

Preface

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

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

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

(2) ... the Property Tax Administrator shall prepare and deliver to the commission and to each county assessor his or her annual reports and opinions.

(3) The annual reports and opinions of the Property Tax Administrator shall contain statistical and narrative reports informing the commission of the level of value and the quality of assessment of the classes and subclasses of real property within the county and a certification of the opinion of the Property Tax

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

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

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

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

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

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

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

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2007 Commission Summary

58 Loup

Residential Real Property - Current

Number of Sales		47	COD	17.75
Total Sales Price	\$	1603904	PRD	113.46
Total Adj. Sales Price	\$	1593654	COV	29.85
Total Assessed Value	\$	1307600	STD	27.79
Avg. Adj. Sales Price	\$	33907.53	Avg. Abs. Dev.	16.48
Avg. Assessed Value	\$	27821.28	Min	35.95
Median		92.86	Max	220.30
Wgt. Mean		82.05	95% Median C.I.	90.00 to 100.00
Mean		93.10	95% Wgt. Mean C.I.	74.69 to 89.41
			95% Mean C.I.	85.15 to 101.04
% of Value of the Class of all Real Property Value in the County				12.68
% of Records Sold in the Study Period				10.63
% of Value Sold in the Study Period				10.62
Average Assessed Value of the Base				27,853

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	47	92.86	17.75	113.46
2006	54	95.24	19.25	110.42
2005	39	98.49	17.72	105.96
2004	31	96.00	10.34	102.47
2003	28	95	16.62	113.99
2002	32	99	12.51	110.69
2001	36	100	11.04	105.83

2007 Commission Summary

58 Loup

Commercial Real Property - Current

Number of Sales		3	COD	13.19
Total Sales Price	\$	73900	PRD	116.06
Total Adj. Sales Price	\$	73900	COV	19.30
Total Assessed Value	\$	57725	STD	17.50
Avg. Adj. Sales Price	\$	24633.33	Avg. Abs. Dev.	11.28
Avg. Assessed Value	\$	19241.67	Min	76.31
Median		85.50	Max	110.15
Wgt. Mean		78.11	95% Median C.I.	N/A
Mean		90.65	95% Wgt. Mean C.I.	N/A
			95% Mean C.I.	47.18 to 134.13
% of Value of the Class of all Real Property Value in the County				1.23
% of Records Sold in the Study Period				8.33
% of Value Sold in the Study Period				4.82
Average Assessed Value of the Base				33,254

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	3	85.50	13.19	116.06
2006	6	88.62	9.79	107.76
2005	6	94.61	12.86	108.30
2004	5	97.47	10.63	102.49
2003	5	104	7	103.18
2002	6	98	26.04	153.25
2001	8	102	21.32	148.4

2007 Commission Summary

58 Loup

Agricultural Land - Current

Number of Sales	16	COD	26.20
Total Sales Price	\$ 3291229	PRD	100.90
Total Adj. Sales Price	\$ 3256229	COV	43.08
Total Assessed Value	\$ 2164265	STD	28.89
Avg. Adj. Sales Price	\$ 203514.31	Avg. Abs. Dev.	18.95
Avg. Assessed Value	\$ 135266.56	Min	8.96
Median	72.35	Max	107.60
Wgt. Mean	66.47	95% Median C.I.	62.52 to 83.94
Mean	67.06	95% Wgt. Mean C.I.	51.87 to 81.06
		95% Mean C.I.	51.67 to 82.45
% of Value of the Class of all Real Property Value in the County			90.01
% of Records Sold in the Study Period			1.02
% of Value Sold in the Study Period			0.15
Average Assessed Value of the Base			55,733

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	16	72.35	26.20	100.90
2006	19	76.06	18.90	101.30
2005	19	76.06	21.36	96.62
2004	20	76.16	25.85	103.16
2003	11	68	33.39	106.46
2002	8	71	34.59	115.08
2001	12	75	19.32	94.58

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

Commercial Real Property

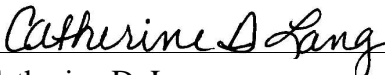
It is my opinion that the level of value of the class of commercial real property in Loup County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Loup County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land

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

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Loup County**

Residential Real Property

I. Correlation

RESIDENTIAL: A review of the 2007 Residential statistics indicates that an accurate measurement of the residential property in Loup County has been achieved. The measures of central tendency reflect that the median and mean are within the acceptable range, while the weighted mean is below the range. The coefficient of dispersion is slightly above the acceptable range and the price related differential is significantly above the range indicating some issues with assessment regressivity. Tables three and four indicate the two numbers do not correlate, but can be attributed to an over representation in the sales file of Calamus Lake properties. Loup County's sales review is very good and with the assessor being an ex-officio this only adds to the review.

As noted in the Assessment Actions of the 2007 Assessment Survey for Loup County residential values within the Village of Taylor were not changed for 2007 due to the lack of a sufficient number of sales to justify any changes, according to the assessor. The 2007 R&O Statistics for the residential class of property indicate the defined assessor location of Taylor has 10 qualified sales with a median of 85.59. With removal of one arm's length outlier sale from Taylor the median improves to 94.35. According to the history charts prepared for Loup County based on 2006 information, the village of Taylor does make up 26.82% of residential value of the county. However, further discussions with the assessor determined that of the qualified sales, 6.45% were in Taylor and those sales accounted for only 5.66% of the residential value sold for assessment year 2007. Based on the above information I am recommending no adjustment to this subclass of property within Loup County due to the known assessment practices and conditions surrounding this assessor location. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the residential property class.

**2007 Correlation Section
for Loup 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	56	47	83.93
2006	61	54	88.52
2005	48	39	81.25
2004	41	31	75.61
2003	34	28	82.35
2002	41	32	78.05
2001	45	36	80

RESIDENTIAL: The percentage of qualified residential sales used shows Loup County has historically used a high percent of sales. This would indicate that the measurement of the class of property was done using all available sales.

**2007 Correlation Section
for Loup 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 Loup 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	91.63	34.57	123.31	92.86
2006	92.50	4.58	96.73	95.24
2005	94.38	4.38	98.51	98.49
2004	96.00	2.89	98.77	96.00
2003	95	2.29	97.18	95
2002	98	2.84	100.78	99
2001	100	4.38	104.38	100

RESIDENTIAL: The comparison between the Trended Preliminary Ratio and the R&O Median indicates that the two statistics are totally dissimilar and in no way supportive of each other. However, Calamus Lake was revalued for assessment year 2007, which is approximately 90% of the assessed value in the current sales file. This would indicate that the sales file is over represented with Calamus Lake sales.

**2007 Correlation Section
for Loup 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 Loup 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)
67.53	2007	34.57
1.46	2006	4.58
-0.75	2005	4.38
0	2004	2.89
0	2003	2.29
0.97	2002	2.84
0	2001	4.38

RESIDENTIAL: Comparison of the percent change in the sales file to the percent change to the residential base (excluding growth) appears to be very dissimilar and not supportive of each other. However, the assessment actions and their effect need to be taken into account. The contract appraiser for Loup County revalued all residential properties within the defined assessor location of Calamus Lake for assessment year 2007. Approximately 90% of the assessed value in the current sales file comes from Calamus Lake sales and implies that the assessment actions had more of a pronounced effect on the sales file when compared to the base.

2007 Correlation Section for Loup 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 Loup County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	92.86	82.05	93.10

RESIDENTIAL: Both the median and mean measure of central tendency is within the acceptable level of value. The weighted mean is below the range and is 9.95 percentage points below the median.

**2007 Correlation Section
for Loup 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	17.75	113.46
Difference	2.75	10.46

RESIDENTIAL: The coefficient of dispersion is slightly above the acceptable range and the price related differential is significantly above the range. With the removal of several outlier and low dollar sales these numbers do improve, however there is still a question of assessment regressivity. After reviewing the median, weighted mean, PRD, the sale price and assessed value subclass section in the 2007 R&O Statistics, it could be interpreted that the high priced properties are under valued.

**2007 Correlation Section
for Loup 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	47	47	0
Median	91.63	92.86	1.23
Wgt. Mean	63.03	82.05	19.02
Mean	86.82	93.10	6.28
COD	24.20	17.75	-6.45
PRD	137.75	113.46	-24.29
Min Sales Ratio	10.56	35.95	25.39
Max Sales Ratio	220.30	220.30	0

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

**2007 Correlation Section
for Loup County**

Commerical Real Property

I. Correlation

COMMERCIAL: There was no action taken in this class of property for assessment year 2007. With only three sales in which to measure the statistics may not be reliable. With no further information available it is believed that for 2007, the level of value is in compliance but the quality of assessment is outside the range.

**2007 Correlation Section
for Loup 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	3	3	100
2006	7	6	85.71
2005	7	6	85.71
2004	6	5	83.33
2003	6	5	83.33
2002	7	6	85.71
2001	10	8	80

COMMERCIAL: The above table indicates that the county is using all available sales for the development of the qualified statistics. However, the sample size is very small and is unlikely to be representative of the commercial class of property as a whole.

2007 Correlation Section for Loup 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 Loup County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	85.50	0	85.5	85.50
2006	88.62	6.01	93.95	88.62
2005	94.61	-7.68	87.35	94.61
2004	97.47	2.97	100.37	97.47
2003	104	-6.85	96.88	104
2002	102	106.42	210.55	98
2001	102	-1.49	100.48	102

COMMERCIAL: The Trended Preliminary Ratio and the R&O Ratio are the same and support the fact that there was no action taken in the commercial class for the 2007 assessment year.

**2007 Correlation Section
for Loup 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 Loup 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)
N/A	2007	0
0	2006	6.01
0	2005	-7.68
0	2004	2.97
0	2003	-6.85
-4.56	2002	106.42
0	2001	-1.49

COMMERCIAL: There is no difference between the percent changes in the sales base compared to the percent change to assessed base confirming that no assessment actions were taken for this class of property for assessment year 2007.

2007 Correlation Section for Loup 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 Loup County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	85.50	78.11	90.65

COMMERCIAL: All three measures of central tendency are outside the acceptable range; however the commercial class is limited to three sales.

**2007 Correlation Section
for Loup 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	13.19	116.06
Difference	0	13.06

COMMERCIAL: The coefficient of dispersion is within the range and the price related differential is above the acceptable range, but is limited to three qualified commercial sales.

**2007 Correlation Section
for Loup 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	3	3	0
Median	85.50	85.50	0
Wgt. Mean	78.11	78.11	0
Mean	90.65	90.65	0
COD	13.19	13.19	0
PRD	116.06	116.06	0
Min Sales Ratio	76.31	76.31	0
Max Sales Ratio	110.15	110.15	0

COMMERCIAL: The above table reflects no changes were made to the commercial class of property for the 2007 assessment year. This is consistent with the Assessment Actions section of the 2007 Assessment Survey for Loup County.

**2007 Correlation Section
for Loup County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: A review of the 2007 Agricultural Unimproved statistics indicates that an accurate measurement of the agricultural unimproved property in Loup County has been achieved. The median measure of central tendency is within the acceptable range while the weighted mean and mean are just below the range. With the removal of two extreme outliers these two measures fall into the acceptable range. The coefficient of dispersion is above the acceptable range while the price related differential is within the range. The Trended Preliminary Ratio also supports the median indicating the level of value county-wide is within the acceptable range. The percent change in assessed value for both sold and unsold properties is consistent suggesting that sold and unsold parcels were appraised similarly. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the agricultural unimproved property class.

**2007 Correlation Section
for Loup 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	26	16	61.54
2006	32	19	59.38
2005	29	19	65.52
2004	30	20	66.67
2003	25	11	44
2002	21	8	38.1
2001	41	20	48.78

AGRICULTURAL UNIMPROVED: A review of the table will indicate that Loup County is using a sufficient number of qualified sales in the measurement of the unimproved agricultural class of property.

2007 Correlation Section for Loup 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 Loup County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	65.46	9.5	71.68	72.35
2006	76.06	0.08	76.12	76.06
2005	76.06	-0.01	76.05	76.06
2004	70.39	7.9	75.95	76.16
2003	56	20.14	67.28	68
2002	71	-0.01	70.99	71
2001	75	3.92	77.94	75

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

**2007 Correlation Section
for Loup 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 Loup 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)
9.06	2007	9.5
0	2006	0.08
0	2005	-0.01
7.78	2004	7.9
19	2003	20
0	2002	-0.01
2.3	2001	3.92

AGRICULTURAL UNIMPROVED: The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

2007 Correlation Section for Loup 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 Loup County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	72.35	66.47	67.06

AGRICULTURAL UNIMPROVED: The median measure of central tendency is within the acceptable range, but the weighted mean and mean measures are both outside the range. With the removal of two extreme outliers these two measures fall into the acceptable range.

**2007 Correlation Section
for Loup 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	26.20	100.90
Difference	6.2	0

AGRICULTURAL UNIMPROVED: The coefficient of dispersion is above the acceptable range while the price related differential is within the range. There appears to be some issues with assessment uniformity, however outliers could possibly be affecting this measure.

