

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.

Table of Contents

Commission Summary

Property Tax Administrator's Opinions and Recommendations

Correlation Section

Residential Real Property

- I. Correlation
- II. Analysis of Percentage of Sales Used
- III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios
- IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Commercial Real Property

- I. Correlation
- II. Analysis of Percentage of Sales Used
- III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios
- IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Agricultural Land

- I. Correlation
- II. Analysis of Percentage of Sales Used
- III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios
- IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

2007 County Abstract of Assessment for Real Property Compared with the 2006 Certificate of Taxes Levied (CTL) Report

Statistical Reports Section

R&O Statistical Reports

Residential Real Property, Qualified
Commercial Real Property, Qualified
Agricultural Unimproved, Qualified

Preliminary Statistical Reports

Residential Real Property, Qualified
Commercial Real Property, Qualified
Agricultural Unimproved, Qualified

Assessment Survey Section

County Reports Section

2007 County Abstract of Assessment for Real Property, Form 45
2007 County Agricultural Land Detail
County Assessor's Three Year Plan of Assessment

Special Valuation Section

Certification

Map Section

Valuation History Chart Section

2007 Commission Summary

57 Logan

Residential Real Property - Current

Number of Sales	24	COD	11.65
Total Sales Price	\$ 919200	PRD	103.20
Total Adj. Sales Price	\$ 919200	COV	18.49
Total Assessed Value	\$ 812654	STD	16.87
Avg. Adj. Sales Price	\$ 38300.00	Avg. Abs. Dev.	11.21
Avg. Assessed Value	\$ 33860.58	Min	56.08
Median	96.25	Max	120.22
Wgt. Mean	88.41	95% Median C.I.	88.59 to 98.69
Mean	91.24	95% Wgt. Mean C.I.	79.05 to 97.77
		95% Mean C.I.	84.11 to 98.36
% of Value of the Class of all Real Property Value in the County			9.23
% of Records Sold in the Study Period			9.09
% of Value Sold in the Study Period			8.85
Average Assessed Value of the Base			34,801

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	24	96.25	11.65	103.20
2006	27	94.08	36.75	123.81
2005	20	100.34	16.92	102.15
2004	17	100.25	14.65	101.06
2003	18	96	35.21	123.11
2002	25	92	25.64	106.59
2001	28	87	30.46	98.57

2007 Commission Summary

57 Logan

Commercial Real Property - Current

Number of Sales	8	COD	13.43
Total Sales Price	\$ 236750	PRD	107.39
Total Adj. Sales Price	\$ 236750	COV	26.42
Total Assessed Value	\$ 240357	STD	28.81
Avg. Adj. Sales Price	\$ 29593.75	Avg. Abs. Dev.	13.61
Avg. Assessed Value	\$ 30044.63	Min	90.58
Median	101.35	Max	179.20
Wgt. Mean	101.52	95% Median C.I.	90.58 to 179.20
Mean	109.02	95% Wgt. Mean C.I.	97.19 to 105.86
		95% Mean C.I.	84.93 to 133.11
% of Value of the Class of all Real Property Value in the County			1.56
% of Records Sold in the Study Period			19.05
% of Value Sold in the Study Period			15.45
Average Assessed Value of the Base			37,030

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	8	101.35	13.43	107.39
2006	6	99.03	4.41	99.09
2005	5	96.10	8.57	93.40
2004	3	62.53	19.59	124.36
2003	3	63	19.59	124.36
2002	3	77	6.94	104
2001	4	96	25.73	126.54

2007 Commission Summary

57 Logan

Agricultural Land - Current

Number of Sales	19	COD	18.12
Total Sales Price	\$ 3548486	PRD	100.59
Total Adj. Sales Price	\$ 3438990	COV	25.99
Total Assessed Value	\$ 2369831	STD	18.02
Avg. Adj. Sales Price	\$ 180999.47	Avg. Abs. Dev.	13.38
Avg. Assessed Value	\$ 124727.95	Min	33.57
Median	73.85	Max	104.95
Wgt. Mean	68.91	95% Median C.I.	56.94 to 80.79
Mean	69.32	95% Wgt. Mean C.I.	60.51 to 77.31
		95% Mean C.I.	60.64 to 78.00
% of Value of the Class of all Real Property Value in the County			89.51
% of Records Sold in the Study Period			1.67
% of Value Sold in the Study Period			14
Average Assessed Value of the Base			78,283

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	19	73.85	18.12	100.59
2006	15	75.34	20.34	96.54
2005	18	76.27	17.15	92.66
2004	20	76.49	21.66	98.75
2003	26	75	21.38	103.22
2002	28	74	24.43	113.11
2001	23	74	27.65	108.09

2007 Opinions of the Property Tax Administrator for Logan 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 Logan County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Logan County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property


It is my opinion that the level of value of the class of commercial real property in Logan County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Logan County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

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

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Logan County**

Residential Real Property

I. Correlation

RESIDENTIAL: The percent of sales used appears to be sufficient and has increased approximately 3% from 2006. The analysis of the residential statistics reveals the median is the only measure of central tendency within the acceptable range, also the Trended Preliminary Ratio does not support the median as being within the range. Further review in this area as well as Assessor's Location may be warranted.

The analysis of the Percent Change Report reveals a 24.27 point difference in the two figures. The eight sales in the study period of 7-1-05 through 6-30-06 display a variance of minus 49.99 percent to a plus 104.22 percent. Six of the sales increased in value and two decreased. Based on the information from the county and if the Abstract was reported correctly, the reason for the disparity is: Each property was reviewed separately and when errors were discovered, they were corrected before a new value and depreciation was applied. Higher priced homes were in the group where most of the errors were found. Homes built in 1915 were decreased in value and these would be represented in the population and not the sales file. The depreciaton was applied to mobile homes and values decreased on these also, there were no moible homes represented in the sales file. Therefore the county explained that overall the population experienced several decreases whereas most of the sales in the sample reflect an increase. The qualitative measures in the sales file indicate they are both within the acceptable range. There is still a concern as to the disparity between the percentage increase to the sales file versus the overall base.

The assessment actions reported in Table VII display the statistical measures from the preliminary to the final analysis.

Some of the analyses in this report offer a question as to the level of value; however my information at this time would not suggest a level of value different than the indicated R&O Median of 96 percent. There are no suggested adjustments to the residential property class for 2007.

**2007 Correlation Section
for Logan 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	39	24	61.54
2006	42	27	64.29
2005	35	20	57.14
2004	31	17	54.84
2003	28	18	64.29
2002	33	25	75.76
2001	34	28	82.35

RESIDENTIAL: The above grid indicates that a reasonable number of residential sales were used for the development of the residential statistics.

**2007 Correlation Section
for Logan County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Logan 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	87.81	1.85	89.43	96.25
2006	80.09	3.76	83.1	94.08
2005	100.34	1.64	101.99	100.34
2004	95.04	-0.87	94.22	100.25
2003	84	12.93	94.86	96
2002	85	4.07	88.46	92
2001	87	6.72	92.85	87

RESIDENTIAL: The Trended Preliminary Ratio does not support the median as being within the acceptable level of value. Further evaluation of this property class could be in order to determine the cause of the dissimilarity.

**2007 Correlation Section
for Logan 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 Logan 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)
26.12	2007	1.85
6.69	2006	3.76
0	2005	1.64
-3.76	2004	-0.87
13.92	2003	12.93
4.23	2002	4.07
7.83	2001	6.72

RESIDENTIAL: The percent change in the sales file and the percent change in assessed base is indicating a substantial difference. The review of the sales in the study period of 7-1-05 through 6-30-06 reveals a variation of a minus 49.99% to a plus 104.22%. Six of the sales were increased in value and 2 were decreased. Based on the information from the county and if the Abstract was reported correctly, the reason for the disparity is: Each property was reviewed separately and when errors were discovered, they were corrected before a new value and depreciation was applied. Higher priced homes were in the group where most of the errors were found. Homes built in 1915 were decreased in value and these would be represented in the population and not the sales file. The depreciation was applied to mobile homes and values decreased on them also. There were no mobile homes represented in the sales file. Therefore the county explained that the overall population experienced more decreases, whereas most of the sales in the sales file reflect an increase. There is a still a concern of the disparity between the two figures.

2007 Correlation Section for Logan 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 Logan County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.25	88.41	91.24

RESIDENTIAL: The median is the only measure of central tendency that is within the range. Both the weighted mean and mean are several statistical points lower than the median and are outside the acceptable level of value. The differences between the measures are great enough that further analysis could be indicated.

**2007 Correlation Section
for Logan County**

VI. Analysis of R&O COD and PRD

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

- Single-family residences: a COD of 15 percent or less.
- For newer and fairly homogeneous areas: a COD of 10 or less.
- Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.
- Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.
- Rural residential and seasonal properties: a COD of 20 or less.

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

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

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

	COD	PRD
R&O Statistics	11.65	103.20
Difference	0	0.2

RESIDENTIAL: A review of the above table indicates that both the Coefficient of Dispersion and Price Related Differential (rounded) are within the acceptable range and the sales file indicates that properties are appraised uniformly.

**2007 Correlation Section
for Logan County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	24	24	0
Median	87.81	96.25	8.44
Wgt. Mean	78.15	88.41	10.26
Mean	83.35	91.24	7.89
COD	18.77	11.65	-7.12
PRD	106.66	103.20	-3.46
Min Sales Ratio	38.50	56.08	17.58
Max Sales Ratio	123.92	120.22	-3.7

RESIDENTIAL: The reported action by the county assessor for 2007 is: Residential improvements were revalued using the same replacement cost new (6/2003) and applying new depreciations. Lot values in the Village of Gandy were revalued.

**2007 Correlation Section
for Logan County**

Commerical Real Property

I. Correlation

COMMERCIAL: The assessor utilized a high portion (8) of the total sales (10) for the statistical measurement of the commercial property. The measures of central tendency are all slightly high and outside of the acceptable level of value. However, hypothetically removing the extreme outlier; which is a low dollar vacant lot sale with a ratio of 179.20, brings all measures of central tendency closer to each other (median 99.90 – weighted mean 101.28 – mean 99.00). The percent change in the sales file and the percent change in assessed value is virtually the same indicating sold and unsold properties were appraised similarly. The Coefficient of Dispersion is within the acceptable parameter while the Price-Related Differential is above the acceptable range. Again if the extreme outlier is hypothetically removed, the COD goes to 4.23 and the PRD to 101.28 both within the range. The preliminary statistics and the final statistics support the assessor's statement that there was no overall adjustments to the commercial property class for 2007.

Based on my best judgment and the information available to me, the best indication of the level of value in the commercial class is 100 percent. There are no recommended adjustments to the commercial class of property for 2007.

**2007 Correlation Section
for Logan 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	10	8	80
2006	8	6	75
2005	6	5	83.33
2004	3	3	100
2003	4	3	75
2002	4	3	75
2001	6	4	66.67

COMMERCIAL: The assessor utilized all available sales for the measurement of the commercial sales file.

**2007 Correlation Section
for Logan County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Logan 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	101.35	0.33	101.68	101.35
2006	97.13	-9.96	87.46	99.03
2005	58.33	29.2	75.37	96.10
2004	62.53	1.05	63.19	62.53
2003	63	0	63	63
2002	77	0.14	77.11	77
2001	96	-0.1	95.9	96

COMMERCIAL: The Preliminary Median, Trended Preliminary Median and the R&O Median are all supportive of each other.

**2007 Correlation Section
for Logan 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 Logan 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	2007	0.33
-3.69	2006	-9.96
88.11	2005	29.2
N/A	2004	1.05
0	2003	0
0	2002	0
0	2001	-0.1

COMMERCIAL: The percent change to the sales file versus the percent change in assessed value, less growth, is virtually the same and indicates that sold and unsold properties are treated equally.

