

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

52 Keya Paha

Residential Real Property - Current

Number of Sales		16	COD	35.72
Total Sales Price	\$	782205	PRD	149.34
Total Adj. Sales Price	\$	781805	COV	62.91
Total Assessed Value	\$	515910	STD	61.99
Avg. Adj. Sales Price	\$	48862.81	Avg. Abs. Dev.	33.12
Avg. Assessed Value	\$	32244.38	Min	41.76
Median		92.72	Max	311.43
Wgt. Mean		65.99	95% Median C.I.	59.24 to 99.36
Mean		98.55	95% Wgt. Mean C.I.	43.73 to 88.25
			95% Mean C.I.	65.52 to 131.57
% of Value of the Class of all Real Property Value in the County				5.01
% of Records Sold in the Study Period				3.94
% of Value Sold in the Study Period				6.73
Average Assessed Value of the Base				18,882

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	16	92.72	35.72	149.34
2006	9	98.37	27.27	110.26
2005	18	97.60	26.84	102.39
2004	34	100.08	22.96	118.80
2003	32	94	31.62	141.53
2002	18	98	36.55	123.79
2001	14	100	44.7	121.15

2007 Commission Summary

52 Keya Paha

Commercial Real Property - Current

Number of Sales		6	COD	14.06
Total Sales Price	\$	125000	PRD	126.75
Total Adj. Sales Price	\$	115000	COV	30.95
Total Assessed Value	\$	81130	STD	27.68
Avg. Adj. Sales Price	\$	19166.67	Avg. Abs. Dev.	13.63
Avg. Assessed Value	\$	13521.67	Min	33.82
Median		96.97	Max	109.00
Wgt. Mean		70.55	95% Median C.I.	33.82 to 109.00
Mean		89.42	95% Wgt. Mean C.I.	20.50 to 120.60
			95% Mean C.I.	60.37 to 118.47
% of Value of the Class of all Real Property Value in the County				1.17
% of Records Sold in the Study Period				8.22
% of Value Sold in the Study Period				4.52
Average Assessed Value of the Base				24,604

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	6	96.97	14.06	126.75
2006	5	96.97	3.87	103.40
2005	5	93.09	13.22	110.67
2004	3	70.62	26.10	118.91
2003	6	97	30.49	109.9
2002	9	99	27.87	112.98
2001	10	96	35.66	120.8

2007 Commission Summary

52 Keya Paha

Agricultural Land - Current

Number of Sales	17	COD	25.95
Total Sales Price	\$ 1669365	PRD	101.13
Total Adj. Sales Price	\$ 1669365	COV	39.95
Total Assessed Value	\$ 1205250	STD	29.17
Avg. Adj. Sales Price	\$ 98197.94	Avg. Abs. Dev.	18.15
Avg. Assessed Value	\$ 70897.06	Min	36.15
Median	69.94	Max	162.36
Wgt. Mean	72.20	95% Median C.I.	57.57 to 86.56
Mean	73.02	95% Wgt. Mean C.I.	45.45 to 98.95
		95% Mean C.I.	58.02 to 88.01
% of Value of the Class of all Real Property Value in the County			94.23
% of Records Sold in the Study Period			0.9
% of Value Sold in the Study Period			4.92
Average Assessed Value of the Base			76,210

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	17	69.94	25.95	101.13
2006	19	74.45	20.21	99.68
2005	27	74.67	17.46	99.84
2004	41	75.69	19.45	102.67
2003	54	75	16.62	106.13
2002	46	76	18	101.69
2001	37	76	15.71	98.35

2007 Opinions of the Property Tax Administrator for Keya Paha 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 Keya Paha County is 93% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Keya Paha County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property


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

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Keya Paha County is 70% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Keya Paha 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 Keya Paha County**

Residential Real Property

I. Correlation

RESIDENTIAL: A review of the 2007 Residential statistics indicates that an accurate measurement of the residential property in Keya Paha County has been achieved. The measures of central tendency reflect the median and mean for the qualified sales file are within the acceptable range, while the weighted mean is below the range. One high dollar outlier sale is affecting the weighted mean measure and with removal it does improve. Both the coefficient of dispersion and the price related differential are above the acceptable range as qualitative measures, but could be the result of outlier sales as well as low dollar sales in the sales file. It should be noted a newly elected Assessor took office in January and hired a new deputy as well. The new assessor had been the deputy for the past few years. The Keya Paha County Assessor is reviewing all sales review procedures and working on developing a plan of physical review. She is also working on procedures for all aspects of assessment. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the residential property class.

**2007 Correlation Section
for Keya Paha 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	32	16	50
2006	20	9	45
2005	26	18	69.23
2004	39	34	87.18
2003	35	32	91.43
2002	22	18	81.82
2001	20	14	70

RESIDENTIAL: The percent of qualified residential sales used indicates an increase of five percent from the previous year. The table illustrates that there was an increase in the number of total residential sales in Keya Paha County, thus increasing the qualified sales. The lower percentage is primarily because of the removal of the substantially changed sales from the qualified sales file as directed by the Department.

**2007 Correlation Section
for Keya Paha County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Keya Paha 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	92.72	5	97.36	92.72
2006	102.36	0.21	102.58	98.37
2005	103.10	2.59	105.77	97.60
2004	91.92	11.16	102.18	100.08
2003	92	0.5	92.46	94
2002	113.2	-9.09	102.91	98
2001	94	0.67	94.63	100

RESIDENTIAL: The results of the Trended Preliminary Ratio and the R&O Ratio are showing a difference of 4.64%. The assessment actions for the residential class of property could possibly be affecting the calculation of this table. The qualified median is the best indication of the level of value for the residential class.

**2007 Correlation Section
for Keya Paha 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 Keya Paha County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
-0.05	2007	5
-12.08	2006	0.21
-1.49	2005	2.59
11.97	2004	11.16
3.57	2003	0.5
-2.8	2002	-9.09
23.67	2001	0.67

RESIDENTIAL: Comparison of the percent change in the sales file to the percent change to the residential base (excluding growth) appears to be somewhat dissimilar. In reviewing the assessment actions for the residential class of property it should be noted that all rural improvements were physically reviewed and a market study was performed on them. With one rural sale being in the sales file the assessment actions had more of a pronounced effect on the base when compared to the sales file.

2007 Correlation Section for Keya Paha 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 Keya Paha County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	92.72	65.99	98.55

RESIDENTIAL: The measures of central tendency shown here reflect that the median and mean for the qualified residential sales file are within the acceptable range. The weighted mean is significantly lower; however the removal of one high dollar sale raises this measure considerably. The median is still considered to be the best measure of central tendency.

**2007 Correlation Section
for Keya Paha 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	35.72	149.34
Difference	20.72	46.34

RESIDENTIAL: The coefficient of dispersion and the price related differential are both significantly above the acceptable range indicating problems with assessment uniformity and regressivity. This may be the indication of several outliers as well as “low dollar” sales in the sales file.

**2007 Correlation Section
for Keya Paha 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	16	16	0
Median	92.72	92.72	0
Wgt. Mean	66.02	65.99	-0.03
Mean	98.57	98.55	-0.02
COD	35.70	35.72	0.02
PRD	149.32	149.34	0.02
Min Sales Ratio	42.16	41.76	-0.4
Max Sales Ratio	311.43	311.43	0

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

**2007 Correlation Section
for Keya Paha County**

Commerical Real Property

I. Correlation

COMMERCIAL: With only six sales within the commercial sales file it is believed that with the diversity of the sales within the sales file, the representativeness of the sample to the population is unreliable. There is no other information available that would indicate that Keya Paha County has not met an acceptable level of value for the commercial class of property for assessment year 2007.

**2007 Correlation Section
for Keya Paha 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	9	6	66.67
2006	8	5	62.5
2005	9	5	55.56
2004	6	3	50
2003	8	6	75
2002	10	9	58.23
2001	15	10	52.86

COMMERCIAL: A review of the table would indicate that the county has an adequate portion of the total file utilized.

**2007 Correlation Section
for Keya Paha County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Keya Paha County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	96.97	2.7	99.59	96.97
2006	93.09	4.32	97.11	96.97
2005	93.03	1.87	94.77	93.09
2004	85.31	-0.49	84.89	70.62
2003	97	-8.92	88.35	97
2002	82.02	1.54	83.28	99
2001	105	-3.39	101.44	96

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

**2007 Correlation Section
for Keya Paha 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 Keya Paha County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
3.03	2007	2.7
N/A	2006	4.32
-3.37	2005	1.87
N/A	2004	-0.49
0	2003	-8.91
-24.37	2002	1.54
-8.47	2001	-3.39

COMMERCIAL: The percent change in assessed value for both sold and unsold properties is similar and suggests there is little difference in the valuation.

2007 Correlation Section for Keya Paha 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 Keya Paha County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.97	70.55	89.42

COMMERCIAL: The median measure of central tendency is within the acceptable range, while the weighted mean and mean are below. Based on only six qualified sales it is believed that the county has attained the required level of value.

**2007 Correlation Section
for Keya Paha 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	14.06	126.75
Difference	0	23.75

COMMERCIAL: The qualitative measures would indicate that uniformity has been met but regressivity is being indicated by the price related differential. With a small sample size and the diversity of the sales these measures in all probability are not reliable.

**2007 Correlation Section
for Keya Paha 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	6	6	0
Median	96.97	96.97	0
Wgt. Mean	69.70	70.55	0.85
Mean	89.09	89.42	0.33
COD	14.39	14.06	-0.33
PRD	127.83	126.75	-1.08
Min Sales Ratio	31.86	33.82	1.96
Max Sales Ratio	109.00	109.00	0

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

**2007 Correlation Section
for Keya Paha County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: A review of the 2007 Agricultural Unimproved Statistics indicates an accurate measurement of the property in Keya Paha County has been achieved. The measures of central tendency reflect that all three measures are within the acceptable range. The price related differential is within the acceptable range while the coefficient of dispersion is above the range. For purposes of direct equalization, the rounded median will be used as the point estimate for the level of value for agricultural land in Keya Paha County. It should be noted a newly elected Assessor took office in January and hired a new deputy as well. The new assessor had been the deputy for the past few years. The assessor is reviewing all sales review procedures and working on developing a plan of physical review. She is also working on procedures for all aspects of assessment. The market areas in Keya Paha County were removed for assessment year 2007 by the new assessor and the county is now being valued as one area.

Further review of the agricultural unimproved statistics indicates that under the "Majority Land Use > 80%," the grass classification is below the lower limit of the acceptable range for thirteen sales. Analysis of the thirteen sales shows that these comprised a total of 3,423.86 acres of grass (or roughly .8% of total grass acres reported on the Form 45); further, these sales would constitute \$1,002,130 of assessed value out of \$131,792,050 of total assessed grass value, (or .76%). When comparing Keya Paha County's grass land by land capability groups to Brown County to the south, all LCG's are significantly higher. When the same comparison is done to Rock County, the two counties are fairly similar.

Therefore, there will be no recommendation to adjust the land classification of grass within Keya Paha County for assessment year 2007.

**2007 Correlation Section
for Keya Paha 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	43	17	39.53
2006	48	19	39.58
2005	52	27	51.92
2004	68	41	60.29
2003	87	54	62.07
2002	75	46	61.34
2001	70	37	52.86

AGRICULTURAL UNIMPROVED: A review of the table indicates the number of agricultural unimproved sales has been on the decline and consequently the number of usable sales has also declined. Further review of the non qualified sales reveals nothing that would indicate excessive trimming.

**2007 Correlation Section
for Keya Paha County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Keya Paha 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	65.76	13.01	74.31	69.94
2006	66.03	10.96	73.27	74.45
2005	73.95	0.2	74.1	74.67
2004	71.67	5.99	75.96	75.69
2003	74	0.1	74.07	75
2002	72.51	7.35	77.84	76
2001	76	4.65	79.53	76

AGRICULTURAL UNIMPROVED: The results of the Trended Preliminary Ratio and the R&O Ratio indicate a difference of 4.37%. The assessor did remove the market area boundaries for 2007 possibly affecting this calculation. The qualified median is still the best indication of the level of value for the agricultural unimproved class.

