

Preface

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

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

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

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

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

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

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

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

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

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

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

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

Table of Contents

Commission Summary

Property Tax Administrator's Opinions and Recommendations

Correlation Section

Residential Real Property

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

Commercial Real Property

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

Agricultural Land

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

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

Statistical Reports Section

R&O Statistical Reports

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

Preliminary Statistical Reports

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

Assessment Survey Section

County Reports Section

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

Special Valuation Section

Certification

Map Section

Valuation History Chart Section

Table of Contents

Commission Summary

Property Tax Administrator's Opinions and Recommendations

Correlation Section

Residential Real Property

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

Commercial Real Property

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

Agricultural Land

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

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

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Agricultural Unimproved, Qualified

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

Assessment Survey Section

County Reports Section

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

Special Valuation Section

Certification

Map Section

Valuation History Chart Section

2007 Commission Summary

60 McPherson

Residential Real Property - Current

Number of Sales		10	COD	9.72
Total Sales Price	\$	487400	PRD	104.34
Total Adj. Sales Price	\$	487400	COV	16.35
Total Assessed Value	\$	467355	STD	16.36
Avg. Adj. Sales Price	\$	48740.00	Avg. Abs. Dev.	9.59
Avg. Assessed Value	\$	46735.50	Min	77.73
Median		98.72	Max	141.20
Wgt. Mean		95.89	95% Median C.I.	88.67 to 102.95
Mean		100.05	95% Wgt. Mean C.I.	82.54 to 109.23
			95% Mean C.I.	88.34 to 111.75
% of Value of the Class of all Real Property Value in the County				3.88
% of Records Sold in the Study Period				8.55
% of Value Sold in the Study Period				11.2
Average Assessed Value of the Base				35,679

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	10	98.72	9.72	104.34
2006	9	92.05	24.43	116.21
2005	4	92.39	11.09	94.09
2004	7	93.16	5.27	104.44
2003	9	95	5.92	104.56
2002	8	94	12.46	96.6
2001	11	93	19.62	103.53

2007 Commission Summary

60 McPherson

Commercial Real Property - Current

Number of Sales		0	COD	0.00
Total Sales Price	\$	0	PRD	0.00
Total Adj. Sales Price	\$	0	COV	0.00
Total Assessed Value	\$	0	STD	0.00
Avg. Adj. Sales Price	\$	0.00	Avg. Abs. Dev.	0.00
Avg. Assessed Value	\$	0.00	Min	0.00
Median		0.00	Max	0.00
Wgt. Mean		0.00	95% Median C.I.	N/A
Mean		0.00	95% Wgt. Mean C.I.	N/A
			95% Mean C.I.	N/A
% of Value of the Class of all Real Property Value in the County				0.41
% of Records Sold in the Study Period				0
% of Value Sold in the Study Period				0
Average Assessed Value of the Base				36,433

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	0	0.00	0.00	0.00
2006	0	0.00	0.00	0.00
2005	0	0.00	0.00	0.00
2004	0	0.00	0.00	0.00
2003				
2002				
2001				

2007 Commission Summary

60 McPherson

Agricultural Land - Current

Number of Sales	31	COD	14.15
Total Sales Price	\$ 6997133	PRD	105.77
Total Adj. Sales Price	\$ 6962532	COV	18.02
Total Assessed Value	\$ 4656316	STD	12.74
Avg. Adj. Sales Price	\$ 224597.81	Avg. Abs. Dev.	10.26
Avg. Assessed Value	\$ 150203.74	Min	39.04
Median	72.47	Max	91.15
Wgt. Mean	66.88	95% Median C.I.	64.81 to 78.81
Mean	70.73	95% Wgt. Mean C.I.	61.41 to 72.35
		95% Mean C.I.	66.06 to 75.41
% of Value of the Class of all Real Property Value in the County			96.28
% of Records Sold in the Study Period			2.12
% of Value Sold in the Study Period			14.49
Average Assessed Value of the Base			70,853

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	31	72.47	14.15	105.77
2006	28	76.27	14.27	107.95
2005	26	77.48	17.10	108.12
2004	25	76.32	14.17	99.64
2003	25	77	11.13	99.69
2002	25	77	10.02	104.4
2001	27	77	14.86	96.67

2007 Opinions of the Property Tax Administrator for McPherson 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 McPherson County is 99% of actual value. It is my opinion that the quality of assessment for the class of residential real property in McPherson County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property


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

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in McPherson County is 72% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in McPherson County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.




Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for McPherson County**

Residential Real Property

I. Correlation

RESIDENTIAL: The sales utilization grid indicates that the county has utilized as many of the total sales as possible. The percent change report indicates a difference of 29.26 in the two figures; however further review reveals that there were only four sales in the study period of 7-1-05 through 6-30-06 (two are the same property) one sale was in Ward Estates Subdivision where all land values increased considerably, and the final sale increased more than average due to a finished basement that was previously valued as unfinished. This creates a disproportionate percent change in the sales file when compared to the overall base. The measures of central tendency are within the acceptable level of value. The Trended Preliminary Ratio offers weak support to the median, however the new pricing and depreciation may have an affect on this statistic. In regard to the qualitative measures, the Coefficient of Dispersion is within the acceptable parameter while the Price Related Differential is just slightly over the range, knowledge of the assessment practices would indicate uniform and proportionate assessments for 2007.

Based on my judgment of the assessment practices and the correlation of the information available to me, the best indication of the level of value is the R&O Median of 98 percent. No recommended adjustments to the residential property class are made.

**2007 Correlation Section
for McPherson 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	12	10	83.33
2006	13	9	69.23
2005	9	4	44.44
2004	10	7	70
2003	12	9	75
2002	14	8	57.14
2001	14	11	78.57

RESIDENTIAL: The assessor utilized a high proportion of the available sales for the development of residential qualified statistics, indicating that the measurement of the residential was done as fairly as possible and the sample has not been excessively trimmed.

**2007 Correlation Section
for McPherson County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for McPherson 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	84.35	11.24	93.83	98.72
2006	92.05	3.5	95.27	92.05
2005	92.39	-0.81	91.64	92.39
2004	93.16	-0.33	92.85	93.16
2003	93	11.13	103.35	95
2002	94	0.01	94.01	94
2001	81	7.96	87.45	93

RESIDENTIAL: The numbers are somewhat dissimilar and offer rather weak support for each other; however the new RCN and depreciation applied to the residential properties for 2007 could have an affect on this statistic.

**2007 Correlation Section
for McPherson 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 McPherson 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)
40.5	2007	11.24
0	2006	3.5
2.13	2005	-0.81
0	2004	-0.33
7.32	2003	11.13
0	2002	0.01
12.42	2001	7.96

RESIDENTIAL: It appears from the chart that the percentage change in the sales file was significantly more than the change in assessed base. Residential properties were revalued using 2006 Marshall & Swift pricing. There are only four sales (two are the same property) in the study period of 7-1-05 to 6-30-06, one of the sales involved property in Ward Estates Subdivision which increased considerably as did all land in the subdivision, the remaining sale was increased more than average due to a finished basement that was previously valued as unfinished. The four sales in the sale file would cause a disproportionate change in the sales file compared to the residential assessed base.