2007 Correlation Section for Logan 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 Logan County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	101.35	101.52	109.02

COMMERCIAL: The measures of central tendency are just outside of the acceptable level of value. Hypothetically when the extreme outlier, which is a vacant lot-low dollar sale, is removed the measures indicate median 99.90, weighted mean 101.28 and mean 99.00.

**2007 Correlation Section
for Logan County**

VI. Analysis of R&O COD and PRD

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

- Single-family residences: a COD of 15 percent or less.
- For newer and fairly homogeneous areas: a COD of 10 or less.
- Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.
- Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.
- Rural residential and seasonal properties: a COD of 20 or less.

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

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

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

	COD	PRD
R&O Statistics	13.43	107.39
Difference	0	4.39

COMMERCIAL: As illustrated in the table above, the Coefficient of Dispersion is within the range while the Price Related Differential is just above the range. Hypothetically removing the extreme outlier, which is a low dollar sale, brings the COD to 4.23 and the PRD to 101.28 well within the range.

**2007 Correlation Section
for Logan 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	8	8	0
Median	101.35	101.35	0
Wgt. Mean	101.52	101.52	0
Mean	109.02	109.02	0
COD	13.43	13.43	0
PRD	107.39	107.39	0
Min Sales Ratio	90.58	90.58	0
Max Sales Ratio	179.20	179.20	0

COMMERCIAL: The table above confirms the assessor's statement that there was no action in the commercial property class for 2007.

**2007 Correlation Section
for Logan County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The tables demonstrate that the statistics along with the reported assessment actions support a level of value within the acceptable range. The sales utilization grid indicates that a reasonable number of sales were utilized for the development of the agricultural statistics. The percent change report indicates that sold and unsold properties were appraised similarly, making the statistical results representative of the population. The measures of central tendency indicate a level of value within the acceptable range and the median is supported by the Trended Preliminary Ratio. The qualitative measures are both within the recommended guidelines. The assessment actions for 2007 support the change in statistics from the preliminary statistics to the final analysis.

Based on my best judgment and the information available to me, I believe the best indicator of the level of value for the unimproved agricultural property in Logan County is the R&O Median of 74 percent. There are no recommendations for adjustments to the unimproved agricultural property.

**2007 Correlation Section
for Logan 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	35	19	54.29
2006	33	15	45.45
2005	30	18	60
2004	35	20	57.14
2003	42	26	61.9
2002	44	28	63.64
2001	35	23	65.71

AGRICULTURAL UNIMPROVED: A review of the grid above indicates that the county has utilized a reasonable number of sales for the development of the agricultural statistical analysis. The table indicates that there was an increase in percentage used from last year of approximately nine percent.

**2007 Correlation Section
for Logan County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Logan County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	71.67	4.01	74.54	73.85
2006	70.14	4.94	73.61	75.34
2005	73.97	2.99	76.18	76.27
2004	76.49	0.65	76.99	76.49
2003	71	4.62	74.28	75
2002	69	8.1	74.59	74
2001	68	14	77.52	74

AGRICULTURAL UNIMPROVED: After a review of the Trended Preliminary Ratio and the R&O ratio, it is evident that the two statistics are similar and support a level of value within the acceptable range.

**2007 Correlation Section
for Logan 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 Logan County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
5.56	2007	4.01
8.81	2006	4.94
2.84	2005	2.99
0	2004	0.65
6.67	2003	4.62
7.47	2002	8.1
6.61	2001	14

AGRICULTURAL UNIMPROVED: After review of the percent change, it appears that Logan County has appraised sold and unsold properties similarly. The percent change in the sales file and the percent change in assessed base is consistent with the reported assessment actions.

2007 Correlation Section for Logan 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 Logan County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	73.85	68.91	69.32

AGRICULTURAL UNIMPROVED: The measures of central tendency are within the acceptable range and there is no further evidence to suggest that the median is not the best indication of the level of value for the unimproved agricultural property in Logan County.

**2007 Correlation Section
for Logan 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	18.12	100.59
Difference	0	0

AGRICULTURAL UNIMPROVED: The measures of uniformity are both within the acceptable parameters and it appears the county has attained uniform and proportionate assessments within the unimproved agricultural property class.

**2007 Correlation Section
for Logan 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	19	19	0
Median	71.67	73.85	2.18
Wgt. Mean	66.01	68.91	2.9
Mean	66.67	69.32	2.65
COD	18.42	18.12	-0.3
PRD	100.99	100.59	-0.4
Min Sales Ratio	32.59	33.57	0.98
Max Sales Ratio	96.81	104.95	8.14

AGRICULTURAL UNIMPROVED: The table above reflects the reported assessment actions in the agricultural property class for 2007 in that all values in the irrigated land classification groups were increased as well as grassland in land classification groups 3G, 4G1 and 4G.

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

57 Logan

	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	8,823,476	9,187,438	363,962	4.12	201,038	1.85
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	9,601,081	10,589,277	988,196	10.29	*-----	10.29
4. Total Residential (sum lines 1-3)	18,424,557	19,776,715	1,352,158	7.34	201,038	6.25
5. Commercial	1,550,126	1,555,244	5,118	0.33	0	0.33
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	2,402,855	2,438,631	35,776	1.49	743,018	-29.43
8. Minerals	860	860	0	0	0	0
9. Total Commercial (sum lines 5-8)	3,953,841	3,994,735	40,894	1.03	0	1.03
10. Total Non-Agland Real Property	22,378,398	23,771,450	1,393,052	6.22	944,056	2.01
11. Irrigated	15,889,445	17,749,352	1,859,907	11.71		
12. Dryland	7,455,024	7,171,529	-283,495	-3.8		
13. Grassland	53,408,202	54,907,570	1,499,368	2.81		
14. Wasteland	11666	11,666	0	0		
15. Other Agland	243	243	0	0		
16. Total Agricultural Land	76,764,580	79,840,360	3,075,780	4.01		
17. Total Value of All Real Property (Locally Assessed)	99,142,978	103,611,810	4,468,832	4.51	944,056	3.56

*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

Type: Qualified

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

NUMBER of Sales:	24	MEDIAN:	96	COV:	18.49	95% Median C.I.:	88.59 to 98.69
TOTAL Sales Price:	919,200	WGT. MEAN:	88	STD:	16.87	95% Wgt. Mean C.I.:	79.05 to 97.77
TOTAL Adj.Sales Price:	919,200	MEAN:	91	AVG.ABS.DEV:	11.21	95% Mean C.I.:	84.11 to 98.36
TOTAL Assessed Value:	812,654						
AVG. Adj. Sales Price:	38,300	COD:	11.65	MAX Sales Ratio:	120.22		
AVG. Assessed Value:	33,860	PRD:	103.20	MIN Sales Ratio:	56.08		

Printed: 03/28/2007 00:18:37

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	3	96.00	96.26	97.94	1.60	98.28	94.08	98.69	N/A	16,833	16,486
10/01/04 TO 12/31/04	1	61.57	61.57	61.57			61.57	61.57	N/A	51,900	31,953
01/01/05 TO 03/31/05	3	97.37	86.45	85.65	13.43	100.94	61.38	100.61	N/A	74,333	63,665
04/01/05 TO 06/30/05	9	95.92	93.84	88.09	9.25	106.54	56.08	117.60	88.59 to 99.87	36,988	32,582
07/01/05 TO 09/30/05	1	76.33	76.33	76.33			76.33	76.33	N/A	35,900	27,404
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	6	97.38	93.42	97.51	14.78	95.80	61.97	120.22	61.97 to 120.22	34,166	33,317
04/01/06 TO 06/30/06	1	98.51	98.51	98.51			98.51	98.51	N/A	20,000	19,702
____Study Years____											
07/01/04 TO 06/30/05	16	95.96	90.89	85.93	10.39	105.78	56.08	117.60	88.59 to 98.80	41,143	35,352
07/01/05 TO 06/30/06	8	97.38	91.92	94.68	13.93	97.09	61.97	120.22	61.97 to 120.22	32,612	30,876
____Calendar Yrs____											
01/01/05 TO 12/31/05	13	95.92	90.79	86.45	11.24	105.02	56.08	117.60	76.33 to 99.87	45,523	39,356
____ALL____											
	24	96.25	91.24	88.41	11.65	103.20	56.08	120.22	88.59 to 98.69	38,300	33,860

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GANDY	3	61.97	73.35	65.37	18.79	112.20	61.57	96.50	N/A	21,633	14,142
RURAL	3	78.62	79.88	77.08	20.72	103.63	56.08	104.95	N/A	56,666	43,679
STAPLETON	18	97.69	96.11	93.41	7.46	102.89	61.38	120.22	94.08 to 98.80	38,016	35,510
____ALL____											
	24	96.25	91.24	88.41	11.65	103.20	56.08	120.22	88.59 to 98.69	38,300	33,860

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	20	96.25	92.60	90.92	10.43	101.85	61.38	120.22	94.08 to 98.69	37,160	33,786
2	1	98.00	98.00	98.00			98.00	98.00	N/A	6,000	5,880
3	3	78.62	79.88	77.08	20.72	103.63	56.08	104.95	N/A	56,666	43,679
____ALL____											
	24	96.25	91.24	88.41	11.65	103.20	56.08	120.22	88.59 to 98.69	38,300	33,860

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	18	96.69	90.41	88.36	11.90	102.32	56.08	120.22	78.62 to 98.80	49,400	43,650
2	6	95.29	93.71	89.79	10.84	104.36	61.97	117.60	61.97 to 117.60	5,000	4,489
____ALL____											
	24	96.25	91.24	88.41	11.65	103.20	56.08	120.22	88.59 to 98.69	38,300	33,860

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:	24	MEDIAN:	96	COV:	18.49	95% Median C.I.:	88.59 to 98.69
TOTAL Sales Price:	919,200	WGT. MEAN:	88	STD:	16.87	95% Wgt. Mean C.I.:	79.05 to 97.77
TOTAL Adj.Sales Price:	919,200	MEAN:	91	AVG.ABS.DEV:	11.21	95% Mean C.I.:	84.11 to 98.36
TOTAL Assessed Value:	812,654						
AVG. Adj. Sales Price:	38,300	COD:	11.65	MAX Sales Ratio:	120.22		
AVG. Assessed Value:	33,860	PRD:	103.20	MIN Sales Ratio:	56.08		

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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	24	96.25	91.24	88.41	11.65	103.20	56.08	120.22	88.59 to 98.69	38,300	33,860
06											
07											
ALL	24	96.25	91.24	88.41	11.65	103.20	56.08	120.22	88.59 to 98.69	38,300	33,860

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
21-0089											
57-0501	24	96.25	91.24	88.41	11.65	103.20	56.08	120.22	88.59 to 98.69	38,300	33,860
NonValid School											
ALL	24	96.25	91.24	88.41	11.65	103.20	56.08	120.22	88.59 to 98.69	38,300	33,860

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	95.29	93.71	89.79	10.84	104.36	61.97	117.60	61.97 to 117.60	5,000	4,489
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	95.65	92.94	89.76	14.38	103.55	61.57	120.22	N/A	37,980	34,089
1920 TO 1939	5	98.26	85.81	83.47	13.43	102.80	56.08	99.87	N/A	49,180	41,050
1940 TO 1949											
1950 TO 1959	1	61.38	61.38	61.38			61.38	61.38	N/A	77,000	47,265
1960 TO 1969	1	97.37	97.37	97.37			97.37	97.37	N/A	97,500	94,937
1970 TO 1979	3	98.80	98.44	98.47	1.58	99.97	95.92	100.61	N/A	57,800	56,917
1980 TO 1989	2	91.79	91.79	91.78	14.34	100.00	78.62	104.95	N/A	50,000	45,891
1990 TO 1994	1	96.00	96.00	96.00			96.00	96.00	N/A	5,500	5,280
1995 TO 1999											
2000 TO Present											
ALL	24	96.25	91.24	88.41	11.65	103.20	56.08	120.22	88.59 to 98.69	38,300	33,860