**2007 Correlation Section
for Keya Paha 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 Keya Paha County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
10.55	2007	13.01
4.16	2006	10.96
4.81	2005	0.2
54.91	2004	5.99
0	2003	0.1
5.84	2002	7.35
0	2001	4.65

AGRICULTURAL UNIMPROVED: The results of the percent change in the sales file to the percent change to the assessed base (excluding growth) shows a difference of 2.46%. It appears the assessment actions had somewhat more of an affect on the assessed base than the sales file.

2007 Correlation Section for Keya Paha 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 Keya Paha County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	69.94	72.20	73.02

AGRICULTURAL UNIMPROVED: The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in the agricultural class of property.

**2007 Correlation Section
for Keya Paha 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	25.95	101.13
Difference	5.95	0

AGRICULTURAL UNIMPROVED: The price related differential is within the acceptable range while the coefficient of dispersion is 5.95 points above the upper limit of the range.

**2007 Correlation Section
for Keya Paha 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	17	17	0
Median	65.76	69.94	4.18
Wgt. Mean	67.44	72.20	4.76
Mean	66.73	73.02	6.29
COD	24.37	25.95	1.58
PRD	98.96	101.13	2.17
Min Sales Ratio	39.25	36.15	-3.1
Max Sales Ratio	114.39	162.36	47.97

AGRICULTURAL UNIMPROVED: The above table is reflective of the actions of the assessor in making valuation changes to one Dry Land and five Grass Land classification groups within Keya Paha County. The statistical measurements appear to be a realistic reflection of the assessment actions taking for unimproved agricultural land in Keya Paha County.

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

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	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	7,232,660	7,665,900	433,240	5.99	71,590	5
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	7,320,040	10,599,460	3,279,420	44.8	*-----	44.8
4. Total Residential (sum lines 1-3)	14,552,700	18,265,360	3,712,660	25.51	71,590	25.02
5. Commercial	1,662,880	1,796,090	133,210	8.01	88,280	2.7
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	3,678,340	3,757,740	79,400	2.16	0	2.16
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	5,341,220	5,553,830	212,610	3.98	88,280	2.33
10. Total Non-Agland Real Property	19,893,920	23,819,190	3,925,270	19.73	159,870	18.93
11. Irrigated	7,542,410	7,478,060	-64,350	-0.85		
12. Dryland	10,781,210	10,884,970	103,760	0.96		
13. Grassland	114,544,140	131,792,050	17,247,910	15.06		
14. Wasteland	20570	20,570	0	0		
15. Other Agland	640	0	-640	-100		
16. Total Agricultural Land	132,888,970	150,175,650	17,286,680	13.01		
17. Total Value of All Real Property (Locally Assessed)	152,782,890	173,994,840	21,211,950	13.88	159,870	13.78

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

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	16	MEDIAN:	93	COV:	62.91	95% Median C.I.:	59.24 to 99.36	(! : Derived)
TOTAL Sales Price:	782,205	WGT. MEAN:	66	STD:	61.99	95% Wgt. Mean C.I.:	43.73 to 88.25	
TOTAL Adj.Sales Price:	781,805	MEAN:	99	AVG.ABS.DEV:	33.12	95% Mean C.I.:	65.52 to 131.57	
TOTAL Assessed Value:	515,910							
AVG. Adj. Sales Price:	48,862	COD:	35.72	MAX Sales Ratio:	311.43			
AVG. Assessed Value:	32,244	PRD:	149.34	MIN Sales Ratio:	41.76			

Printed: 03/28/2007 00:05:18

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	3	98.37	97.99	97.83	0.59	100.16	96.93	98.66	N/A	42,200	41,283
10/01/04 TO 12/31/04	1	70.00	70.00	70.00			70.00	70.00	N/A	200	140
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	98.45	98.45	98.45			98.45	98.45	N/A	11,000	10,830
07/01/05 TO 09/30/05	2	85.96	85.96	99.10	35.68	86.74	55.29	116.63	N/A	12,250	12,140
10/01/05 TO 12/31/05	2	81.82	81.82	77.05	8.16	106.19	75.14	88.50	N/A	21,000	16,180
01/01/06 TO 03/31/06	2	198.07	198.07	93.78	57.23	211.20	84.71	311.43	N/A	21,875	20,515
04/01/06 TO 06/30/06	5	59.24	76.52	53.10	48.06	144.11	41.76	133.50	N/A	106,751	56,684
____Study Years____											
07/01/04 TO 06/30/05	5	98.37	92.48	97.84	6.14	94.53	70.00	98.66	N/A	27,560	26,964
07/01/05 TO 06/30/06	11	84.71	101.30	59.18	50.36	171.19	41.76	311.43	48.76 to 133.50	58,545	34,644
____Calendar Yrs____											
01/01/05 TO 12/31/05	5	88.50	86.80	87.06	19.13	99.71	55.29	116.63	N/A	15,500	13,494
____ALL____	16	92.72	98.55	65.99	35.72	149.34	41.76	311.43	59.24 to 99.36	48,862	32,244

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURTON	2	98.91	98.91	99.18	0.46	99.72	98.45	99.36	N/A	28,000	27,770
MEADVILLE	1	48.76	48.76	48.76			48.76	48.76	N/A	415,755	202,720
MILLS	1	70.00	70.00	70.00			70.00	70.00	N/A	200	140
RURAL	1	41.76	41.76	41.76			41.76	41.76	N/A	50,000	20,880
SPRINGVIEW	11	96.93	110.76	91.06	37.11	121.63	55.29	311.43	59.24 to 133.50	23,622	21,511
____ALL____	16	92.72	98.55	65.99	35.72	149.34	41.76	311.43	59.24 to 99.36	48,862	32,244

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	11	96.93	110.76	91.06	37.11	121.63	55.29	311.43	59.24 to 133.50	23,622	21,511
3	5	70.00	71.67	53.51	30.65	133.94	41.76	99.36	N/A	104,391	55,856
____ALL____	16	92.72	98.55	65.99	35.72	149.34	41.76	311.43	59.24 to 99.36	48,862	32,244

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	14	97.65	104.64	67.64	32.76	154.69	48.76	311.43	59.24 to 116.63	52,257	35,349
2	2	55.88	55.88	41.87	25.27	133.45	41.76	70.00	N/A	25,100	10,510
____ALL____	16	92.72	98.55	65.99	35.72	149.34	41.76	311.43	59.24 to 99.36	48,862	32,244

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	16	MEDIAN:	93	COV:	62.91	95% Median C.I.:	59.24 to 99.36	(! : Derived)
TOTAL Sales Price:	782,205	WGT. MEAN:	66	STD:	61.99	95% Wgt. Mean C.I.:	43.73 to 88.25	
TOTAL Adj.Sales Price:	781,805	MEAN:	99	AVG.ABS.DEV:	33.12	95% Mean C.I.:	65.52 to 131.57	
TOTAL Assessed Value:	515,910							
AVG. Adj. Sales Price:	48,862	COD:	35.72	MAX Sales Ratio:	311.43			
AVG. Assessed Value:	32,244	PRD:	149.34	MIN Sales Ratio:	41.76			

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	14	92.72	99.53	63.17	39.75	157.55	41.76	311.43	55.29 to 116.63	50,228	31,730
06											
07	2	91.69	91.69	91.21	7.61	100.52	84.71	98.66	N/A	39,300	35,845
ALL	16	92.72	98.55	65.99	35.72	149.34	41.76	311.43	59.24 to 99.36	48,862	32,244

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
52-0100	16	92.72	98.55	65.99	35.72	149.34	41.76	311.43	59.24 to 99.36	48,862	32,244
NonValid School											
ALL	16	92.72	98.55	65.99	35.72	149.34	41.76	311.43	59.24 to 99.36	48,862	32,244

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	4	59.38	73.51	48.38	47.57	151.92	41.76	133.50	N/A	116,988	56,602
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	6	93.47	121.59	90.75	57.68	133.98	55.29	311.43	55.29 to 311.43	10,708	9,718
1920 TO 1939	1	99.36	99.36	99.36			99.36	99.36	N/A	45,000	44,710
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	2	86.04	86.04	88.31	12.66	97.43	75.14	96.93	N/A	45,500	40,180
1970 TO 1979	2	98.52	98.52	98.52	0.15	100.00	98.37	98.66	N/A	35,800	35,270
1980 TO 1989	1	84.71	84.71	84.71			84.71	84.71	N/A	42,000	35,580
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	16	92.72	98.55	65.99	35.72	149.34	41.76	311.43	59.24 to 99.36	48,862	32,244

PA&T 2007 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	16	MEDIAN:	93	COV:	62.91	95% Median C.I.:	59.24 to 99.36	(! : Derived)
TOTAL Sales Price:	782,205	WGT. MEAN:	66	STD:	61.99	95% Wgt. Mean C.I.:	43.73 to 88.25	
TOTAL Adj.Sales Price:	781,805	MEAN:	99	AVG.ABS.DEV:	33.12	95% Mean C.I.:	65.52 to 131.57	
TOTAL Assessed Value:	515,910							
AVG. Adj. Sales Price:	48,862	COD:	35.72	MAX Sales Ratio:	311.43			
AVG. Assessed Value:	32,244	PRD:	149.34	MIN Sales Ratio:	41.76			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	133.50	171.64	209.11	60.28	82.08	70.00	311.43	N/A	1,316	2,753
5000 TO 9999	2	71.90	71.90	70.62	23.10	101.81	55.29	88.50	N/A	6,500	4,590
Total \$ _____											
1 TO 9999	5	88.50	131.74	102.89	72.24	128.04	55.29	311.43	N/A	3,390	3,488
10000 TO 29999	3	98.45	91.44	88.24	19.43	103.62	59.24	116.63	N/A	16,500	14,560
30000 TO 59999	7	96.93	84.99	84.14	13.97	101.02	41.76	99.36	41.76 to 99.36	42,800	36,010
250000 TO 499999	1	48.76	48.76	48.76			48.76	48.76	N/A	415,755	202,720
ALL _____	16	92.72	98.55	65.99	35.72	149.34	41.76	311.43	59.24 to 99.36	48,862	32,244

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	70.00	86.26	72.61	37.24	118.81	55.29	133.50	N/A	3,066	2,226
5000 TO 9999	2	199.97	199.97	138.84	55.74	144.03	88.50	311.43	N/A	3,875	5,380
Total \$ _____											
1 TO 9999	5	88.50	131.74	102.89	72.24	128.04	55.29	311.43	N/A	3,390	3,488
10000 TO 29999	5	75.14	78.24	67.61	30.36	115.73	41.76	116.63	N/A	27,100	18,322
30000 TO 59999	5	98.37	95.61	95.57	3.33	100.04	84.71	99.36	N/A	42,720	40,828
150000 TO 249999	1	48.76	48.76	48.76			48.76	48.76	N/A	415,755	202,720
ALL _____	16	92.72	98.55	65.99	35.72	149.34	41.76	311.43	59.24 to 99.36	48,862	32,244

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	59.38	73.51	48.38	47.57	151.92	41.76	133.50	N/A	116,988	56,602
10	4	86.76	81.87	88.53	19.19	92.47	55.29	98.66	N/A	28,650	25,365
20	5	88.50	132.10	89.73	64.21	147.22	59.24	311.43	N/A	17,650	15,838
30	3	98.45	98.25	98.06	0.82	100.19	96.93	99.36	N/A	37,000	36,283
ALL _____	16	92.72	98.55	65.99	35.72	149.34	41.76	311.43	59.24 to 99.36	48,862	32,244

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	16	MEDIAN:	93	COV:	62.91	95% Median C.I.:	59.24 to 99.36	(! : Derived)
TOTAL Sales Price:	782,205	WGT. MEAN:	66	STD:	61.99	95% Wgt. Mean C.I.:	43.73 to 88.25	
TOTAL Adj.Sales Price:	781,805	MEAN:	99	AVG.ABS.DEV:	33.12	95% Mean C.I.:	65.52 to 131.57	
TOTAL Assessed Value:	515,910							
AVG. Adj. Sales Price:	48,862	COD:	35.72	MAX Sales Ratio:	311.43			
AVG. Assessed Value:	32,244	PRD:	149.34	MIN Sales Ratio:	41.76			