**2007 Correlation Section
for Loup County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	16	16	0
Median	65.46	72.35	6.89
Wgt. Mean	60.60	66.47	5.87
Mean	61.90	67.06	5.16
COD	28.11	26.20	-1.91
PRD	102.15	100.90	-1.25
Min Sales Ratio	7.92	8.96	1.04
Max Sales Ratio	97.58	107.60	10.02

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

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

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	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	8,519,900	12,310,845	3,790,945	44.5	845,685	34.57
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	6,969,950	7,143,795	173,845	2.49	*-----	2.49
4. Total Residential (sum lines 1-3)	15,489,850	19,454,640	3,964,790	25.6	845,685	20.14
5. Commercial	1,184,395	1,197,135	12,740	1.08	12,740	0
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	2,139,735	2,153,485	13,750	0.64	131,430	-5.5
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	3,324,130	3,350,620	26,490	0.8	14,520	0.36
10. Total Non-Agland Real Property	18,813,980	22,805,260	3,991,280	21.21	989,855	15.95
11. Irrigated	10,992,095	11,613,490	621,395	5.65		
12. Dryland	3,212,045	3,215,170	3,125	0.1		
13. Grassland	63,861,620	70,668,585	6,806,965	10.66		
14. Wasteland	104,855	105,080	225	0.21		
15. Other Agland	45,205	45,205	0	0		
16. Total Agricultural Land	78,215,820	85,647,530	7,431,710	9.5		
17. Total Value of All Real Property (Locally Assessed)	97,029,800	108,452,790	11,422,990	11.77	989,855	10.75

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

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	47	MEDIAN:	93	COV:	29.85	95% Median C.I.:	90.00 to 100.00	(! : Derived)
TOTAL Sales Price:	1,603,904	WGT. MEAN:	82	STD:	27.79	95% Wgt. Mean C.I.:	74.69 to 89.41	
TOTAL Adj.Sales Price:	1,593,654	MEAN:	93	AVG.ABS.DEV:	16.48	95% Mean C.I.:	85.15 to 101.04	
TOTAL Assessed Value:	1,307,600							
AVG. Adj. Sales Price:	33,907	COD:	17.75	MAX Sales Ratio:	220.30			
AVG. Assessed Value:	27,821	PRD:	113.46	MIN Sales Ratio:	35.95			

Printed: 03/28/2007 00:19:25

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Qrtrs											
07/01/04 TO 09/30/04	15	94.35	96.15	93.69	22.53	102.63	39.50	220.30	85.71 to 100.00	18,435	17,271
10/01/04 TO 12/31/04	5	75.81	71.24	62.56	28.55	113.87	35.95	114.29	N/A	36,500	22,834
01/01/05 TO 03/31/05	4	97.60	104.01	95.61	18.43	108.79	76.83	144.00	N/A	15,162	14,496
04/01/05 TO 06/30/05	8	92.50	91.97	82.83	5.48	111.02	73.44	100.00	73.44 to 100.00	32,888	27,242
07/01/05 TO 09/30/05	7	100.00	101.04	87.09	10.04	116.02	68.49	129.85	68.49 to 129.85	43,828	38,170
10/01/05 TO 12/31/05	3	84.82	88.91	83.43	7.11	106.57	81.92	100.00	N/A	86,588	72,240
01/01/06 TO 03/31/06	3	91.21	98.37	91.75	8.07	107.21	90.91	113.00	N/A	18,433	16,913
04/01/06 TO 06/30/06	2	78.09	78.09	65.49	18.92	119.22	63.31	92.86	N/A	94,500	61,892
Study Years											
07/01/04 TO 06/30/05	32	92.50	92.19	82.93	19.89	111.17	35.95	220.30	85.71 to 100.00	24,462	20,286
07/01/05 TO 06/30/06	15	100.00	95.02	81.20	11.88	117.02	63.31	129.85	84.82 to 102.27	54,057	43,895
Calendar Yrs											
01/01/05 TO 12/31/05	22	97.83	96.63	85.34	11.14	113.22	68.49	144.00	90.00 to 100.00	40,469	34,537
ALL	47	92.86	93.10	82.05	17.75	113.46	35.95	220.30	90.00 to 100.00	33,907	27,821

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CALAMUS LAKE MH	4	89.51	77.55	71.19	17.49	108.93	35.95	95.20	N/A	46,975	33,441
CALAMUS LAKE SB	5	73.44	74.40	73.08	9.52	101.80	63.31	84.82	N/A	146,553	107,102
CALAMUS LAKE VACANT	28	100.00	96.27	96.46	6.67	99.81	66.67	117.85	92.50 to 100.00	18,717	18,054
TAYLOR	10	85.59	99.78	89.19	47.35	111.87	39.50	220.30	50.13 to 144.00	14,890	13,280
ALL	47	92.86	93.10	82.05	17.75	113.46	35.95	220.30	90.00 to 100.00	33,907	27,821

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	10	85.59	99.78	89.19	47.35	111.87	39.50	220.30	50.13 to 144.00	14,890	13,280
3	37	92.86	91.29	81.31	10.75	112.27	35.95	117.85	90.91 to 100.00	39,047	31,751
ALL	47	92.86	93.10	82.05	17.75	113.46	35.95	220.30	90.00 to 100.00	33,907	27,821

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	15	81.92	87.11	75.02	31.12	116.12	35.95	220.30	63.31 to 94.35	70,687	53,028
2	32	100.00	95.90	96.03	10.23	99.86	39.50	144.00	91.63 to 100.00	16,666	16,005
ALL	47	92.86	93.10	82.05	17.75	113.46	35.95	220.30	90.00 to 100.00	33,907	27,821

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	47	MEDIAN:	93	COV:	29.85	95% Median C.I.:	90.00 to 100.00	(!: Derived)
TOTAL Sales Price:	1,603,904	WGT. MEAN:	82	STD:	27.79	95% Wgt. Mean C.I.:	74.69 to 89.41	
TOTAL Adj.Sales Price:	1,593,654	MEAN:	93	AVG.ABS.DEV:	16.48	95% Mean C.I.:	85.15 to 101.04	
TOTAL Assessed Value:	1,307,600							
AVG. Adj. Sales Price:	33,907	COD:	17.75	MAX Sales Ratio:	220.30			
AVG. Assessed Value:	27,821	PRD:	113.46	MIN Sales Ratio:	35.95			

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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	47	92.86	93.10	82.05	17.75	113.46	35.95	220.30	90.00 to 100.00	33,907	27,821
06											
07											
ALL	47	92.86	93.10	82.05	17.75	113.46	35.95	220.30	90.00 to 100.00	33,907	27,821

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											
21-0084											
58-0025	47	92.86	93.10	82.05	17.75	113.46	35.95	220.30	90.00 to 100.00	33,907	27,821
NonValid School											
ALL	47	92.86	93.10	82.05	17.75	113.46	35.95	220.30	90.00 to 100.00	33,907	27,821

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	32	100.00	95.90	96.03	10.23	99.86	39.50	144.00	91.63 to 100.00	16,666	16,005
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	1	94.35	94.35	94.35			94.35	94.35	N/A	10,000	9,435
1940 TO 1949	1	220.30	220.30	220.30			220.30	220.30	N/A	6,650	14,650
1950 TO 1959	1	54.00	54.00	54.00			54.00	54.00	N/A	17,500	9,450
1960 TO 1969											
1970 TO 1979	4	68.97	66.28	61.73	33.69	107.36	35.95	91.21	N/A	38,750	23,921
1980 TO 1989											
1990 TO 1994	2	85.51	85.51	84.42	11.34	101.29	75.81	95.20	N/A	53,950	45,542
1995 TO 1999	2	68.38	68.38	67.96	7.41	100.60	63.31	73.44	N/A	162,000	110,102
2000 TO Present	4	83.37	91.27	80.80	19.27	112.96	68.49	129.85	N/A	109,816	88,727
ALL	47	92.86	93.10	82.05	17.75	113.46	35.95	220.30	90.00 to 100.00	33,907	27,821

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:	47	MEDIAN:	93	COV:	29.85	95% Median C.I.:	90.00 to 100.00	(! : Derived)
TOTAL Sales Price:	1,603,904	WGT. MEAN:	82	STD:	27.79	95% Wgt. Mean C.I.:	74.69 to 89.41	
TOTAL Adj.Sales Price:	1,593,654	MEAN:	93	AVG.ABS.DEV:	16.48	95% Mean C.I.:	85.15 to 101.04	
TOTAL Assessed Value:	1,307,600							
AVG. Adj. Sales Price:	33,907	COD:	17.75	MAX Sales Ratio:	220.30			
AVG. Assessed Value:	27,821	PRD:	113.46	MIN Sales Ratio:	35.95			

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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	4	94.91	93.33	72.00	37.05	129.63	39.50	144.00	N/A	2,312	1,665
5000 TO 9999	5	100.00	122.70	117.51	26.33	104.41	90.91	220.30	N/A	8,450	9,930
Total \$ _____											
1 TO 9999	9	100.00	109.65	109.34	30.26	100.28	39.50	220.30	76.83 to 144.00	5,722	6,256
10000 TO 29999	22	93.60	91.34	91.49	12.05	99.83	50.13	117.85	87.82 to 100.00	15,954	14,596
30000 TO 59999	9	95.24	99.49	98.66	6.94	100.84	91.21	129.85	91.43 to 100.00	36,488	36,000
60000 TO 99999	3	75.81	65.53	64.64	21.49	101.38	35.95	84.82	N/A	65,420	42,285
100000 TO 149999	1	73.44	73.44	73.44			73.44	73.44	N/A	149,000	109,420
150000 TO 249999	3	68.49	71.24	71.47	9.06	99.67	63.31	81.92	N/A	172,502	123,295
ALL _____											
	47	92.86	93.10	82.05	17.75	113.46	35.95	220.30	90.00 to 100.00	33,907	27,821

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	94.91	93.33	72.00	37.05	129.63	39.50	144.00	N/A	2,312	1,665
5000 TO 9999	11	91.63	84.38	80.17	14.06	105.25	50.13	102.27	54.00 to 100.00	11,155	8,943
Total \$ _____											
1 TO 9999	15	91.63	86.77	79.60	20.54	109.01	39.50	144.00	66.67 to 100.00	8,797	7,002
10000 TO 29999	18	100.00	101.29	87.80	16.39	115.37	35.95	220.30	90.00 to 100.00	20,585	18,073
30000 TO 59999	10	95.22	96.36	93.71	9.10	102.83	75.81	129.85	84.82 to 100.00	42,466	39,794
100000 TO 149999	4	70.97	71.79	71.91	8.30	99.83	63.31	81.92	N/A	166,626	119,826
ALL _____											
	47	92.86	93.10	82.05	17.75	113.46	35.95	220.30	90.00 to 100.00	33,907	27,821

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	32	100.00	95.90	96.03	10.23	99.86	39.50	144.00	91.63 to 100.00	16,666	16,005
10	2	89.99	89.99	103.57	44.29	86.89	50.13	129.85	N/A	22,750	23,562
20	8	89.51	94.33	75.44	34.56	125.04	35.95	220.30	35.95 to 220.30	35,256	26,598
30	5	73.44	74.40	73.08	9.52	101.80	63.31	84.82	N/A	146,553	107,102
ALL _____											
	47	92.86	93.10	82.05	17.75	113.46	35.95	220.30	90.00 to 100.00	33,907	27,821

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	47	MEDIAN:	93	COV:	29.85	95% Median C.I.:	90.00 to 100.00	(! : Derived)
TOTAL Sales Price:	1,603,904	WGT. MEAN:	82	STD:	27.79	95% Wgt. Mean C.I.:	74.69 to 89.41	
TOTAL Adj.Sales Price:	1,593,654	MEAN:	93	AVG.ABS.DEV:	16.48	95% Mean C.I.:	85.15 to 101.04	
TOTAL Assessed Value:	1,307,600							
AVG. Adj. Sales Price:	33,907	COD:	17.75	MAX Sales Ratio:	220.30			
AVG. Assessed Value:	27,821	PRD:	113.46	MIN Sales Ratio:	35.95			

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	32	100.00	95.90	96.03	10.23	99.86	39.50	144.00	91.63 to 100.00	16,666	16,005	
100	6	89.51	81.69	77.50	26.51	105.41	35.95	129.85	35.95 to 129.85	38,900	30,148	
101	8	74.63	91.82	72.16	36.19	127.24	54.00	220.30	54.00 to 220.30	80,551	58,126	
104	1	81.92	81.92	81.92			81.92	81.92	N/A	182,506	149,515	
____ALL____	47	92.86	93.10	82.05	17.75	113.46	35.95	220.30	90.00 to 100.00	33,907	27,821	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	32	100.00	95.90	96.03	10.23	99.86	39.50	144.00	91.63 to 100.00	16,666	16,005	
20	2	74.18	74.18	68.67	27.20	108.01	54.00	94.35	N/A	13,750	9,442	
30	13	81.92	89.10	75.19	32.12	118.50	35.95	220.30	63.31 to 95.20	79,447	59,733	
____ALL____	47	92.86	93.10	82.05	17.75	113.46	35.95	220.30	90.00 to 100.00	33,907	27,821	

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:	3	MEDIAN:	86	COV:	19.30	95% Median C.I.:	N/A
TOTAL Sales Price:	73,900	WGT. MEAN:	78	STD:	17.50	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	73,900	MEAN:	91	AVG.ABS.DEV:	11.28	95% Mean C.I.:	47.18 to 134.13
TOTAL Assessed Value:	57,725						
AVG. Adj. Sales Price:	24,633	COD:	13.19	MAX Sales Ratio:	110.15		
AVG. Assessed Value:	19,241	PRD:	116.06	MIN Sales Ratio:	76.31		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	1	76.31	76.31	76.31			76.31	76.31	N/A	68,500	52,270
07/01/04 TO 09/30/04	1	85.50	85.50	85.50			85.50	85.50	N/A	2,000	1,710
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	110.15	110.15	110.15			110.15	110.15	N/A	3,400	3,745
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/03 TO 06/30/04	1	76.31	76.31	76.31			76.31	76.31	N/A	68,500	52,270
07/01/04 TO 06/30/05	2	97.83	97.83	101.02	12.60	96.84	85.50	110.15	N/A	2,700	2,727
07/01/05 TO 06/30/06											
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	2	80.91	80.91	76.57	5.68	105.67	76.31	85.50	N/A	35,250	26,990
01/01/05 TO 12/31/05	1	110.15	110.15	110.15			110.15	110.15	N/A	3,400	3,745
<u>ALL</u>											
	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CALAMUS LAKE VACANT	1	76.31	76.31	76.31			76.31	76.31	N/A	68,500	52,270
TAYLOR	2	97.83	97.83	101.02	12.60	96.84	85.50	110.15	N/A	2,700	2,727
<u>ALL</u>											
	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