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:	24	MEDIAN:	96	COV:	18.49	95% Median C.I.:	88.59 to 98.69
TOTAL Sales Price:	919,200	WGT. MEAN:	88	STD:	16.87	95% Wgt. Mean C.I.:	79.05 to 97.77
TOTAL Adj.Sales Price:	919,200	MEAN:	91	AVG.ABS.DEV:	11.21	95% Mean C.I.:	84.11 to 98.36
TOTAL Assessed Value:	812,654						
AVG. Adj. Sales Price:	38,300	COD:	11.65	MAX Sales Ratio:	120.22		
AVG. Assessed Value:	33,860	PRD:	103.20	MIN Sales Ratio:	56.08		

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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	1	117.60	117.60	117.60			117.60	117.60	N/A	1,000	1,176
5000 TO 9999	6	95.04	90.11	89.97	7.08	100.15	61.97	98.00	61.97 to 98.00	5,750	5,173
Total \$ _____											
1 TO 9999	7	96.00	94.03	90.75	9.22	103.62	61.97	117.60	61.97 to 117.60	5,071	4,602
10000 TO 29999	2	97.08	97.08	96.92	1.47	100.17	95.65	98.51	N/A	22,500	21,807
30000 TO 59999	10	97.09	92.38	91.74	12.53	100.69	61.57	120.22	76.33 to 104.95	45,830	42,044
60000 TO 99999	5	97.37	82.70	83.17	16.68	99.44	56.08	99.87	N/A	76,080	63,275
ALL _____											
	24	96.25	91.24	88.41	11.65	103.20	56.08	120.22	88.59 to 98.69	38,300	33,860

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	4	94.08	91.93	84.13	14.78	109.28	61.97	117.60	N/A	4,250	3,575
5000 TO 9999	3	96.50	96.83	96.84	0.69	100.00	96.00	98.00	N/A	6,166	5,971
Total \$ _____											
1 TO 9999	7	96.00	94.03	90.75	9.22	103.62	61.97	117.60	61.97 to 117.60	5,071	4,602
10000 TO 29999	3	95.65	90.16	87.78	7.73	102.71	76.33	98.51	N/A	26,966	23,672
30000 TO 59999	11	95.92	87.72	84.22	16.73	104.15	56.08	120.22	61.38 to 104.95	51,763	43,596
60000 TO 99999	3	98.80	98.68	98.48	0.84	100.20	97.37	99.87	N/A	77,800	76,618
ALL _____											
	24	96.25	91.24	88.41	11.65	103.20	56.08	120.22	88.59 to 98.69	38,300	33,860

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	96.25	94.59	93.55	8.37	101.12	61.97	117.60	61.97 to 117.60	6,937	6,489
10	1	104.95	104.95	104.95			104.95	104.95	N/A	50,000	52,475
20	12	95.79	87.81	84.99	15.18	103.32	56.08	120.22	61.57 to 99.87	50,600	43,003
30	1	78.62	78.62	78.62			78.62	78.62	N/A	50,000	39,308
50	2	97.82	97.82	97.71	0.45	100.11	97.37	98.26	N/A	78,250	76,454
ALL _____											
	24	96.25	91.24	88.41	11.65	103.20	56.08	120.22	88.59 to 98.69	38,300	33,860

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:	24	MEDIAN:	96	COV:	18.49	95% Median C.I.:	88.59 to 98.69
TOTAL Sales Price:	919,200	WGT. MEAN:	88	STD:	16.87	95% Wgt. Mean C.I.:	79.05 to 97.77
TOTAL Adj.Sales Price:	919,200	MEAN:	91	AVG.ABS.DEV:	11.21	95% Mean C.I.:	84.11 to 98.36
TOTAL Assessed Value:	812,654						
AVG. Adj. Sales Price:	38,300	COD:	11.65	MAX Sales Ratio:	120.22		
AVG. Assessed Value:	33,860	PRD:	103.20	MIN Sales Ratio:	56.08		

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STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	96.25	94.59	93.55	8.37	101.12	61.97	117.60	61.97 to 117.60	6,937	6,489
100	1	78.62	78.62	78.62			78.62	78.62	N/A	50,000	39,308
101	14	97.82	92.34	90.51	10.96	102.02	56.08	120.22	76.33 to 100.61	54,414	49,248
102	1	61.57	61.57	61.57			61.57	61.57	N/A	51,900	31,953
<u>ALL</u>	<u>24</u>	<u>96.25</u>	<u>91.24</u>	<u>88.41</u>	<u>11.65</u>	<u>103.20</u>	<u>56.08</u>	<u>120.22</u>	<u>88.59 to 98.69</u>	<u>38,300</u>	<u>33,860</u>

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	96.25	94.59	93.55	8.37	101.12	61.97	117.60	61.97 to 117.60	6,937	6,489
30	7	97.37	90.00	89.92	10.47	100.09	56.08	104.95	56.08 to 104.95	64,485	57,986
40	9	95.65	89.21	86.06	15.28	103.66	61.38	120.22	61.57 to 100.61	45,811	39,425
<u>ALL</u>	<u>24</u>	<u>96.25</u>	<u>91.24</u>	<u>88.41</u>	<u>11.65</u>	<u>103.20</u>	<u>56.08</u>	<u>120.22</u>	<u>88.59 to 98.69</u>	<u>38,300</u>	<u>33,860</u>

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	8	MEDIAN:	101	COV:	26.42	95% Median C.I.:	90.58 to 179.20
TOTAL Sales Price:	236,750	WGT. MEAN:	102	STD:	28.81	95% Wgt. Mean C.I.:	97.19 to 105.86
TOTAL Adj.Sales Price:	236,750	MEAN:	109	AVG.ABS.DEV:	13.61	95% Mean C.I.:	84.93 to 133.11
TOTAL Assessed Value:	240,357						
AVG. Adj. Sales Price:	29,593	COD:	13.43	MAX Sales Ratio:	179.20		
AVG. Assessed Value:	30,044	PRD:	107.39	MIN Sales Ratio:	90.58		

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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	1	93.00	93.00	93.00			93.00	93.00	N/A	1,500	1,395
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	1	98.15	98.15	98.15			98.15	98.15	N/A	6,500	6,380
04/01/04 TO 06/30/04	2	96.69	96.69	99.05	6.31	97.61	90.58	102.79	N/A	49,000	48,536
07/01/04 TO 09/30/04	1	99.90	99.90	99.90			99.90	99.90	N/A	6,000	5,994
10/01/04 TO 12/31/04	1	105.25	105.25	105.25			105.25	105.25	N/A	4,000	4,210
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											
01/01/06 TO 03/31/06	1	103.30	103.30	103.30			103.30	103.30	N/A	120,000	123,962
04/01/06 TO 06/30/06	1	179.20	179.20	179.20			179.20	179.20	N/A	750	1,344
Study Years											
07/01/03 TO 06/30/04	4	95.58	96.13	98.91	4.54	97.19	90.58	102.79	N/A	26,500	26,211
07/01/04 TO 06/30/05	2	102.58	102.58	102.04	2.61	100.52	99.90	105.25	N/A	5,000	5,102
07/01/05 TO 06/30/06	2	141.25	141.25	103.77	26.87	136.11	103.30	179.20	N/A	60,375	62,653
Calendar Yrs											
01/01/04 TO 12/31/04	5	99.90	99.33	99.26	3.87	100.07	90.58	105.25	N/A	22,900	22,731
01/01/05 TO 12/31/05											
ALL											
	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044
ASSESSOR LOCATION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
STAPLETON	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044
ALL											
	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044
LOCATIONS: URBAN, SUBURBAN & RURAL											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044
ALL											
	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044

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:	8	MEDIAN:	101	COV:	26.42	95% Median C.I.:	90.58 to 179.20
TOTAL Sales Price:	236,750	WGT. MEAN:	102	STD:	28.81	95% Wgt. Mean C.I.:	97.19 to 105.86
TOTAL Adj.Sales Price:	236,750	MEAN:	109	AVG.ABS.DEV:	13.61	95% Mean C.I.:	84.93 to 133.11
TOTAL Assessed Value:	240,357						
AVG. Adj. Sales Price:	29,593	COD:	13.43	MAX Sales Ratio:	179.20		
AVG. Assessed Value:	30,044	PRD:	107.39	MIN Sales Ratio:	90.58		

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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	5	102.79	100.36	101.42	3.52	98.96	90.58	105.25	N/A	45,600	46,247
2	3	98.15	123.45	104.22	29.27	118.45	93.00	179.20	N/A	2,916	3,039
ALL	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
21-0089											
57-0501	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044
NonValid School											
ALL	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	99.03	111.01	95.38	17.27	116.39	90.58	179.20	90.58 to 179.20	8,125	7,749
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	1	102.79	102.79	102.79			102.79	102.79	N/A	68,000	69,897
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present	1	103.30	103.30	103.30			103.30	103.30	N/A	120,000	123,962
ALL	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044

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:	8	MEDIAN:	101	COV:	26.42	95% Median C.I.:	90.58 to 179.20
TOTAL Sales Price:	236,750	WGT. MEAN:	102	STD:	28.81	95% Wgt. Mean C.I.:	97.19 to 105.86
TOTAL Adj.Sales Price:	236,750	MEAN:	109	AVG.ABS.DEV:	13.61	95% Mean C.I.:	84.93 to 133.11
TOTAL Assessed Value:	240,357						
AVG. Adj. Sales Price:	29,593	COD:	13.43	MAX Sales Ratio:	179.20		
AVG. Assessed Value:	30,044	PRD:	107.39	MIN Sales Ratio:	90.58		

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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	105.25	125.82	111.18	27.30	113.16	93.00	179.20	N/A	2,083	2,316
5000 TO 9999	2	99.03	99.03	98.99	0.88	100.03	98.15	99.90	N/A	6,250	6,187
Total \$ _____											
1 TO 9999	5	99.90	115.10	103.06	18.68	111.69	93.00	179.20	N/A	3,750	3,864
30000 TO 59999	1	90.58	90.58	90.58			90.58	90.58	N/A	30,000	27,175
60000 TO 99999	1	102.79	102.79	102.79			102.79	102.79	N/A	68,000	69,897
100000 TO 149999	1	103.30	103.30	103.30			103.30	103.30	N/A	120,000	123,962
ALL _____											
	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044

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	105.25	125.82	111.18	27.30	113.16	93.00	179.20	N/A	2,083	2,316
5000 TO 9999	2	99.03	99.03	98.99	0.88	100.03	98.15	99.90	N/A	6,250	6,187
Total \$ _____											
1 TO 9999	5	99.90	115.10	103.06	18.68	111.69	93.00	179.20	N/A	3,750	3,864
10000 TO 29999	1	90.58	90.58	90.58			90.58	90.58	N/A	30,000	27,175
60000 TO 99999	1	102.79	102.79	102.79			102.79	102.79	N/A	68,000	69,897
100000 TO 149999	1	103.30	103.30	103.30			103.30	103.30	N/A	120,000	123,962
ALL _____											
	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	99.90	109.84	99.70	15.09	110.17	90.58	179.20	90.58 to 179.20	16,678	16,627
10	1	103.30	103.30	103.30			103.30	103.30	N/A	120,000	123,962
ALL _____											
	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	99.90	115.10	103.06	18.68	111.69	93.00	179.20	N/A	3,750	3,864
350	2	96.94	96.94	100.76	6.56	96.21	90.58	103.30	N/A	75,000	75,568
353	1	102.79	102.79	102.79			102.79	102.79	N/A	68,000	69,897
ALL _____											
	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044