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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)	4	59.38	73.51	48.38	47.57	151.92	41.76	133.50	N/A	116,988	56,602	
100	1	84.71	84.71	84.71			84.71	84.71	N/A	42,000	35,580	
101	7	96.93	87.33	91.59	11.28	95.35	55.29	98.66	55.29 to 98.66	26,657	24,415	
104	4	108.00	146.67	97.37	62.38	150.62	59.24	311.43	N/A	21,312	20,752	
____ALL____	16	92.72	98.55	65.99	35.72	149.34	41.76	311.43	59.24 to 99.36	48,862	32,244	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	4	59.38	73.51	48.38	47.57	151.92	41.76	133.50	N/A	116,988	56,602	
20	2	185.34	185.34	78.64	68.04	235.68	59.24	311.43	N/A	11,375	8,945	
30	9	98.37	90.57	92.46	12.36	97.95	55.29	116.63	75.14 to 99.36	26,233	24,255	
40	1	96.93	96.93	96.93			96.93	96.93	N/A	55,000	53,310	
____ALL____	16	92.72	98.55	65.99	35.72	149.34	41.76	311.43	59.24 to 99.36	48,862	32,244	

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:	6	MEDIAN:	97	COV:	30.95	95% Median C.I.:	33.82 to 109.00
TOTAL Sales Price:	125,000	WGT. MEAN:	71	STD:	27.68	95% Wgt. Mean C.I.:	20.50 to 120.60
TOTAL Adj.Sales Price:	115,000	MEAN:	89	AVG.ABS.DEV:	13.63	95% Mean C.I.:	60.37 to 118.47
TOTAL Assessed Value:	81,130						
AVG. Adj. Sales Price:	19,166	COD:	14.06	MAX Sales Ratio:	109.00		
AVG. Assessed Value:	13,521	PRD:	126.75	MIN Sales Ratio:	33.82		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	109.00	109.00	109.00			109.00	109.00	N/A	2,000	2,180
10/01/03 TO 12/31/03	1	96.97	96.97	96.97			96.97	96.97	N/A	17,500	16,970
01/01/04 TO 03/31/04	1	96.97	96.97	96.97			96.97	96.97	N/A	17,500	16,970
04/01/04 TO 06/30/04	1	96.58	96.58	96.58			96.58	96.58	N/A	12,000	11,590
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	33.82	33.82	33.82			33.82	33.82	N/A	50,000	16,910
01/01/06 TO 03/31/06	1	103.19	103.19	103.19			103.19	103.19	N/A	16,000	16,510
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/03 TO 06/30/04	4	96.97	99.88	97.37	3.20	102.58	96.58	109.00	N/A	12,250	11,927
07/01/04 TO 06/30/05											
07/01/05 TO 06/30/06	2	68.51	68.51	50.64	50.63	135.29	33.82	103.19	N/A	33,000	16,710
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	2	96.78	96.78	96.81	0.20	99.96	96.58	96.97	N/A	14,750	14,280
01/01/05 TO 12/31/05	1	33.82	33.82	33.82			33.82	33.82	N/A	50,000	16,910
<u>ALL</u>	6	96.97	89.42	70.55	14.06	126.75	33.82	109.00	33.82 to 109.00	19,166	13,521

ASSESSOR LOCATION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
MEADVILLE	1	33.82	33.82	33.82			33.82	33.82	N/A	50,000	16,910	
SPRINGVIEW	5	96.97	100.54	98.80	3.84	101.76	96.58	109.00	N/A	13,000	12,844	
<u>ALL</u>	6	96.97	89.42	70.55	14.06	126.75	33.82	109.00	33.82 to 109.00	19,166	13,521	

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	5	96.97	100.54	98.80	3.84	101.76	96.58	109.00	N/A	13,000	12,844	
3	1	33.82	33.82	33.82			33.82	33.82	N/A	50,000	16,910	
<u>ALL</u>	6	96.97	89.42	70.55	14.06	126.75	33.82	109.00	33.82 to 109.00	19,166	13,521	

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:	6	MEDIAN:	97	COV:	30.95	95% Median C.I.:	33.82 to 109.00
TOTAL Sales Price:	125,000	WGT. MEAN:	71	STD:	27.68	95% Wgt. Mean C.I.:	20.50 to 120.60
TOTAL Adj.Sales Price:	115,000	MEAN:	89	AVG.ABS.DEV:	13.63	95% Mean C.I.:	60.37 to 118.47
TOTAL Assessed Value:	81,130						
AVG. Adj. Sales Price:	19,166	COD:	14.06	MAX Sales Ratio:	109.00		
AVG. Assessed Value:	13,521	PRD:	126.75	MIN Sales Ratio:	33.82		

Printed: 03/28/2007 00:05:24

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	6	96.97	89.42	70.55	14.06	126.75	33.82	109.00	33.82 to 109.00	19,166	13,521
ALL	6	96.97	89.42	70.55	14.06	126.75	33.82	109.00	33.82 to 109.00	19,166	13,521

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
52-0100	6	96.97	89.42	70.55	14.06	126.75	33.82	109.00	33.82 to 109.00	19,166	13,521
NonValid School											
ALL	6	96.97	89.42	70.55	14.06	126.75	33.82	109.00	33.82 to 109.00	19,166	13,521

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	1	33.82	33.82	33.82			33.82	33.82	N/A	50,000	16,910
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	109.00	109.00	109.00			109.00	109.00	N/A	2,000	2,180
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	3	96.97	96.84	96.87	0.13	99.97	96.58	96.97	N/A	15,666	15,176
1980 TO 1989	1	103.19	103.19	103.19			103.19	103.19	N/A	16,000	16,510
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	6	96.97	89.42	70.55	14.06	126.75	33.82	109.00	33.82 to 109.00	19,166	13,521

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	109.00	109.00	109.00			109.00	109.00	N/A	2,000	2,180
Total \$											
1 TO 9999	1	109.00	109.00	109.00			109.00	109.00	N/A	2,000	2,180
10000 TO 29999	4	96.97	98.43	98.48	1.70	99.95	96.58	103.19	N/A	15,750	15,510
30000 TO 59999	1	33.82	33.82	33.82			33.82	33.82	N/A	50,000	16,910
ALL	6	96.97	89.42	70.55	14.06	126.75	33.82	109.00	33.82 to 109.00	19,166	13,521

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:	6	MEDIAN:	97	COV:	30.95	95% Median C.I.:	33.82 to 109.00
TOTAL Sales Price:	125,000	WGT. MEAN:	71	STD:	27.68	95% Wgt. Mean C.I.:	20.50 to 120.60
TOTAL Adj.Sales Price:	115,000	MEAN:	89	AVG.ABS.DEV:	13.63	95% Mean C.I.:	60.37 to 118.47
TOTAL Assessed Value:	81,130						
AVG. Adj. Sales Price:	19,166	COD:	14.06	MAX Sales Ratio:	109.00		
AVG. Assessed Value:	13,521	PRD:	126.75	MIN Sales Ratio:	33.82		

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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	109.00	109.00	109.00			109.00	109.00	N/A	2,000	2,180
Total \$ _____											
1 TO 9999	1	109.00	109.00	109.00			109.00	109.00	N/A	2,000	2,180
10000 TO 29999	5	96.97	85.51	69.87	14.39	122.38	33.82	103.19	N/A	22,600	15,790
ALL _____											
	6	96.97	89.42	70.55	14.06	126.75	33.82	109.00	33.82 to 109.00	19,166	13,521

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	33.82	33.82	33.82			33.82	33.82	N/A	50,000	16,910
20	5	96.97	100.54	98.80	3.84	101.76	96.58	109.00	N/A	13,000	12,844
ALL _____											
	6	96.97	89.42	70.55	14.06	126.75	33.82	109.00	33.82 to 109.00	19,166	13,521

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	33.82	33.82	33.82			33.82	33.82	N/A	50,000	16,910
384	1	109.00	109.00	109.00			109.00	109.00	N/A	2,000	2,180
391	1	103.19	103.19	103.19			103.19	103.19	N/A	16,000	16,510
406	2	96.97	96.97	96.97	0.00	100.00	96.97	96.97	N/A	17,500	16,970
454	1	96.58	96.58	96.58			96.58	96.58	N/A	12,000	11,590
ALL _____											
	6	96.97	89.42	70.55	14.06	126.75	33.82	109.00	33.82 to 109.00	19,166	13,521

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	6	96.97	89.42	70.55	14.06	126.75	33.82	109.00	33.82 to 109.00	19,166	13,521
04											
ALL _____											
	6	96.97	89.42	70.55	14.06	126.75	33.82	109.00	33.82 to 109.00	19,166	13,521

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:	17	MEDIAN:	70	COV:	39.95	95% Median C.I.:	57.57 to 86.56	(!: Derived)
(AgLand) TOTAL Sales Price:	1,669,365	WGT. MEAN:	72	STD:	29.17	95% Wgt. Mean C.I.:	45.45 to 98.95	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	1,669,365	MEAN:	73	AVG.ABS.DEV:	18.15	95% Mean C.I.:	58.02 to 88.01	
(AgLand) TOTAL Assessed Value:	1,205,250							
AVG. Adj. Sales Price:	98,197	COD:	25.95	MAX Sales Ratio:	162.36			
AVG. Assessed Value:	70,897	PRD:	101.13	MIN Sales Ratio:	36.15			

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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____											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	3	86.56	105.06	144.75	37.00	72.58	66.27	162.36	N/A	77,978	112,873
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	2	69.25	69.25	67.98	8.25	101.87	63.54	74.96	N/A	163,658	111,250
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	79.51	79.51	79.51			79.51	79.51	N/A	98,513	78,330
01/01/05 TO 03/31/05	3	45.35	56.61	44.59	38.35	126.95	36.15	88.32	N/A	155,333	69,263
04/01/05 TO 06/30/05	1	70.17	70.17	70.17			70.17	70.17	N/A	64,000	44,910
07/01/05 TO 09/30/05	1	58.30	58.30	58.30			58.30	58.30	N/A	132,000	76,960
10/01/05 TO 12/31/05	4	61.54	67.33	66.94	31.21	100.58	38.69	107.57	N/A	59,900	40,100
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	2	70.22	70.22	70.13	0.40	100.13	69.94	70.50	N/A	54,000	37,870
____Study Years____											
07/01/03 TO 06/30/04	5	74.96	90.74	99.98	31.78	90.76	63.54	162.36	N/A	112,250	112,224
07/01/04 TO 06/30/05	5	70.17	63.90	52.67	24.61	121.32	36.15	88.32	N/A	125,702	66,206
07/01/05 TO 06/30/06	7	65.50	66.87	65.28	20.38	102.43	38.69	107.57	38.69 to 107.57	68,514	44,728
____Calendar Yrs____											
01/01/04 TO 12/31/04	3	74.96	72.67	70.65	7.10	102.87	63.54	79.51	N/A	141,943	100,276
01/01/05 TO 12/31/05	9	58.30	63.07	54.35	29.31	116.03	36.15	107.57	38.69 to 88.32	100,177	54,451
____ALL____											
	17	69.94	73.02	72.20	25.95	101.13	36.15	162.36	57.57 to 86.56	98,197	70,897

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
15	1	107.57	107.57	107.57			107.57	107.57	N/A	45,600	49,050
165	2	78.37	78.37	75.24	10.46	104.15	70.17	86.56	N/A	46,343	34,870
175	1	58.30	58.30	58.30			58.30	58.30	N/A	132,000	76,960
177	2	69.25	69.25	67.98	8.25	101.87	63.54	74.96	N/A	163,658	111,250
235	3	70.50	73.32	74.61	4.52	98.27	69.94	79.51	N/A	68,837	51,356
239	1	36.15	36.15	36.15			36.15	36.15	N/A	300,000	108,450
245	1	66.27	66.27	66.27			66.27	66.27	N/A	20,250	13,420
25	3	65.50	70.46	68.09	15.65	103.49	57.57	88.32	N/A	72,666	49,476
27	1	162.36	162.36	162.36			162.36	162.36	N/A	185,000	300,370
387	1	45.35	45.35	45.35			45.35	45.35	N/A	110,000	49,880
397	1	38.69	38.69	38.69			38.69	38.69	N/A	32,000	12,380
____ALL____											
	17	69.94	73.02	72.20	25.95	101.13	36.15	162.36	57.57 to 86.56	98,197	70,897

