499999	5	93.36	89.52	84.82	19.52	105.53	60.43	118.95	N/A	379,761	322,118
500000 +	2	81.97	81.97	84.30	7.62	97.24	75.73	88.22	N/A	1,083,987	913,775
ALL	66	73.50	75.96	76.64	18.89	99.10	17.53	118.95	71.13 to 80.36	174,655	133,864

SPECIAL VALUE SECTION CORRELATION for Keith County

III. Recapture Correlation

The “2007 Methodology for Special Valuation,” submitted by Keith County notes that “all of the market areas are along the river corridors of the North Platte River, the South Platte River and Lake McConaughy. For several years the areas along these rivers and lake have sold for uses other than agriculture usage.” The document further discusses that Market Areas 1 and 6 experience the highest influence on sales because of Lake McConaughy. However, a review of the Market Area map will show that the bulk of these areas comprise land not adjacent to the Lake. Also, the document states that “the South Platte River runs through market Areas 2, 3, and 4. The land along the river corridor is also influenced by sales for uses other than purely agricultural use.” Again, “the lower east side of Market Area 1 and Market Area 4 are divided by the North Platte River.” Under the heading “Identification” the methodology relates, “the land in all the market areas in Keith County that is along the North Platte River, the South Platte River and Lake McConaughy, has been identified as lake or accretion areas. These parcels have river or lake frontage and are located in areas that are used primarily for recreational purposes.” Finally, the heading “Qualifying Property,” notes that “Properties with questionable agricultural usage will be or have been notified of the intent to remove these from special valuation consideration.” Thus, all of the land not identified as being influenced by coding recreational, or having a recapture value was used to estimate the level of value for agricultural land within Keith County.

Since the agricultural unimproved sales file did not indicate any sales with a recapture value, or any value that would exceed the value normally assessed for agricultural land, there is no available statistical information that would indicate that the County is not within compliance both with level of value and uniformity of assessment for Recapture. Therefore, the level of value for Recapture land will be stated at 75%.

2007

Methodology for Special Valuation

Keith County

The Keith County State Assessment office submits this report to the Department of Property Assessment and Taxation, pursuant to 350, Nebraska Administrative Code, Chapter 11, §005.04 (05/07/05). Keith County submits that the following methodologies are used to value agricultural land that is influenced by forces other than purely agricultural purposes. The influences identified are; residential, commercial and recreational (mostly along the rivers).

Market Areas

Keith County currently has 5 market areas throughout the county.

All of the market areas are areas along the river corridors of the North Platte River, the South Platte River, and Lake McConaughy. For several years the areas along these rivers and lake have sold for uses other than agriculture usage. The influence on these sales has been for recreational use (e.g., hunting, fishing and quiet enjoyment); these sales have been to private individuals, as well as to several commercial enterprises.

Market Areas 1 and 6 are the areas in Keith County that experience the highest influence on sales for uses other than purely agricultural use, because of Lake McConaughy.

The South Platte River runs through market Areas 2, 3, and 4. The land along the river corridor is also influenced by sales for uses other than purely agricultural use.

Market Area 1 is considered to be sand hills and lies to the north of the Lake McConaughy and the North Platte River.

Market Area 2 is on the southwest corner of Keith County, right along the Deuel County border. This area is defined as that land on which it is difficult to obtain water.

Included in **Market Area 3** is the area to the south and surrounding Ogallala. Due to the irrigation well moratorium, there had been an increase in dry land sales that were purchased and then converted to irrigation in this area.

The lower east side of Market Area 1 and **Market Area 4** are divided by the North Platte River. Market Area 4 is located along the Lincoln County border. Due to the irrigation well moratorium, there had been an increase in dry land sales that were purchased and then converted to irrigation in this area 4.

Market Area 6 is located in the central region of the county and is the area to the north surrounding Ogallala between Lake McConaughy and the South Platte River. It has rich soil and has a higher water table than other locations in the county.

Identification

The land in all the market areas in Keith County that is along the North Platte River, the South Platte River and Lake McConaughy, has been identified as lake or accretion areas. These parcels have river or lake frontage and are located in areas that are used primarily for recreational purposes.

Zoning

Zoning is no longer a criteria for determining special valuation. Each parcel must be looked at separately to determine the primary usage and commercial production, if any. However, zoning around Ogallala has eliminated some of the areas from special valuation due to industrial zoning. The rural residential county zoning and the transitional agriculture county zoning, list crop production as a primary use in these zones, therefore special valuation for properties in these areas has been recommended and approved.

Agricultural Values

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

Each of the special valuation market areas are delineated individually with the surrounding agricultural market areas 1 through 6. To date, special valuation has values determined by the agricultural tables developed for the related market areas. These relationships were determined geographically and are considered to be the best indicators.

Market Values (Recapture)

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

The sales that indicate a higher value for use other than agricultural use, becomes the recapture values. Further market analysis shows specific areas where these values are applied.

Qualifying Property

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

Cheryl Pedersen
Assessment Manager
For Keith County

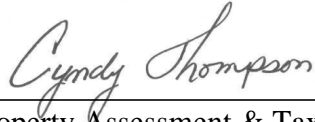
Bryan Hill
State Appraiser
For Keith County

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 Keith County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9454.

Dated this 9th day of April, 2007.



Property Assessment & Taxation