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:	8	MEDIAN:	101	COV:	26.42	95% Median C.I.:	90.58 to 179.20
TOTAL Sales Price:	236,750	WGT. MEAN:	102	STD:	28.81	95% Wgt. Mean C.I.:	97.19 to 105.86
TOTAL Adj.Sales Price:	236,750	MEAN:	109	AVG.ABS.DEV:	13.61	95% Mean C.I.:	84.93 to 133.11
TOTAL Assessed Value:	240,357						
AVG. Adj. Sales Price:	29,593	COD:	13.43	MAX Sales Ratio:	179.20		
AVG. Assessed Value:	30,044	PRD:	107.39	MIN Sales Ratio:	90.58		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044
04											
<u>ALL</u>	<u>8</u>	<u>101.35</u>	<u>109.02</u>	<u>101.52</u>	<u>13.43</u>	<u>107.39</u>	<u>90.58</u>	<u>179.20</u>	<u>90.58 to 179.20</u>	<u>29,593</u>	<u>30,044</u>

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	19	MEDIAN:	74	COV:	25.99	95% Median C.I.:	56.94 to 80.79	(!: Derived)
(AgLand) TOTAL Sales Price:	3,548,486	WGT. MEAN:	69	STD:	18.02	95% Wgt. Mean C.I.:	60.51 to 77.31	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	3,438,990	MEAN:	69	AVG.ABS.DEV:	13.38	95% Mean C.I.:	60.64 to 78.00	
(AgLand) TOTAL Assessed Value:	2,369,831							
AVG. Adj. Sales Price:	180,999	COD:	18.12	MAX Sales Ratio:	104.95			
AVG. Assessed Value:	124,727	PRD:	100.59	MIN Sales Ratio:	33.57			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	6	76.26	72.59	72.38	11.84	100.30	45.50	85.39	45.50 to 85.39	245,798	177,899
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	1	79.06	79.06	79.06			79.06	79.06	N/A	176,000	139,138
10/01/04 TO 12/31/04	2	79.56	79.56	81.52	2.90	97.59	77.25	81.86	N/A	80,782	65,850
01/01/05 TO 03/31/05	1	56.99	56.99	56.99			56.99	56.99	N/A	182,500	104,010
04/01/05 TO 06/30/05	2	40.95	40.95	47.69	18.02	85.86	33.57	48.33	N/A	86,750	41,373
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	104.95	104.95	104.95			104.95	104.95	N/A	81,000	85,010
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	6	71.29	66.59	63.87	15.30	104.26	39.27	82.48	39.27 to 82.48	198,273	126,638
<u>Study Years</u>											
07/01/03 TO 06/30/04	6	76.26	72.59	72.38	11.84	100.30	45.50	85.39	45.50 to 85.39	245,798	177,899
07/01/04 TO 06/30/05	6	67.12	62.84	65.98	24.65	95.25	33.57	81.86	33.57 to 81.86	115,594	76,265
07/01/05 TO 06/30/06	7	71.75	72.07	66.49	19.64	108.39	39.27	104.95	39.27 to 104.95	181,519	120,691
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	9	78.67	74.86	73.84	8.36	101.38	45.50	85.39	71.34 to 81.86	201,372	148,692
01/01/05 TO 12/31/05	4	52.66	60.96	62.19	38.00	98.02	33.57	104.95	N/A	109,250	67,941
<u>ALL</u>											
	19	73.85	69.32	68.91	18.12	100.59	33.57	104.95	56.94 to 80.79	180,999	124,727

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2171	1	78.27	78.27	78.27			78.27	78.27	N/A	139,000	108,800
2175	2	72.34	72.34	72.54	2.09	99.72	70.83	73.85	N/A	389,000	282,200
2293	2	92.87	92.87	87.71	13.01	105.89	80.79	104.95	N/A	141,500	124,105
2299	1	85.39	85.39	85.39			85.39	85.39	N/A	183,158	156,400
2457	2	55.41	55.41	60.45	39.42	91.66	33.57	77.25	N/A	9,750	5,894
2459	5	56.94	61.01	60.66	25.62	100.59	39.27	81.86	N/A	195,593	118,637
2461	2	64.17	64.17	61.84	11.18	103.75	56.99	71.34	N/A	137,864	85,259
2463	4	75.41	69.70	66.00	14.68	105.60	45.50	82.48	N/A	195,659	129,132
<u>ALL</u>											
	19	73.85	69.32	68.91	18.12	100.59	33.57	104.95	56.94 to 80.79	180,999	124,727

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:	19	MEDIAN:	74	COV:	25.99	95% Median C.I.:	56.94 to 80.79	(!: Derived)
(AgLand) TOTAL Sales Price:	3,548,486	WGT. MEAN:	69	STD:	18.02	95% Wgt. Mean C.I.:	60.51 to 77.31	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	3,438,990	MEAN:	69	AVG.ABS.DEV:	13.38	95% Mean C.I.:	60.64 to 78.00	
(AgLand) TOTAL Assessed Value:	2,369,831							
AVG. Adj. Sales Price:	180,999	COD:	18.12	MAX Sales Ratio:	104.95			
AVG. Assessed Value:	124,727	PRD:	100.59	MIN Sales Ratio:	33.57			

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AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0	19	73.85	69.32	68.91	18.12	100.59	33.57	104.95	56.94 to 80.79	180,999	124,727	
ALL	19	73.85	69.32	68.91	18.12	100.59	33.57	104.95	56.94 to 80.79	180,999	124,727	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	19	73.85	69.32	68.91	18.12	100.59	33.57	104.95	56.94 to 80.79	180,999	124,727	
ALL	19	73.85	69.32	68.91	18.12	100.59	33.57	104.95	56.94 to 80.79	180,999	124,727	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
05-0071												
21-0089	7	77.25	66.00	73.27	19.80	90.08	33.57	85.39	33.57 to 85.39	125,089	91,656	
57-0501	12	72.80	71.26	67.42	16.45	105.69	39.27	104.95	56.99 to 80.79	213,613	144,019	
NonValid School												
ALL	19	73.85	69.32	68.91	18.12	100.59	33.57	104.95	56.94 to 80.79	180,999	124,727	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	1	33.57	33.57	33.57			33.57	33.57	N/A	7,500	2,518	
50.01 TO 100.00	1	77.25	77.25	77.25			77.25	77.25	N/A	12,000	9,270	
100.01 TO 180.00	7	56.99	66.86	57.84	31.98	115.59	39.27	104.95	39.27 to 104.95	153,009	88,502	
180.01 TO 330.00	2	71.55	71.55	71.66	0.29	99.85	71.34	71.75	N/A	197,433	141,472	
330.01 TO 650.00	4	78.47	71.08	72.32	9.92	98.29	48.33	79.06	N/A	197,600	142,896	
650.01 +	4	77.32	77.72	76.00	6.95	102.26	70.83	85.39	N/A	290,789	221,000	
ALL	19	73.85	69.32	68.91	18.12	100.59	33.57	104.95	56.94 to 80.79	180,999	124,727	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY-N/A	1	82.48	82.48	82.47			82.48	82.48	N/A	60,000	49,485	
GRASS	8	75.55	69.61	75.34	14.31	92.39	33.57	85.39	33.57 to 85.39	171,207	128,989	
GRASS-N/A	3	71.34	66.24	65.68	14.36	100.85	48.33	79.06	N/A	145,076	95,291	
IRRGTD-N/A	7	71.75	68.43	63.69	24.63	107.44	39.27	104.95	39.27 to 104.95	224,872	143,221	
ALL	19	73.85	69.32	68.91	18.12	100.59	33.57	104.95	56.94 to 80.79	180,999	124,727	

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:	19	MEDIAN:	74	COV:	25.99	95% Median C.I.:	56.94 to 80.79	(!: Derived)
(AgLand) TOTAL Sales Price:	3,548,486	WGT. MEAN:	69	STD:	18.02	95% Wgt. Mean C.I.:	60.51 to 77.31	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	3,438,990	MEAN:	69	AVG.ABS.DEV:	13.38	95% Mean C.I.:	60.64 to 78.00	
(AgLand) TOTAL Assessed Value:	2,369,831							
AVG. Adj. Sales Price:	180,999	COD:	18.12	MAX Sales Ratio:	104.95			
AVG. Assessed Value:	124,727	PRD:	100.59	MIN Sales Ratio:	33.57			

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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	1	82.48	82.48	82.47			82.48	82.48	N/A	60,000	49,485
GRASS	9	73.85	67.25	72.42	16.86	92.85	33.57	85.39	48.33 to 80.79	170,628	123,571
GRASS-N/A	2	75.20	75.20	76.38	5.13	98.45	71.34	79.06	N/A	134,614	102,823
IRRGTD	6	64.37	62.34	61.45	23.44	101.44	39.27	81.86	39.27 to 81.86	248,850	152,923
IRRGTD-N/A	1	104.95	104.95	104.95			104.95	104.95	N/A	81,000	85,010
ALL	19	73.85	69.32	68.91	18.12	100.59	33.57	104.95	56.94 to 80.79	180,999	124,727

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	1	82.48	82.48	82.47			82.48	82.48	N/A	60,000	49,485
GRASS	11	73.85	68.69	73.01	14.74	94.08	33.57	85.39	48.33 to 80.79	164,080	119,799
IRRGTD	7	71.75	68.43	63.69	24.63	107.44	39.27	104.95	39.27 to 104.95	224,872	143,221
ALL	19	73.85	69.32	68.91	18.12	100.59	33.57	104.95	56.94 to 80.79	180,999	124,727

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	33.57	33.57	33.57			33.57	33.57	N/A	7,500	2,518
Total \$											
1 TO 9999	1	33.57	33.57	33.57			33.57	33.57	N/A	7,500	2,518
10000 TO 29999	1	77.25	77.25	77.25			77.25	77.25	N/A	12,000	9,270
30000 TO 59999	1	56.94	56.94	56.94			56.94	56.94	N/A	48,000	27,330
60000 TO 99999	3	82.48	86.26	85.82	13.58	100.51	71.34	104.95	N/A	78,076	67,001
100000 TO 149999	2	80.07	80.07	80.13	2.24	99.92	78.27	81.86	N/A	144,282	115,615
150000 TO 249999	6	68.03	66.01	65.34	23.13	101.03	45.50	85.39	45.50 to 85.39	192,443	125,741
250000 TO 499999	5	71.75	66.87	67.53	11.82	99.02	39.27	78.67	N/A	338,808	228,806
ALL	19	73.85	69.32	68.91	18.12	100.59	33.57	104.95	56.94 to 80.79	180,999	124,727

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:	19	MEDIAN:	74	COV:	25.99	95% Median C.I.:	56.94 to 80.79	(!: Derived)
(AgLand) TOTAL Sales Price:	3,548,486	WGT. MEAN:	69	STD:	18.02	95% Wgt. Mean C.I.:	60.51 to 77.31	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	3,438,990	MEAN:	69	AVG.ABS.DEV:	13.38	95% Mean C.I.:	60.64 to 78.00	
(AgLand) TOTAL Assessed Value:	2,369,831							
AVG. Adj. Sales Price:	180,999	COD:	18.12	MAX Sales Ratio:	104.95			
AVG. Assessed Value:	124,727	PRD:	100.59	MIN Sales Ratio:	33.57			