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	2	97.83	97.83	101.02	12.60	96.84	85.50	110.15	N/A	2,700	2,727
3	1	76.31	76.31	76.31			76.31	76.31	N/A	68,500	52,270
<u>ALL</u>											
	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

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:	3	MEDIAN:	86	COV:	19.30	95% Median C.I.:	N/A
TOTAL Sales Price:	73,900	WGT. MEAN:	78	STD:	17.50	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	73,900	MEAN:	91	AVG.ABS.DEV:	11.28	95% Mean C.I.:	47.18 to 134.13
TOTAL Assessed Value:	57,725						
AVG. Adj. Sales Price:	24,633	COD:	13.19	MAX Sales Ratio:	110.15		
AVG. Assessed Value:	19,241	PRD:	116.06	MIN Sales Ratio:	76.31		

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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	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241
____ALL____	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

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											
21-0084											
58-0025	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241
NonValid School											
____ALL____	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

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											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	110.15	110.15	110.15			110.15	110.15	N/A	3,400	3,745
1920 TO 1939											
1940 TO 1949	1	85.50	85.50	85.50			85.50	85.50	N/A	2,000	1,710
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989	1	76.31	76.31	76.31			76.31	76.31	N/A	68,500	52,270
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

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:	3	MEDIAN:	86	COV:	19.30	95% Median C.I.:	N/A
TOTAL Sales Price:	73,900	WGT. MEAN:	78	STD:	17.50	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	73,900	MEAN:	91	AVG.ABS.DEV:	11.28	95% Mean C.I.:	47.18 to 134.13
TOTAL Assessed Value:	57,725						
AVG. Adj. Sales Price:	24,633	COD:	13.19	MAX Sales Ratio:	110.15		
AVG. Assessed Value:	19,241	PRD:	116.06	MIN Sales Ratio:	76.31		

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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	2	97.83	97.83	101.02	12.60	96.84	85.50	110.15	N/A	2,700	2,727
Total \$ _____											
1 TO 9999	2	97.83	97.83	101.02	12.60	96.84	85.50	110.15	N/A	2,700	2,727
60000 TO 99999	1	76.31	76.31	76.31			76.31	76.31	N/A	68,500	52,270
ALL _____											
	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	97.83	97.83	101.02	12.60	96.84	85.50	110.15	N/A	2,700	2,727
Total \$ _____											
1 TO 9999	2	97.83	97.83	101.02	12.60	96.84	85.50	110.15	N/A	2,700	2,727
30000 TO 59999	1	76.31	76.31	76.31			76.31	76.31	N/A	68,500	52,270
ALL _____											
	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	2	97.83	97.83	101.02	12.60	96.84	85.50	110.15	N/A	2,700	2,727
20	1	76.31	76.31	76.31			76.31	76.31	N/A	68,500	52,270
ALL _____											
	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
244	1	85.50	85.50	85.50			85.50	85.50	N/A	2,000	1,710
350	1	76.31	76.31	76.31			76.31	76.31	N/A	68,500	52,270
353	1	110.15	110.15	110.15			110.15	110.15	N/A	3,400	3,745
ALL _____											
	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

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	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241
04											
ALL _____											
	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

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:	16	MEDIAN:	72	COV:	43.08	95% Median C.I.:	62.52 to 83.94
(AgLand) TOTAL Sales Price:	3,291,229	WGT. MEAN:	66	STD:	28.89	95% Wgt. Mean C.I.:	51.87 to 81.06
(AgLand) TOTAL Adj.Sales Price:	3,256,229	MEAN:	67	AVG.ABS.DEV:	18.95	95% Mean C.I.:	51.67 to 82.45
(AgLand) TOTAL Assessed Value:	2,164,265						
AVG. Adj. Sales Price:	203,514	COD:	26.20	MAX Sales Ratio:	107.60		
AVG. Assessed Value:	135,266	PRD:	100.90	MIN Sales Ratio:	8.96		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	107.60	107.60	107.60			107.60	107.60	N/A	102,946	110,775
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	1	76.84	76.84	76.84			76.84	76.84	N/A	314,600	241,745
07/01/04 TO 09/30/04	2	41.75	41.75	54.96	66.63	75.95	13.93	69.56	N/A	91,500	50,292
10/01/04 TO 12/31/04	1	62.52	62.52	62.52			62.52	62.52	N/A	127,585	79,765
01/01/05 TO 03/31/05	2	75.94	75.94	73.40	10.65	103.47	67.86	84.03	N/A	87,528	64,245
04/01/05 TO 06/30/05	2	72.35	72.35	72.36	0.94	99.98	71.67	73.03	N/A	329,907	238,727
07/01/05 TO 09/30/05	1	106.36	106.36	106.36			106.36	106.36	N/A	159,400	169,530
10/01/05 TO 12/31/05	1	69.21	69.21	69.21			69.21	69.21	N/A	694,628	480,740
01/01/06 TO 03/31/06	1	8.96	8.96	8.96			8.96	8.96	N/A	95,000	8,515
04/01/06 TO 06/30/06	4	78.16	65.36	49.27	22.11	132.65	21.15	83.94	N/A	186,050	91,666
<u>Study Years</u>											
07/01/03 TO 06/30/04	2	92.22	92.22	84.43	16.68	109.23	76.84	107.60	N/A	208,773	176,260
07/01/04 TO 06/30/05	7	69.56	63.23	68.64	17.34	92.11	13.93	84.03	13.93 to 84.03	163,636	112,327
07/01/05 TO 06/30/06	7	75.00	63.71	60.56	32.82	105.19	8.96	106.36	8.96 to 106.36	241,889	146,492
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	4	66.04	55.71	67.52	26.48	82.52	13.93	76.84	N/A	156,296	105,523
01/01/05 TO 12/31/05	6	72.35	78.69	74.38	12.60	105.80	67.86	106.36	67.86 to 106.36	281,483	209,369
<u>ALL</u>											
	16	72.35	67.06	66.47	26.20	100.90	8.96	107.60	62.52 to 83.94	203,514	135,266

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1465	1	69.56	69.56	69.56			69.56	69.56	N/A	135,000	93,900
1467	1	81.33	81.33	81.33			81.33	81.33	N/A	170,000	138,255
1585	1	21.15	21.15	21.15			21.15	21.15	N/A	403,000	85,245
1587	3	73.03	75.39	72.32	6.72	104.25	69.21	83.94	N/A	398,609	288,260
1589	1	71.67	71.67	71.67			71.67	71.67	N/A	323,814	232,080
1747	3	76.84	81.91	81.62	19.02	100.35	62.52	106.36	N/A	200,528	163,680
1749	2	44.47	44.47	20.71	68.67	214.67	13.93	75.00	N/A	27,000	5,592
1869	2	87.73	87.73	86.63	22.65	101.27	67.86	107.60	N/A	109,001	94,425
1871	2	46.50	46.50	38.02	80.73	122.29	8.96	84.03	N/A	77,500	29,465
<u>ALL</u>											
	16	72.35	67.06	66.47	26.20	100.90	8.96	107.60	62.52 to 83.94	203,514	135,266

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:	16	MEDIAN:	72	COV:	43.08	95% Median C.I.:	62.52 to 83.94
(AgLand) TOTAL Sales Price:	3,291,229	WGT. MEAN:	66	STD:	28.89	95% Wgt. Mean C.I.:	51.87 to 81.06
(AgLand) TOTAL Adj.Sales Price:	3,256,229	MEAN:	67	AVG.ABS.DEV:	18.95	95% Mean C.I.:	51.67 to 82.45
(AgLand) TOTAL Assessed Value:	2,164,265						
AVG. Adj. Sales Price:	203,514	COD:	26.20	MAX Sales Ratio:	107.60		
AVG. Assessed Value:	135,266	PRD:	100.90	MIN Sales Ratio:	8.96		

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	16	72.35	67.06	66.47	26.20	100.90	8.96	107.60	62.52 to 83.94	203,514	135,266
ALL	16	72.35	67.06	66.47	26.20	100.90	8.96	107.60	62.52 to 83.94	203,514	135,266

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	16	72.35	67.06	66.47	26.20	100.90	8.96	107.60	62.52 to 83.94	203,514	135,266
ALL	16	72.35	67.06	66.47	26.20	100.90	8.96	107.60	62.52 to 83.94	203,514	135,266

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	2	71.12	71.12	70.45	2.69	100.95	69.21	73.03	N/A	515,314	363,057
21-0084											
58-0025	14	73.34	66.48	64.62	29.17	102.88	8.96	107.60	21.15 to 84.03	158,971	102,725
NonValid School											
ALL	16	72.35	67.06	66.47	26.20	100.90	8.96	107.60	62.52 to 83.94	203,514	135,266

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	75.00	75.00	75.00			75.00	75.00	N/A	6,000	4,500
30.01 TO 50.00	2	11.45	11.45	10.63	21.71	107.67	8.96	13.93	N/A	71,500	7,600
50.01 TO 100.00	1	67.86	67.86	67.86			67.86	67.86	N/A	115,056	78,075
100.01 TO 180.00	2	76.80	76.80	74.01	9.42	103.77	69.56	84.03	N/A	97,500	72,157
330.01 TO 650.00	5	81.33	71.31	57.05	26.53	124.98	21.15	107.60	N/A	193,746	110,541
650.01 +	5	73.03	79.42	74.90	11.59	106.04	69.21	106.36	N/A	365,688	273,894
ALL	16	72.35	67.06	66.47	26.20	100.90	8.96	107.60	62.52 to 83.94	203,514	135,266

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	75.00	75.00	75.00			75.00	75.00	N/A	6,000	4,500
GRASS	10	74.94	74.64	75.49	22.11	98.88	13.93	107.60	62.52 to 106.36	244,217	184,361
GRASS-N/A	3	21.15	38.05	25.84	118.31	147.25	8.96	84.03	N/A	186,000	48,058
IRRGTD-N/A	2	68.71	68.71	68.77	1.24	99.91	67.86	69.56	N/A	125,028	85,987
ALL	16	72.35	67.06	66.47	26.20	100.90	8.96	107.60	62.52 to 83.94	203,514	135,266

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:	16	MEDIAN:	72	COV:	43.08	95% Median C.I.:	62.52 to 83.94
(AgLand) TOTAL Sales Price:	3,291,229	WGT. MEAN:	66	STD:	28.89	95% Wgt. Mean C.I.:	51.87 to 81.06
(AgLand) TOTAL Adj.Sales Price:	3,256,229	MEAN:	67	AVG.ABS.DEV:	18.95	95% Mean C.I.:	51.67 to 82.45
(AgLand) TOTAL Assessed Value:	2,164,265						
AVG. Adj. Sales Price:	203,514	COD:	26.20	MAX Sales Ratio:	107.60		
AVG. Assessed Value:	135,266	PRD:	100.90	MIN Sales Ratio:	8.96		

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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
! zeroes!	1	75.00	75.00	75.00			75.00	75.00	N/A	6,000	4,500
GRASS	12	72.35	64.71	65.89	32.44	98.21	8.96	107.60	21.15 to 83.94	245,014	161,447
GRASS-N/A	1	84.03	84.03	84.03			84.03	84.03	N/A	60,000	50,415
IRRGTD	2	68.71	68.71	68.77	1.24	99.91	67.86	69.56	N/A	125,028	85,987
ALL	16	72.35	67.06	66.47	26.20	100.90	8.96	107.60	62.52 to 83.94	203,514	135,266

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
! zeroes!	1	75.00	75.00	75.00			75.00	75.00	N/A	6,000	4,500
GRASS	13	73.03	66.20	66.26	30.83	99.91	8.96	107.60	21.15 to 84.03	230,782	152,906
IRRGTD	2	68.71	68.71	68.77	1.24	99.91	67.86	69.56	N/A	125,028	85,987
ALL	16	72.35	67.06	66.47	26.20	100.90	8.96	107.60	62.52 to 83.94	203,514	135,266

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	75.00	75.00	75.00			75.00	75.00	N/A	6,000	4,500
Total \$											
1 TO 9999	1	75.00	75.00	75.00			75.00	75.00	N/A	6,000	4,500
30000 TO 59999	1	13.93	13.93	13.93			13.93	13.93	N/A	48,000	6,685
60000 TO 99999	2	46.50	46.50	38.02	80.73	122.29	8.96	84.03	N/A	77,500	29,465
100000 TO 149999	4	68.71	76.88	75.43	17.02	101.93	62.52	107.60	N/A	120,146	90,628
150000 TO 249999	3	83.94	90.54	90.26	9.94	100.31	81.33	106.36	N/A	164,866	148,816
250000 TO 499999	4	72.35	60.67	58.40	19.71	103.89	21.15	76.84	N/A	344,353	201,111
500000 +	1	69.21	69.21	69.21			69.21	69.21	N/A	694,628	480,740
ALL	16	72.35	67.06	66.47	26.20	100.90	8.96	107.60	62.52 to 83.94	203,514	135,266