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:	17	MEDIAN:	70	COV:	39.95	95% Median C.I.:	57.57 to 86.56	(!: Derived)
(AgLand) TOTAL Sales Price:	1,669,365	WGT. MEAN:	72	STD:	29.17	95% Wgt. Mean C.I.:	45.45 to 98.95	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	1,669,365	MEAN:	73	AVG.ABS.DEV:	18.15	95% Mean C.I.:	58.02 to 88.01	
(AgLand) TOTAL Assessed Value:	1,205,250							
AVG. Adj. Sales Price:	98,197	COD:	25.95	MAX Sales Ratio:	162.36			
AVG. Assessed Value:	70,897	PRD:	101.13	MIN Sales Ratio:	36.15			

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	17	69.94	73.02	72.20	25.95	101.13	36.15	162.36	57.57 to 86.56	98,197	70,897
____ALL____	17	69.94	73.02	72.20	25.95	101.13	36.15	162.36	57.57 to 86.56	98,197	70,897

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	17	69.94	73.02	72.20	25.95	101.13	36.15	162.36	57.57 to 86.56	98,197	70,897
____ALL____	17	69.94	73.02	72.20	25.95	101.13	36.15	162.36	57.57 to 86.56	98,197	70,897

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
52-0100	17	69.94	73.02	72.20	25.95	101.13	36.15	162.36	57.57 to 86.56	98,197	70,897
NonValid School											
____ALL____	17	69.94	73.02	72.20	25.95	101.13	36.15	162.36	57.57 to 86.56	98,197	70,897

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	2	52.48	52.48	49.38	26.28	106.28	38.69	66.27	N/A	26,125	12,900
50.01 TO 100.00	2	78.53	78.53	77.62	10.23	101.17	70.50	86.56	N/A	32,343	25,105
100.01 TO 180.00	7	69.94	72.06	67.24	19.94	107.18	45.35	107.57	45.35 to 107.57	72,800	48,947
180.01 TO 330.00	3	74.96	70.92	70.07	9.43	101.22	58.30	79.51	N/A	119,276	83,573
330.01 TO 650.00	2	49.85	49.85	47.10	27.48	105.82	36.15	63.54	N/A	250,000	117,760
650.01 +	1	162.36	162.36	162.36			162.36	162.36	N/A	185,000	300,370
____ALL____	17	69.94	73.02	72.20	25.95	101.13	36.15	162.36	57.57 to 86.56	98,197	70,897

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY-N/A	3	70.50	82.67	81.24	17.79	101.76	69.94	107.57	N/A	51,200	41,596
GRASS	8	64.91	76.08	87.16	38.20	87.29	38.69	162.36	38.69 to 162.36	90,242	78,652
GRASS-N/A	6	67.84	64.10	56.84	15.89	112.76	36.15	79.51	36.15 to 79.51	132,304	75,206
____ALL____	17	69.94	73.02	72.20	25.95	101.13	36.15	162.36	57.57 to 86.56	98,197	70,897

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:	17	MEDIAN:	70	COV:	39.95	95% Median C.I.:	57.57 to 86.56	(!: Derived)
(AgLand) TOTAL Sales Price:	1,669,365	WGT. MEAN:	72	STD:	29.17	95% Wgt. Mean C.I.:	45.45 to 98.95	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	1,669,365	MEAN:	73	AVG.ABS.DEV:	18.15	95% Mean C.I.:	58.02 to 88.01	
(AgLand) TOTAL Assessed Value:	1,205,250							
AVG. Adj. Sales Price:	98,197	COD:	25.95	MAX Sales Ratio:	162.36			
AVG. Assessed Value:	70,897	PRD:	101.13	MIN Sales Ratio:	36.15			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY-N/A	3	70.50	82.67	81.24	17.79	101.76	69.94	107.57	N/A	51,200	41,596
GRASS	13	65.50	70.29	70.71	29.25	99.40	36.15	162.36	45.35 to 86.56	109,019	77,086
GRASS-N/A	1	79.51	79.51	79.51			79.51	79.51	N/A	98,513	78,330
ALL	17	69.94	73.02	72.20	25.95	101.13	36.15	162.36	57.57 to 86.56	98,197	70,897

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	3	70.50	82.67	81.24	17.79	101.76	69.94	107.57	N/A	51,200	41,596
GRASS	14	65.88	70.95	71.28	28.52	99.53	36.15	162.36	45.35 to 86.56	108,268	77,175
ALL	17	69.94	73.02	72.20	25.95	101.13	36.15	162.36	57.57 to 86.56	98,197	70,897

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	76.41	76.41	78.16	13.28	97.76	66.27	86.56	N/A	24,468	19,125
30000 TO 59999	4	79.41	76.27	80.35	27.30	94.92	38.69	107.57	N/A	42,400	34,067
60000 TO 99999	5	69.94	68.54	68.74	7.61	99.70	57.57	79.51	N/A	79,302	54,514
100000 TO 149999	3	58.30	59.54	60.18	16.93	98.92	45.35	74.96	N/A	123,105	74,090
150000 TO 249999	2	112.95	112.95	111.02	43.75	101.74	63.54	162.36	N/A	192,500	213,720
250000 TO 499999	1	36.15	36.15	36.15			36.15	36.15	N/A	300,000	108,450
ALL	17	69.94	73.02	72.20	25.95	101.13	36.15	162.36	57.57 to 86.56	98,197	70,897

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	4	68.38	65.51	65.00	19.05	100.77	38.69	86.56	N/A	29,234	19,002
30000 TO 59999	7	69.94	72.06	67.24	19.94	107.18	45.35	107.57	45.35 to 107.57	72,800	48,947
60000 TO 99999	3	74.96	70.92	70.07	9.43	101.22	58.30	79.51	N/A	119,276	83,573
100000 TO 149999	2	49.85	49.85	47.10	27.48	105.82	36.15	63.54	N/A	250,000	117,760
250000 TO 499999	1	162.36	162.36	162.36			162.36	162.36	N/A	185,000	300,370
ALL	17	69.94	73.02	72.20	25.95	101.13	36.15	162.36	57.57 to 86.56	98,197	70,897

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	16	MEDIAN:	93	COV:	62.87	95% Median C.I.:	59.24 to 99.36	(! : Derived)
TOTAL Sales Price:	782,205	WGT. MEAN:	66	STD:	61.97	95% Wgt. Mean C.I.:	43.74 to 88.29	
TOTAL Adj.Sales Price:	781,805	MEAN:	99	AVG.ABS.DEV:	33.10	95% Mean C.I.:	65.56 to 131.58	
TOTAL Assessed Value:	516,110							
AVG. Adj. Sales Price:	48,862	COD:	35.70	MAX Sales Ratio:	311.43			
AVG. Assessed Value:	32,256	PRD:	149.32	MIN Sales Ratio:	42.16			

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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	3	98.37	97.99	97.83	0.59	100.16	96.93	98.66	N/A	42,200	41,283
10/01/04 TO 12/31/04	1	70.00	70.00	70.00			70.00	70.00	N/A	200	140
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	98.45	98.45	98.45			98.45	98.45	N/A	11,000	10,830
07/01/05 TO 09/30/05	2	85.96	85.96	99.10	35.68	86.74	55.29	116.63	N/A	12,250	12,140
10/01/05 TO 12/31/05	2	81.82	81.82	77.05	8.16	106.19	75.14	88.50	N/A	21,000	16,180
01/01/06 TO 03/31/06	2	198.07	198.07	93.78	57.23	211.20	84.71	311.43	N/A	21,875	20,515
04/01/06 TO 06/30/06	5	59.24	76.60	53.14	47.92	144.16	42.16	133.50	N/A	106,751	56,724
____Study Years____											
07/01/04 TO 06/30/05	5	98.37	92.48	97.84	6.14	94.53	70.00	98.66	N/A	27,560	26,964
07/01/05 TO 06/30/06	11	84.71	101.34	59.21	50.31	171.16	42.16	311.43	48.76 to 133.50	58,545	34,662
____Calendar Yrs____											
01/01/05 TO 12/31/05	5	88.50	86.80	87.06	19.13	99.71	55.29	116.63	N/A	15,500	13,494
____ALL____	16	92.72	98.57	66.02	35.70	149.32	42.16	311.43	59.24 to 99.36	48,862	32,256

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURTON	2	98.91	98.91	99.18	0.46	99.72	98.45	99.36	N/A	28,000	27,770
MEADVILLE	1	48.76	48.76	48.76			48.76	48.76	N/A	415,755	202,720
MILLS	1	70.00	70.00	70.00			70.00	70.00	N/A	200	140
RURAL	1	42.16	42.16	42.16			42.16	42.16	N/A	50,000	21,080
SPRINGVIEW	11	96.93	110.76	91.06	37.11	121.63	55.29	311.43	59.24 to 133.50	23,622	21,511
____ALL____	16	92.72	98.57	66.02	35.70	149.32	42.16	311.43	59.24 to 99.36	48,862	32,256

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	11	96.93	110.76	91.06	37.11	121.63	55.29	311.43	59.24 to 133.50	23,622	21,511
3	5	70.00	71.75	53.54	30.54	133.99	42.16	99.36	N/A	104,391	55,896
____ALL____	16	92.72	98.57	66.02	35.70	149.32	42.16	311.43	59.24 to 99.36	48,862	32,256

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	14	97.65	104.64	67.64	32.76	154.69	48.76	311.43	59.24 to 116.63	52,257	35,349
2	2	56.08	56.08	42.27	24.82	132.67	42.16	70.00	N/A	25,100	10,610
____ALL____	16	92.72	98.57	66.02	35.70	149.32	42.16	311.43	59.24 to 99.36	48,862	32,256

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	16	MEDIAN:	93	COV:	62.87	95% Median C.I.:	59.24 to 99.36	(!: Derived)
TOTAL Sales Price:	782,205	WGT. MEAN:	66	STD:	61.97	95% Wgt. Mean C.I.:	43.74 to 88.29	
TOTAL Adj.Sales Price:	781,805	MEAN:	99	AVG.ABS.DEV:	33.10	95% Mean C.I.:	65.56 to 131.58	
TOTAL Assessed Value:	516,110							
AVG. Adj. Sales Price:	48,862	COD:	35.70	MAX Sales Ratio:	311.43			
AVG. Assessed Value:	32,256	PRD:	149.32	MIN Sales Ratio:	42.16			

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	14	92.72	99.55	63.20	39.72	157.52	42.16	311.43	55.29 to 116.63	50,228	31,744
06											
07	2	91.69	91.69	91.21	7.61	100.52	84.71	98.66	N/A	39,300	35,845
ALL	16	92.72	98.57	66.02	35.70	149.32	42.16	311.43	59.24 to 99.36	48,862	32,256

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
52-0100	16	92.72	98.57	66.02	35.70	149.32	42.16	311.43	59.24 to 99.36	48,862	32,256
NonValid School											
ALL	16	92.72	98.57	66.02	35.70	149.32	42.16	311.43	59.24 to 99.36	48,862	32,256

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	4	59.38	73.60	48.43	47.40	152.00	42.16	133.50	N/A	116,988	56,652
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	6	93.47	121.59	90.75	57.68	133.98	55.29	311.43	55.29 to 311.43	10,708	9,718
1920 TO 1939	1	99.36	99.36	99.36			99.36	99.36	N/A	45,000	44,710
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	2	86.04	86.04	88.31	12.66	97.43	75.14	96.93	N/A	45,500	40,180
1970 TO 1979	2	98.52	98.52	98.52	0.15	100.00	98.37	98.66	N/A	35,800	35,270
1980 TO 1989	1	84.71	84.71	84.71			84.71	84.71	N/A	42,000	35,580
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	16	92.72	98.57	66.02	35.70	149.32	42.16	311.43	59.24 to 99.36	48,862	32,256

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	16	MEDIAN:	93	COV:	62.87	95% Median C.I.:	59.24 to 99.36	(! : Derived)
TOTAL Sales Price:	782,205	WGT. MEAN:	66	STD:	61.97	95% Wgt. Mean C.I.:	43.74 to 88.29	
TOTAL Adj.Sales Price:	781,805	MEAN:	99	AVG.ABS.DEV:	33.10	95% Mean C.I.:	65.56 to 131.58	
TOTAL Assessed Value:	516,110							
AVG. Adj. Sales Price:	48,862	COD:	35.70	MAX Sales Ratio:	311.43			
AVG. Assessed Value:	32,256	PRD:	149.32	MIN Sales Ratio:	42.16			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	133.50	171.64	209.11	60.28	82.08	70.00	311.43	N/A	1,316	2,753
5000 TO 9999	2	71.90	71.90	70.62	23.10	101.81	55.29	88.50	N/A	6,500	4,590
Total \$ _____											
1 TO 9999	5	88.50	131.74	102.89	72.24	128.04	55.29	311.43	N/A	3,390	3,488
10000 TO 29999	3	98.45	91.44	88.24	19.43	103.62	59.24	116.63	N/A	16,500	14,560
30000 TO 59999	7	96.93	85.05	84.20	13.91	101.00	42.16	99.36	42.16 to 99.36	42,800	36,038
250000 TO 499999	1	48.76	48.76	48.76			48.76	48.76	N/A	415,755	202,720
ALL _____	16	92.72	98.57	66.02	35.70	149.32	42.16	311.43	59.24 to 99.36	48,862	32,256