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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	33.57	33.57	33.57			33.57	33.57	N/A	7,500	2,518
5000 TO 9999	1	77.25	77.25	77.25			77.25	77.25	N/A	12,000	9,270
Total \$											
1 TO 9999	2	55.41	55.41	60.45	39.42	91.66	33.57	77.25	N/A	9,750	5,894
10000 TO 29999	1	56.94	56.94	56.94			56.94	56.94	N/A	48,000	27,330
30000 TO 59999	1	82.48	82.48	82.47			82.48	82.48	N/A	60,000	49,485
60000 TO 99999	3	71.34	74.87	68.12	26.46	109.92	48.33	104.95	N/A	113,409	77,249
100000 TO 149999	6	67.63	63.49	58.95	24.01	107.71	39.27	81.86	39.27 to 81.86	199,510	117,604
150000 TO 249999	5	78.67	77.49	76.37	6.00	101.46	70.83	85.39	N/A	266,439	203,490
250000 TO 499999	1	73.85	73.85	73.85			73.85	73.85	N/A	442,000	326,400
ALL	19	73.85	69.32	68.91	18.12	100.59	33.57	104.95	56.94 to 80.79	180,999	124,727

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:	24	MEDIAN:	88	COV:	25.93	95% Median C.I.:	75.51 to 94.08
TOTAL Sales Price:	919,200	WGT. MEAN:	78	STD:	21.61	95% Wgt. Mean C.I.:	66.65 to 89.65
TOTAL Adj.Sales Price:	919,200	MEAN:	83	AVG.ABS.DEV:	16.48	95% Mean C.I.:	74.23 to 92.48
TOTAL Assessed Value:	718,355						
AVG. Adj. Sales Price:	38,300	COD:	18.77	MAX Sales Ratio:	123.92		
AVG. Assessed Value:	29,931	PRD:	106.66	MIN Sales Ratio:	38.50		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	3	96.00	95.44	96.00	0.75	99.42	94.08	96.24	N/A	16,833	16,159
10/01/04 TO 12/31/04	1	48.64	48.64	48.64			48.64	48.64	N/A	51,900	25,242
01/01/05 TO 03/31/05	3	89.26	88.23	90.47	19.67	97.52	61.38	114.05	N/A	74,333	67,252
04/01/05 TO 06/30/05	9	86.36	85.38	74.20	16.00	115.07	53.46	117.60	72.77 to 98.00	36,988	27,445
07/01/05 TO 09/30/05	1	80.01	80.01	80.01			80.01	80.01	N/A	35,900	28,724
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	6	79.32	77.00	72.71	27.29	105.90	38.50	123.92	38.50 to 123.92	34,166	24,842
04/01/06 TO 06/30/06	1	90.46	90.46	90.46			90.46	90.46	N/A	20,000	18,092
____Study Years____											
07/01/04 TO 06/30/05	16	91.40	85.50	79.37	16.35	107.73	48.64	117.60	72.77 to 96.24	41,143	32,655
07/01/05 TO 06/30/06	8	80.62	79.06	75.07	21.76	105.30	38.50	123.92	38.50 to 123.92	32,612	24,483
____Calendar Yrs____											
01/01/05 TO 12/31/05	13	86.36	85.62	80.68	16.59	106.12	53.46	117.60	72.77 to 98.00	45,523	36,729
____ALL____											
	24	87.81	83.35	78.15	18.77	106.66	38.50	123.92	75.51 to 94.08	38,300	29,931

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GANDY	3	50.14	74.23	55.76	50.05	133.13	48.64	123.92	N/A	21,633	12,062
RURAL	3	53.46	60.92	60.04	32.60	101.46	38.50	90.79	N/A	56,666	34,021
STAPLETON	18	89.86	88.61	84.77	11.93	104.53	61.38	117.60	77.41 to 96.00	38,016	32,228
____ALL____											
	24	87.81	83.35	78.15	18.77	106.66	38.50	123.92	75.51 to 94.08	38,300	29,931

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	20	87.81	85.99	82.13	17.01	104.69	48.64	123.92	77.11 to 94.08	37,160	30,520
2	1	98.00	98.00	98.00			98.00	98.00	N/A	6,000	5,880
3	3	53.46	60.92	60.04	32.60	101.46	38.50	90.79	N/A	56,666	34,021
____ALL____											
	24	87.81	83.35	78.15	18.77	106.66	38.50	123.92	75.51 to 94.08	38,300	29,931

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	18	80.62	79.04	77.70	17.44	101.72	38.50	114.05	72.77 to 90.79	49,400	38,385
2	6	96.04	96.30	91.36	17.57	105.41	50.14	123.92	50.14 to 123.92	5,000	4,568
____ALL____											
	24	87.81	83.35	78.15	18.77	106.66	38.50	123.92	75.51 to 94.08	38,300	29,931

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	24	MEDIAN:	88	COV:	25.93	95% Median C.I.:	75.51 to 94.08
TOTAL Sales Price:	919,200	WGT. MEAN:	78	STD:	21.61	95% Wgt. Mean C.I.:	66.65 to 89.65
TOTAL Adj.Sales Price:	919,200	MEAN:	83	AVG.ABS.DEV:	16.48	95% Mean C.I.:	74.23 to 92.48
TOTAL Assessed Value:	718,355						
AVG. Adj. Sales Price:	38,300	COD:	18.77	MAX Sales Ratio:	123.92		
AVG. Assessed Value:	29,931	PRD:	106.66	MIN Sales Ratio:	38.50		

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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	24	87.81	83.35	78.15	18.77	106.66	38.50	123.92	75.51 to 94.08	38,300	29,931
06											
07											
ALL	24	87.81	83.35	78.15	18.77	106.66	38.50	123.92	75.51 to 94.08	38,300	29,931

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
21-0089											
57-0501	24	87.81	83.35	78.15	18.77	106.66	38.50	123.92	75.51 to 94.08	38,300	29,931
NonValid School											
ALL	24	87.81	83.35	78.15	18.77	106.66	38.50	123.92	75.51 to 94.08	38,300	29,931

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	96.04	96.30	91.36	17.57	105.41	50.14	123.92	50.14 to 123.92	5,000	4,568
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	86.36	80.44	77.52	14.76	103.76	48.64	96.24	N/A	37,980	29,441
1920 TO 1939	5	80.01	75.58	71.80	11.36	105.28	53.46	90.46	N/A	49,180	35,309
1940 TO 1949											
1950 TO 1959	1	61.38	61.38	61.38			61.38	61.38	N/A	77,000	47,265
1960 TO 1969	1	114.05	114.05	114.05			114.05	114.05	N/A	97,500	111,202
1970 TO 1979	3	77.11	80.63	80.05	5.94	100.72	75.51	89.26	N/A	57,800	46,267
1980 TO 1989	2	64.65	64.65	64.64	40.44	100.00	38.50	90.79	N/A	50,000	32,321
1990 TO 1994	1	96.00	96.00	96.00			96.00	96.00	N/A	5,500	5,280
1995 TO 1999											
2000 TO Present											
ALL	24	87.81	83.35	78.15	18.77	106.66	38.50	123.92	75.51 to 94.08	38,300	29,931

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	24	MEDIAN:	88	COV:	25.93	95% Median C.I.:	75.51 to 94.08
TOTAL Sales Price:	919,200	WGT. MEAN:	78	STD:	21.61	95% Wgt. Mean C.I.:	66.65 to 89.65
TOTAL Adj.Sales Price:	919,200	MEAN:	83	AVG.ABS.DEV:	16.48	95% Mean C.I.:	74.23 to 92.48
TOTAL Assessed Value:	718,355						
AVG. Adj. Sales Price:	38,300	COD:	18.77	MAX Sales Ratio:	123.92		
AVG. Assessed Value:	29,931	PRD:	106.66	MIN Sales Ratio:	38.50		

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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	1	117.60	117.60	117.60			117.60	117.60	N/A	1,000	1,176
5000 TO 9999	6	95.04	92.70	91.34	13.96	101.49	50.14	123.92	50.14 to 123.92	5,750	5,252
Total \$ _____											
1 TO 9999	7	96.00	96.26	92.08	15.06	104.54	50.14	123.92	50.14 to 123.92	5,071	4,669
10000 TO 29999	2	92.00	92.00	92.16	1.67	99.82	90.46	93.53	N/A	22,500	20,737
30000 TO 59999	10	80.62	76.39	75.53	15.36	101.14	38.50	96.24	48.64 to 90.79	45,830	34,615
60000 TO 99999	5	72.77	75.75	78.35	20.98	96.69	53.46	114.05	N/A	76,080	59,607
ALL _____	24	87.81	83.35	78.15	18.77	106.66	38.50	123.92	75.51 to 94.08	38,300	29,931

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	4	94.08	88.97	78.30	17.93	113.63	50.14	117.60	N/A	4,500	3,523
5000 TO 9999	3	98.00	105.97	106.26	9.50	99.73	96.00	123.92	N/A	5,833	6,198
Total \$ _____											
1 TO 9999	7	96.00	96.26	92.08	15.06	104.54	50.14	123.92	50.14 to 123.92	5,071	4,669
10000 TO 29999	6	78.71	71.43	64.98	21.06	109.91	38.50	93.53	38.50 to 93.53	35,966	23,372
30000 TO 59999	10	79.16	78.41	76.13	13.09	103.00	53.46	96.24	61.38 to 90.79	57,040	43,423
100000 TO 149999	1	114.05	114.05	114.05			114.05	114.05	N/A	97,500	111,202
ALL _____	24	87.81	83.35	78.15	18.77	106.66	38.50	123.92	75.51 to 94.08	38,300	29,931

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	95.04	95.54	91.50	14.04	104.41	50.14	123.92	50.14 to 123.92	6,937	6,347
10	1	90.79	90.79	90.79			90.79	90.79	N/A	50,000	45,395
20	12	77.26	75.97	73.09	14.45	103.94	48.64	96.24	61.38 to 89.26	50,600	36,983
30	1	38.50	38.50	38.50			38.50	38.50	N/A	50,000	19,248
50	2	97.63	97.63	101.68	16.81	96.02	81.22	114.05	N/A	78,250	79,562
ALL _____	24	87.81	83.35	78.15	18.77	106.66	38.50	123.92	75.51 to 94.08	38,300	29,931

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	24	MEDIAN:	88	COV:	25.93	95% Median C.I.:	75.51 to 94.08
TOTAL Sales Price:	919,200	WGT. MEAN:	78	STD:	21.61	95% Wgt. Mean C.I.:	66.65 to 89.65
TOTAL Adj.Sales Price:	919,200	MEAN:	83	AVG.ABS.DEV:	16.48	95% Mean C.I.:	74.23 to 92.48
TOTAL Assessed Value:	718,355						
AVG. Adj. Sales Price:	38,300	COD:	18.77	MAX Sales Ratio:	123.92		
AVG. Assessed Value:	29,931	PRD:	106.66	MIN Sales Ratio:	38.50		

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STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	95.04	95.54	91.50	14.04	104.41	50.14	123.92	50.14 to 123.92	6,937	6,347
100	1	38.50	38.50	38.50			38.50	38.50	N/A	50,000	19,248
101	14	80.62	82.08	81.79	13.63	100.35	53.46	114.05	72.77 to 93.53	54,414	44,506
102	1	48.64	48.64	48.64			48.64	48.64	N/A	51,900	25,242
____ALL____	24	87.81	83.35	78.15	18.77	106.66	38.50	123.92	75.51 to 94.08	38,300	29,931

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	95.04	95.54	91.50	14.04	104.41	50.14	123.92	50.14 to 123.92	6,937	6,347
30	7	77.11	75.81	79.02	21.97	95.93	38.50	114.05	38.50 to 114.05	64,485	50,957
40	9	80.01	78.40	75.40	14.61	103.98	48.64	96.24	61.38 to 93.53	45,811	34,541
____ALL____	24	87.81	83.35	78.15	18.77	106.66	38.50	123.92	75.51 to 94.08	38,300	29,931