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:	16	MEDIAN:	72	COV:	43.08	95% Median C.I.:	62.52 to 83.94
(AgLand) TOTAL Sales Price:	3,291,229	WGT. MEAN:	66	STD:	28.89	95% Wgt. Mean C.I.:	51.87 to 81.06
(AgLand) TOTAL Adj.Sales Price:	3,256,229	MEAN:	67	AVG.ABS.DEV:	18.95	95% Mean C.I.:	51.67 to 82.45
(AgLand) TOTAL Assessed Value:	2,164,265						
AVG. Adj. Sales Price:	203,514	COD:	26.20	MAX Sales Ratio:	107.60		
AVG. Assessed Value:	135,266	PRD:	100.90	MIN Sales Ratio:	8.96		

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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	75.00	75.00	75.00			75.00	75.00	N/A	6,000	4,500
5000 TO 9999	2	11.45	11.45	10.63	21.71	107.67	8.96	13.93	N/A	71,500	7,600
Total \$ _____											
1 TO 9999	3	13.93	32.63	13.22	158.03	246.80	8.96	75.00	N/A	49,666	6,566
30000 TO 59999	1	84.03	84.03	84.03			84.03	84.03	N/A	60,000	50,415
60000 TO 99999	4	65.19	55.27	43.17	20.61	128.04	21.15	69.56	N/A	195,160	84,246
100000 TO 149999	3	83.94	90.96	88.49	10.43	102.79	81.33	107.60	N/A	146,048	129,231
150000 TO 249999	4	74.94	81.97	78.38	12.84	104.58	71.67	106.36	N/A	283,453	222,182
250000 TO 499999	1	69.21	69.21	69.21			69.21	69.21	N/A	694,628	480,740
ALL _____	16	72.35	67.06	66.47	26.20	100.90	8.96	107.60	62.52 to 83.94	203,514	135,266

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	47	MEDIAN:	92	COV:	39.74	95% Median C.I.:	85.71 to 95.45	(! : Derived)
TOTAL Sales Price:	1,603,904	WGT. MEAN:	63	STD:	34.50	95% Wgt. Mean C.I.:	47.81 to 78.25	
TOTAL Adj.Sales Price:	1,593,654	MEAN:	87	AVG.ABS.DEV:	22.18	95% Mean C.I.:	76.96 to 96.68	
TOTAL Assessed Value:	1,004,465							
AVG. Adj. Sales Price:	33,907	COD:	24.20	MAX Sales Ratio:	220.30			
AVG. Assessed Value:	21,371	PRD:	137.75	MIN Sales Ratio:	10.56			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Qrtrs											
07/01/04 TO 09/30/04	15	94.35	94.39	91.30	24.40	103.38	39.50	220.30	66.67 to 100.00	18,435	16,831
10/01/04 TO 12/31/04	5	75.81	68.94	58.15	31.58	118.55	24.46	114.29	N/A	36,500	21,226
01/01/05 TO 03/31/05	4	92.38	101.40	87.36	22.30	116.07	76.83	144.00	N/A	15,162	13,246
04/01/05 TO 06/30/05	8	92.50	90.45	75.96	7.13	119.08	61.29	100.00	61.29 to 100.00	32,888	24,980
07/01/05 TO 09/30/05	7	92.50	96.96	75.48	19.26	128.46	48.26	129.85	48.26 to 129.85	43,828	33,080
10/01/05 TO 12/31/05	3	10.96	38.99	14.44	258.18	270.09	10.56	95.45	N/A	86,588	12,500
01/01/06 TO 03/31/06	3	90.91	89.13	69.19	18.16	128.83	63.48	113.00	N/A	18,433	12,753
04/01/06 TO 06/30/06	2	63.91	63.91	45.35	34.10	140.93	42.12	85.71	N/A	94,500	42,857
Study Years											
07/01/04 TO 06/30/05	32	92.07	90.30	78.11	21.85	115.61	24.46	220.30	80.00 to 100.00	24,462	19,107
07/01/05 TO 06/30/06	15	90.91	79.39	48.47	29.17	163.79	10.56	129.85	48.26 to 102.27	54,057	26,202
Calendar Yrs											
01/01/05 TO 12/31/05	22	92.50	87.49	58.62	20.95	149.26	10.56	144.00	84.76 to 100.00	40,469	23,722
ALL	47	91.63	86.82	63.03	24.20	137.75	10.56	220.30	85.71 to 95.45	33,907	21,371

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CALAMUS LAKE MH	4	62.44	58.53	54.09	24.98	108.19	24.46	84.76	N/A	46,975	25,410
CALAMUS LAKE SB	3	48.26	50.56	50.05	13.24	101.01	42.12	61.29	N/A	161,333	80,750
CALAMUS LAKE VACANT	30	92.50	89.90	68.29	13.55	131.65	10.56	123.33	90.91 to 100.00	25,761	17,592
TAYLOR	10	85.59	99.78	89.19	47.35	111.87	39.50	220.30	50.13 to 144.00	14,890	13,280
ALL	47	91.63	86.82	63.03	24.20	137.75	10.56	220.30	85.71 to 95.45	33,907	21,371

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	10	85.59	99.78	89.19	47.35	111.87	39.50	220.30	50.13 to 144.00	14,890	13,280
3	37	91.63	83.32	60.33	18.79	138.10	10.56	123.33	85.71 to 95.45	39,047	23,558
ALL	47	91.63	86.82	63.03	24.20	137.75	10.56	220.30	85.71 to 95.45	33,907	21,371

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	13	61.40	77.71	57.92	48.65	134.17	24.46	220.30	48.26 to 94.35	62,426	36,156
2	34	92.50	90.30	68.33	16.43	132.15	10.56	144.00	90.00 to 100.00	23,003	15,718
ALL	47	91.63	86.82	63.03	24.20	137.75	10.56	220.30	85.71 to 95.45	33,907	21,371

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:	47	MEDIAN:	92	COV:	39.74	95% Median C.I.:	85.71 to 95.45	(!: Derived)
TOTAL Sales Price:	1,603,904	WGT. MEAN:	63	STD:	34.50	95% Wgt. Mean C.I.:	47.81 to 78.25	
TOTAL Adj.Sales Price:	1,593,654	MEAN:	87	AVG.ABS.DEV:	22.18	95% Mean C.I.:	76.96 to 96.68	
TOTAL Assessed Value:	1,004,465							
AVG. Adj. Sales Price:	33,907	COD:	24.20	MAX Sales Ratio:	220.30			
AVG. Assessed Value:	21,371	PRD:	137.75	MIN Sales Ratio:	10.56			

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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	47	91.63	86.82	63.03	24.20	137.75	10.56	220.30	85.71 to 95.45	33,907	21,371
06											
07											
ALL	47	91.63	86.82	63.03	24.20	137.75	10.56	220.30	85.71 to 95.45	33,907	21,371

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											
21-0084											
58-0025	47	91.63	86.82	63.03	24.20	137.75	10.56	220.30	85.71 to 95.45	33,907	21,371
NonValid School											
ALL	47	91.63	86.82	63.03	24.20	137.75	10.56	220.30	85.71 to 95.45	33,907	21,371

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	34	92.50	90.30	68.33	16.43	132.15	10.56	144.00	90.00 to 100.00	23,003	15,718
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	1	94.35	94.35	94.35			94.35	94.35	N/A	10,000	9,435
1940 TO 1949	1	220.30	220.30	220.30			220.30	220.30	N/A	6,650	14,650
1950 TO 1959	1	54.00	54.00	54.00			54.00	54.00	N/A	17,500	9,450
1960 TO 1969											
1970 TO 1979	4	55.77	49.87	44.23	22.55	112.74	24.46	63.48	N/A	38,750	17,140
1980 TO 1989											
1990 TO 1994	2	80.29	80.29	79.78	5.57	100.63	75.81	84.76	N/A	53,950	43,042
1995 TO 1999	2	51.71	51.71	50.94	18.54	101.51	42.12	61.29	N/A	162,000	82,520
2000 TO Present	2	89.05	89.05	61.32	45.81	145.23	48.26	129.85	N/A	95,250	58,407
ALL	47	91.63	86.82	63.03	24.20	137.75	10.56	220.30	85.71 to 95.45	33,907	21,371

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	47	MEDIAN:	92	COV:	39.74	95% Median C.I.:	85.71 to 95.45	(! : Derived)
TOTAL Sales Price:	1,603,904	WGT. MEAN:	63	STD:	34.50	95% Wgt. Mean C.I.:	47.81 to 78.25	
TOTAL Adj.Sales Price:	1,593,654	MEAN:	87	AVG.ABS.DEV:	22.18	95% Mean C.I.:	76.96 to 96.68	
TOTAL Assessed Value:	1,004,465							
AVG. Adj. Sales Price:	33,907	COD:	24.20	MAX Sales Ratio:	220.30			
AVG. Assessed Value:	21,371	PRD:	137.75	MIN Sales Ratio:	10.56			

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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	4	94.91	93.33	72.00	37.05	129.63	39.50	144.00	N/A	2,312	1,665
5000 TO 9999	5	100.00	122.70	117.51	26.33	104.41	90.91	220.30	N/A	8,450	9,930
Total \$ _____											
1 TO 9999	9	100.00	109.65	109.34	30.26	100.28	39.50	220.30	76.83 to 144.00	5,722	6,256
10000 TO 29999	22	92.07	89.91	89.54	14.26	100.41	50.13	123.33	85.71 to 100.00	15,954	14,285
30000 TO 59999	9	92.50	93.58	91.97	10.26	101.76	63.48	129.85	84.76 to 100.00	36,488	33,557
60000 TO 99999	3	24.46	36.94	35.47	88.92	104.16	10.56	75.81	N/A	65,420	23,203
100000 TO 149999	1	61.29	61.29	61.29			61.29	61.29	N/A	149,000	91,325
150000 TO 249999	3	42.12	33.78	33.03	29.52	102.27	10.96	48.26	N/A	172,502	56,975
ALL _____											
	47	91.63	86.82	63.03	24.20	137.75	10.56	220.30	85.71 to 95.45	33,907	21,371

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	94.91	93.33	72.00	37.05	129.63	39.50	144.00	N/A	2,312	1,665
5000 TO 9999	12	91.27	78.23	55.76	20.34	140.28	10.56	102.27	54.00 to 100.00	15,747	8,781
Total \$ _____											
1 TO 9999	16	91.27	82.00	56.52	24.89	145.09	10.56	144.00	54.00 to 100.00	12,388	7,002
10000 TO 29999	22	92.50	92.72	62.99	23.54	147.19	10.96	220.30	85.71 to 100.00	29,910	18,840
30000 TO 59999	6	93.34	96.18	93.01	13.05	103.41	75.81	129.85	75.81 to 129.85	42,233	39,281
60000 TO 99999	3	48.26	50.56	50.05	13.24	101.01	42.12	61.29	N/A	161,333	80,750
ALL _____											
	47	91.63	86.82	63.03	24.20	137.75	10.56	220.30	85.71 to 95.45	33,907	21,371

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	34	92.50	90.30	68.33	16.43	132.15	10.56	144.00	90.00 to 100.00	23,003	15,718
10	2	89.99	89.99	103.57	44.29	86.89	50.13	129.85	N/A	22,750	23,562
20	8	69.65	84.82	64.05	48.80	132.42	24.46	220.30	24.46 to 220.30	35,256	22,582
30	3	48.26	50.56	50.05	13.24	101.01	42.12	61.29	N/A	161,333	80,750
ALL _____											
	47	91.63	86.82	63.03	24.20	137.75	10.56	220.30	85.71 to 95.45	33,907	21,371

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:	47	MEDIAN:	92	COV:	39.74	95% Median C.I.:	85.71 to 95.45	(! : Derived)
TOTAL Sales Price:	1,603,904	WGT. MEAN:	63	STD:	34.50	95% Wgt. Mean C.I.:	47.81 to 78.25	
TOTAL Adj.Sales Price:	1,593,654	MEAN:	87	AVG.ABS.DEV:	22.18	95% Mean C.I.:	76.96 to 96.68	
TOTAL Assessed Value:	1,004,465							
AVG. Adj. Sales Price:	33,907	COD:	24.20	MAX Sales Ratio:	220.30			
AVG. Assessed Value:	21,371	PRD:	137.75	MIN Sales Ratio:	10.56			

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	37	92.50	92.95	69.58	20.01	133.58	10.56	220.30	90.91 to 100.00	22,060	15,350	
100	6	62.44	69.01	63.74	37.93	108.28	24.46	129.85	24.46 to 129.85	38,900	24,794	
101	4	54.78	56.87	52.89	21.32	107.52	42.12	75.81	N/A	136,000	71,933	
ALL	47	91.63	86.82	63.03	24.20	137.75	10.56	220.30	85.71 to 95.45	33,907	21,371	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	34	92.50	90.30	68.33	16.43	132.15	10.56	144.00	90.00 to 100.00	23,003	15,718	
20	2	74.18	74.18	68.67	27.20	108.01	54.00	94.35	N/A	13,750	9,442	
30	11	61.40	78.35	57.54	51.52	136.17	24.46	220.30	42.12 to 129.85	71,277	41,013	
ALL	47	91.63	86.82	63.03	24.20	137.75	10.56	220.30	85.71 to 95.45	33,907	21,371	