2007 Correlation Section for McPherson 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 McPherson County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	98.72	95.89	100.05

RESIDENTIAL: The three measures of central tendency support a level of value within the acceptable range. The similarity between the measures would indicate that the level of value has been attained.

**2007 Correlation Section
for McPherson 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	9.72	104.34
Difference	0	1.34

RESIDENTIAL: The Coefficient of Dispersion is within the range while the Price Related Differential is just slightly above the range. The assessor has few sales for the development of the residential statistics but it is believed that there is good assessment uniformity within the residential property class as a whole.

**2007 Correlation Section
for McPherson 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	10	10	0
Median	84.35	98.72	14.37
Wgt. Mean	71.01	95.89	24.88
Mean	88.53	100.05	11.52
COD	28.33	9.72	-18.61
PRD	124.68	104.34	-20.34
Min Sales Ratio	46.49	77.73	31.24
Max Sales Ratio	185.30	141.20	-44.1

RESIDENTIAL: The above table represents the reported changes in value to the residential class of property for 2007, there was new Marshall & Swift pricing and depreciation applied to the improvements in this class of property for 2007.

**2007 Correlation Section
for McPherson County**

Commerical Real Property

I. Correlation

COMMERCIAL: There were no qualified sales occurring in the county during this study period. It is believed that the county is in compliance for both the level of value and quality of assessment for tax year 2007. No adjustments are recommended for the commercial class of property for 2007.

**2007 Correlation Section
for McPherson 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	1	0	0
2006	1	0	0
2005	1	0	0
2004	0	0	
2003			
2002			
2001			

COMMERCIAL: NA

**2007 Correlation Section
for McPherson 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 McPherson 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	0.00	0.41	0	0.00
2006	0.00	2.74	0	0.00
2005	0.00	16.42	0	0.00
2004	0.00	0	0	0.00
2003				
2002	0	-0.08	0	0
2001	0	0.25	0	0

COMMERCIAL: NA

**2007 Correlation Section
for McPherson 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 McPherson 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	0.41
N/A	2006	2.74
0	2005	16.42
N/A	2004	0
	2003	
0	2002	-0.08
0	2001	0.25

COMMERCIAL: The change in the assessed base was due to a previously exempt parcel that sold and is now on the tax roll.

2007 Correlation Section for McPherson 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 McPherson County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	0.00	0.00	0.00

COMMERCIAL: NA

**2007 Correlation Section
for McPherson 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	0.00	0.00
Difference	0	-98

COMMERCIAL: NA

**2007 Correlation Section
for McPherson 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	0	0	0
Median	0.00	0.00	0
Wgt. Mean	0.00	0.00	0
Mean	0.00	0.00	0
COD	0.00	0.00	0
PRD	0.00	0.00	0
Min Sales Ratio	0.00	0.00	0
Max Sales Ratio	0.00	0.00	0

COMMERCIAL: NA

**2007 Correlation Section
for McPherson County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: A review of the 2007 Agricultural Statistics indicates that an accurate measurement of the agricultural property in McPherson County has been achieved. The sales utilization grid indicates that the county has utilized a high proportion of the total sales for development of the sales file. The measures of central tendency reflect that the median and mean are within the acceptable range and also The Trended Preliminary Ratio supports the R&O Median indicating the level of value to be within the range. The weighted mean is slightly below the acceptable range at 66.88. The percent change in the sales file compared to the percent change in the assessed base is similar indicating that sold and unsold properties were assessed uniformly. The Coefficient of Dispersion is within the acceptable range and the Price Related Differential is just slightly above the range. It is believed that the county has attained an acceptable level of value and has uniform and proportionate assessments for tax year 2007. No recommended adjustments are made for the agricultural class of property for assessment year 2007.

Based on my judgment and the information available to me, the best indication of the level of value for the unimproved agricultural property is the R & O median of 72 percent.

**2007 Correlation Section
for McPherson 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	42	31	73.81
2006	43	28	65.12
2005	35	26	74.29
2004	37	25	67.57
2003	38	25	65.79
2002	38	25	65.79
2001	34	27	79.41

AGRICULTURAL UNIMPROVED: A review of the utilization table indicates that the county has utilized a high proportion of the available sales for the development of the agricultural qualified statistics. It further indicates that the county has not excessively trimmed the sample.

**2007 Correlation Section
for McPherson 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 McPherson 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	70.40	2.98	72.5	72.47
2006	74.69	2.74	76.73	76.27
2005	73.21	6.07	77.66	77.48
2004	71.42	6.13	75.8	76.32
2003	77	0	77	77
2002	72	7.36	77.3	77
2001	70	16.88	81.82	77

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

**2007 Correlation Section
for McPherson 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 McPherson 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)
2.91	2007	2.98
2.99	2006	2.74
5.41	2005	6.07
6.9	2004	6.13
0	2003	0
7.36	2002	7.03
11.1	2001	16.88

AGRICULTURAL UNIMPROVED: The review of the percent change report indicates that the McPherson County has appraised sold and unsold parcels similarly. The percent change in the sales file and the percent change in assessed base value is consistent with the reported assessment actions.

2007 Correlation Section for McPherson 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 McPherson County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	72.47	66.88	70.73

AGRICULTURAL UNIMPROVED: The median and mean are within the acceptable range while the weighted mean is just below the range. Hypothetically removing just one extreme outlier would move the median to 72.71 – weighted mean to 71.32 and the mean to 68.76. The similarity between the measures of central tendency would indicate that the level of value has been attained.

**2007 Correlation Section
for McPherson County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	14.15	105.77
Difference	0	2.77

AGRICULTURAL UNIMPROVED: The Coefficient of Dispersion is well within the acceptable range while the Price Related Differential is just slightly high. When hypothetically removing the outlier indicated in the central tendency review, the COD would indicate 13.69 and the PRD would move to 103.73. It is believed that the county has attained uniform and proportionate assessments in the agricultural class of property.

**2007 Correlation Section
for McPherson 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	31	31	0
Median	70.40	72.47	2.07
Wgt. Mean	64.92	66.88	1.96
Mean	68.77	70.73	1.96
COD	14.12	14.15	0.03
PRD	105.92	105.77	-0.15
Min Sales Ratio	37.77	39.04	1.27
Max Sales Ratio	88.54	91.15	2.61

AGRICULTURAL UNIMPROVED: A review of the agricultural statistics indicates no change in the number of sales between the preliminary and final statistics. After reviewing the Preliminary Statistical Report, the 2007 Assessment Actions and the 2007 Statistical Report for the agricultural property class, the statistical measurements appear to be a realistic reflection of the assessment action taken in McPherson County.