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:	8	MEDIAN:	101	COV:	26.42	95% Median C.I.:	90.58 to 179.20
TOTAL Sales Price:	236,750	WGT. MEAN:	102	STD:	28.81	95% Wgt. Mean C.I.:	97.19 to 105.86
TOTAL Adj.Sales Price:	236,750	MEAN:	109	AVG.ABS.DEV:	13.61	95% Mean C.I.:	84.93 to 133.11
TOTAL Assessed Value:	240,357						
AVG. Adj. Sales Price:	29,593	COD:	13.43	MAX Sales Ratio:	179.20		
AVG. Assessed Value:	30,044	PRD:	107.39	MIN Sales Ratio:	90.58		

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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	1	93.00	93.00	93.00			93.00	93.00	N/A	1,500	1,395
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	1	98.15	98.15	98.15			98.15	98.15	N/A	6,500	6,380
04/01/04 TO 06/30/04	2	96.69	96.69	99.05	6.31	97.61	90.58	102.79	N/A	49,000	48,536
07/01/04 TO 09/30/04	1	99.90	99.90	99.90			99.90	99.90	N/A	6,000	5,994
10/01/04 TO 12/31/04	1	105.25	105.25	105.25			105.25	105.25	N/A	4,000	4,210
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											
01/01/06 TO 03/31/06	1	103.30	103.30	103.30			103.30	103.30	N/A	120,000	123,962
04/01/06 TO 06/30/06	1	179.20	179.20	179.20			179.20	179.20	N/A	750	1,344
Study Years											
07/01/03 TO 06/30/04	4	95.58	96.13	98.91	4.54	97.19	90.58	102.79	N/A	26,500	26,211
07/01/04 TO 06/30/05	2	102.58	102.58	102.04	2.61	100.52	99.90	105.25	N/A	5,000	5,102
07/01/05 TO 06/30/06	2	141.25	141.25	103.77	26.87	136.11	103.30	179.20	N/A	60,375	62,653
Calendar Yrs											
01/01/04 TO 12/31/04	5	99.90	99.33	99.26	3.87	100.07	90.58	105.25	N/A	22,900	22,731
01/01/05 TO 12/31/05											
ALL											
	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044
ASSESSOR LOCATION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
STAPLETON	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044
ALL											
	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044
LOCATIONS: URBAN, SUBURBAN & RURAL											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044
ALL											
	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044

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:	8	MEDIAN:	101	COV:	26.42	95% Median C.I.:	90.58 to 179.20
TOTAL Sales Price:	236,750	WGT. MEAN:	102	STD:	28.81	95% Wgt. Mean C.I.:	97.19 to 105.86
TOTAL Adj.Sales Price:	236,750	MEAN:	109	AVG.ABS.DEV:	13.61	95% Mean C.I.:	84.93 to 133.11
TOTAL Assessed Value:	240,357						
AVG. Adj. Sales Price:	29,593	COD:	13.43	MAX Sales Ratio:	179.20		
AVG. Assessed Value:	30,044	PRD:	107.39	MIN Sales Ratio:	90.58		

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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	5	102.79	100.36	101.42	3.52	98.96	90.58	105.25	N/A	45,600	46,247
2	3	98.15	123.45	104.22	29.27	118.45	93.00	179.20	N/A	2,916	3,039
ALL	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
21-0089											
57-0501	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044
NonValid School											
ALL	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	99.03	111.01	95.38	17.27	116.39	90.58	179.20	90.58 to 179.20	8,125	7,749
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	1	102.79	102.79	102.79			102.79	102.79	N/A	68,000	69,897
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present	1	103.30	103.30	103.30			103.30	103.30	N/A	120,000	123,962
ALL	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044

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:	8	MEDIAN:	101	COV:	26.42	95% Median C.I.:	90.58 to 179.20
TOTAL Sales Price:	236,750	WGT. MEAN:	102	STD:	28.81	95% Wgt. Mean C.I.:	97.19 to 105.86
TOTAL Adj.Sales Price:	236,750	MEAN:	109	AVG.ABS.DEV:	13.61	95% Mean C.I.:	84.93 to 133.11
TOTAL Assessed Value:	240,357						
AVG. Adj. Sales Price:	29,593	COD:	13.43	MAX Sales Ratio:	179.20		
AVG. Assessed Value:	30,044	PRD:	107.39	MIN Sales Ratio:	90.58		

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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	105.25	125.82	111.18	27.30	113.16	93.00	179.20	N/A	2,083	2,316
5000 TO 9999	2	99.03	99.03	98.99	0.88	100.03	98.15	99.90	N/A	6,250	6,187
Total \$ _____											
1 TO 9999	5	99.90	115.10	103.06	18.68	111.69	93.00	179.20	N/A	3,750	3,864
30000 TO 59999	1	90.58	90.58	90.58			90.58	90.58	N/A	30,000	27,175
60000 TO 99999	1	102.79	102.79	102.79			102.79	102.79	N/A	68,000	69,897
100000 TO 149999	1	103.30	103.30	103.30			103.30	103.30	N/A	120,000	123,962
ALL _____											
	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044

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	105.25	125.82	111.18	27.30	113.16	93.00	179.20	N/A	2,083	2,316
5000 TO 9999	2	99.03	99.03	98.99	0.88	100.03	98.15	99.90	N/A	6,250	6,187
Total \$ _____											
1 TO 9999	5	99.90	115.10	103.06	18.68	111.69	93.00	179.20	N/A	3,750	3,864
10000 TO 29999	1	90.58	90.58	90.58			90.58	90.58	N/A	30,000	27,175
60000 TO 99999	1	102.79	102.79	102.79			102.79	102.79	N/A	68,000	69,897
100000 TO 149999	1	103.30	103.30	103.30			103.30	103.30	N/A	120,000	123,962
ALL _____											
	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	99.90	109.84	99.70	15.09	110.17	90.58	179.20	90.58 to 179.20	16,678	16,627
10	1	103.30	103.30	103.30			103.30	103.30	N/A	120,000	123,962
ALL _____											
	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	99.90	115.10	103.06	18.68	111.69	93.00	179.20	N/A	3,750	3,864
350	2	96.94	96.94	100.76	6.56	96.21	90.58	103.30	N/A	75,000	75,568
353	1	102.79	102.79	102.79			102.79	102.79	N/A	68,000	69,897
ALL _____											
	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044

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:	8	MEDIAN:	101	COV:	26.42	95% Median C.I.:	90.58 to 179.20
TOTAL Sales Price:	236,750	WGT. MEAN:	102	STD:	28.81	95% Wgt. Mean C.I.:	97.19 to 105.86
TOTAL Adj.Sales Price:	236,750	MEAN:	109	AVG.ABS.DEV:	13.61	95% Mean C.I.:	84.93 to 133.11
TOTAL Assessed Value:	240,357						
AVG. Adj. Sales Price:	29,593	COD:	13.43	MAX Sales Ratio:	179.20		
AVG. Assessed Value:	30,044	PRD:	107.39	MIN Sales Ratio:	90.58		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	8	101.35	109.02	101.52	13.43	107.39	90.58	179.20	90.58 to 179.20	29,593	30,044
04											
<u>ALL</u>	<u>8</u>	<u>101.35</u>	<u>109.02</u>	<u>101.52</u>	<u>13.43</u>	<u>107.39</u>	<u>90.58</u>	<u>179.20</u>	<u>90.58 to 179.20</u>	<u>29,593</u>	<u>30,044</u>

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

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

NUMBER of Sales:	19	MEDIAN:	72	COV:	25.97	95% Median C.I.:	52.54 to 77.80	(!: Derived)
(AgLand) TOTAL Sales Price:	3,548,486	WGT. MEAN:	66	STD:	17.31	95% Wgt. Mean C.I.:	57.71 to 74.32	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	3,438,990	MEAN:	67	AVG.ABS.DEV:	13.20	95% Mean C.I.:	58.32 to 75.01	
(AgLand) TOTAL Assessed Value:	2,270,199							
AVG. Adj. Sales Price:	180,999	COD:	18.42	MAX Sales Ratio:	96.81			
AVG. Assessed Value:	119,484	PRD:	100.99	MIN Sales Ratio:	32.59			

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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											
01/01/04 TO 03/31/04	6	73.51	70.24	69.90	11.75	100.49	42.99	82.88	42.99 to 82.88	245,798	171,801
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	1	77.80	77.80	77.80			77.80	77.80	N/A	176,000	136,926
10/01/04 TO 12/31/04	2	76.68	76.68	77.41	1.11	99.06	75.83	77.53	N/A	80,782	62,530
01/01/05 TO 03/31/05	1	52.54	52.54	52.54			52.54	52.54	N/A	182,500	95,880
04/01/05 TO 06/30/05	2	40.01	40.01	46.79	18.55	85.52	32.59	47.43	N/A	86,750	40,586
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	96.81	96.81	96.81			96.81	96.81	N/A	81,000	78,420
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	6	67.06	64.11	60.69	17.24	105.65	36.77	82.30	36.77 to 82.30	198,273	120,322
<u>Study Years</u>											
07/01/03 TO 06/30/04	6	73.51	70.24	69.90	11.75	100.49	42.99	82.88	42.99 to 82.88	245,798	171,801
07/01/04 TO 06/30/05	6	64.19	60.62	63.30	25.60	95.76	32.59	77.80	32.59 to 77.80	115,594	73,173
07/01/05 TO 06/30/06	7	68.75	68.78	62.99	20.25	109.20	36.77	96.81	36.77 to 96.81	181,519	114,336
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	9	75.83	72.51	71.33	8.28	101.65	42.99	82.88	70.14 to 78.42	201,372	143,643
01/01/05 TO 12/31/05	4	49.99	57.34	58.46	34.68	98.09	32.59	96.81	N/A	109,250	63,868
<u>ALL</u>											
	19	71.67	66.67	66.01	18.42	100.99	32.59	96.81	52.54 to 77.80	180,999	119,484

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2171	1	75.97	75.97	75.97			75.97	75.97	N/A	139,000	105,600
2175	2	70.21	70.21	70.41	2.08	99.71	68.75	71.67	N/A	389,000	273,900
2293	2	87.62	87.62	83.68	10.49	104.70	78.42	96.81	N/A	141,500	118,410
2299	1	82.88	82.88	82.88			82.88	82.88	N/A	183,158	151,800
2457	2	54.21	54.21	59.20	39.88	91.57	32.59	75.83	N/A	9,750	5,772
2459	5	55.51	58.52	57.93	24.74	101.00	36.77	77.53	N/A	195,593	113,314
2461	2	61.34	61.34	58.49	14.35	104.87	52.54	70.14	N/A	137,864	80,635
2463	4	71.59	67.12	62.45	18.07	107.46	42.99	82.30	N/A	195,659	122,197
<u>ALL</u>											
	19	71.67	66.67	66.01	18.42	100.99	32.59	96.81	52.54 to 77.80	180,999	119,484

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

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

NUMBER of Sales:	19	MEDIAN:	72	COV:	25.97	95% Median C.I.:	52.54 to 77.80	(! : Derived)
(AgLand) TOTAL Sales Price:	3,548,486	WGT. MEAN:	66	STD:	17.31	95% Wgt. Mean C.I.:	57.71 to 74.32	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	3,438,990	MEAN:	67	AVG.ABS.DEV:	13.20	95% Mean C.I.:	58.32 to 75.01	
(AgLand) TOTAL Assessed Value:	2,270,199							
AVG. Adj. Sales Price:	180,999	COD:	18.42	MAX Sales Ratio:	96.81			
AVG. Assessed Value:	119,484	PRD:	100.99	MIN Sales Ratio:	32.59			