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	3	MEDIAN:	86	COV:	19.30	95% Median C.I.:	N/A
TOTAL Sales Price:	73,900	WGT. MEAN:	78	STD:	17.50	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	73,900	MEAN:	91	AVG.ABS.DEV:	11.28	95% Mean C.I.:	47.18 to 134.13
TOTAL Assessed Value:	57,725						
AVG. Adj. Sales Price:	24,633	COD:	13.19	MAX Sales Ratio:	110.15		
AVG. Assessed Value:	19,241	PRD:	116.06	MIN Sales Ratio:	76.31		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	1	76.31	76.31	76.31			76.31	76.31	N/A	68,500	52,270
07/01/04 TO 09/30/04	1	85.50	85.50	85.50			85.50	85.50	N/A	2,000	1,710
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	110.15	110.15	110.15			110.15	110.15	N/A	3,400	3,745
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/03 TO 06/30/04	1	76.31	76.31	76.31			76.31	76.31	N/A	68,500	52,270
07/01/04 TO 06/30/05	2	97.83	97.83	101.02	12.60	96.84	85.50	110.15	N/A	2,700	2,727
07/01/05 TO 06/30/06											
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	2	80.91	80.91	76.57	5.68	105.67	76.31	85.50	N/A	35,250	26,990
01/01/05 TO 12/31/05	1	110.15	110.15	110.15			110.15	110.15	N/A	3,400	3,745
<u>ALL</u>											
	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CALAMUS LAKE VACANT	1	76.31	76.31	76.31			76.31	76.31	N/A	68,500	52,270
TAYLOR	2	97.83	97.83	101.02	12.60	96.84	85.50	110.15	N/A	2,700	2,727
<u>ALL</u>											
	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

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	2	97.83	97.83	101.02	12.60	96.84	85.50	110.15	N/A	2,700	2,727
3	1	76.31	76.31	76.31			76.31	76.31	N/A	68,500	52,270
<u>ALL</u>											
	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

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:	3	MEDIAN:	86	COV:	19.30	95% Median C.I.:	N/A
TOTAL Sales Price:	73,900	WGT. MEAN:	78	STD:	17.50	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	73,900	MEAN:	91	AVG.ABS.DEV:	11.28	95% Mean C.I.:	47.18 to 134.13
TOTAL Assessed Value:	57,725						
AVG. Adj. Sales Price:	24,633	COD:	13.19	MAX Sales Ratio:	110.15		
AVG. Assessed Value:	19,241	PRD:	116.06	MIN Sales Ratio:	76.31		

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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	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241
____ALL____	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

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											
21-0084											
58-0025	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241
NonValid School											
____ALL____	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

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											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	110.15	110.15	110.15			110.15	110.15	N/A	3,400	3,745
1920 TO 1939											
1940 TO 1949	1	85.50	85.50	85.50			85.50	85.50	N/A	2,000	1,710
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989	1	76.31	76.31	76.31			76.31	76.31	N/A	68,500	52,270
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

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:	3	MEDIAN:	86	COV:	19.30	95% Median C.I.:	N/A
TOTAL Sales Price:	73,900	WGT. MEAN:	78	STD:	17.50	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	73,900	MEAN:	91	AVG.ABS.DEV:	11.28	95% Mean C.I.:	47.18 to 134.13
TOTAL Assessed Value:	57,725						
AVG. Adj. Sales Price:	24,633	COD:	13.19	MAX Sales Ratio:	110.15		
AVG. Assessed Value:	19,241	PRD:	116.06	MIN Sales Ratio:	76.31		

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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	2	97.83	97.83	101.02	12.60	96.84	85.50	110.15	N/A	2,700	2,727
Total \$ _____											
1 TO 9999	2	97.83	97.83	101.02	12.60	96.84	85.50	110.15	N/A	2,700	2,727
60000 TO 99999	1	76.31	76.31	76.31			76.31	76.31	N/A	68,500	52,270
ALL _____											
	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	97.83	97.83	101.02	12.60	96.84	85.50	110.15	N/A	2,700	2,727
Total \$ _____											
1 TO 9999	2	97.83	97.83	101.02	12.60	96.84	85.50	110.15	N/A	2,700	2,727
30000 TO 59999	1	76.31	76.31	76.31			76.31	76.31	N/A	68,500	52,270
ALL _____											
	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	2	97.83	97.83	101.02	12.60	96.84	85.50	110.15	N/A	2,700	2,727
20	1	76.31	76.31	76.31			76.31	76.31	N/A	68,500	52,270
ALL _____											
	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
244	1	85.50	85.50	85.50			85.50	85.50	N/A	2,000	1,710
350	1	76.31	76.31	76.31			76.31	76.31	N/A	68,500	52,270
353	1	110.15	110.15	110.15			110.15	110.15	N/A	3,400	3,745
ALL _____											
	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

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	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241
04											
ALL _____											
	3	85.50	90.65	78.11	13.19	116.06	76.31	110.15	N/A	24,633	19,241

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:	16	MEDIAN:	65	COV:	43.49	95% Median C.I.:	56.44 to 80.79	
(AgLand) TOTAL Sales Price:	3,291,229	WGT. MEAN:	61	STD:	26.92	95% Wgt. Mean C.I.:	47.21 to 73.99	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	3,256,229	MEAN:	62	AVG.ABS.DEV:	18.40	95% Mean C.I.:	47.56 to 76.24	
(AgLand) TOTAL Assessed Value:	1,973,290							
AVG. Adj. Sales Price:	203,514	COD:	28.11	MAX Sales Ratio:	97.58			
AVG. Assessed Value:	123,330	PRD:	102.15	MIN Sales Ratio:	7.92			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	97.58	97.58	97.58			97.58	97.58	N/A	102,946	100,450
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	1	69.37	69.37	69.37			69.37	69.37	N/A	314,600	218,225
07/01/04 TO 09/30/04	2	37.82	37.82	49.85	66.92	75.87	12.51	63.13	N/A	91,500	45,612
10/01/04 TO 12/31/04	1	56.44	56.44	56.44			56.44	56.44	N/A	127,585	72,015
01/01/05 TO 03/31/05	2	71.14	71.14	68.11	13.56	104.45	61.49	80.79	N/A	87,528	59,612
04/01/05 TO 06/30/05	2	65.46	65.46	65.47	0.70	99.98	65.00	65.92	N/A	329,907	215,992
07/01/05 TO 09/30/05	1	96.45	96.45	96.45			96.45	96.45	N/A	159,400	153,740
10/01/05 TO 12/31/05	1	62.43	62.43	62.43			62.43	62.43	N/A	694,628	433,655
01/01/06 TO 03/31/06	1	7.92	7.92	7.92			7.92	7.92	N/A	95,000	7,525
04/01/06 TO 06/30/06	4	75.49	62.85	46.39	20.93	135.48	19.10	81.33	N/A	186,050	86,311
<u>Study Years</u>											
07/01/03 TO 06/30/04	2	83.47	83.47	76.32	16.90	109.37	69.37	97.58	N/A	208,773	159,337
07/01/04 TO 06/30/05	7	63.13	57.90	62.37	18.39	92.82	12.51	80.79	12.51 to 80.79	163,636	102,064
07/01/05 TO 06/30/06	7	75.00	59.74	55.53	31.30	107.60	7.92	96.45	7.92 to 96.45	241,889	134,309
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	4	59.79	50.36	61.02	26.57	82.54	12.51	69.37	N/A	156,296	95,366
01/01/05 TO 12/31/05	6	65.46	72.01	67.42	13.81	106.82	61.49	96.45	61.49 to 96.45	281,483	189,767
<u>ALL</u>											
	16	65.46	61.90	60.60	28.11	102.15	7.92	97.58	56.44 to 80.79	203,514	123,330

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1465	1	63.13	63.13	63.13			63.13	63.13	N/A	135,000	85,220
1467	1	81.33	81.33	81.33			81.33	81.33	N/A	170,000	138,255
1585	1	19.10	19.10	19.10			19.10	19.10	N/A	403,000	76,970
1587	3	65.92	68.11	65.28	6.85	104.33	62.43	75.98	N/A	398,609	260,221
1589	1	65.00	65.00	65.00			65.00	65.00	N/A	323,814	210,495
1747	3	69.37	74.09	73.80	19.23	100.39	56.44	96.45	N/A	200,528	147,993
1749	2	43.76	43.76	19.45	71.41	224.92	12.51	75.00	N/A	27,000	5,252
1869	2	79.54	79.54	78.53	22.69	101.28	61.49	97.58	N/A	109,001	85,600
1871	2	44.36	44.36	36.13	82.14	122.77	7.92	80.79	N/A	77,500	28,000
<u>ALL</u>											
	16	65.46	61.90	60.60	28.11	102.15	7.92	97.58	56.44 to 80.79	203,514	123,330

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:	16	MEDIAN:	65	COV:	43.49	95% Median C.I.:	56.44 to 80.79	
(AgLand) TOTAL Sales Price:	3,291,229	WGT. MEAN:	61	STD:	26.92	95% Wgt. Mean C.I.:	47.21 to 73.99	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	3,256,229	MEAN:	62	AVG.ABS.DEV:	18.40	95% Mean C.I.:	47.56 to 76.24	
(AgLand) TOTAL Assessed Value:	1,973,290							
AVG. Adj. Sales Price:	203,514	COD:	28.11	MAX Sales Ratio:	97.58			
AVG. Assessed Value:	123,330	PRD:	102.15	MIN Sales Ratio:	7.92			

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	16	65.46	61.90	60.60	28.11	102.15	7.92	97.58	56.44 to 80.79	203,514	123,330
ALL	16	65.46	61.90	60.60	28.11	102.15	7.92	97.58	56.44 to 80.79	203,514	123,330

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	16	65.46	61.90	60.60	28.11	102.15	7.92	97.58	56.44 to 80.79	203,514	123,330
ALL	16	65.46	61.90	60.60	28.11	102.15	7.92	97.58	56.44 to 80.79	203,514	123,330

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	2	64.18	64.18	63.57	2.72	100.96	62.43	65.92	N/A	515,314	327,572
21-0084											
58-0025	14	67.19	61.58	59.23	30.93	103.97	7.92	97.58	19.10 to 81.33	158,971	94,153
NonValid School											
ALL	16	65.46	61.90	60.60	28.11	102.15	7.92	97.58	56.44 to 80.79	203,514	123,330

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	75.00	75.00	75.00			75.00	75.00	N/A	6,000	4,500
30.01 TO 50.00	2	10.22	10.22	9.46	22.47	107.96	7.92	12.51	N/A	71,500	6,765
50.01 TO 100.00	1	61.49	61.49	61.49			61.49	61.49	N/A	115,056	70,750
100.01 TO 180.00	2	71.96	71.96	68.56	12.27	104.96	63.13	80.79	N/A	97,500	66,847
330.01 TO 650.00	5	75.98	66.09	52.98	27.21	124.74	19.10	97.58	N/A	193,746	102,642
650.01 +	5	65.92	71.83	67.69	11.65	106.13	62.43	96.45	N/A	365,688	247,521
ALL	16	65.46	61.90	60.60	28.11	102.15	7.92	97.58	56.44 to 80.79	203,514	123,330

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	75.00	75.00	75.00			75.00	75.00	N/A	6,000	4,500
GRASS	10	67.65	68.30	68.79	23.42	99.30	12.51	97.58	56.44 to 96.45	244,217	167,985
GRASS-N/A	3	19.10	35.94	23.83	127.17	150.81	7.92	80.79	N/A	186,000	44,323
IRRGTD-N/A	2	62.31	62.31	62.37	1.32	99.90	61.49	63.13	N/A	125,028	77,985
ALL	16	65.46	61.90	60.60	28.11	102.15	7.92	97.58	56.44 to 80.79	203,514	123,330

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:	16	MEDIAN:	65	COV:	43.49	95% Median C.I.:	56.44 to 80.79	
(AgLand) TOTAL Sales Price:	3,291,229	WGT. MEAN:	61	STD:	26.92	95% Wgt. Mean C.I.:	47.21 to 73.99	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	3,256,229	MEAN:	62	AVG.ABS.DEV:	18.40	95% Mean C.I.:	47.56 to 76.24	
(AgLand) TOTAL Assessed Value:	1,973,290							
AVG. Adj. Sales Price:	203,514	COD:	28.11	MAX Sales Ratio:	97.58			
AVG. Assessed Value:	123,330	PRD:	102.15	MIN Sales Ratio:	7.92			

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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
! zeroes!	1	75.00	75.00	75.00			75.00	75.00	N/A	6,000	4,500
GRASS	12	65.46	59.17	60.01	33.51	98.60	7.92	97.58	19.10 to 81.33	245,014	147,028
GRASS-N/A	1	80.79	80.79	80.79			80.79	80.79	N/A	60,000	48,475
IRRGTD	2	62.31	62.31	62.37	1.32	99.90	61.49	63.13	N/A	125,028	77,985
ALL	16	65.46	61.90	60.60	28.11	102.15	7.92	97.58	56.44 to 80.79	203,514	123,330

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
! zeroes!	1	75.00	75.00	75.00			75.00	75.00	N/A	6,000	4,500
GRASS	13	65.92	60.83	60.42	32.45	100.68	7.92	97.58	19.10 to 81.33	230,782	139,447
IRRGTD	2	62.31	62.31	62.37	1.32	99.90	61.49	63.13	N/A	125,028	77,985
ALL	16	65.46	61.90	60.60	28.11	102.15	7.92	97.58	56.44 to 80.79	203,514	123,330