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

60 McPherson

	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	3,714,298	4,174,476	460,178	12.39	42,669	11.24
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	6,127,510	7,264,526	1,137,016	18.56	*-----	18.56
4. Total Residential (sum lines 1-3)	9,841,808	11,439,002	1,597,194	16.23	42,669	15.8
5. Commercial	418,709	437,199	18,490	4.42	16,775	0.41
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	1,835,457	1,857,566	22,109	1.2	5,015	0.93
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	2,254,166	2,294,765	40,599	1.8	16,775	1.06
10. Total Non-Agland Real Property	12,095,974	13,733,767	1,637,793	13.54	64,459	13.01
11. Irrigated	4,675,140	4,997,834	322,694	6.9		
12. Dryland	781,919	772,669	-9,250	-1.18		
13. Grassland	90,088,988	92,626,346	2,537,358	2.82		
14. Wasteland	22008	22,048	40	0.18		
15. Other Agland	0	0	0			
16. Total Agricultural Land	95,568,055	98,418,897	2,850,842	2.98		
17. Total Value of All Real Property (Locally Assessed)	107,664,029	112,152,664	4,488,635	4.17	64,459	4.11

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

PA&T 2007 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	10	MEDIAN:	99	COV:	16.35	95% Median C.I.:	88.67 to 102.95
TOTAL Sales Price:	487,400	WGT. MEAN:	96	STD:	16.36	95% Wgt. Mean C.I.:	82.54 to 109.23
TOTAL Adj.Sales Price:	487,400	MEAN:	100	AVG.ABS.DEV:	9.59	95% Mean C.I.:	88.34 to 111.75
TOTAL Assessed Value:	467,355						
AVG. Adj. Sales Price:	48,740	COD:	9.72	MAX Sales Ratio:	141.20		
AVG. Assessed Value:	46,735	PRD:	104.34	MIN Sales Ratio:	77.73		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	4	101.62	105.54	99.43	16.27	106.14	77.73	141.20	N/A	38,875	38,654
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	2	95.82	95.82	96.45	1.39	99.35	94.49	97.15	N/A	19,000	18,325
07/01/05 TO 09/30/05	1	101.88	101.88	101.88			101.88	101.88	N/A	50,000	50,940
10/01/05 TO 12/31/05	1	88.67	88.67	88.67			88.67	88.67	N/A	152,900	135,572
01/01/06 TO 03/31/06	1	101.88	101.88	101.88			101.88	101.88	N/A	50,000	50,940
04/01/06 TO 06/30/06	1	94.23	94.23	94.23			94.23	94.23	N/A	41,000	38,634
____Study Years____											
07/01/04 TO 06/30/05	6	98.72	102.30	98.85	12.67	103.49	77.73	141.20	77.73 to 141.20	32,250	31,878
07/01/05 TO 06/30/06	4	98.06	96.66	93.94	5.32	102.90	88.67	101.88	N/A	73,475	69,021
____Calendar Yrs____											
01/01/05 TO 12/31/05	4	95.82	95.55	92.64	4.14	103.14	88.67	101.88	N/A	60,225	55,790
____ALL____											
	10	98.72	100.05	95.89	9.72	104.34	77.73	141.20	88.67 to 102.95	48,740	46,735

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RURAL	10	98.72	100.05	95.89	9.72	104.34	77.73	141.20	88.67 to 102.95	48,740	46,735
____ALL____											
	10	98.72	100.05	95.89	9.72	104.34	77.73	141.20	88.67 to 102.95	48,740	46,735

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
3	10	98.72	100.05	95.89	9.72	104.34	77.73	141.20	88.67 to 102.95	48,740	46,735
____ALL____											
	10	98.72	100.05	95.89	9.72	104.34	77.73	141.20	88.67 to 102.95	48,740	46,735

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	9	97.15	100.02	95.86	10.61	104.34	77.73	141.20	88.67 to 102.95	53,766	51,538
2	1	100.29	100.29	100.29			100.29	100.29	N/A	3,500	3,510
____ALL____											
	10	98.72	100.05	95.89	9.72	104.34	77.73	141.20	88.67 to 102.95	48,740	46,735

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:	10	MEDIAN:	99	COV:	16.35	95% Median C.I.:	88.67 to 102.95
TOTAL Sales Price:	487,400	WGT. MEAN:	96	STD:	16.36	95% Wgt. Mean C.I.:	82.54 to 109.23
TOTAL Adj.Sales Price:	487,400	MEAN:	100	AVG.ABS.DEV:	9.59	95% Mean C.I.:	88.34 to 111.75
TOTAL Assessed Value:	467,355						
AVG. Adj. Sales Price:	48,740	COD:	9.72	MAX Sales Ratio:	141.20		
AVG. Assessed Value:	46,735	PRD:	104.34	MIN Sales Ratio:	77.73		

Printed: 03/28/2007 00:21:25

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	7	101.88	102.09	96.00	11.13	106.34	77.73	141.20	77.73 to 141.20	58,342	56,010
06											
07	3	94.49	95.29	95.30	1.03	99.99	94.23	97.15	N/A	26,333	25,094
ALL	10	98.72	100.05	95.89	9.72	104.34	77.73	141.20	88.67 to 102.95	48,740	46,735

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500											
57-0501											
60-0090	10	98.72	100.05	95.89	9.72	104.34	77.73	141.20	88.67 to 102.95	48,740	46,735
NonValid School											
ALL	10	98.72	100.05	95.89	9.72	104.34	77.73	141.20	88.67 to 102.95	48,740	46,735

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	3	94.49	96.34	94.67	2.14	101.76	94.23	100.29	N/A	18,166	17,197
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	102.95	102.95	102.95			102.95	102.95	N/A	25,000	25,737
1920 TO 1939	1	141.20	141.20	141.20			141.20	141.20	N/A	42,000	59,305
1940 TO 1949											
1950 TO 1959	2	101.88	101.88	101.88	0.00	100.00	101.88	101.88	N/A	50,000	50,940
1960 TO 1969											
1970 TO 1979	1	88.67	88.67	88.67			88.67	88.67	N/A	152,900	135,572
1980 TO 1989	1	77.73	77.73	77.73			77.73	77.73	N/A	85,000	66,067
1990 TO 1994											
1995 TO 1999	1	97.15	97.15	97.15			97.15	97.15	N/A	28,000	27,201
2000 TO Present											
ALL	10	98.72	100.05	95.89	9.72	104.34	77.73	141.20	88.67 to 102.95	48,740	46,735

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:	10	MEDIAN:	99	COV:	16.35	95% Median C.I.:	88.67 to 102.95
TOTAL Sales Price:	487,400	WGT. MEAN:	96	STD:	16.36	95% Wgt. Mean C.I.:	82.54 to 109.23
TOTAL Adj.Sales Price:	487,400	MEAN:	100	AVG.ABS.DEV:	9.59	95% Mean C.I.:	88.34 to 111.75
TOTAL Assessed Value:	467,355						
AVG. Adj. Sales Price:	48,740	COD:	9.72	MAX Sales Ratio:	141.20		
AVG. Assessed Value:	46,735	PRD:	104.34	MIN Sales Ratio:	77.73		

Printed: 03/28/2007 00:21:25

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	100.29	100.29	100.29			100.29	100.29	N/A	3,500	3,510
Total \$ _____											
1 TO 9999	1	100.29	100.29	100.29			100.29	100.29	N/A	3,500	3,510
10000 TO 29999	3	97.15	98.20	99.03	2.90	99.16	94.49	102.95	N/A	21,000	20,795
30000 TO 59999	4	101.88	109.80	109.19	11.53	100.56	94.23	141.20	N/A	45,750	49,954
60000 TO 99999	1	77.73	77.73	77.73			77.73	77.73	N/A	85,000	66,067
150000 TO 249999	1	88.67	88.67	88.67			88.67	88.67	N/A	152,900	135,572
ALL _____											
	10	98.72	100.05	95.89	9.72	104.34	77.73	141.20	88.67 to 102.95	48,740	46,735