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AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0	19	71.67	66.67	66.01	18.42	100.99	32.59	96.81	52.54 to 77.80	180,999	119,484	
____ALL____	19	71.67	66.67	66.01	18.42	100.99	32.59	96.81	52.54 to 77.80	180,999	119,484	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	19	71.67	66.67	66.01	18.42	100.99	32.59	96.81	52.54 to 77.80	180,999	119,484	
____ALL____	19	71.67	66.67	66.01	18.42	100.99	32.59	96.81	52.54 to 77.80	180,999	119,484	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
05-0071												
21-0089	7	75.34	63.87	70.55	19.10	90.53	32.59	82.88	32.59 to 82.88	125,089	88,254	
57-0501	12	70.91	68.29	64.46	17.21	105.94	36.77	96.81	52.54 to 78.42	213,613	137,701	
NonValid School												
____ALL____	19	71.67	66.67	66.01	18.42	100.99	32.59	96.81	52.54 to 77.80	180,999	119,484	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	1	32.59	32.59	32.59			32.59	32.59	N/A	7,500	2,444	
50.01 TO 100.00	1	75.83	75.83	75.83			75.83	75.83	N/A	12,000	9,100	
100.01 TO 180.00	7	55.51	63.49	54.50	32.00	116.50	36.77	96.81	36.77 to 96.81	153,009	83,391	
180.01 TO 330.00	2	67.76	67.76	66.49	3.52	101.90	65.37	70.14	N/A	197,433	131,280	
330.01 TO 650.00	4	75.66	69.14	70.14	10.24	98.57	47.43	77.80	N/A	197,600	138,588	
650.01 +	4	75.05	75.43	73.76	6.96	102.26	68.75	82.88	N/A	290,789	214,500	
____ALL____	19	71.67	66.67	66.01	18.42	100.99	32.59	96.81	52.54 to 77.80	180,999	119,484	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY-N/A	1	82.30	82.30	82.30			82.30	82.30	N/A	60,000	49,380	
GRASS	8	73.75	67.70	73.14	14.34	92.56	32.59	82.88	32.59 to 82.88	171,207	125,223	
GRASS-N/A	3	70.14	65.12	64.57	14.43	100.85	47.43	77.80	N/A	145,076	93,681	
IRRGTD-N/A	7	65.37	63.91	59.59	25.65	107.25	36.77	96.81	36.77 to 96.81	224,872	133,998	
____ALL____	19	71.67	66.67	66.01	18.42	100.99	32.59	96.81	52.54 to 77.80	180,999	119,484	

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

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

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(AgLand) TOTAL Adj.Sales Price:	3,438,990	MEAN:	67	AVG.ABS.DEV:	13.20	95% Mean C.I.:	58.32 to 75.01	
(AgLand) TOTAL Assessed Value:	2,270,199							
AVG. Adj. Sales Price:	180,999	COD:	18.42	MAX Sales Ratio:	96.81			
AVG. Assessed Value:	119,484	PRD:	100.99	MIN Sales Ratio:	32.59			

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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	1	82.30	82.30	82.30			82.30	82.30	N/A	60,000	49,380
GRASS	9	71.67	65.45	70.36	16.87	93.02	32.59	82.88	47.43 to 78.42	170,628	120,057
GRASS-N/A	2	73.97	73.97	75.15	5.18	98.43	70.14	77.80	N/A	134,614	101,158
IRRGTD	6	58.96	58.42	57.57	24.30	101.48	36.77	77.53	36.77 to 77.53	248,850	143,261
IRRGTD-N/A	1	96.81	96.81	96.81			96.81	96.81	N/A	81,000	78,420
ALL	19	71.67	66.67	66.01	18.42	100.99	32.59	96.81	52.54 to 77.80	180,999	119,484

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	1	82.30	82.30	82.30			82.30	82.30	N/A	60,000	49,380
GRASS	11	71.67	67.00	71.08	14.77	94.26	32.59	82.88	47.43 to 78.42	164,080	116,621
IRRGTD	7	65.37	63.91	59.59	25.65	107.25	36.77	96.81	36.77 to 96.81	224,872	133,998
ALL	19	71.67	66.67	66.01	18.42	100.99	32.59	96.81	52.54 to 77.80	180,999	119,484

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	32.59	32.59	32.59			32.59	32.59	N/A	7,500	2,444
Total \$											
1 TO 9999	1	32.59	32.59	32.59			32.59	32.59	N/A	7,500	2,444
10000 TO 29999	1	75.83	75.83	75.83			75.83	75.83	N/A	12,000	9,100
30000 TO 59999	1	55.51	55.51	55.51			55.51	55.51	N/A	48,000	26,645
60000 TO 99999	3	82.30	83.08	82.48	10.80	100.73	70.14	96.81	N/A	78,076	64,396
100000 TO 149999	2	76.75	76.75	76.78	1.02	99.96	75.97	77.53	N/A	144,282	110,780
150000 TO 249999	6	65.17	63.68	62.97	24.59	101.13	42.99	82.88	42.99 to 82.88	192,443	121,174
250000 TO 499999	5	68.75	63.58	64.36	13.05	98.79	36.77	75.34	N/A	338,808	218,042
ALL	19	71.67	66.67	66.01	18.42	100.99	32.59	96.81	52.54 to 77.80	180,999	119,484

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	3,438,990	MEAN:	67	AVG.ABS.DEV:	13.20	95% Mean C.I.:	58.32 to 75.01	
(AgLand) TOTAL Assessed Value:	2,270,199							
AVG. Adj. Sales Price:	180,999	COD:	18.42	MAX Sales Ratio:	96.81			
AVG. Assessed Value:	119,484	PRD:	100.99	MIN Sales Ratio:	32.59			

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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	32.59	32.59	32.59			32.59	32.59	N/A	7,500	2,444
5000 TO 9999	1	75.83	75.83	75.83			75.83	75.83	N/A	12,000	9,100
Total \$											
1 TO 9999	2	54.21	54.21	59.20	39.88	91.57	32.59	75.83	N/A	9,750	5,772
10000 TO 29999	1	55.51	55.51	55.51			55.51	55.51	N/A	48,000	26,645
30000 TO 59999	1	82.30	82.30	82.30			82.30	82.30	N/A	60,000	49,380
60000 TO 99999	4	61.34	66.73	60.91	27.30	109.55	47.43	96.81	N/A	130,682	79,604
100000 TO 149999	5	75.97	62.21	56.77	19.89	109.59	36.77	77.80	N/A	202,912	115,188
150000 TO 249999	5	75.34	74.15	72.92	7.22	101.69	65.37	82.88	N/A	266,439	194,294
250000 TO 499999	1	71.67	71.67	71.67			71.67	71.67	N/A	442,000	316,800
ALL	19	71.67	66.67	66.01	18.42	100.99	32.59	96.81	52.54 to 77.80	180,999	119,484

2007 Assessment Survey for Logan County
December 19, 2006

I. General Information

A. Staffing and Funding Information

- 1. Deputy(ies) on staff: 1**
- 2. Appraiser(s) on staff: 0**
- 3. Other full-time employees: 0**
- 4. Other part-time employees: 0**
- 5. Number of shared employees: 1**
- 6. Assessor's requested budget for current fiscal year: \$54,795.00**
- 7. Part of the budget that is dedicated to the computer system: \$4,000.00**
- 8. Adopted budget, or granted budget if different from above: \$52,255.68**
- 9. Amount of total budget set aside for appraisal work: \$12,405.68**
- 10. Amount of the total budget set aside for education/workshops: \$2,600.00**
- 11. Appraisal/Reappraisal budget, if not part of the total budget: NA**
- 12. Other miscellaneous funds: \$37,250.00**
- 13. Total budget: \$52,255.68**
 - a. Was any of last year's budget not used? Yes**

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

- 1. Data collection done by: Assessor's staff**
- 2. Valuation done by: Assessor and staff**
- 3. Pickup work done by: Assessor and staff**

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	0		5	5

Note: Only rural residential taxpayers are required to apply for a permit.

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 6/2003
5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** 2007 – All residential properties in the county, 2006 – A mobile home depreciation schedule was developed.
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?** Sales were used to establish depreciation as pertains to the cost approach. With few sales in the county, the sales comparison approach applying the use of plus or minus adjustments to comparable properties to arrive at a value for the subject property is not utilized.
7. **Number of market areas/neighborhoods for this property class:** Stapleton, Gandy and Rural.
 1. **How are these defined?** Similar characteristics with the location of the property a possible factor.
 9. **Is “Assessor Location” a usable valuation identity?** Yes
 10. **Does the assessor location “suburban” mean something other than rural residential?** 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:** Assessor and staff
2. **Valuation done by:** Assessor and staff
3. **Pickup work done by whom:** Assessor and staff

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

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 6/2003
5. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? 2006
6. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? NA
7. When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? 2006 – Comparable sales using the sales price per square foot was utilized to support the cost approach.
8. Number of market areas/neighborhoods for this property class? 1
9. How are these defined? Similar characteristics
10. Is “Assessor Location” a usable valuation identity? Yes
11. Does the assessor location “suburban” mean something other than rural commercial? No

D. Agricultural Appraisal Information

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

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

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

How is your agricultural land defined? County uses 10 acres or more to define agland.

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? NA
6. What is the date of the soil survey currently used? 1974

7. **What date was the last countywide land use study completed?** 2006 with annual updates.
 - a. **By what method?** Physical inspection, FSA maps and NRD employee
 - b. **By whom?** Assessor's Office
 - c. **What proportion is complete / implemented at this time?** All
8. **Number of market areas/neighborhoods for this property class:** 1
9. **How are these defined?** Similar characteristics i.e. land classification groups
10. **Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** No

E. Computer, Automation Information and GIS

1. **Administrative software:** TerraScan
2. **CAMA software:** TerraScan
3. **Cadastral maps: Are they currently being used?** Yes
 - a. **Who maintains the Cadastral Maps?** Assessor
4. **Does the county have GIS software?** No
 - a. **Who maintains the GIS software and maps?** NA
5. **Personal Property software:** TerraScan

F. Zoning Information

1. **Does the county have zoning?** Yes
 - a. **If so, is the zoning countywide?** No, only the rural is zoned.
 - b. **What municipalities in the county are zoned?** None
 - c. **When was zoning implemented?** 2003

G. Contracted Services

- 1. Appraisal Services:** Contract with appraiser to assist in valuation process.
- 2. Other Services:** TerraScan

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** – A new depreciation schedule per the market analyses was established for 2007 which was applied to all residential home improvements in Stapleton, Gandy and rural residential. Land values for Gandy Village were revalued for 2007.
- 2. Commercial** – Due to lack of sales, there were no changes to the commercial class of property in Logan County.
- 3. Agricultural** – Per the county's market analysis irrigated land values in all classification groups were increased and as well grassland valuations in land classification groups 3G, 4G1 and 4G were increased.