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	75.00	75.00	75.00			75.00	75.00	N/A	6,000	4,500
Total \$											
1 TO 9999	1	75.00	75.00	75.00			75.00	75.00	N/A	6,000	4,500
30000 TO 59999	1	12.51	12.51	12.51			12.51	12.51	N/A	48,000	6,005
60000 TO 99999	2	44.36	44.36	36.13	82.14	122.77	7.92	80.79	N/A	77,500	28,000
100000 TO 149999	4	62.31	69.66	68.34	17.16	101.93	56.44	97.58	N/A	120,146	82,108
150000 TO 249999	3	81.33	84.59	84.41	8.39	100.20	75.98	96.45	N/A	164,866	139,171
250000 TO 499999	4	65.46	54.85	52.79	19.55	103.89	19.10	69.37	N/A	344,353	181,795
500000 +	1	62.43	62.43	62.43			62.43	62.43	N/A	694,628	433,655
ALL	16	65.46	61.90	60.60	28.11	102.15	7.92	97.58	56.44 to 80.79	203,514	123,330

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 Sales Price:	3,291,229	WGT. MEAN:	61	STD:	26.92	95% Wgt. Mean C.I.:	47.21 to 73.99	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	3,256,229	MEAN:	62	AVG.ABS.DEV:	18.40	95% Mean C.I.:	47.56 to 76.24	
(AgLand) TOTAL Assessed Value:	1,973,290							
AVG. Adj. Sales Price:	203,514	COD:	28.11	MAX Sales Ratio:	97.58			
AVG. Assessed Value:	123,330	PRD:	102.15	MIN Sales Ratio:	7.92			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	75.00	75.00	75.00			75.00	75.00	N/A	6,000	4,500	
5000 TO 9999	2	10.22	10.22	9.46	22.47	107.96	7.92	12.51	N/A	71,500	6,765	
Total \$ _____												
1 TO 9999	3	12.51	31.81	12.10	178.74	262.88	7.92	75.00	N/A	49,666	6,010	
30000 TO 59999	1	80.79	80.79	80.79			80.79	80.79	N/A	60,000	48,475	
60000 TO 99999	4	58.97	50.04	39.06	20.81	128.10	19.10	63.13	N/A	195,160	76,238	
100000 TO 149999	3	81.33	84.96	83.13	8.85	102.21	75.98	97.58	N/A	146,048	121,408	
150000 TO 249999	4	67.65	74.19	70.91	12.90	104.62	65.00	96.45	N/A	283,453	200,987	
250000 TO 499999	1	62.43	62.43	62.43			62.43	62.43	N/A	694,628	433,655	
ALL _____	16	65.46	61.90	60.60	28.11	102.15	7.92	97.58	56.44 to 80.79	203,514	123,330	

2007 Assessment Survey for Loup County
March 19, 2007

I. General Information

A. Staffing and Funding Information

- 1. Deputy(ies) on staff:** None
- 2. Appraiser(s) on staff:** None
- 3. Other full-time employees:** 1
(Does not include anyone counted in 1 and 2 above)
The clerk assists with all functions of the ex-officio office.
- 4. Other part-time employees:** 0
(Does not include anyone counted in 1 through 3 above)
- 5. Number of shared employees:** 0
(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).
- 6. Assessor's requested budget for current fiscal year:** \$5,950.00
(This would be the "total budget" for the assessor's office)
- 7. Part of the budget that is dedicated to the computer system** *(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?):* \$1200.00 this is strictly from the Assessor's budget.
- 8. Adopted budget, or granted budget if different from above:** Same as above.
- 9. Amount of total budget set aside for appraisal work:** 0
- 10. Amount of the total budget set aside for education/workshops:** \$650.00
- 11. Appraisal/Reappraisal budget, if not part of the total budget:** \$7000.00 this is from the County appraisal budget.
- 12. Other miscellaneous funds:** 0
(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)
- 13. Total budget:** \$12,950.00

a. **Was any of last year's budget not used?** \$3,050.13 of the appraisal budget wasn't used and was put back into said fund.

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

- 1. **Data collection done by:** Contract Appraiser, Bill Kaiser
- 2. **Valuation done by:** Assessor
- 3. **Pickup work done by:** Assessor

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	12	0	0	12

- 4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** December 1998 Marshall-Swift
- 5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** 2000
- 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?** During the last appraisal in 2000 the contract appraiser separated each sale of residential property into comparable groups to further analyze sales of similar recently sold properties. While said information is not in the property record card, it is readily available and accessible to anyone requesting the information. The sales comparison approach as it pertains to the use of plus or minus adjustments to comparable properties at a value for a subject property is not utilized.
- 7. **Number of market areas/neighborhoods for this property class:**
6 - Taylor, Loup River, Rural, Calamus Lake Area MH (Mobile homes), Calamus Lake Area SB (Stick Built houses), Calamus Lake Area V (Vacant lots)
- 8. **How are these defined?**
These market areas are defined by location and by the information contained in parenthesis above following the Calamus Lake Area designations.
- 9. **Is "Assessor Location" a usable valuation identity?** Yes, in fact, the market areas defined above are probably more "assessor location" than true delineated "market areas".
- 10. **Does the assessor location "suburban" mean something other than rural residential? (that is, does the "suburban" location have its own market?)**
No

- 11. Are the county's ag residential and rural residential improvements classified and valued in the same manner? Yes.**

C. Commercial/Industrial Appraisal Information

- 1. Data collection done by:** Contract Appraiser, Bill Kaiser.
- 2. Valuation done by:** Contract Appraiser, Bill Kaiser
- 3. Pickup work done by whom:** Contract Appraiser, Bill Kaiser

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

- 4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** January 2000 Marshall-Swift
- 5. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 2002
- 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?**
2002. The contract appraiser Bill Kaiser completed an income and expense analysis on properties where rents and income data could be obtained from the market. This was completed at the time of the last appraisal. All the information and data used to compile this study is in computer format, available for inspection.
- 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?** During the last appraisal in 2002 the contract appraiser separated each sale of commercial property into comparable groups to further analyze sales of similar recently sold properties. While said information is not in the property record card, it is readily available and accessible to anyone requesting the information. The sales comparison approach as it pertains to the use of plus or minus adjustments to comparable properties to arrive at a value for a subject property is not utilized.
- 8. Number of market areas/neighborhoods for this property class?**
2 – Taylor, Calamus Lake Area
- 9. How are these defined?**
These are defined strictly by location.

- 10. Is “Assessor Location” a usable valuation identity?** In this instance, market area and “Assessor Location” are one and the same and therefore a useable valuation identity.
- 11. Does the assessor location “suburban” mean something other than rural commercial?** *(that is, does the “suburban” location have its own market?)*
No

D. Agricultural Appraisal Information

- 1. Data collection done by:** Contract appraiser, Bill Kaiser
- 2. Valuation done by:** Assessor
- 3. Pickup work done by whom:** Assessor

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	12	0	0	12

- 4. Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** No, I am waiting for more guidance from PAT and discussion with surrounding, comparable counties before defining agricultural vs. rural residential acreages.

How is your agricultural land defined?

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

- 5. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?**
The income approach has not been utilized.
- 6. What is the date of the soil survey currently used?** 1987
- 7. What date was the last countywide land use study completed?** 1987
- a. By what method? (Physical inspection, FSA maps, etc.)** FSA maps
 - b. By whom?** Doris Ralls was hired as a temporary employee for this project.
 - c. What proportion is complete / implemented at this time?** 100%
- 8. Number of market areas/neighborhoods for this property class:** 1

9. How are these defined? Loup County has determined there is not different market areas for agricultural land in the county.

9. 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: MIPS/County Solutions is used for the pricing of agricultural land record keeping only. All notices, tax receipts and administrative reports are done by hand.

2. CAMA software: None, the assessor prices all improvements with computer programs using Marshall Swift data.

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? N/A

4. Personal Property software: None, this is done by hand.

F. Zoning Information

1. Does the county have zoning? Yes

a. If so, is the zoning countywide? Yes

b. What municipalities in the county are zoned? Village of Taylor, the only municipality in Loup County

c. When was zoning implemented? October 10, 2001

G. Contracted Services

1. Appraisal Services: (*are these contracted, or conducted "in-house?"*)
Contracted, Kaiser Appraisal Services of Omaha, NE

2. **Other Services:** LeAnn Huhman, local person hired to review ¼ of the county each year. She has completed her work and the entire county has been reviewed.

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

Residential values within the Village of Taylor were not changed for 2007 due to lack of sufficient number of sales to justify any changes. The only changes in the Village would be through pickup work of new improvements or changes found due to sales verifications.

Residential properties within the market area defined as “Calamus Lake Area (V, SB, and MH) were revalued based on sales data and a study of lot values by Kaiser Appraisal Service. Improved lots and acreages were increased by \$5000 to allow for water and sewer installations. Mobile homes were raised by 30% and the 30% economic depreciation was taken off homes/buildings in this market area. Improved and unimproved, sold and unsold lot values were adjusted based on the study done by Kaiser Appraisal Service.

The Loup County Assessor sends questionnaires on sales which she feels a need for additional information to establish the reason for the price given for said property. Some sales are self-explanatory and due to the small size and sparse population of the county; the assessor sometimes has talked to both the buyer and seller prior to and/or after the sales and knows many details surrounding the sale. The assessor feels the local people are much more willing to visit personally than to commit anything in writing. All questionnaires received by the assessor’s office are filed within the property record card for that property for easy access and future reference.

2. **Commercial**— Commercial values were not changed for 2007, due to lack of sales data. Any changes found through pickup work and/or sales verification were updated. Loup County had no commercial pickup work for 2007.
3. **Agricultural**— For the assessment year 2007, the Loup County Assessor reviewed the agricultural sales she felt needed additional information by sending questionnaires to the seller and buyer to establish any outside influences for the price given for the property. All questionnaires are filed with the applicable property record card for easy access and future reference.

Though the statutory level of value for 2007 was lowered for agricultural land the assessor determined that the value of certain classes of agricultural land would need to be raised. Also, farm and home site values were updated and increased for 2007 based on the recommendation of Kaiser Appraisal Service.

One quarter of the county was again physically inspected and all new findings from that review will be put on the 2008 tax roll due to time constraints within the office. New ground plans will be drawn on all records cards for these physically inspected properties. This concludes the review as the entire county has been physically inspected.

The assessor has in her office a map with all agricultural sales for the last five years which the assessor notes is a very good valuation tool for educating the public about the reason for property value changes. A copy of this map is also included in each valuation notice mailing.

The assessor and her office clerk have completed the new aerial maps; with the assessor drawing all the section lines and the clerk transferring the ownership and land use lines. The clerk has also made notes of changes she notices in the maps, i.e. land use, shelterbelts, and the assessor will update the records accordingly.

The assessor will also update irrigated acres for 2007 on all records turned in through the Natural Resource District certifications. The assessor keeps a copy of the NRD certification, the certification she sends with the irrigator for the NRD and the FSA map with the fields marked for her records and future reference. To date, with maybe about 20% of the irrigators having contacted the assessor to complete the paperwork, Loup County is losing irrigated acres.

County 58 - Loup

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 2,036	Value 108,452,790	Total Growth 989,855 (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	37	33,850	0	0	189	2,114,320	226	2,148,170	
2. Res Improv Land	116	208,935	0	0	98	1,333,370	214	1,542,305	
3. Res Improvements	118	2,112,660	0	0	98	6,507,710	216	8,620,370	
4. Res Total	155	2,355,445	0	0	287	9,955,400	442	12,310,845	845,685
% of Total	35.06	19.13	0.00	0.00	64.93	80.86	21.70	11.35	85.43
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	155	2,355,445	0	0	287	9,955,400	442	12,310,845	845,685
% of Total	35.06	19.13	0.00	0.00	64.93	80.86	21.70	11.35	85.43

County 58 - Loup

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 2,036	Value 108,452,790	Total Growth 989,855 (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	3	610	0	0	0	0	3	610	
10. Comm Improv Land	24	30,205	0	0	9	52,180	33	82,385	
11. Comm Improvements	24	376,165	0	0	9	737,975	33	1,114,140	
12. Comm Total	27	406,980	0	0	9	790,155	36	1,197,135	12,740
% of Total	75.00	33.99	0.00	0.00	25.00	66.00	1.76	1.10	1.28
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	27	406,980	0	0	9	790,155	36	1,197,135	12,740
% of Total	75.00	33.99	0.00	0.00	25.00	66.00	1.76	1.10	1.28
17. Taxable Total	182	2,762,425	0	0	296	10,745,555	478	13,507,980	858,425
% of Total	38.07	20.45	0.00	0.00	61.92	73.70	23.47	12.45	86.72

County 58 - Loup

2007 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	31	0	16	47

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,129	85,647,530	1,129	85,647,530
28. Ag-Improved Land	0	0	0	0	402	1,162,495	402	1,162,495
29. Ag-Improvements	0	0	0	0	429	8,134,785	429	8,134,785
30. Ag-Total Taxable							1,558	94,944,810

County 58 - Loup

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	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	171	182.000	1,001,000	171	182.000	1,001,000	
33. HomeSite Improvements	186		6,142,795	186		6,142,795	129,650
34. HomeSite Total				186	182.000	7,143,795	
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	231	751.110	161,495	231	751.110	161,495	
37. FarmSite Improv	242		1,991,990	242		1,991,990	1,780
38. FarmSite Total				242	751.110	2,153,485	
39. Road & Ditches		1,090.770			1,090.770		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				428	2,023.880	9,297,280	131,430

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	9	1,320.000	331,410	9	1,320.000	331,410