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	70.00	86.26	72.61	37.24	118.81	55.29	133.50	N/A	3,066	2,226
5000 TO 9999	2	199.97	199.97	138.84	55.74	144.03	88.50	311.43	N/A	3,875	5,380
Total \$ _____											
1 TO 9999	5	88.50	131.74	102.89	72.24	128.04	55.29	311.43	N/A	3,390	3,488
10000 TO 29999	5	75.14	78.32	67.76	30.26	115.60	42.16	116.63	N/A	27,100	18,362
30000 TO 59999	5	98.37	95.61	95.57	3.33	100.04	84.71	99.36	N/A	42,720	40,828
150000 TO 249999	1	48.76	48.76	48.76			48.76	48.76	N/A	415,755	202,720
ALL _____	16	92.72	98.57	66.02	35.70	149.32	42.16	311.43	59.24 to 99.36	48,862	32,256

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	59.38	73.60	48.43	47.40	152.00	42.16	133.50	N/A	116,988	56,652
10	4	86.76	81.87	88.53	19.19	92.47	55.29	98.66	N/A	28,650	25,365
20	5	88.50	132.10	89.73	64.21	147.22	59.24	311.43	N/A	17,650	15,838
30	3	98.45	98.25	98.06	0.82	100.19	96.93	99.36	N/A	37,000	36,283
ALL _____	16	92.72	98.57	66.02	35.70	149.32	42.16	311.43	59.24 to 99.36	48,862	32,256

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	16	MEDIAN:	93	COV:	62.87	95% Median C.I.:	59.24 to 99.36	(! : Derived)
TOTAL Sales Price:	782,205	WGT. MEAN:	66	STD:	61.97	95% Wgt. Mean C.I.:	43.74 to 88.29	
TOTAL Adj.Sales Price:	781,805	MEAN:	99	AVG.ABS.DEV:	33.10	95% Mean C.I.:	65.56 to 131.58	
TOTAL Assessed Value:	516,110							
AVG. Adj. Sales Price:	48,862	COD:	35.70	MAX Sales Ratio:	311.43			
AVG. Assessed Value:	32,256	PRD:	149.32	MIN Sales Ratio:	42.16			

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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)	4	59.38	73.60	48.43	47.40	152.00	42.16	133.50	N/A	116,988	56,652	
100	1	84.71	84.71	84.71			84.71	84.71	N/A	42,000	35,580	
101	7	96.93	87.33	91.59	11.28	95.35	55.29	98.66	55.29 to 98.66	26,657	24,415	
104	4	108.00	146.67	97.37	62.38	150.62	59.24	311.43	N/A	21,312	20,752	
<u>ALL</u>												
	16	92.72	98.57	66.02	35.70	149.32	42.16	311.43	59.24 to 99.36	48,862	32,256	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	4	59.38	73.60	48.43	47.40	152.00	42.16	133.50	N/A	116,988	56,652	
20	2	185.34	185.34	78.64	68.04	235.68	59.24	311.43	N/A	11,375	8,945	
30	9	98.37	90.57	92.46	12.36	97.95	55.29	116.63	75.14 to 99.36	26,233	24,255	
40	1	96.93	96.93	96.93			96.93	96.93	N/A	55,000	53,310	
<u>ALL</u>												
	16	92.72	98.57	66.02	35.70	149.32	42.16	311.43	59.24 to 99.36	48,862	32,256	

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:	6	MEDIAN:	97	COV:	31.95	95% Median C.I.:	31.86 to 109.00
TOTAL Sales Price:	125,000	WGT. MEAN:	70	STD:	28.46	95% Wgt. Mean C.I.:	18.14 to 121.25
TOTAL Adj.Sales Price:	115,000	MEAN:	89	AVG.ABS.DEV:	13.96	95% Mean C.I.:	59.22 to 118.97
TOTAL Assessed Value:	80,150						
AVG. Adj. Sales Price:	19,166	COD:	14.39	MAX Sales Ratio:	109.00		
AVG. Assessed Value:	13,358	PRD:	127.83	MIN Sales Ratio:	31.86		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	109.00	109.00	109.00			109.00	109.00	N/A	2,000	2,180
10/01/03 TO 12/31/03	1	96.97	96.97	96.97			96.97	96.97	N/A	17,500	16,970
01/01/04 TO 03/31/04	1	96.97	96.97	96.97			96.97	96.97	N/A	17,500	16,970
04/01/04 TO 06/30/04	1	96.58	96.58	96.58			96.58	96.58	N/A	12,000	11,590
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	31.86	31.86	31.86			31.86	31.86	N/A	50,000	15,930
01/01/06 TO 03/31/06	1	103.19	103.19	103.19			103.19	103.19	N/A	16,000	16,510
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/03 TO 06/30/04	4	96.97	99.88	97.37	3.20	102.58	96.58	109.00	N/A	12,250	11,927
07/01/04 TO 06/30/05											
07/01/05 TO 06/30/06	2	67.53	67.53	49.15	52.82	137.38	31.86	103.19	N/A	33,000	16,220
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	2	96.78	96.78	96.81	0.20	99.96	96.58	96.97	N/A	14,750	14,280
01/01/05 TO 12/31/05	1	31.86	31.86	31.86			31.86	31.86	N/A	50,000	15,930
<u>ALL</u>											
	6	96.97	89.09	69.70	14.39	127.83	31.86	109.00	31.86 to 109.00	19,166	13,358

ASSESSOR LOCATION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
MEADVILLE	1	31.86	31.86	31.86			31.86	31.86	N/A	50,000	15,930	
SPRINGVIEW	5	96.97	100.54	98.80	3.84	101.76	96.58	109.00	N/A	13,000	12,844	
<u>ALL</u>												
	6	96.97	89.09	69.70	14.39	127.83	31.86	109.00	31.86 to 109.00	19,166	13,358	

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	5	96.97	100.54	98.80	3.84	101.76	96.58	109.00	N/A	13,000	12,844	
3	1	31.86	31.86	31.86			31.86	31.86	N/A	50,000	15,930	
<u>ALL</u>												
	6	96.97	89.09	69.70	14.39	127.83	31.86	109.00	31.86 to 109.00	19,166	13,358	

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:	6	MEDIAN:	97	COV:	31.95	95% Median C.I.:	31.86 to 109.00
TOTAL Sales Price:	125,000	WGT. MEAN:	70	STD:	28.46	95% Wgt. Mean C.I.:	18.14 to 121.25
TOTAL Adj.Sales Price:	115,000	MEAN:	89	AVG.ABS.DEV:	13.96	95% Mean C.I.:	59.22 to 118.97
TOTAL Assessed Value:	80,150						
AVG. Adj. Sales Price:	19,166	COD:	14.39	MAX Sales Ratio:	109.00		
AVG. Assessed Value:	13,358	PRD:	127.83	MIN Sales Ratio:	31.86		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	6	96.97	89.09	69.70	14.39	127.83	31.86	109.00	31.86 to 109.00	19,166	13,358
ALL	6	96.97	89.09	69.70	14.39	127.83	31.86	109.00	31.86 to 109.00	19,166	13,358

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
52-0100	6	96.97	89.09	69.70	14.39	127.83	31.86	109.00	31.86 to 109.00	19,166	13,358
NonValid School											
ALL	6	96.97	89.09	69.70	14.39	127.83	31.86	109.00	31.86 to 109.00	19,166	13,358

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	1	31.86	31.86	31.86			31.86	31.86	N/A	50,000	15,930
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	109.00	109.00	109.00			109.00	109.00	N/A	2,000	2,180
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	3	96.97	96.84	96.87	0.13	99.97	96.58	96.97	N/A	15,666	15,176
1980 TO 1989	1	103.19	103.19	103.19			103.19	103.19	N/A	16,000	16,510
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	6	96.97	89.09	69.70	14.39	127.83	31.86	109.00	31.86 to 109.00	19,166	13,358

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	109.00	109.00	109.00			109.00	109.00	N/A	2,000	2,180
Total \$											
1 TO 9999	1	109.00	109.00	109.00			109.00	109.00	N/A	2,000	2,180
10000 TO 29999	4	96.97	98.43	98.48	1.70	99.95	96.58	103.19	N/A	15,750	15,510
30000 TO 59999	1	31.86	31.86	31.86			31.86	31.86	N/A	50,000	15,930
ALL	6	96.97	89.09	69.70	14.39	127.83	31.86	109.00	31.86 to 109.00	19,166	13,358

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:	6	MEDIAN:	97	COV:	31.95	95% Median C.I.:	31.86 to 109.00
TOTAL Sales Price:	125,000	WGT. MEAN:	70	STD:	28.46	95% Wgt. Mean C.I.:	18.14 to 121.25
TOTAL Adj.Sales Price:	115,000	MEAN:	89	AVG.ABS.DEV:	13.96	95% Mean C.I.:	59.22 to 118.97
TOTAL Assessed Value:	80,150						
AVG. Adj. Sales Price:	19,166	COD:	14.39	MAX Sales Ratio:	109.00		
AVG. Assessed Value:	13,358	PRD:	127.83	MIN Sales Ratio:	31.86		

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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	109.00	109.00	109.00			109.00	109.00	N/A	2,000	2,180
Total \$ _____											
1 TO 9999	1	109.00	109.00	109.00			109.00	109.00	N/A	2,000	2,180
10000 TO 29999	5	96.97	85.11	69.00	14.79	123.35	31.86	103.19	N/A	22,600	15,594
ALL _____											
	6	96.97	89.09	69.70	14.39	127.83	31.86	109.00	31.86 to 109.00	19,166	13,358

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	31.86	31.86	31.86			31.86	31.86	N/A	50,000	15,930
20	5	96.97	100.54	98.80	3.84	101.76	96.58	109.00	N/A	13,000	12,844
ALL _____											
	6	96.97	89.09	69.70	14.39	127.83	31.86	109.00	31.86 to 109.00	19,166	13,358

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	31.86	31.86	31.86			31.86	31.86	N/A	50,000	15,930
384	1	109.00	109.00	109.00			109.00	109.00	N/A	2,000	2,180
391	1	103.19	103.19	103.19			103.19	103.19	N/A	16,000	16,510
406	2	96.97	96.97	96.97	0.00	100.00	96.97	96.97	N/A	17,500	16,970
454	1	96.58	96.58	96.58			96.58	96.58	N/A	12,000	11,590
ALL _____											
	6	96.97	89.09	69.70	14.39	127.83	31.86	109.00	31.86 to 109.00	19,166	13,358

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	6	96.97	89.09	69.70	14.39	127.83	31.86	109.00	31.86 to 109.00	19,166	13,358
04											
ALL _____											
	6	96.97	89.09	69.70	14.39	127.83	31.86	109.00	31.86 to 109.00	19,166	13,358

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:	17	MEDIAN:	66	COV:	30.75	95% Median C.I.:	51.26 to 78.36	(!: Derived)
(AgLand) TOTAL Sales Price:	1,669,365	WGT. MEAN:	67	STD:	20.52	95% Wgt. Mean C.I.:	50.90 to 83.97	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	1,669,365	MEAN:	67	AVG.ABS.DEV:	16.03	95% Mean C.I.:	56.18 to 77.29	
(AgLand) TOTAL Assessed Value:	1,125,760							
AVG. Adj. Sales Price:	98,197	COD:	24.37	MAX Sales Ratio:	114.39			
AVG. Assessed Value:	66,221	PRD:	98.96	MIN Sales Ratio:	39.25			