County 57 - Logan

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,453	Value 103,611,810	Total Growth 944,056 (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	73	164,871	0	0	8	1,952	81	166,823	
2. Res Improv Land	160	802,009	1	5,880	20	122,257	181	930,146	
3. Res Improvements	162	6,340,403	1	149,992	20	1,600,074	183	8,090,469	
4. Res Total	235	7,307,283	1	155,872	28	1,724,283	264	9,187,438	201,038
% of Total	89.01	79.53	0.37	1.69	10.60	18.76	18.16	8.86	21.29
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	235	7,307,283	1	155,872	28	1,724,283	264	9,187,438	201,038
% of Total	89.01	79.53	0.37	1.69	10.60	18.76	18.16	8.86	21.29

County 57 - Logan

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,453	Value 103,611,810	Total Growth 944,056 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	8	33,349	0	0	0	0	8	33,349	
10. Comm Improv Land	32	96,509	0	0	2	52,184	34	148,693	
11. Comm Improvements	32	875,275	0	0	2	497,927	34	1,373,202	
12. Comm Total	40	1,005,133	0	0	2	550,111	42	1,555,244	0
% of Total	95.23	64.62	0.00	0.00	4.76	35.37	2.89	1.50	0.00
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	40	1,005,133	0	0	2	550,111	42	1,555,244	0
% of Total	95.23	64.62	0.00	0.00	4.76	35.37	2.89	1.50	0.00
17. Taxable Total	275	8,312,416	1	155,872	30	2,274,394	306	10,742,682	201,038
% of Total	89.86	77.37	0.32	1.45	9.80	16.05	21.05	10.36	21.29

County 57 - Logan

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	14	860
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	0	0	0	0		
24. Mineral Interest-Non-Producing	14	860	0	0		
25. Mineral Interest Total	14	860	0	0		

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	23	0	7	30

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	928	64,298,094	928	64,298,094
28. Ag-Improved Land	0	0	0	0	196	16,541,946	196	16,541,946
29. Ag-Improvements	0	0	0	0	205	12,028,228	205	12,028,228
30. Ag-Total Taxable							1,133	92,868,268

County 57 - Logan

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	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	2	2.000	10,000	2	2.000	10,000	
32. HomeSite Improv Land	159	178.000	890,000	159	178.000	890,000	
33. HomeSite Improvements	167		9,689,277	167		9,689,277	743,018
34. HomeSite Total				169	180.000	10,589,277	
35. FarmSite UnImp Land	3	3.000	1,500	3	3.000	1,500	
36. FarmSite Impr Land	180	190.000	98,180	180	190.000	98,180	
37. FarmSite Improv	188		2,338,951	188		2,338,951	0
38. FarmSite Total				191	193.000	2,438,631	
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				360	373.000	13,027,908	743,018

Schedule VII: Agricultural Records:

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

Schedule VIII: Agricultural Records:

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

County 57 - Logan

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	4,055.500	4,136,610	4,055.500	4,136,610
47. 2A1	0.000	0	0.000	0	3,499.500	3,569,490	3,499.500	3,569,490
48. 2A	0.000	0	0.000	0	3,431.000	2,744,800	3,431.000	2,744,800
49. 3A1	0.000	0	0.000	0	1,964.010	1,473,008	1,964.010	1,473,008
50. 3A	0.000	0	0.000	0	2,330.000	1,514,500	2,330.000	1,514,500
51. 4A1	0.000	0	0.000	0	4,353.350	2,612,010	4,353.350	2,612,010
52. 4A	0.000	0	0.000	0	3,088.970	1,698,934	3,088.970	1,698,934
53. Total	0.000	0	0.000	0	22,722.330	17,749,352	22,722.330	17,749,352
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	4,480.110	2,553,662	4,480.110	2,553,662
56. 2D1	0.000	0	0.000	0	1,615.070	710,631	1,615.070	710,631
57. 2D	0.000	0	0.000	0	2,420.880	956,249	2,420.880	956,249
58. 3D1	0.000	0	0.000	0	2,599.770	922,919	2,599.770	922,919
59. 3D	0.000	0	0.000	0	1,435.210	344,451	1,435.210	344,451
60. 4D1	0.000	0	0.000	0	4,650.500	1,116,121	4,650.500	1,116,121
61. 4D	0.000	0	0.000	0	2,837.480	567,496	2,837.480	567,496
62. Total	0.000	0	0.000	0	20,039.020	7,171,529	20,039.020	7,171,529
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	1,384.150	401,404	1,384.150	401,404
65. 2G1	0.000	0	0.000	0	2,215.930	509,664	2,215.930	509,664
66. 2G	0.000	0	0.000	0	4,486.590	897,318	4,486.590	897,318
67. 3G1	0.000	0	0.000	0	917.400	183,480	917.400	183,480
68. 3G	0.000	0	0.000	0	11,209.270	1,905,576	11,209.270	1,905,576
69. 4G1	0.000	0	0.000	0	27,811.000	4,727,868	27,811.000	4,727,868
70. 4G	0.000	0	0.000	0	272,248.550	46,282,260	272,248.550	46,282,260
71. Total	0.000	0	0.000	0	320,272.890	54,907,570	320,272.890	54,907,570
72. Waste	0.000	0	0.000	0	2,333.170	11,666	2,333.170	11,666
73. Other	0.000	0	0.000	0	48.540	243	48.540	243
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	365,415.950	79,840,360	365,415.950	79,840,360

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	0.000	0	22,722.330	17,749,352	22,722.330	17,749,352
77.Dry Land	0.000	0	0.000	0	20,039.020	7,171,529	20,039.020	7,171,529
78.Grass	0.000	0	0.000	0	320,272.890	54,907,570	320,272.890	54,907,570
79.Waste	0.000	0	0.000	0	2,333.170	11,666	2,333.170	11,666
80.Other	0.000	0	0.000	0	48.540	243	48.540	243
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	0.000	0	365,415.950	79,840,360	365,415.950	79,840,360

2007 Agricultural Land Detail

County 57 - Logan

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	4,055.500	17.85%	4,136,610	23.31%	1,020.000
2A1	3,499.500	15.40%	3,569,490	20.11%	1,020.000
2A	3,431.000	15.10%	2,744,800	15.46%	800.000
3A1	1,964.010	8.64%	1,473,008	8.30%	750.000
3A	2,330.000	10.25%	1,514,500	8.53%	650.000
4A1	4,353.350	19.16%	2,612,010	14.72%	600.000
4A	3,088.970	13.59%	1,698,934	9.57%	550.000
Irrigated Total	22,722.330	100.00%	17,749,352	100.00%	781.141

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	4,480.110	22.36%	2,553,662	35.61%	569.999
2D1	1,615.070	8.06%	710,631	9.91%	440.000
2D	2,420.880	12.08%	956,249	13.33%	395.000
3D1	2,599.770	12.97%	922,919	12.87%	355.000
3D	1,435.210	7.16%	344,451	4.80%	240.000
4D1	4,650.500	23.21%	1,116,121	15.56%	240.000
4D	2,837.480	14.16%	567,496	7.91%	200.000
Dry Total	20,039.020	100.00%	7,171,529	100.00%	357.878

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	1,384.150	0.43%	401,404	0.73%	290.000
2G1	2,215.930	0.69%	509,664	0.93%	230.000
2G	4,486.590	1.40%	897,318	1.63%	200.000
3G1	917.400	0.29%	183,480	0.33%	200.000
3G	11,209.270	3.50%	1,905,576	3.47%	170.000
4G1	27,811.000	8.68%	4,727,868	8.61%	169.999
4G	272,248.550	85.01%	46,282,260	84.29%	170.000
Grass Total	320,272.890	100.00%	54,907,570	100.00%	171.439

Irrigated Total	22,722.330	6.22%	17,749,352	22.23%	781.141
Dry Total	20,039.020	5.48%	7,171,529	8.98%	357.878
Grass Total	320,272.890	87.65%	54,907,570	68.77%	171.439
Waste	2,333.170	0.64%	11,666	0.01%	5.000
Other	48.540	0.01%	243	0.00%	5.006
Exempt	0.000	0.00%			
Market Area Total	365,415.950	100.00%	79,840,360	100.00%	218.491

As Related to the County as a Whole

Irrigated Total	22,722.330	100.00%	17,749,352	100.00%	
Dry Total	20,039.020	100.00%	7,171,529	100.00%	
Grass Total	320,272.890	100.00%	54,907,570	100.00%	
Waste	2,333.170	100.00%	11,666	100.00%	
Other	48.540	100.00%	243	100.00%	
Exempt	0.000	0.00%			
Market Area Total	365,415.950	100.00%	79,840,360	100.00%	

2007 Agricultural Land Detail

County 57 - Logan

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	22,722.330	17,749,352
Dry	0.000	0	0.000	0	20,039.020	7,171,529
Grass	0.000	0	0.000	0	320,272.890	54,907,570
Waste	0.000	0	0.000	0	2,333.170	11,666
Other	0.000	0	0.000	0	48.540	243
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	0.000	0	365,415.950	79,840,360

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	22,722.330	17,749,352	22,722.330	6.22%	17,749,352	22.23%	781.141
Dry	20,039.020	7,171,529	20,039.020	5.48%	7,171,529	8.98%	357.878
Grass	320,272.890	54,907,570	320,272.890	87.65%	54,907,570	68.77%	171.439
Waste	2,333.170	11,666	2,333.170	0.64%	11,666	0.01%	5.000
Other	48.540	243	48.540	0.01%	243	0.00%	5.006
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	365,415.950	79,840,360	365,415.950	100.00%	79,840,360	100.00%	218.491

* Department of Property Assessment & Taxation Calculates

June 15, 2006

Three Year Plan of Assessment
Logan County, Nebraska
Pat Harvey, County Clerk ex-officio Assessor

Logan County has 264 residential properties, 41 Commercial Properties and 1138 agricultural properties. There are an estimated 150 personal property filings each year and estimated 41 homestead exemptions.

Logan County has an official and one deputy that deal with listing of properties, determining values and filing personal property schedules. The county also hires a part-time appraiser to help with determining values and depreciation. The deputy handles most of the computer work such as data entry, sketching, record changes, and running necessary reports. The official has final responsibility of setting values for all classes of property.

The Assessor keeps a procedure manual that has the plan for updating values, adding new property, areas to work on for the following assessment year and making sure that the level of value is uniform and proportionate for all classes of property.

The County assessors maintains the cadastral mapping system at the time of the recording of a deed. The records have current ownership and land descriptions.

The property record cards are current and updated yearly after new values are set.

Aerials were taken 2001-2002. Actions that were completed for 2006 are as follows: Stapleton Village Lots for 2006 were increased from 2005, Commercial real estate improvement was changed from 2005 with new depreciation schedule, revalued rural residential improvement with 2003 Marshall Swift pricing and 2004 depreciation schedule used for Village of Gandy and Stapleton, Rural outbuildings depreciation for 2006 was used and new lump sum values schedule for 2006, for improvements that are not included on Marshall Swift Pricing, 2006 depreciation schedule for mobile homes located in rural and villages, Ag sites for 4000 and 4500 for 2006 were increased, irrigated acres were increased. We updated our property record card file. We removed old data and only have the appraisal record card from Terrascan in the file along with the green data card previously used.

We start our pickup work as time allows. We list all pickup work in a notebook. This work is completed timely according to Statute.

In 2007 we plan to drive the County and review all property. Also work on the Assessors record files. New depreciation for residential property rural and Villages. Outbuilding depreciation will be reviewed. Study Agland.

We will be entering new data and updating our Marshall and Swift pricing for 2008.
Entering the information from review of all property in 2007.

We will work on updating and adding aerials and pictures to the Terrascan files in 2009.

Assessor completes 521 data as soon as possible.

Reports of the Logan County Assessor are filed on time.

Homestead Exemption applications are filed on or before June 30. State Statute.

State Statutes, rules and regulations are followed in filing personal property schedules
and abstracts are filed on time.

We have the Terrascan Cama package for Marshal Swift; we have completed entering
data and sketching rural residential property. We are updating our computer system.

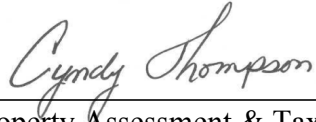
Pat Harvey
Logan County Assessor

Certification

This is to certify that the 2007 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Logan County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9515.

Dated this 9th day of April, 2007.



Property Assessment & Taxation