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	100.29	100.29	100.29			100.29	100.29	N/A	3,500	3,510
5000 TO 9999	1	94.49	94.49	94.49			94.49	94.49	N/A	10,000	9,449
Total \$ _____											
1 TO 9999	2	97.39	97.39	95.99	2.98	101.46	94.49	100.29	N/A	6,750	6,479
10000 TO 29999	2	100.05	100.05	99.88	2.90	100.17	97.15	102.95	N/A	26,500	26,469
30000 TO 59999	4	101.88	109.80	109.19	11.53	100.56	94.23	141.20	N/A	45,750	49,954
60000 TO 99999	1	77.73	77.73	77.73			77.73	77.73	N/A	85,000	66,067
100000 TO 149999	1	88.67	88.67	88.67			88.67	88.67	N/A	152,900	135,572
ALL _____											
	10	98.72	100.05	95.89	9.72	104.34	77.73	141.20	88.67 to 102.95	48,740	46,735

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	94.49	96.34	94.67	2.14	101.76	94.23	100.29	N/A	18,166	17,197
10	1	77.73	77.73	77.73			77.73	77.73	N/A	85,000	66,067
20	4	102.42	111.98	111.93	9.86	100.04	101.88	141.20	N/A	41,750	46,730
30	2	92.91	92.91	89.98	4.56	103.26	88.67	97.15	N/A	90,450	81,386
ALL _____											
	10	98.72	100.05	95.89	9.72	104.34	77.73	141.20	88.67 to 102.95	48,740	46,735

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:	10	MEDIAN:	99	COV:	16.35	95% Median C.I.:	88.67 to 102.95
TOTAL Sales Price:	487,400	WGT. MEAN:	96	STD:	16.36	95% Wgt. Mean C.I.:	82.54 to 109.23
TOTAL Adj.Sales Price:	487,400	MEAN:	100	AVG.ABS.DEV:	9.59	95% Mean C.I.:	88.34 to 111.75
TOTAL Assessed Value:	467,355						
AVG. Adj. Sales Price:	48,740	COD:	9.72	MAX Sales Ratio:	141.20		
AVG. Assessed Value:	46,735	PRD:	104.34	MIN Sales Ratio:	77.73		

Printed: 03/28/2007 00:21:25

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	100.29	100.29	100.29			100.29	100.29	N/A	3,500	3,510
100	3	94.49	95.29	95.30	1.03	99.99	94.23	97.15	N/A	26,333	25,094
101	5	101.88	102.27	95.51	15.05	107.09	77.73	141.20	N/A	75,980	72,564
104	1	102.95	102.95	102.95			102.95	102.95	N/A	25,000	25,737
ALL	10	98.72	100.05	95.89	9.72	104.34	77.73	141.20	88.67 to 102.95	48,740	46,735

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	94.49	96.34	94.67	2.14	101.76	94.23	100.29	N/A	18,166	17,197
30	7	101.88	101.64	96.04	11.57	105.83	77.73	141.20	77.73 to 141.20	61,842	59,394
ALL	10	98.72	100.05	95.89	9.72	104.34	77.73	141.20	88.67 to 102.95	48,740	46,735

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:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

Printed: 03/28/2007 00:21:31

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____	_____										
07/01/03 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											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
____Study Years____	_____										
07/01/03 TO 06/30/04											
07/01/04 TO 06/30/05											
07/01/05 TO 06/30/06											
____Calendar Yrs____	_____										
01/01/04 TO 12/31/04											
01/01/05 TO 12/31/05											
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

PA&T 2007 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

Printed: 03/28/2007 00:21:31

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500											
57-0501											
60-0090											
NonValid School											
ALL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
ALL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
ALL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

Printed: 03/28/2007 00:21:31

COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
____ALL____	_____											
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0	
OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
____ALL____	_____											
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0	
PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
02												
03												
04												
____ALL____	_____											
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0	

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:	31	MEDIAN:	72	COV:	18.02	95% Median C.I.:	64.81 to 78.81	(! : Derived)
(AgLand) TOTAL Sales Price:	6,997,133	WGT. MEAN:	67	STD:	12.74	95% Wgt. Mean C.I.:	61.41 to 72.35	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,962,532	MEAN:	71	AVG.ABS.DEV:	10.26	95% Mean C.I.:	66.06 to 75.41	
(AgLand) TOTAL Assessed Value:	4,656,316							
AVG. Adj. Sales Price:	224,597	COD:	14.15	MAX Sales Ratio:	91.15			
AVG. Assessed Value:	150,203	PRD:	105.77	MIN Sales Ratio:	39.04			

Printed: 03/28/2007 00:21:51

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	7	79.60	75.39	78.98	9.91	95.47	58.27	88.94	58.27 to 88.94	122,385	96,654
01/01/04 TO 03/31/04	3	73.04	73.19	73.26	0.29	99.91	72.95	73.59	N/A	357,244	261,723
04/01/04 TO 06/30/04	3	65.26	69.36	59.79	18.63	115.99	53.17	89.64	N/A	432,700	258,726
07/01/04 TO 09/30/04	7	70.00	69.25	68.92	7.30	100.49	58.08	78.81	58.08 to 78.81	199,114	137,221
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	91.15	91.15	91.15			91.15	91.15	N/A	115,200	105,000
04/01/05 TO 06/30/05	2	85.06	85.06	85.07	0.24	99.99	84.85	85.26	N/A	70,250	59,760
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	3	66.05	67.76	64.47	17.31	105.11	51.47	85.76	N/A	293,200	189,016
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	5	64.37	57.61	55.20	11.99	104.36	39.04	66.33	N/A	241,380	133,252
<u>Study Years</u>											
07/01/03 TO 06/30/04	13	73.59	73.49	69.36	12.29	105.96	53.17	89.64	59.41 to 82.96	248,194	172,148
07/01/04 TO 06/30/05	10	73.22	74.60	71.84	11.21	103.84	58.08	91.15	61.43 to 85.26	164,950	118,507
07/01/05 TO 06/30/06	8	64.59	61.42	59.11	14.43	103.91	39.04	85.76	39.04 to 85.76	260,812	154,164
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	13	72.47	70.19	67.01	8.92	104.74	53.17	89.64	61.43 to 73.98	289,510	193,992
01/01/05 TO 12/31/05	6	85.06	77.42	69.72	11.72	111.04	51.47	91.15	51.47 to 91.15	189,216	131,928
<u>ALL</u>											
	31	72.47	70.73	66.88	14.15	105.77	39.04	91.15	64.81 to 78.81	224,597	150,203