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 58 - Loup

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	4,821.040	5,351,405	4,821.040	5,351,405
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	2,766.860	2,351,830	2,766.860	2,351,830
49. 3A1	0.000	0	0.000	0	457.940	343,455	457.940	343,455
50. 3A	0.000	0	0.000	0	2,208.420	1,612,150	2,208.420	1,612,150
51. 4A1	0.000	0	0.000	0	2,693.290	1,615,975	2,693.290	1,615,975
52. 4A	0.000	0	0.000	0	1,110.400	338,675	1,110.400	338,675
53. Total	0.000	0	0.000	0	14,057.950	11,613,490	14,057.950	11,613,490
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	591.300	360,690	591.300	360,690
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	3,888.250	1,594,205	3,888.250	1,594,205
58. 3D1	0.000	0	0.000	0	609.590	234,695	609.590	234,695
59. 3D	0.000	0	0.000	0	702.060	238,700	702.060	238,700
60. 4D1	0.000	0	0.000	0	2,859.370	600,465	2,859.370	600,465
61. 4D	0.000	0	0.000	0	887.690	186,415	887.690	186,415
62. Total	0.000	0	0.000	0	9,538.260	3,215,170	9,538.260	3,215,170
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	464.530	213,685	464.530	213,685
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	756.070	272,185	756.070	272,185
67. 3G1	0.000	0	0.000	0	2,252.300	585,600	2,252.300	585,600
68. 3G	0.000	0	0.000	0	9,530.900	2,478,000	9,530.900	2,478,000
69. 4G1	0.000	0	0.000	0	61,951.840	14,249,190	61,951.840	14,249,190
70. 4G	0.000	0	0.000	0	245,904.690	52,869,925	245,904.690	52,869,925
71. Total	0.000	0	0.000	0	320,860.330	70,668,585	320,860.330	70,668,585
72. Waste	0.000	0	0.000	0	3,502.700	105,080	3,502.700	105,080
73. Other	0.000	0	0.000	0	1,506.950	45,205	1,506.950	45,205
74. Exempt	0.000		0.000		11,435.230		11,435.230	
75. Total	0.000	0	0.000	0	349,466.190	85,647,530	349,466.190	85,647,530

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	14,057.950	11,613,490	14,057.950	11,613,490
77.Dry Land	0.000	0	0.000	0	9,538.260	3,215,170	9,538.260	3,215,170
78.Grass	0.000	0	0.000	0	320,860.330	70,668,585	320,860.330	70,668,585
79.Waste	0.000	0	0.000	0	3,502.700	105,080	3,502.700	105,080
80.Other	0.000	0	0.000	0	1,506.950	45,205	1,506.950	45,205
81.Exempt	0.000	0	0.000	0	11,435.230	0	11,435.230	0
82.Total	0.000	0	0.000	0	349,466.190	85,647,530	349,466.190	85,647,530

2007 Agricultural Land Detail

County 58 - Loup

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	4,821.040	34.29%	5,351,405	46.08%	1,110.010
2A1	0.000	0.00%	0	0.00%	0.000
2A	2,766.860	19.68%	2,351,830	20.25%	849.999
3A1	457.940	3.26%	343,455	2.96%	750.000
3A	2,208.420	15.71%	1,612,150	13.88%	730.001
4A1	2,693.290	19.16%	1,615,975	13.91%	600.000
4A	1,110.400	7.90%	338,675	2.92%	305.002
Irrigated Total	14,057.950	100.00%	11,613,490	100.00%	826.115
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	591.300	6.20%	360,690	11.22%	609.994
2D1	0.000	0.00%	0	0.00%	0.000
2D	3,888.250	40.76%	1,594,205	49.58%	410.005
3D1	609.590	6.39%	234,695	7.30%	385.004
3D	702.060	7.36%	238,700	7.42%	339.999
4D1	2,859.370	29.98%	600,465	18.68%	209.999
4D	887.690	9.31%	186,415	5.80%	210.000
Dry Total	9,538.260	100.00%	3,215,170	100.00%	337.081
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	464.530	0.14%	213,685	0.30%	460.002
2G1	0.000	0.00%	0	0.00%	0.000
2G	756.070	0.24%	272,185	0.39%	359.999
3G1	2,252.300	0.70%	585,600	0.83%	260.000
3G	9,530.900	2.97%	2,478,000	3.51%	259.996
4G1	61,951.840	19.31%	14,249,190	20.16%	230.004
4G	245,904.690	76.64%	52,869,925	74.81%	215.001
Grass Total	320,860.330	100.00%	70,668,585	100.00%	220.247
Irrigated Total	14,057.950	4.02%	11,613,490	13.56%	826.115
Dry Total	9,538.260	2.73%	3,215,170	3.75%	337.081
Grass Total	320,860.330	91.81%	70,668,585	82.51%	220.247
Waste	3,502.700	1.00%	105,080	0.12%	29.999
Other	1,506.950	0.43%	45,205	0.05%	29.997
Exempt	11,435.230	3.27%			
Market Area Total	349,466.190	100.00%	85,647,530	100.00%	245.081

As Related to the County as a Whole

Irrigated Total	14,057.950	100.00%	11,613,490	100.00%
Dry Total	9,538.260	100.00%	3,215,170	100.00%
Grass Total	320,860.330	100.00%	70,668,585	100.00%
Waste	3,502.700	100.00%	105,080	100.00%
Other	1,506.950	100.00%	45,205	100.00%
Exempt	11,435.230	100.00%		
Market Area Total	349,466.190	100.00%	85,647,530	100.00%

2007 Agricultural Land Detail

County 58 - Loup

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	14,057.950	11,613,490
Dry	0.000	0	0.000	0	9,538.260	3,215,170
Grass	0.000	0	0.000	0	320,860.330	70,668,585
Waste	0.000	0	0.000	0	3,502.700	105,080
Other	0.000	0	0.000	0	1,506.950	45,205
Exempt	0.000	0	0.000	0	11,435.230	0
Total	0.000	0	0.000	0	349,466.190	85,647,530

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	14,057.950	11,613,490	14,057.950	4.02%	11,613,490	13.56%	826.115
Dry	9,538.260	3,215,170	9,538.260	2.73%	3,215,170	3.75%	337.081
Grass	320,860.330	70,668,585	320,860.330	91.81%	70,668,585	82.51%	220.247
Waste	3,502.700	105,080	3,502.700	1.00%	105,080	0.12%	29.999
Other	1,506.950	45,205	1,506.950	0.43%	45,205	0.05%	29.997
Exempt	11,435.230	0	11,435.230	3.27%	0	0.00%	0.000
Total	349,466.190	85,647,530	349,466.190	100.00%	85,647,530	100.00%	245.081

* Department of Property Assessment & Taxation Calculates

**2006 PLAN OF ASSESSMENT
for
LOUP COUNTY
Assessment Years 2007, 2008, and 2009
Date: June 15, 2006**

INTRODUCTION

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

REAL PROPERTY ASSESSMENT REQUIREMENTS

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 80% of actual value for agricultural land and horticultural land for 2006, due to 2006 legislation, this level will drop to 75% for 2007; and
- 3) 80% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344 and 80% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347 (this will drop to 75% in 2007, see #2 above).

GENERAL DESCRIPTION of REAL PROPERTY in LOUP COUNTY

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	450	22%	9%
Commercial	36	2%	1%
Industrial	0	0	0
Recreational	0	0	0
Agricultural	1568	76%	90%
Special Value	0	0	0
TOTAL	2054	100%	100%

	Acres	% of Agland Total
Agricultural taxable acres:	349,580.03	100%
Grass	320,842.03	92%
Irrigated	14,202.74	4%
Dryland	9,533.07	3%
Waste	3,495.24	1%
Shelterbelts	1,506.95	less than .5%

Loup County is mainly an agricultural county. However, the construction of the Calamus Dam and subsequent Calamus Lake resulted in the loss of close to 8,000 acres of farm and ranch land. This has been replaced with fourteen rural residential developments and numerous small rural residential sites, with the possibility of the subdividing and creation of several more developments. These subdivisions have more than replaced the agricultural valuation lost to the lake. The northern half of the county consists of mainly large cattle operations containing many acres of grassland with some acres of cropland. The southern half of the county is a mix of smaller owned operations combining livestock and farming, with a mix of grassland, dry and irrigated cropland. The village of Taylor, the only incorporated village in the county, lies in the southeast portion of the county and serves as the county seat.

New Property

The County had an estimated twenty-five (25) zoning permits for new construction/additions for 2006.

CURRENT RESOURCES

STAFFING, BUDGET AND TRAINING

Staffing

The office is staffed by one part-time and one full-time clerk and the County Clerk, who also serves as Register of Deeds, Clerk of the District Court, Assessor and Election Commissioner. The summer of 2004 brought about the change from two part-time clerks to one full/one part-time clerk for the first time in twenty years. The County Board was not entirely in support of this change but did allow the accompanying budget increase. Loup County does not have a Deputy Assessor, the County Clerk, ex-officio Assessor, hereafter referred to as assessor, is the only

employee in the office holding the necessary certificate. The assessor does all the Assessor duties with regards to real estate records, maintenance and valuations, personal property filings, administrative reports and processing of Homestead Exemption Applications.

Training

The assessor is required to obtain sixty hours of continuing education within a four year period. She has already met that requirement for the 2003 term of office by attending a Nebraska Basic/Intermediate Mapping (30 credit hours), 2003 Property Tax Administrator's Annual Course of Training (6 credit hours), 2003 County Board of Equalization Seminar (8 credit hours), and 2004 Property Tax Administrator's Annual Course of Training (22 credit hours) for a total of sixty-six (66) hours of continuing education. Her current certificate will expire on December 31, 2006. At that time, if necessary, she will again attend courses to obtain the required hours.

Budget

As she serves as ex-officio Assessor, most of the budget is contained within the County Clerk budget. Beginning in the year 2003, the County Clerk started receiving compensation for the ex-officio Assessor position in the amount of \$2500.00 additional salary per year with an annual cost of living increase on same. The County Clerk's 2005-2006 budget is \$54,240.00 and her clerk salary plus the ex-officio salary is covered in this budget. Her one full-time and one part-time clerks' salaries also come from the County Clerk budget. However, she does maintain a small Assessor office budget in the amount of \$5,950.00. This budget covers education and travel expense, supplies and postage required by the Assessor's office. No salaries are taken from the Assessor budget. The appraisal budget for 2005-2006 is

\$9,000.00. This budget is used to pay for the annual pickup work and for the ongoing review of all improved properties per the scheduled list found in this plan.

CADASTRAL AND AERIAL MAPS

The cadastral maps are kept current by the assessor with new ownership lines, acres, and property owner's names being done as changes occur. If only an ownership change has occurred the office clerk makes that change. However, the maps are from 1969 and new maps are desperately needed due to the many changes over the years to keep them up to date. The assessor has contacted various companies to obtain a price and at this time new cadastrals are simply not within the budget means of Loup County. One quote was for \$150,000.00 for a new cadastral book. If the assessor were to obtain just the maps and blank lined sheets, and do the mapping and ownership lines herself, the cost would be around \$15,000.00. However, with the other office duties of an ex-officio, it would be difficult to complete the work in a timely manner. As new subdivisions have been added, the assessor has added sheets to the cadastral map book. She has plans to create a separate cadastral book for the lake subdivisions so they can be maintained in a more accessible and neat manner.

Land use, as well as ownership lines, are kept on the aerial maps. The assessor does all the record maintenance of the aerial maps including but not limited to mapping, ownership changes, land splits, land use changes, etc.. The assessor has obtained 1998 aerial maps at a cost of \$2720.00. She has drawn in the section lines and her clerk has completed the process of transferring ownership and land use lines. The new aerial maps are now in use. The assessor draws in ownership lines when irregular tracts have sold. She first enters the description into Deed Plotter+ for Windows, and then prints the resulting map to any scale desired and transfers the resulting information onto the cadastral and aerial maps.

Property Record Cards

The assessor maintains the record cards with ownership and splits kept up to date. Due to the recently completed reappraisal we have converted to new folder type color coded record cards, using green folders for agricultural, white for village and commercial, blue for exempt and yellow for rural subdivisions. Said cards contain current pictures of the house and any other major improvements, ownership and mailing addresses, classification, school and tax district codes, as well as land classifications and values for improvements and land. The county's communication center has established E911 addresses for all residences in Loup County. However, the assessor has been unable to add the physical addresses to the cards, as the communication director will not allow her access to those addresses. The assessor has contacted GEOCOM, the company that assisted in the E911 addressing, for a disk but has been informed that without a release from the Loup County communications director, they cannot comply with her request. At this time, only property within the village contains the property location address and this will continue to be the case until the E911 addresses are made available to the county assessor.

All properties with more than one improvement contain a ground sketch for the locations of each improvement. Scale drawings of all houses can be found on the

cards. Pricing information is contained within the folder for ease in identifying how the value was established. Value information for at least the previous five years can be found on the front of each property record card.

SOFTWARE

At this time, the assessor is using MIPS/County Solutions for the pricing of agricultural land record keeping only. All notices, tax receipts, etc. are still done by hand. No web based access exists for records in Loup County.

CURRENT ASSESSMENT PROCEDURES for REAL PROPERTY

Discovery, Listing and Inventory of All Property

As the County Clerk is also the ex-officio Assessor, the Real Estate Transfer Statement starts and stops in her office. She uses the information obtained from the Form 521 to ascertain the selling price of the property, whether any personal property was included in the sale, and characteristics of the sale based on the information at hand. From this information, it is determined if further investigation of the sale need occur. If deemed so, the assessor will talk with the buyer and/or seller, the real estate agent, or if this is not possible, will resort to the sending of questionnaires. The zoning administrator is also the full-time clerk in the assessor's office and willingly shares all zoning permit applications with the assessor, which is of great benefit in tracking new construction.