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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											
10/01/03 TO 12/31/03	3	70.49	80.18	103.93	27.78	77.15	55.65	114.39	N/A	77,978	81,040
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	2	83.69	83.69	82.25	7.71	101.74	77.23	90.14	N/A	163,658	134,610
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	78.36	78.36	78.36			78.36	78.36	N/A	98,513	77,190
01/01/05 TO 03/31/05	3	43.83	52.51	46.42	26.77	113.11	39.25	74.45	N/A	155,333	72,113
04/01/05 TO 06/30/05	1	57.36	57.36	57.36			57.36	57.36	N/A	64,000	36,710
07/01/05 TO 09/30/05	1	51.57	51.57	51.57			51.57	51.57	N/A	132,000	68,070
10/01/05 TO 12/31/05	4	51.61	62.37	60.02	25.41	103.91	47.25	99.01	N/A	59,900	35,952
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	2	66.15	66.15	66.02	0.58	100.19	65.76	66.53	N/A	54,000	35,650
<u>Study Years</u>											
07/01/03 TO 06/30/04	5	77.23	81.58	91.29	20.30	89.37	55.65	114.39	N/A	112,250	102,468
07/01/04 TO 06/30/05	5	57.36	58.65	52.54	24.31	111.62	39.25	78.36	N/A	125,702	66,048
07/01/05 TO 06/30/06	7	51.96	61.91	59.05	22.33	104.84	47.25	99.01	47.25 to 99.01	68,514	40,454
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	3	78.36	81.91	81.35	5.49	100.69	77.23	90.14	N/A	141,943	115,470
01/01/05 TO 12/31/05	9	51.57	57.33	51.57	21.80	111.17	39.25	99.01	43.83 to 74.45	100,177	51,658
<u>ALL</u>											
	17	65.76	66.73	67.44	24.37	98.96	39.25	114.39	51.26 to 78.36	98,197	66,221

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
15	1	99.01	99.01	99.01			99.01	99.01	N/A	45,600	45,150
165	2	63.93	63.93	61.42	10.27	104.07	57.36	70.49	N/A	46,343	28,465
175	1	51.57	51.57	51.57			51.57	51.57	N/A	132,000	68,070
177	2	83.69	83.69	82.25	7.71	101.74	77.23	90.14	N/A	163,658	134,610
235	3	66.53	70.22	71.90	6.31	97.65	65.76	78.36	N/A	68,837	49,496
239	1	43.83	43.83	43.83			43.83	43.83	N/A	300,000	131,480
245	1	55.65	55.65	55.65			55.65	55.65	N/A	20,250	11,270
25	3	51.96	59.22	57.44	14.88	103.10	51.26	74.45	N/A	72,666	41,743
27	1	114.39	114.39	114.39			114.39	114.39	N/A	185,000	211,630
387	1	39.25	39.25	39.25			39.25	39.25	N/A	110,000	43,170
397	1	47.25	47.25	47.25			47.25	47.25	N/A	32,000	15,120
<u>ALL</u>											
	17	65.76	66.73	67.44	24.37	98.96	39.25	114.39	51.26 to 78.36	98,197	66,221

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:	17	MEDIAN:	66	COV:	30.75	95% Median C.I.:	51.26 to 78.36	(!: Derived)
(AgLand) TOTAL Sales Price:	1,669,365	WGT. MEAN:	67	STD:	20.52	95% Wgt. Mean C.I.:	50.90 to 83.97	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	1,669,365	MEAN:	67	AVG.ABS.DEV:	16.03	95% Mean C.I.:	56.18 to 77.29	
(AgLand) TOTAL Assessed Value:	1,125,760							
AVG. Adj. Sales Price:	98,197	COD:	24.37	MAX Sales Ratio:	114.39			
AVG. Assessed Value:	66,221	PRD:	98.96	MIN Sales Ratio:	39.25			

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	13	65.76	67.39	70.29	22.95	95.87	39.25	114.39	51.57 to 78.36	77,696	54,610
3	4	62.24	64.61	63.07	30.64	102.45	43.83	90.14	N/A	164,829	103,955
ALL	17	65.76	66.73	67.44	24.37	98.96	39.25	114.39	51.26 to 78.36	98,197	66,221

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	17	65.76	66.73	67.44	24.37	98.96	39.25	114.39	51.26 to 78.36	98,197	66,221
ALL	17	65.76	66.73	67.44	24.37	98.96	39.25	114.39	51.26 to 78.36	98,197	66,221

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
52-0100	17	65.76	66.73	67.44	24.37	98.96	39.25	114.39	51.26 to 78.36	98,197	66,221
NonValid School											
ALL	17	65.76	66.73	67.44	24.37	98.96	39.25	114.39	51.26 to 78.36	98,197	66,221

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	2	51.45	51.45	50.51	8.16	101.87	47.25	55.65	N/A	26,125	13,195
50.01 TO 100.00	2	68.51	68.51	68.28	2.89	100.33	66.53	70.49	N/A	32,343	22,085
100.01 TO 180.00	7	57.36	62.72	58.40	24.10	107.40	39.25	99.01	39.25 to 99.01	72,800	42,515
180.01 TO 330.00	3	78.36	73.36	72.67	16.41	100.95	51.57	90.14	N/A	119,276	86,673
330.01 TO 650.00	2	60.53	60.53	57.19	27.59	105.84	43.83	77.23	N/A	250,000	142,970
650.01 +	1	114.39	114.39	114.39			114.39	114.39	N/A	185,000	211,630
ALL	17	65.76	66.73	67.44	24.37	98.96	39.25	114.39	51.26 to 78.36	98,197	66,221

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY-N/A	3	66.53	77.10	75.81	16.66	101.70	65.76	99.01	N/A	51,200	38,816
GRASS	8	63.07	66.25	75.31	28.37	87.96	39.25	114.39	39.25 to 114.39	90,242	67,961
GRASS-N/A	6	54.66	62.20	58.65	23.94	106.05	43.83	90.14	43.83 to 90.14	132,304	77,603
ALL	17	65.76	66.73	67.44	24.37	98.96	39.25	114.39	51.26 to 78.36	98,197	66,221

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:	17	MEDIAN:	66	COV:	30.75	95% Median C.I.:	51.26 to 78.36	(!: Derived)
(AgLand) TOTAL Sales Price:	1,669,365	WGT. MEAN:	67	STD:	20.52	95% Wgt. Mean C.I.:	50.90 to 83.97	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	1,669,365	MEAN:	67	AVG.ABS.DEV:	16.03	95% Mean C.I.:	56.18 to 77.29	
(AgLand) TOTAL Assessed Value:	1,125,760							
AVG. Adj. Sales Price:	98,197	COD:	24.37	MAX Sales Ratio:	114.39			
AVG. Assessed Value:	66,221	PRD:	98.96	MIN Sales Ratio:	39.25			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY-N/A	3	66.53	77.10	75.81	16.66	101.70	65.76	99.01	N/A	51,200	38,816
GRASS	13	55.65	63.45	65.77	27.50	96.47	39.25	114.39	47.25 to 77.23	109,019	71,701
GRASS-N/A	1	78.36	78.36	78.36			78.36	78.36	N/A	98,513	77,190
ALL	17	65.76	66.73	67.44	24.37	98.96	39.25	114.39	51.26 to 78.36	98,197	66,221

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	3	66.53	77.10	75.81	16.66	101.70	65.76	99.01	N/A	51,200	38,816
GRASS	14	56.51	64.51	66.59	28.02	96.89	39.25	114.39	47.25 to 78.36	108,268	72,093
ALL	17	65.76	66.73	67.44	24.37	98.96	39.25	114.39	51.26 to 78.36	98,197	66,221

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	63.07	63.07	64.35	11.76	98.01	55.65	70.49	N/A	24,468	15,745
30000 TO 59999	4	70.49	71.81	74.24	21.17	96.73	47.25	99.01	N/A	42,400	31,477
60000 TO 99999	5	57.36	60.94	61.74	14.26	98.71	51.26	78.36	N/A	79,302	48,958
100000 TO 149999	3	51.57	60.32	61.19	32.89	98.57	39.25	90.14	N/A	123,105	75,333
150000 TO 249999	2	95.81	95.81	95.09	19.39	100.76	77.23	114.39	N/A	192,500	183,045
250000 TO 499999	1	43.83	43.83	43.83			43.83	43.83	N/A	300,000	131,480
ALL	17	65.76	66.73	67.44	24.37	98.96	39.25	114.39	51.26 to 78.36	98,197	66,221

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	4	61.09	59.98	60.34	13.96	99.40	47.25	70.49	N/A	29,234	17,640
30000 TO 59999	7	57.36	62.72	58.40	24.10	107.40	39.25	99.01	39.25 to 99.01	72,800	42,515
60000 TO 99999	2	64.97	64.97	63.02	20.62	103.09	51.57	78.36	N/A	115,256	72,630
100000 TO 149999	2	66.99	66.99	57.62	34.57	116.24	43.83	90.14	N/A	213,658	123,120
150000 TO 249999	2	95.81	95.81	95.09	19.39	100.76	77.23	114.39	N/A	192,500	183,045
ALL	17	65.76	66.73	67.44	24.37	98.96	39.25	114.39	51.26 to 78.36	98,197	66,221

2007 Assessment Survey for Keya Paha County
March 19, 2007

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff:

1

2. Appraiser(s) on staff:

0

3. Other full-time employees:

(Does not include anyone counted in 1 and 2 above)

0

4. Other part-time employees:

(Does not include anyone counted in 1 through 3 above)

0

5. Number of shared employees:

(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).

1

6. Assessor's requested budget for current fiscal year: \$52,700.

(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?): \$4,200.

8. Adopted budget, or granted budget if different from above: same as above.

9. Amount of total budget set aside for appraisal work: \$45,000.

10. Amount of the total budget set aside for education/workshops: \$1,500.

11. Appraisal/Reappraisal budget, if not part of the total budget: none.

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: \$52,700.

a. Was any of last year’s budget not used?

Yes, \$1498.20 remained. This was put back in the formula for the next year’s budget.

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by:

Contract appraiser, Ross Booe of Standard Appraisal

2. Valuation done by:

The assessor, deputy and contract appraiser determine the valuation, with the assessor being responsible for the final value of the property.

3. Pickup work done by:

Contract appraiser

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	21	0	0	21

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

June 2005 Marshall-Swift

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

2005 for urban properties and 2006 for rural properties

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?

For 2006 all rural improvements were physically reviewed and a market study was performed on these properties. The sales comparison approach as it pertains to the use of plus or minus adjustments to comparable properties to arrive at a value for a subject property is not utilized.

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

6 – Springview, Burton, Mills, Norden, Jamison and Rural.

8. How are these defined?

These market areas are defined by location, specifically by town and rural.

9. Is “Assessor Location” a usable valuation identity?

Yes

10. Does the assessor location “suburban” mean something other than rural residential? (that is, does the “suburban” location have its own market?)

No

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

Yes

C. Commercial/Industrial Appraisal Information

1. Data collection done by:

Contract appraiser

2. Valuation done by:

The assessor, deputy and contract appraiser determine the valuation, with the assessor being responsible for the final value of the property.

3. Pickup work done by whom:

Contract appraiser

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	4	0	0	4

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

June 2005 Marshall-Swift

5. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?

2005

6. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?

The income approach has not been utilized.

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?

The assessor does not currently use the sales comparison approach.

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

2 - Springview and Rural

9. How are these defined?

These market areas are defined by location, specifically by town and rural.

10. Is "Assessor Location" a usable valuation identity?

Yes

11. Does the assessor location "suburban" mean something other than rural commercial? (that is, does the "suburban" location have its own market?)

No

D. Agricultural Appraisal Information

1. Data collection done by:

Contract appraiser

2. Valuation done by:

The assessor, deputy and contract appraiser determine the valuation, with the assessor being responsible for the final value of the property.

3. Pickup work done by whom:

Contract appraiser

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	19	0	0	19

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

In 2003 a scale was developed for the 4500 property class which was used on acreages under 40 acres. This scale is set up to value the first acre of those acreages. As far as a written policy or standard that specifically defines agricultural land versus rural residential acreages the county currently does not have one.

How is your agricultural land defined?

Agricultural land is defined according to Neb. Rev. Stat. 77-1359.

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 never been used.

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

1997

7. What date was the last countywide land use study completed?

The current assessor is unable to determine when the last countywide land use study was completed.

a. By what method? (Physical inspection, FSA maps, etc.)