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:	31	MEDIAN:	72	COV:	18.02	95% Median C.I.:	64.81 to 78.81	(!: Derived)
(AgLand) TOTAL Sales Price:	6,997,133	WGT. MEAN:	67	STD:	12.74	95% Wgt. Mean C.I.:	61.41 to 72.35	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,962,532	MEAN:	71	AVG.ABS.DEV:	10.26	95% Mean C.I.:	66.06 to 75.41	
(AgLand) TOTAL Assessed Value:	4,656,316							
AVG. Adj. Sales Price:	224,597	COD:	14.15	MAX Sales Ratio:	91.15			
AVG. Assessed Value:	150,203	PRD:	105.77	MIN Sales Ratio:	39.04			

Printed: 03/28/2007 00:21:51

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1997	1	61.43	61.43	61.43			61.43	61.43	N/A	164,000	100,753	
1999	2	54.52	54.52	44.60	28.39	122.25	39.04	70.00	N/A	167,250	74,586	
2001	1	64.81	64.81	64.81			64.81	64.81	N/A	172,800	112,000	
2003	2	72.43	72.43	69.67	8.81	103.96	66.05	78.81	N/A	333,100	232,075	
2005	2	79.69	79.69	79.69	0.12	100.00	79.60	79.79	N/A	70,400	56,105	
2007	1	58.08	58.08	58.08			58.08	58.08	N/A	286,800	166,580	
2177	1	78.79	78.79	78.79			78.79	78.79	N/A	365,399	287,896	
2181	3	73.04	73.19	73.26	0.29	99.91	72.95	73.59	N/A	357,244	261,723	
2183	2	77.72	77.72	75.01	6.75	103.60	72.47	82.96	N/A	278,700	209,060	
2187	1	91.15	91.15	91.15			91.15	91.15	N/A	115,200	105,000	
2283	3	65.26	67.87	67.03	4.91	101.25	64.37	73.98	N/A	219,400	147,066	
2285	1	70.00	70.00	70.00			70.00	70.00	N/A	120,000	84,000	
2287	2	76.05	76.05	74.78	12.78	101.69	66.33	85.76	N/A	150,100	112,245	
2289	2	52.49	52.49	52.70	1.94	99.59	51.47	53.51	N/A	344,000	181,300	
2465	1	88.94	88.94	88.94			88.94	88.94	N/A	126,600	112,600	
2467	1	89.64	89.64	89.64			89.64	89.64	N/A	125,300	112,320	
2469	1	53.17	53.17	53.17			53.17	53.17	N/A	840,000	446,658	
2473	1	85.26	85.26	85.26			85.26	85.26	N/A	74,100	63,180	
2475	3	59.41	67.51	69.68	14.91	96.88	58.27	84.85	N/A	51,766	36,072	
ALL												
	31	72.47	70.73	66.88	14.15	105.77	39.04	91.15	64.81 to 78.81	224,597	150,203	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0	31	72.47	70.73	66.88	14.15	105.77	39.04	91.15	64.81 to 78.81	224,597	150,203	
ALL												
	31	72.47	70.73	66.88	14.15	105.77	39.04	91.15	64.81 to 78.81	224,597	150,203	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	31	72.47	70.73	66.88	14.15	105.77	39.04	91.15	64.81 to 78.81	224,597	150,203	
ALL												
	31	72.47	70.73	66.88	14.15	105.77	39.04	91.15	64.81 to 78.81	224,597	150,203	

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:	31	MEDIAN:	72	COV:	18.02	95% Median C.I.:	64.81 to 78.81	(! : Derived)
(AgLand) TOTAL Sales Price:	6,997,133	WGT. MEAN:	67	STD:	12.74	95% Wgt. Mean C.I.:	61.41 to 72.35	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,962,532	MEAN:	71	AVG.ABS.DEV:	10.26	95% Mean C.I.:	66.06 to 75.41	
(AgLand) TOTAL Assessed Value:	4,656,316							
AVG. Adj. Sales Price:	224,597	COD:	14.15	MAX Sales Ratio:	91.15			
AVG. Assessed Value:	150,203	PRD:	105.77	MIN Sales Ratio:	39.04			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500											
57-0501	1	61.43	61.43	61.43			61.43	61.43	N/A	164,000	100,753
60-0090	30	72.71	71.05	67.01	14.07	106.02	39.04	91.15	65.26 to 78.81	226,617	151,852
NonValid School											
ALL	31	72.47	70.73	66.88	14.15	105.77	39.04	91.15	64.81 to 78.81	224,597	150,203

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	59.41	59.41	59.41			59.41	59.41	N/A	6,800	4,040
180.01 TO 330.00	5	79.60	74.50	73.97	9.14	100.72	58.27	84.85	N/A	69,860	51,677
330.01 TO 650.00	14	73.47	74.04	70.43	15.44	105.14	39.04	91.15	64.37 to 88.94	149,050	104,969
650.01 +	11	66.05	65.84	64.70	13.10	101.76	51.47	78.81	53.17 to 78.79	410,884	265,847
ALL	31	72.47	70.73	66.88	14.15	105.77	39.04	91.15	64.81 to 78.81	224,597	150,203

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
GRASS	25	73.04	73.71	70.02	12.00	105.26	51.47	91.15	66.33 to 79.79	209,189	146,478
GRASS-N/A	4	58.84	54.54	49.26	10.00	110.71	39.04	61.43	N/A	131,850	64,950
IRRGTD-N/A	2	65.98	65.98	60.94	19.41	108.27	53.17	78.79	N/A	602,699	367,277
ALL	31	72.47	70.73	66.88	14.15	105.77	39.04	91.15	64.81 to 78.81	224,597	150,203

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
GRASS	27	72.95	72.68	69.59	12.46	104.44	51.47	91.15	65.26 to 79.79	202,808	141,131
GRASS-N/A	2	49.22	49.22	39.54	20.69	124.51	39.04	59.41	N/A	140,650	55,606
IRRGTD-N/A	2	65.98	65.98	60.94	19.41	108.27	53.17	78.79	N/A	602,699	367,277
ALL	31	72.47	70.73	66.88	14.15	105.77	39.04	91.15	64.81 to 78.81	224,597	150,203

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
GRASS	29	72.47	71.06	68.12	13.91	104.32	39.04	91.15	64.81 to 79.60	198,521	135,233
IRRGTD	2	65.98	65.98	60.94	19.41	108.27	53.17	78.79	N/A	602,699	367,277
ALL	31	72.47	70.73	66.88	14.15	105.77	39.04	91.15	64.81 to 78.81	224,597	150,203

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:	31	MEDIAN:	72	COV:	18.02	95% Median C.I.:	64.81 to 78.81	(! : Derived)
(AgLand) TOTAL Sales Price:	6,997,133	WGT. MEAN:	67	STD:	12.74	95% Wgt. Mean C.I.:	61.41 to 72.35	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,962,532	MEAN:	71	AVG.ABS.DEV:	10.26	95% Mean C.I.:	66.06 to 75.41	
(AgLand) TOTAL Assessed Value:	4,656,316							
AVG. Adj. Sales Price:	224,597	COD:	14.15	MAX Sales Ratio:	91.15			
AVG. Assessed Value:	150,203	PRD:	105.77	MIN Sales Ratio:	39.04			