Data Collection

Data collection is done by a local person who has done extensive work with a Nebraska appraisal company in the listing of properties for reappraisal. She is currently working to become a licensed appraiser. She lists the necessary data to

price all new improvements, measures the improvement and places the improvement location on the current ground sketch. All market and income data is collected and processed by Kaiser Appraisal Service of Omaha, Nebraska. The assessor then prices all new improvements with computer programs using Marshall Swift data. She also enters all information concerning the new improvement on the appropriate record card including but not limited to sketches, reasons for change, etc..

Loup County has implemented a complete appraisal of all properties. The appraisal was done by Kaiser Appraisal Service. The resulting value changes for the lake properties and Village of Taylor were placed on the tax rolls for 2000 and rural properties were put on in 2001. Commercial properties were put on in 2002. This reappraisal included a physical inspection of all properties and included re-measuring when there was an obvious discrepancy with the previous information in hand. An exterior inspection was done unless the taxpayer was willing to allow the appraiser inside. New pictures were taken of all improvements and attached to the real estate property cards. Square footage was figured based on the drawings and appraiser's notes and figures.

In order to keep the new appraisal up to date, the county will be divided into fourths with a complete inspection of all improved properties done on a rotating basis with current information in hand. Following is the breakdown of the timeline for the yearly review.

Village and Lake Subdivisions: 2003

Townships/Ranges 24-17 thru 24-20, Townships/Ranges 23-17 thru 23-20, North side of Calamus Lake included in the above Townships/Ranges: 2004

Townships/Ranges 22-17 thru 22-18, Townships/Ranges 21-17 thru 21-18, South side of Calamus Lake included in the above Townships/Ranges: 2005

Townships/Ranges 22-19 thru 22-20, 21-19 thru 21-20: 2006

The Assessor also has map in her office showing the scheduled areas. As 2006 will see the complete review of the county, no further review is being planned at this time, due to monetary shortages being experienced by the County and the fact that few counties in the state (even some “state” counties) are not complying with this review requirement. This review has cost the Loup County taxpayers approximately \$5000.00 per year. The assessor feels the continued review places an unfair burden on her taxpayers and until all counties in the state are in compliance, no further quarterly reviews will be done.

Review assessment of sales ratio studies before assessment actions

I do my own Assessment/Ratio studies beginning in July by removing the sales which will be out of the current study period and adding in the newest available year’s sales for each study group, residential, commercial and agricultural. I have spread sheets on my computer listing the sales and the necessary information so I can then process the data for P.R.D., C.O.D., median, etc.. for each class of property. I share this information, which lists sales, buyer/seller, selling price, and value for assessment, as well as statistics, with my County Board prior to deciding on any action necessary to bring the statistics into compliance for the next assessment year. I also review the all preliminary data provided by my field liaison and discuss necessary actions with him. I also discuss what, if any, changes need to be made to residential and commercial with Bill Kaiser of Kaiser Appraisal Service.

Approaches to Value

All three approaches to value are done by Kaiser Appraisal Service.

1) He does a market approach using sales comparisons. If not enough sales are available for Loup County, he has borrowed from other counties.

- 2) The cost approach is from the 1998 Marshall Swift manual, in computer format, and the latest depreciation study was completed by Kaiser Appraisal Service in 2000 and is being used to date, as a yearly analysis, so far, does not indicate a change.
- 3) Kaiser Appraisal Service also completed an income and expense analysis at the time of the reappraisal. He has all information and data used to compile this study in a computer format, available for inspection.
- 4) The ex-officio assessor conducts all land valuation studies by reviewing the current data available and borrowing sales from neighboring counties when too few have occurred in Loup County. At this time no market areas have been established and Loup County has no special value on any agricultural land. Both market areas and special value may be established in the future if a need is shown.

Reconciliation of Final Value and documentation

Reconciliation of final value is done by the assessor using acceptable assessment practices. Documentation of pricing is contained in the Real Property card folders, while depreciation factors can be found in the reappraisal file available for public inspection.

Review assessment sales ratio studies after assessment actions

Once the assessment process has been completed the assessor puts the new information into her sales file data and redoes the ratio statistics.

Notices and Public Relations

Once the above assessment processes are complete, the assessor mails evaluation notices to all taxpayers whose value has changed. Such notices contain all information as prescribed by state statute, including but not limited to, level of assessment, prior and current year's values, ownership and legal description, date for filing protests, and dates during which the Board of Equalization will be in session. She also includes a review of assessment actions to each class of property for the current year. If agricultural land values are changed, she includes a numbered map indicating where sales have occurred. These numbers correspond to a sheet detailing each sale as to address of buyer/seller, date of sale, number of acres, percentage of acres to each land class (irrigated, dry and grass), and the sale price per acre.

Once the notices have been mailed, she publishes a Notice in the legal newspaper notifying the public that the annual revision of the assessment rolls is complete and on file. Said notice also contains the dates during which protests may be filed and the meeting dates of the Board of Equalization.

LEVEL OF VALUE, QUALITY, AND UNIFORMITY FOR ASSESSMENT YEAR 2006

<u>Property Class</u>	<u>Median</u>	<u>C.O.D.</u>	<u>P.R.D.</u>
Residential	95.24	19.25	110.42

Commercial	*	*	*
Agricultural	76.06	18.90	101.30

*Per COUNTY NUMBER 58 FINDINGS AND ORDERS issued by the Nebraska Tax Equalization and Review Commission: “*The statistical studies for the commercial class of real property are based on 6 sales of commercial real property in a 3 year period. (E58:34). Those sales are insufficient to provide reliable statistical studies.*”

RESIDENTIAL: The median is within the acceptable range, however the Coefficient of Dispersion (C.O.D.) and Price Related Differential (P.R.D.) are outside the range. The assessor recognizes a problem with improved sales within the Calamus Lake subdivisions and intends to work towards a solution to this problem with Kaiser Appraisal Service in August, 2006.

COMMERCIAL: Loup County has only six sales within the sales for this class. The Tax Equalization and Review Commission did not establish statistics for this class.

AGRICULTURAL: The median and the C.O.D. is within the accepted range while the P.R.D. being slightly above (+ 1.30) accepted range. Said difference for the C.O.D. and P.R.D. is not enough to weigh considerably upon the quality of assessment and does tend to indicate that agricultural properties are being assessed in a manner both uniform and proportional.

ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2007

RESIDENTIAL: Annual pickup work will be done and statistics reviewed for any needed changes to depreciations and values. E911 addresses will be added to the property cards *if* they become available.

RESIDENTIAL/Lake Properties and Subdivisions: New subdivisions will be added with a study done by Kaiser Appraisal Service to determine value of the lots. Annual pickup work will be done and statistics reviewed for any needed changes in

depreciation factors and valuations. The sales data from this area will be watched closely and data analyzed by Kaiser Appraisal as more improved sales occur in the area. Kaiser Appraisal Service will work with the assessor in August, 2006, to establish more accurate values of improved and unimproved properties within the lake subdivisions as enough sales have now occurred to make this study possible.

COMMERCIAL: Annual pickup work completed and priced by Kaiser Appraisal Service as needed. If more sales begin to occur in this class, a new study may need to be done by said appraisal company to determine if current depreciations are acceptable.

AGRICULTURAL: Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. The continuing review of a quarter of the county per year (see page 8 of this document) will include changes to these sites of the inventory and value of the improvements and new ground plans being drawn. As many pivots have been placed on previously gravity irrigated land, through use of the local Farm Service Agency (F.S.A.) information and drawings, changes will be made to correct the type of irrigation and the resulting changes in irrigated acres. Sales ratio and statistical studies are done annually to discover necessary changes in land values.

The assessor has implemented plans to add any new irrigated acres that are found through the N.R.D. required review with irrigators. She plans to copy the FSA maps provided by the irrigators for her records as she has been unable to obtain these herself from the local F.S.A. office.

ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2008

RESIDENTIAL: Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation.

RESIDENTIAL/Lake Properties and Subdivisions: Any new subdivisions will be added with a study done by Kaiser Appraisal Service to determine value of the lots. Annual pickup work will be done and statistics reviewed for any needed changes in depreciation factors and valuations. The sales data from this area will be watched closely and data analyzed by Kaiser Appraisal as more improved sales occur in the area.

COMMERCIAL: Annual pickup work completed and priced by Kaiser Appraisal Service as needed. If more sales begin to occur in this class, a new study may need to be done by said appraisal company to determine if current depreciations and values are acceptable.

AGRICULTURAL: Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. Sales ratio and statistical studies are done annually to discover necessary changes in land values.

ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2009

RESIDENTIAL: Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation.

RESIDENTIAL/Lake Properties and Subdivisions: Any new subdivisions will be added with a study done by Kaiser Appraisal Service to determine value of the lots. Annual pickup work will be done and statistics reviewed for any needed changes in depreciation factors and valuations. The sales data from this area will be watched closely and data analyzed by Kaiser Appraisal as more improved sales occur in the area.

COMMERCIAL: Annual pickup work completed and priced by Kaiser Appraisal Service as needed. If more sales begin to occur in this class, a new study may need to be done by said appraisal company to determine if current depreciations and values are acceptable.

AGRICULTURAL: Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. Sales ratio and statistical studies are done annually to discover necessary changes in land values.

OTHER FUNCTIONS PERFORMED BY THE ASSESSOR'S OFFICE

RECORD MAINTENANCE, MAPPING UPDATES, OWNERSHIP CHANGES: The assessor does the records maintenance with regards to ownership changes, mapping updates required and record maintenance as needed. All changes are updated regularly and generally within two weeks of the change.

ADMINISTRATIVE REPORTS: The assessor completes all reports including but not limited to the following and files same on a timely basis with the appropriate officials: the *Abstract (Real & Personal)*, *Assessor Survey*, and *Assessed Value Update* on or before March 19th, the *Certification of Values* on or before August 20th, the *School District Taxable Value Report* on or before August 25th, the *Average Assessed Value of Single-Family Residential Property* on or before September 1st, the *Annual Plan of Assessment* with the Board of Equalization on or before July 31st and PA & T on or before October 31st, the *Annual Tax Roll* on or before November 22nd, the *Homestead Exemption Summary Certificate Form 458S* on or before November 30th, the *Certificate of Taxes Levied* on or before December 1st, the *Legal Description and Owner of all property owned by the State or governmental subdivisions of the State* on or before December 1, 2004 and every fourth December thereafter, and the *Report of current values of properties owned by the Board of Educational Lands and Funds*.

PERSONAL PROPERTY: The assessor administers the timely filing of approximately one hundred fifty (150) personal property schedules each year. As a courtesy reminder, in the middle of February, she mails postcards to everyone who filed the previous year and those who will be new filers for the current year. Another reminder is sent the middle of April to those who haven't yet filed. Those who fail to file on or before May 1st are penalized according to state statute.

PERMISSIVE EXEMPTIONS: The assessor completes the basic information on the appropriate permissive exemption forms and mails those forms to the filers in November. Once the filings are returned she makes determinations as to their new or continued exempt use and advises the Board of Equalization of her recommendations. In 451 application years, notices are sent to all filers ten days prior to the exemption hearing. Notices are also sent in the case of a continuation of exemption being denied.

TAXABLE GOVERNMENT OWNED PROPERTY: An annual review is made of government owned property not used for public purposes. At this time, Loup County has no such government property but reviews government owned property each year to find any that may qualify and be taxed.

HOMESTEAD EXEMPTIONS: The Nebraska Department of Revenue (DOR) sends pre-printed Homestead Exemption (HSE) Application Forms to the assessor. The assessor then prepares mailings to all those still qualifying, consisting of a brief letter from the office explaining the contents of the mailing and instructions, DOR instructions, pre-printed HSE Forms 458, Nebraska Schedule I (Income Statement) and instructions. The assessor also fills out the necessary information on HSE Form 458 for those persons requesting applications for the current year who were not eligible for exemption in prior years and sends them all necessary information. Approximately forty to forty-five applications are processed each year. The assessor assists all applicants who need help with completing the forms.

TAX DISTRICTS, TAX RATES, TAX LISTS, TAX LIST CORRECTIONS: The assessor checks that all tax districts and valuations are correct and balanced. As she also serves as the County Clerk she sets the tax rates and verifies that they are correct. The assessor prepares and certifies the annual tax roll to the treasurer for all real,

centrally assessed and personal property. She also prepares all necessary tax list corrections and presents them to the County Board for action and to the Treasurer for collection or refund as the case may be.

COUNTY BOARD OF EQUALIZATION, TERC APPEALS: The county assessor provides copies to the Board of Equalization members of all protests with her recommendation noted thereon and copies of all information she has concerning valuation of the protested property prior to the protest hearings. She defends values before the TERC board with written testimony.

EDUCATION: Please see *Training*, page 4 of this document.

CONCLUSION

The budget requests aforementioned (see *Budget*, page 4 in this document) are sufficient to maintain the current assessment practices and cover the annual pickup work and annual physical inspection of one fourth of the county each year. I want to

purchase GIS printouts for each section of the county from the F.S.A. at a cost of \$576.00 in the next year, but this cost is covered under the assessor's budgeted amounts.

Respectfully submitted:

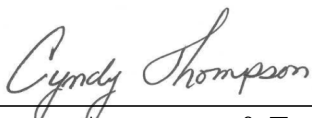
_____ Date: _____
Debbie Postany, Loup County Assessor

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 Loup County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9522.

Dated this 9th day of April, 2007.



Property Assessment & Taxation