Currently land use changes are discovered through sales verification, FSA maps and personal knowledge.

b. By whom?

Assessor and Deputy

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

Unknown

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

1

9. How are these defined?

For assessment year 2007 Keya Paha County has determined there is not a difference in market areas for agricultural land in the county and will value the county as one.

10. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?

The County has received a number of applications and has approved these applications, but has determined there is not sufficient evidence to show that an adjustment should be made at this time. Therefore the two values are the same. However, there were two property owners who filed protests of there 2005 special value onto the Tax Equalization and Review Commission. It was ordered by the Commission that the decision of the County Board determining special value of the subject properties as of the assessment date, January 1, 2005, would be vacated and reversed. Therefore these two individuals were granted special value for assessment year 2005.

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?**
Assessor staff
- 4. Does the county have GIS software?**
No
 - 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?**
None
- c. When was zoning implemented?**
1995

G. Contracted Services

- 1. Appraisal Services:** (*are these contracted, or conducted "in-house?"*)
The County has a contract with Standard Appraisal.
- 2. Other Services:**
None

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

II. Assessment Actions

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

1. Residential

For the assessment year 2007, all rural improvements were physically reviewed by the contract appraiser. A complete sales study was also

performed with models being drawn up from current rural sales. The 2005 Marshall-Swift costing will be used on the valuation of the improvements.

The Keya Paha County Assessor and staff reviewed all sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible.

All pick up work was completed and placed on the 2007 assessment roll.

2. Commercial

Overall, commercial values were not changed for 2007, unless any changes were found through pickup work or sales verification.

3. Agricultural

For assessment year 2007 the newly elected assessor determined she would remove the two market areas and value the county as one area. The assessor stated she feels land is beginning to sell equally throughout the county therefore the reason for removing the market areas. A spreadsheet analysis of unimproved agricultural valuation was performed and values were adjusted accordingly. It was determined from the analysis that one Dry Land capability group would be increased and five Grass Land capability groups would be increased.

The Keya Paha County Assessor and staff reviewed all sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible.

The assessor has in her office a color coded map plotting all agricultural sales for the last five years which the assessor notes is a very good valuation tool for educating the public about property values.

The Keya Paha County Assessors office has received several special value applications the past few years for consideration of something other than agricultural use along the Niobrara River. The Assessor has approved these applications as they meet the criteria needed to be eligible. At this time it has been determined by the Assessor and County Board that there is no influence other than agriculture use in the sales that is not also present in the rest of the county. The special value will not reflect any other value than the present market value of agricultural land.

County 52 - Keya Paha

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 2,375	Value 173,994,840	Total Growth 159,870 (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	99	104,670	0	0	33	205,390	132	310,060	
2. Res Improv Land	170	405,590	0	0	30	257,660	200	663,250	
3. Res Improvements	174	3,651,190	0	0	100	3,041,400	274	6,692,590	
4. Res Total	273	4,161,450	0	0	133	3,504,450	406	7,665,900	71,590
% of Total	67.24	54.28	0.00	0.00	32.75	45.71	17.09	4.40	44.78
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	273	4,161,450	0	0	133	3,504,450	406	7,665,900	71,590
% of Total	67.24	54.28	0.00	0.00	32.75	45.71	17.09	4.40	44.78

County 52 - Keya Paha

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 2,375	Value 173,994,840	Total Growth (Sum 17, 25, & 41)	159,870
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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	4	7,410	1	1,050	2	1,730	7	10,190	
10. Comm Improv Land	46	139,430	3	14,000	4	16,960	53	170,390	
11. Comm Improvements	47	976,970	3	248,210	16	390,330	66	1,615,510	
12. Comm Total	51	1,123,810	4	263,260	18	409,020	73	1,796,090	88,280
% of Total	69.86	62.56	5.47	14.65	24.65	22.77	3.07	1.03	55.21
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	51	1,123,810	4	263,260	18	409,020	73	1,796,090	88,280
% of Total	69.86	62.56	5.47	14.65	24.65	22.77	3.07	1.03	55.21
17. Taxable Total	324	5,285,260	4	263,260	151	3,913,470	479	9,461,990	159,870
% of Total	67.64	55.85	0.83	0.00	31.52	37.03	20.16	5.43	***

County 52 - Keya Paha

2007 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	46	4	101	151

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	2	23,830	1,494	113,309,480	1,496	113,333,310
28. Ag-Improved Land	0	0	3	53,000	382	37,307,810	385	37,360,810
29. Ag-Improvements	0	0	3	19,410	397	13,819,320	400	13,838,730
30. Ag-Total Taxable							1,896	164,532,850

County 52 - Keya Paha

2007 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	3	3.200	2,910	
37. FarmSite Improv	0		0	3		19,410	
38. FarmSite Total							
39. Road & Ditches		0.000			0.880		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	20	21.000	19,530	20	21.000	19,530	
32. HomeSite Improv Land	310	357.000	332,110	310	357.000	332,110	
33. HomeSite Improvements	295		10,247,820	295		10,247,820	0
34. HomeSite Total				315	378.000	10,599,460	
35. FarmSite UnImp Land	23	53.910	39,600	23	53.910	39,600	
36. FarmSite Impr Land	66	194.810	124,320	69	198.010	127,230	
37. FarmSite Improv	361		3,571,500	364		3,590,910	0
38. FarmSite Total				387	251.920	3,757,740	
39. Road & Ditches		3,187.940			3,188.820		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				702	3,818.740	14,357,200	0

**Schedule VII: Agricultural Records:
Ag Land Detail-Game & Parks**

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	7	1,325.010	403,100	7	1,325.010	403,100

**Schedule VIII: Agricultural Records:
Special Value**

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	165	43,712.350	13,233,390	165	43,712.350	13,233,390
44. Recapture Val			13,681,390			13,681,390

County 52 - Keya Paha

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	164.900	94,000	164.900	94,000
46. 1A	0.000	0	0.000	0	687.960	398,420	687.960	398,420
47. 2A1	0.000	0	0.000	0	2,113.090	1,097,630	2,113.090	1,097,630
48. 2A	0.000	0	0.000	0	3,158.800	1,588,000	3,158.800	1,588,000
49. 3A1	0.000	0	0.000	0	1,370.950	600,650	1,370.950	600,650
50. 3A	0.000	0	0.000	0	4,654.820	1,759,510	4,654.820	1,759,510
51. 4A1	0.000	0	185.900	50,190	4,806.190	1,296,090	4,992.090	1,346,280
52. 4A	0.000	0	0.000	0	2,374.680	593,570	2,374.680	593,570
53. Total	0.000	0	185.900	50,190	19,331.390	7,427,870	19,517.290	7,478,060
Dryland:								
54. 1D1	0.000	0	0.000	0	513.200	218,700	513.200	218,700
55. 1D	0.000	0	0.000	0	4,736.660	1,977,380	4,736.660	1,977,380
56. 2D1	0.000	0	0.000	0	6,366.990	2,031,960	6,366.990	2,031,960
57. 2D	0.000	0	3.310	1,060	9,080.980	2,878,410	9,084.290	2,879,470
58. 3D1	0.000	0	0.000	0	2,630.520	786,460	2,630.520	786,460
59. 3D	0.000	0	0.000	0	6,236.490	1,679,140	6,236.490	1,679,140
60. 4D1	0.000	0	40.000	10,400	2,792.170	722,590	2,832.170	732,990
61. 4D	0.000	0	0.000	0	2,631.190	578,870	2,631.190	578,870
62. Total	0.000	0	43.310	11,460	34,988.200	10,873,510	35,031.510	10,884,970
Grass:								
63. 1G1	0.000	0	0.000	0	1,026.710	441,540	1,026.710	441,540
64. 1G	0.000	0	0.000	0	4,597.560	1,931,570	4,597.560	1,931,570
65. 2G1	0.000	0	0.000	0	8,324.540	2,747,320	8,324.540	2,747,320
66. 2G	0.000	0	0.000	0	21,442.060	7,072,280	21,442.060	7,072,280
67. 3G1	0.000	0	0.000	0	18,361.050	5,875,180	18,361.050	5,875,180
68. 3G	0.000	0	0.000	0	78,780.730	24,411,920	78,780.730	24,411,920
69. 4G1	0.000	0	39.590	12,270	86,027.650	26,643,790	86,067.240	26,656,060
70. 4G	0.000	0	0.000	0	209,427.100	62,656,180	209,427.100	62,656,180
71. Total	0.000	0	39.590	12,270	427,987.400	131,779,780	428,026.990	131,792,050
72. Waste	0.000	0	0.000	0	2,054.860	20,570	2,054.860	20,570
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	12.100		0.000		354.020		366.120	
75. Total	0.000	0	268.800	73,920	484,361.850	150,101,730	484,630.650	150,175,650

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	185.900	50,190	19,331.390	7,427,870	19,517.290	7,478,060
77.Dry Land	0.000	0	43.310	11,460	34,988.200	10,873,510	35,031.510	10,884,970
78.Grass	0.000	0	39.590	12,270	427,987.400	131,779,780	428,026.990	131,792,050
79.Waste	0.000	0	0.000	0	2,054.860	20,570	2,054.860	20,570
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	12.100	0	0.000	0	354.020	0	366.120	0
82.Total	0.000	0	268.800	73,920	484,361.850	150,101,730	484,630.650	150,175,650

2007 Agricultural Land Detail

County 52 - Keya Paha

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	164.900	0.84%	94,000	1.26%	570.042
1A	687.960	3.52%	398,420	5.33%	579.132
2A1	2,113.090	10.83%	1,097,630	14.68%	519.443
2A	3,158.800	16.18%	1,588,000	21.24%	502.722
3A1	1,370.950	7.02%	600,650	8.03%	438.126
3A	4,654.820	23.85%	1,759,510	23.53%	377.997
4A1	4,992.090	25.58%	1,346,280	18.00%	269.682
4A	2,374.680	12.17%	593,570	7.94%	249.957
Irrigated Total	19,517.290	100.00%	7,478,060	100.00%	383.150

Dry:

1D1	513.200	1.46%	218,700	2.01%	426.149
1D	4,736.660	13.52%	1,977,380	18.17%	417.462
2D1	6,366.990	18.18%	2,031,960	18.67%	319.139
2D	9,084.290	25.93%	2,879,470	26.45%	316.972
3D1	2,630.520	7.51%	786,460	7.23%	298.975
3D	6,236.490	17.80%	1,679,140	15.43%	269.244
4D1	2,832.170	8.08%	732,990	6.73%	258.808
4D	2,631.190	7.51%	578,870	5.32%	220.003
Dry Total	35,031.510	100.00%	10,884,970	100.00%	310.719

Grass:

1G1	1,026.710	0.24%	441,540	0.34%	430.053
1G	4,597.560	1.07%	1,931,570	1.47%	420.129
2G1	8,324.540	1.94%	2,747,320	2.08%	330.026
2G	21,442.060	5.01%	7,072,280	5.37%	329.832
3G1	18,361.050	4.29%	5,875,180	4.46%	319.980
3G	78,780.730	18.41%	24,411,920	18.52%	309.871
4G1	86,067.240	20.11%	26,656,060	20.23%	309.712
4G	209,427.100	48.93%	62,656,180	47.54%	299.178
Grass Total	428,026.990	100.00%	131,792,050	100.00%	307.905

Irrigated Total	19,517.290	4.03%	7,478,060	4.98%	383.150
Dry Total	35,031.510	7.23%	10,884,970	7.25%	310.719
Grass Total	428,026.990	88.32%	131,792,050	87.76%	307.905
Waste	2,054.860	0.42%	20,570	0.01%	10.010
Other	0.000	0.00%	0	0.00%	0.000
Exempt	366.120	0.08%			
Market Area Total	484,630.650	100.00%	150,175,650	100.00%	309.876

As Related to the County as a Whole

Irrigated Total	19,517.290	100.00%	7,478,060	100.00%	
Dry Total	35,031.510	100.00%	10,884,970	100.00%	
Grass Total	428,026.990	100.00%	131,792,050	100.00%	
Waste	2,054.860	100.00%	20,570	100.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	366.120	100.00%			
Market Area Total	484,630.650	100.00%	150,175,650	100.00%	

2007 Agricultural Land Detail

County 52 - Keya Paha

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	185.900	50,190	19,331.390	7,427,870
Dry	0.000	0	43.310	11,460	34,988.200	10,873,510
Grass	0.000	0	39.590	12,270	427,987.400	131,779,780
Waste	0.000	0	0.000	0	2,054.860	20,570
Other	0.000	0	0.000	0	0.000	0
Exempt	12.100	0	0.000	0	354.020	0
Total	0.000	0	268.800	73,920	484,361.850	150,101,730

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	19,517.290	7,478,060	19,517.290	4.03%	7,478,060	4.98%	383.150
Dry	35,031.510	10,884,970	35,031.510	7.23%	10,884,970	7.25%	310.719
Grass	428,026.990	131,792,050	428,026.990	88.32%	131,792,050	87.76%	307.905
Waste	2,054.860	20,570	2,054.860	0.42%	20,570	0.01%	10.010
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	366.120	0	366.120	0.08%	0	0.00%	0.000
Total	484,630.650	150,175,650	484,630.650	100.00%	150,175,650	100.00%	309.876

* Department of Property Assessment & Taxation Calculates

**Keya Paha County Plan of Assessment
Assessment Years 2007, 2008 & 2009
July 2006**

INTRODUCTION

The Plan of Assessment is a required documentation of the assessor to the Property Tax Administrator and the County Board of Equalization to help them understand the plans and workings of the Keya Paha County Assessor's Office. This plan is to be submitted by July 31st to the CBOE and October 31st to PA&T.