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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 \$ _____											
5000 TO 9999	1	59.41	59.41	59.41			59.41	59.41	N/A	6,800	4,040
Total \$ _____											
1 TO 9999	1	59.41	59.41	59.41			59.41	59.41	N/A	6,800	4,040
60000 TO 99999	6	79.69	76.30	75.95	8.79	100.46	58.27	85.26	58.27 to 85.26	70,566	53,594
100000 TO 149999	6	87.35	84.74	84.75	5.92	99.99	70.00	91.15	70.00 to 91.15	125,450	106,320
150000 TO 249999	7	66.33	68.95	68.99	7.57	99.94	61.43	78.81	61.43 to 78.81	167,800	115,770
250000 TO 499999	10	65.66	63.13	64.69	14.71	97.58	39.04	78.79	51.47 to 73.59	376,503	243,573
500000 +	1	53.17	53.17	53.17			53.17	53.17	N/A	840,000	446,658
ALL _____											
	31	72.47	70.73	66.88	14.15	105.77	39.04	91.15	64.81 to 78.81	224,597	150,203

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	59.41	59.41	59.41			59.41	59.41	N/A	6,800	4,040
Total \$ _____											
1 TO 9999	1	59.41	59.41	59.41			59.41	59.41	N/A	6,800	4,040
30000 TO 59999	5	79.60	74.50	73.97	9.14	100.72	58.27	84.85	N/A	69,860	51,677
60000 TO 99999	2	77.63	77.63	75.83	9.83	102.38	70.00	85.26	N/A	97,050	73,590
100000 TO 149999	14	73.47	72.26	68.46	16.61	105.55	39.04	91.15	61.43 to 88.94	168,128	115,106
150000 TO 249999	3	58.08	58.95	58.55	6.74	100.68	53.51	65.26	N/A	345,200	202,126
250000 TO 499999	6	72.76	69.52	67.12	7.73	103.58	53.17	78.79	53.17 to 78.79	503,822	338,140
ALL _____											
	31	72.47	70.73	66.88	14.15	105.77	39.04	91.15	64.81 to 78.81	224,597	150,203

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:	10	MEDIAN:	84	COV:	44.45	95% Median C.I.:	48.04 to 103.67
TOTAL Sales Price:	487,400	WGT. MEAN:	71	STD:	39.35	95% Wgt. Mean C.I.:	55.17 to 86.84
TOTAL Adj.Sales Price:	487,400	MEAN:	89	AVG.ABS.DEV:	23.90	95% Mean C.I.:	60.38 to 116.68
TOTAL Assessed Value:	346,091						
AVG. Adj. Sales Price:	48,740	COD:	28.33	MAX Sales Ratio:	185.30		
AVG. Assessed Value:	34,609	PRD:	124.68	MIN Sales Ratio:	46.49		

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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
DATE OF SALE *											
_____Qrtrs_____											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	4	86.44	80.31	65.61	15.92	122.39	48.04	100.29	N/A	38,875	25,507
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	2	144.49	144.49	125.15	28.25	115.45	103.67	185.30	N/A	19,000	23,778
07/01/05 TO 09/30/05	1	83.64	83.64	83.64			83.64	83.64	N/A	50,000	41,822
10/01/05 TO 12/31/05	1	61.35	61.35	61.35			61.35	61.35	N/A	152,900	93,802
01/01/06 TO 03/31/06	1	83.64	83.64	83.64			83.64	83.64	N/A	50,000	41,822
04/01/06 TO 06/30/06	1	46.49	46.49	46.49			46.49	46.49	N/A	41,000	19,059
_____Study Years_____											
07/01/04 TO 06/30/05	6	94.07	101.70	77.31	29.83	131.55	48.04	185.30	48.04 to 185.30	32,250	24,931
07/01/05 TO 06/30/06	4	72.50	68.78	66.86	20.50	102.87	46.49	83.64	N/A	73,475	49,126
_____Calendar Yrs_____											
01/01/05 TO 12/31/05	4	93.66	108.49	76.04	38.43	142.67	61.35	185.30	N/A	60,225	45,795
_____ALL_____											
	10	84.35	88.53	71.01	28.33	124.68	46.49	185.30	48.04 to 103.67	48,740	34,609
ASSESSOR LOCATION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RURAL	10	84.35	88.53	71.01	28.33	124.68	46.49	185.30	48.04 to 103.67	48,740	34,609
_____ALL_____											
	10	84.35	88.53	71.01	28.33	124.68	46.49	185.30	48.04 to 103.67	48,740	34,609
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
3	10	84.35	88.53	71.01	28.33	124.68	46.49	185.30	48.04 to 103.67	48,740	34,609
_____ALL_____											
	10	84.35	88.53	71.01	28.33	124.68	46.49	185.30	48.04 to 103.67	48,740	34,609
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	9	83.64	87.22	70.80	29.54	123.21	46.49	185.30	48.04 to 103.67	53,766	38,064
2	1	100.29	100.29	100.29			100.29	100.29	N/A	3,500	3,510
_____ALL_____											
	10	84.35	88.53	71.01	28.33	124.68	46.49	185.30	48.04 to 103.67	48,740	34,609

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:	10	MEDIAN:	84	COV:	44.45	95% Median C.I.:	48.04 to 103.67
TOTAL Sales Price:	487,400	WGT. MEAN:	71	STD:	39.35	95% Wgt. Mean C.I.:	55.17 to 86.84
TOTAL Adj.Sales Price:	487,400	MEAN:	89	AVG.ABS.DEV:	23.90	95% Mean C.I.:	60.38 to 116.68
TOTAL Assessed Value:	346,091						
AVG. Adj. Sales Price:	48,740	COD:	28.33	MAX Sales Ratio:	185.30		
AVG. Assessed Value:	34,609	PRD:	124.68	MIN Sales Ratio:	46.49		

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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	7	83.64	78.55	68.43	13.69	114.79	48.04	100.29	48.04 to 100.29	58,342	39,925
06											
07	3	103.67	111.82	84.32	44.63	132.61	46.49	185.30	N/A	26,333	22,205
ALL	10	84.35	88.53	71.01	28.33	124.68	46.49	185.30	48.04 to 103.67	48,740	34,609

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500											
57-0501											
60-0090	10	84.35	88.53	71.01	28.33	124.68	46.49	185.30	48.04 to 103.67	48,740	34,609
NonValid School											
ALL	10	84.35	88.53	71.01	28.33	124.68	46.49	185.30	48.04 to 103.67	48,740	34,609

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	3	100.29	110.69	75.41	46.14	146.79	46.49	185.30	N/A	18,166	13,699
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	87.84	87.84	87.84			87.84	87.84	N/A	25,000	21,961
1920 TO 1939	1	85.05	85.05	85.05			85.05	85.05	N/A	42,000	35,720
1940 TO 1949											
1950 TO 1959	2	83.64	83.64	83.64	0.00	100.00	83.64	83.64	N/A	50,000	41,822
1960 TO 1969											
1970 TO 1979	1	61.35	61.35	61.35			61.35	61.35	N/A	152,900	93,802
1980 TO 1989	1	48.04	48.04	48.04			48.04	48.04	N/A	85,000	40,838
1990 TO 1994											
1995 TO 1999	1	103.67	103.67	103.67			103.67	103.67	N/A	28,000	29,027
2000 TO Present											
ALL	10	84.35	88.53	71.01	28.33	124.68	46.49	185.30	48.04 to 103.67	48,740	34,609

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	10	MEDIAN:	84	COV:	44.45	95% Median C.I.:	48.04 to 103.67
TOTAL Sales Price:	487,400	WGT. MEAN:	71	STD:	39.35	95% Wgt. Mean C.I.:	55.17 to 86.84
TOTAL Adj.Sales Price:	487,400	MEAN:	89	AVG.ABS.DEV:	23.90	95% Mean C.I.:	60.38 to 116.68
TOTAL Assessed Value:	346,091						
AVG. Adj. Sales Price:	48,740	COD:	28.33	MAX Sales Ratio:	185.30		
AVG. Assessed Value:	34,609	PRD:	124.68	MIN Sales Ratio:	46.49		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	100.29	100.29	100.29			100.29	100.29	N/A	3,500	3,510
Total \$ _____											
1 TO 9999	1	100.29	100.29	100.29			100.29	100.29	N/A	3,500	3,510
10000 TO 29999	3	103.67	125.60	110.35	31.34	113.83	87.84	185.30	N/A	21,000	23,172
30000 TO 59999	4	83.64	74.71	75.64	11.53	98.76	46.49	85.05	N/A	45,750	34,605
60000 TO 99999	1	48.04	48.04	48.04			48.04	48.04	N/A	85,000	40,838
150000 TO 249999	1	61.35	61.35	61.35			61.35	61.35	N/A	152,900	93,802
ALL _____											
	10	84.35	88.53	71.01	28.33	124.68	46.49	185.30	48.04 to 103.67	48,740	34,609

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	100.29	100.29	100.29			100.29	100.29	N/A	3,500	3,510
Total \$ _____											
1 TO 9999	1	100.29	100.29	100.29			100.29	100.29	N/A	3,500	3,510
10000 TO 29999	4	95.76	105.83	85.17	40.37	124.25	46.49	185.30	N/A	26,000	22,144
30000 TO 59999	4	83.64	75.09	70.57	11.06	106.40	48.04	85.05	N/A	56,750	40,050
60000 TO 99999	1	61.35	61.35	61.35			61.35	61.35	N/A	152,900	93,802
ALL _____											
	10	84.35	88.53	71.01	28.33	124.68	46.49	185.30	48.04 to 103.67	48,740	34,609

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	100.29	110.69	75.41	46.14	146.79	46.49	185.30	N/A	18,166	13,699
10	1	48.04	48.04	48.04			48.04	48.04	N/A	85,000	40,838
20	4	84.35	85.04	84.63	1.66	100.49	83.64	87.84	N/A	41,750	35,331
30	2	82.51	82.51	67.90	25.65	121.52	61.35	103.67	N/A	90,450	61,414
ALL _____											
	10	84.35	88.53	71.01	28.33	124.68	46.49	185.30	48.04 to 103.67	48,740	34,609

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	100.29	100.29	100.29			100.29	100.29	N/A	3,500	3,510
100	3	103.67	111.82	84.32	44.63	132.61	46.49	185.30	N/A	26,333	22,205
101	5	83.64	72.34	66.86	14.18	108.20	48.04	85.05	N/A	75,980	50,800
104	1	87.84	87.84	87.84			87.84	87.84	N/A	25,000	21,961
ALL _____											
	10	84.35	88.53	71.01	28.33	124.68	46.49	185.30	48.04 to 103.67	48,740	34,609

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	10	MEDIAN:	84	COV:	44.45	95% Median C.I.:	48.04 to 103.67
TOTAL Sales Price:	487,400	WGT. MEAN:	71	STD:	39.35	95% Wgt. Mean C.I.:	55.17 to 86.84
TOTAL Adj.Sales Price:	487,400	MEAN:	89	AVG.ABS.DEV:	23.90	95% Mean C.I.:	60.38 to 116.68
TOTAL Assessed Value:	346,091						
AVG. Adj. Sales Price:	48,740	COD:	28.33	MAX Sales Ratio:	185.30		
AVG. Assessed Value:	34,609	PRD:	124.68	MIN Sales Ratio:	46.49		

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CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	3	100.29	110.69	75.41	46.14	146.79	46.49	185.30	N/A	18,166	13,699	
30	7	83.64	79.03	70.45	14.27	112.18	48.04	103.67	48.04 to 103.67	61,842	43,570	
<u>ALL</u>	<u>10</u>	<u>84.35</u>	<u>88.53</u>	<u>71.01</u>	<u>28.33</u>	<u>124.68</u>	<u>46.49</u>	<u>185.30</u>	<u>48.04 to 103.67</u>	<u>48,740</u>	<u>34,609</u>	

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____	_____										
07/01/03 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											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
____Study Years____	_____										
07/01/03 TO 06/30/04											
07/01/04 TO 06/30/05											
07/01/05 TO 06/30/06											
____Calendar Yrs____	_____										
01/01/04 TO 12/31/04											
01/01/05 TO 12/31/05											
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

Printed: 02/17/2007 13:21:50

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500											
57-0501											
60-0090											
NonValid School											
ALL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
ALL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
ALL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

Printed: 02/17/2007 13:21:50

COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
____ALL____	_____											
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0	
OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
____ALL____	_____											
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0	
PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
02												
03												
04												
____ALL____	_____											
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0	

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:	31	MEDIAN:	70	COV:	18.02	95% Median C.I.:	62.96 to 76.55	(! : Derived)
(AgLand) TOTAL Sales Price:	6,997,133	WGT. MEAN:	65	STD:	12.39	95% Wgt. Mean C.I.:	59.55 to 70.30	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,962,532	MEAN:	69	AVG.ABS.DEV:	9.94	95% Mean C.I.:	64.22 to 73.31	
(AgLand) TOTAL Assessed Value:	4,520,413							
AVG. Adj. Sales Price:	224,597	COD:	14.12	MAX Sales Ratio:	88.54			
AVG. Assessed Value:	145,819	PRD:	105.92	MIN Sales Ratio:	37.77			

Printed: 02/24/2007 17:20:26

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	7	77.36	73.39	76.58	9.85	95.84	57.01	86.65	57.01 to 86.65	122,385	93,724
01/01/04 TO 03/31/04	3	71.02	71.15	71.23	0.31	99.89	70.88	71.55	N/A	357,244	254,451
04/01/04 TO 06/30/04	3	63.40	67.28	57.82	18.92	116.36	51.23	87.21	N/A	432,700	250,195
07/01/04 TO 09/30/04	7	68.00	67.30	66.98	7.25	100.49	56.48	76.55	56.48 to 76.55	199,114	133,363
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	88.54	88.54	88.54			88.54	88.54	N/A	115,200	102,000
04/01/05 TO 06/30/05	2	82.83	82.83	82.83	0.16	100.00	82.70	82.96	N/A	70,250	58,190
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	3	64.28	65.86	62.69	17.27	105.06	50.00	83.31	N/A	293,200	183,810
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	5	62.53	55.96	53.61	12.09	104.39	37.77	64.58	N/A	241,380	129,409
<u>Study Years</u>											
07/01/03 TO 06/30/04	13	71.55	71.47	67.26	12.19	106.26	51.23	87.21	58.53 to 80.59	248,194	166,923
07/01/04 TO 06/30/05	10	71.13	72.53	69.83	11.23	103.86	56.48	88.54	59.84 to 82.96	164,950	115,192
07/01/05 TO 06/30/06	8	62.75	59.68	57.44	14.51	103.89	37.77	83.31	37.77 to 83.31	260,812	149,809
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	13	70.40	68.19	65.03	8.97	104.85	51.23	87.21	59.84 to 71.86	289,510	188,268
01/01/05 TO 12/31/05	6	82.83	75.30	67.81	11.64	111.05	50.00	88.54	50.00 to 88.54	189,216	128,301
<u>ALL</u>											
	31	70.40	68.77	64.92	14.12	105.92	37.77	88.54	62.96 to 76.55	224,597	145,819