LEVEL OF VALUE

The level of value for Keya Paha County for the 2006 year is as follows:

Residential Class Not Applicable – lack of enough sales
Commercial Class Not Applicable – lack of enough sales
Agricultural Class is 74.45% using 19 unimproved sales
COD of 20.21 and a PRD of 99.68

There are a number of special value applications on file but the Assessor and County Board of Equalization have determined that there is no other influence other than agricultural use so the special value and assessed value are the same.

The level of value and quality of assessment is based on *residential* real property sales occurring on or after July 1, 2003 through June 30, 2005; and, for *agricultural* and *commercial* real property sales occurring on or after July 1, 2002 through June 30, 2005.

PARCEL COUNT

The 2006 County abstract records show 2,370 parcels. Agricultural parcel count is 1892 with a value of \$144,188,570. The majority of the county is 4G land. There are 207 exempt acres in the county. Exempt applications are taken each year by the December 31 deadline. There were approximately 20 building permits/or information acquired with a new growth \$511,740.

STAFF AND EQUIPMENT

The Keya Paha County Assessor is also the County Clerk and has one full time deputy to perform all of the duties of the ex-officio office. The Assessor and her deputy attend approved continuing education classes as their time allows. The Assessor or Deputy attends all of the schooling and workshops offered by the Department of Property Assessment and Taxation. Working around board meetings and workload is a juggling act to work in the required continuing education hours. It is hoped that the two can keep enough hours to keep their certification. A weeklong class is a burden for the office, having one person gone makes it difficult to clerk commissioners meetings, answering phone and etc.

The assessor budget submitted for the 2005-2006 year is \$50,750 which would include a percentage of the office personnel salaries on a shared basis with all of the positions. This would include appraisal budget of \$10,000, which would be used by one part time appraiser and, schooling budget of \$1,500, and miscellaneous expenses needed to run the assessment portion of the clerk/assessor's office.

The Assessor office has a set of cadastral maps that are fairly old. The cadastral maps have been brought up to date by the Deputy Assessor. These maps will be maintained as sales and changes occur. The Assessor would like to have new cadastral maps if the budget would allow in the next few years. The current ones are from the 60's.

The property record cards are very well kept and always current. They contain all pertinent information required plus some extras. They include name, address, legal, acres, and current land use and value. The record also includes historic information dating back at least 10 years. The records are kept in pull-out file cabinets that are very well marked with townships and ranges so that anyone can easily access a file. The folders have a metal clasp so that all records are secure and kept in the same order for each record so that similar information can easily be compared to other parcels. The rural appraisal information has been entered into the appraisal part of Terra Scan.

There Marshall & Swift pricing for all improvements is done with the use of CAMA software provided and maintained by TerraScan. New Marshall & Swift pricing manual was implemented in 2006 using the June of 2005 manual. The assessment information is not accompanied by GIS capability nor is it available on the web.

PROCEDURES MANUAL

The Property Tax Division's "Assessor Reference Manual" is the main book of reference for filing deadlines and reports. A policy and procedure manual was developed in 2002. It describes the steps taken in the office when changes are made and values are set. It outlines real and personal property procedures in the office.

REPORT GENERATION

The reports required by the State are all filed in a timely manner from the Terra Scan program. The Assessor completes and files all of the reports. The reports are generated as well as supporting documents to compare that all information is correct. The reports are kept on file in chronological order and easily accessible. The tax corrections are in a bound book and numbered. The Treasurer is also on Terra Scan so all tax rolls are easily delivered to her and both have the same information available at all times.

REAL PROPERTY

Discovery is done by building permits from the Zoning Administrator, Village Clerk and personal knowledge of county officials.

When new improvements are discovered through sales process, building permits, and information received there is a list compiled for the appraiser. The appraiser does the data collection, measurement along with the yearly review of property according to the 5 year plan or reappraisal.

The Real Estate Transfer Statements are received with the Deeds at the time of recording. This office is also the Register of Deeds and Clerk so there is no waiting to receive them. The Property Record cards are changed and updated along with the recording process; as well as the cadastral maps changed, so they are always current as to owner and acres. The Assessor does the green sheets on the 521's monthly and the 521's are sent to the Department of Revenue along with the revenue.

Each 521 is reviewed along with the Property Record Card. After a deed is recorded the property record card is left with the 521 until the sale is reviewed and green sheets made out. The assessor or deputy do the recording and changing the records and updates the cadastral map. They also send out a questionnaire to both the buyer and seller with a return envelope. Most of these are returned by the time the 521 is reviewed by the Assessor. The Assessor reviews the 521's, buyer/seller questionnaire, parcel inventory and any other information to complete the green sheet. The sale properties are not physically reviewed at the time of the sale. As this is a small county the Assessor and Deputy are familiar with the properties in the county. The Assessor and deputy visit about the sales as the review is conducted. A copy of the green sheet, land use sheet, 521, and RCN sheet if there are improvements, is made for the Assessor's sales file. The Assessor keeps this sales file as well as a condensed version including buyer/seller, price per acre, legal description, acres, and parcel numbers of each sale. There is a sales map with a different color for each year and a flag stating the book and page of recording as well as the price per acre. The market areas are on the map. This map is placed where the public can easily see it. It is a great point of interest to most visitors to this office.

This is the Register of Deeds office, we tend to see a lot of appraisers, potential buyers and sellers in the office well in advance of a sale. The buyers and sellers check land use and value. The appraisers are comparing sales and reviewing the parcels before sales. We often know about a sale well in advance of the deed itself coming in to be recorded. The 521's are kept in a metal clasp grouped by year in book and page order. They are kept in a separate drawer in the vault.

After the sales are added to the sales file and the preliminary statistics are released by PA&T the valuation studies are done on all classes of property. Use is determined and ag studies are done. The market approach is applied to all sales properties as well as the unsold properties. A review of improvements is done on the 5 year cycle depending on the study that is to be done each year.

Valuation change notices are mailed timely after the abstract is submitted and the report and opinion is rendered and no show cause hearing changes any value. There is a

notice in the local newspaper to inform the tax payers that a change notice is forthcoming.

The appeal process for valuation protest is prescribed by law. Taxpayer fills out the appropriate forms for protest and submits to the County Clerk and a schedule of hearing dates is set up for the County Board of Equalization hearings. Hearings are held on protests and a final review and determination is made by the CBOE. The County Clerk notifies the taxpayer of the CBOE decision as prescribed by law within the time allowed.

Taxpayers may then appeal to TERC if not satisfied by the CBOE's decision. The Assessor attends any hearings and show cause hearings to defend values and preparation of any defense of that value.

PERSONAL PROPERTY

A postcard is sent to all who have personal property on record and those that the Assessor has received 13AG's, to remind them that they must bring in their income tax depreciation sheet and file by May 1. Non residents as well as new taxpayers are also sent a postcard at the same time to let them know about Nebraska's personal property law. The personal property files are included in the Terra Scan program and easily and quickly accessed by the staff. A personal property roster is printed on each filer as soon after January 1 as possible. It lists the schedule number, name and all property that was listed the year prior. The roster also includes the type, year, adjusted basis, recovery, depreciation percent and tax value. Any 13AG's are attached to each file page and a notation made on the sheet. The roster is compared to the depreciation sheets as the taxpayers come in and then the personal property form is printed and signed while the taxpayer is in the office so that they do not have to make follow-up trips to the office. Every effort is made to get everything done for them to file in a timely manner with only one trip to the courthouse. Follow-up reminders are sent after the filing deadline in June and August to get all of the schedules filed and all the personal property in the county listed. The schedules are filed in alphabetical order as received and kept in a secure place as personal property lists are not available to the public. The roster printed for the office use is shredded after the taxpayer files.

PLAN BREAK DOWN BY YEAR

2007 – The rural appraisal will continue will be finished and used for the 2007 year. Stanard Appraisal Company started the review in 2006 and found that they could complete the review in 2006, one year faster than had been planned. The new Marshall & Swift pricing will be used on the valuation of the improvements. The updates will be added in the appraisal side of Terra Scan awaiting transfer to the ATR file. A complete sales study will be done and models drawn up from the current rural sales. Residential and commercial properties will continue to be monitored for keeping value in line with the market. All pickup work and follow-up inspections will be done by the appraiser and reviewed with the Assessor and staff. The special methodology will be submitted by March 1st. Special Value guidelines will be formulated with help from the Property

Assessment and Taxation staff. The need to draw-up guidelines was stressed at Tax Equalization and Review Commission protest hearings to be able to properly apply the use of Special Value in the County. Market area lines will be reviewed/removed/added/changed to see if changes need to be made following the sales study and ag use study.

2008 – Any pickup work will be done and commercial and residential review will be adjusted to market value. Ag properties will be reviewed and adjusted to market value. All pickup work and follow-up inspections will be done by the appraiser and reviewed with the Assessor and staff. The special methodology will be submitted by March 1st. Market area lines will be reviewed/removed/added/changed to see if changes need to be made following the sales study and ag use study.

2009 – Review and reappraisal will be done on all residential and rural residential properties. Any building permits will be reviewed and appraised. The use of Marshall & Swift pricing will be used and a depreciation table developed based on the current sales. All Commercial property will be reviewed and adjusted according to the current sales study. Rural improvements will be updated based on building permits and personal knowledge of changes. The Agricultural land will be studied and market area lines reviewed according to the current sales. Any use changes will be done prior to value setting deadline of March 20th. Special value will continued to be monitored and changes and applications reviewed.

CONCLUSION

The Keya Paha County Assessor's office has made a lot of improvements over the years and the public has become accustom to having good reliable information available upon request. The two-person staff manages to keep up despite the many demands of an Ex-officio office. The property record cards are very complete and tell anyone anything they need to know about a parcel. Sketches were added to the rural parcels that were available. The Cadastral maps are brought up to date and will be maintained from now on. The sales file is complete and regularly reviewed. The sales map is kept current as time allows.

A market study was done on rural parcels that have sold to help set the value and depreciation adjustment needed to have the improvements valued at market value. The pickup work is kept up on a yearly basis.

After review of agricultural sales it was determined by the Assessor that many of the agricultural sales were small acreages that were skewing the agricultural statistics. Those sales under 40 acres were moved to the residential roster and thus giving a much better idea what Ag land was actually selling for and not being influenced by what could be considered recreational properties. These acreages still need some adjustment in value for a better level of value for 2007. Market areas will be reviewed on a yearly basis to see if they should remain or be changed according to the sales. A complete review was done following the criteria set out by the Assessor and all sale and non-sale properties were revalued.

The three year plan, that of reviewing the property classes on a 5-year cycle, would also include continued growth in knowledge and implementation of the changes

that need to be made to keep the level, quality, and uniformity of assessment equal according to statutory and administrative guidelines.

Signature _____ Karen Hallock, Assessor

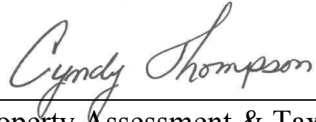
Date _____

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 Keya Paha County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9461.

Dated this 9th day of April, 2007.



Property Assessment & Taxation