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:	31	MEDIAN:	70	COV:	18.02	95% Median C.I.:	62.96 to 76.55	(!: Derived)
(AgLand) TOTAL Sales Price:	6,997,133	WGT. MEAN:	65	STD:	12.39	95% Wgt. Mean C.I.:	59.55 to 70.30	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,962,532	MEAN:	69	AVG.ABS.DEV:	9.94	95% Mean C.I.:	64.22 to 73.31	
(AgLand) TOTAL Assessed Value:	4,520,413							
AVG. Adj. Sales Price:	224,597	COD:	14.12	MAX Sales Ratio:	88.54			
AVG. Assessed Value:	145,819	PRD:	105.92	MIN Sales Ratio:	37.77			

Printed: 02/24/2007 17:20:26

GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1997	1	59.84	59.84	59.84			59.84	59.84	N/A	164,000	98,134
1999	2	52.89	52.89	43.19	28.58	122.45	37.77	68.00	N/A	167,250	72,236
2001	1	62.96	62.96	62.96			62.96	62.96	N/A	172,800	108,800
2003	2	70.41	70.41	67.77	8.71	103.91	64.28	76.55	N/A	333,100	225,735
2005	2	77.50	77.50	77.50	0.17	100.00	77.36	77.63	N/A	70,400	54,557
2007	1	56.48	56.48	56.48			56.48	56.48	N/A	286,800	161,995
2177	1	75.99	75.99	75.99			75.99	75.99	N/A	365,399	277,671
2181	3	71.02	71.15	71.23	0.31	99.89	70.88	71.55	N/A	357,244	254,451
2183	2	75.50	75.50	72.87	6.75	103.60	70.40	80.59	N/A	278,700	203,087
2187	1	88.54	88.54	88.54			88.54	88.54	N/A	115,200	102,000
2283	3	63.40	65.93	65.12	4.91	101.25	62.53	71.86	N/A	219,400	142,866
2285	1	68.00	68.00	68.00			68.00	68.00	N/A	120,000	81,600
2287	2	73.94	73.94	72.73	12.66	101.67	64.58	83.31	N/A	150,100	109,167
2289	2	50.99	50.99	51.20	1.94	99.59	50.00	51.98	N/A	344,000	176,120
2465	1	86.65	86.65	86.65			86.65	86.65	N/A	126,600	109,700
2467	1	87.21	87.21	87.21			87.21	87.21	N/A	125,300	109,280
2469	1	51.23	51.23	51.23			51.23	51.23	N/A	840,000	430,306
2473	1	82.96	82.96	82.96			82.96	82.96	N/A	74,100	61,470
2475	3	58.53	66.08	68.06	14.63	97.09	57.01	82.70	N/A	51,766	35,231
ALL											
	31	70.40	68.77	64.92	14.12	105.92	37.77	88.54	62.96 to 76.55	224,597	145,819

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
0	31	70.40	68.77	64.92	14.12	105.92	37.77	88.54	62.96 to 76.55	224,597	145,819
ALL											
	31	70.40	68.77	64.92	14.12	105.92	37.77	88.54	62.96 to 76.55	224,597	145,819

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2	31	70.40	68.77	64.92	14.12	105.92	37.77	88.54	62.96 to 76.55	224,597	145,819
ALL											
	31	70.40	68.77	64.92	14.12	105.92	37.77	88.54	62.96 to 76.55	224,597	145,819

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:	31	MEDIAN:	70	COV:	18.02	95% Median C.I.:	62.96 to 76.55	(!: Derived)
(AgLand) TOTAL Sales Price:	6,997,133	WGT. MEAN:	65	STD:	12.39	95% Wgt. Mean C.I.:	59.55 to 70.30	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,962,532	MEAN:	69	AVG.ABS.DEV:	9.94	95% Mean C.I.:	64.22 to 73.31	
(AgLand) TOTAL Assessed Value:	4,520,413							
AVG. Adj. Sales Price:	224,597	COD:	14.12	MAX Sales Ratio:	88.54			
AVG. Assessed Value:	145,819	PRD:	105.92	MIN Sales Ratio:	37.77			

Printed: 02/24/2007 17:20:26

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500											
57-0501	1	59.84	59.84	59.84			59.84	59.84	N/A	164,000	98,134
60-0090	30	70.64	69.07	65.05	14.05	106.18	37.77	88.54	63.40 to 76.55	226,617	147,409
NonValid School											
ALL	31	70.40	68.77	64.92	14.12	105.92	37.77	88.54	62.96 to 76.55	224,597	145,819

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	58.53	58.53	58.53			58.53	58.53	N/A	6,800	3,980
180.01 TO 330.00	5	77.36	72.54	72.04	9.13	100.70	57.01	82.70	N/A	69,860	50,325
330.01 TO 650.00	14	71.37	71.98	68.45	15.47	105.16	37.77	88.54	62.53 to 86.65	149,050	102,019
650.01 +	11	64.28	63.90	62.76	13.07	101.82	50.00	76.55	51.23 to 75.99	410,884	257,867
ALL	31	70.40	68.77	64.92	14.12	105.92	37.77	88.54	62.96 to 76.55	224,597	145,819

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
GRASS	25	71.02	71.66	68.07	12.02	105.27	50.00	88.54	64.58 to 77.63	209,189	142,393
GRASS-N/A	4	57.77	53.29	47.89	10.21	111.26	37.77	59.84	N/A	131,850	63,147
IRRGTD-N/A	2	63.61	63.61	58.73	19.46	108.30	51.23	75.99	N/A	602,699	353,988
ALL	31	70.40	68.77	64.92	14.12	105.92	37.77	88.54	62.96 to 76.55	224,597	145,819

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
GRASS	27	70.88	70.68	67.66	12.46	104.46	50.00	88.54	63.40 to 77.63	202,808	137,214
GRASS-N/A	2	48.15	48.15	38.27	21.56	125.82	37.77	58.53	N/A	140,650	53,826
IRRGTD-N/A	2	63.61	63.61	58.73	19.46	108.30	51.23	75.99	N/A	602,699	353,988
ALL	31	70.40	68.77	64.92	14.12	105.92	37.77	88.54	62.96 to 76.55	224,597	145,819

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
GRASS	29	70.40	69.12	66.22	13.88	104.38	37.77	88.54	62.96 to 77.36	198,521	131,463
IRRGTD	2	63.61	63.61	58.73	19.46	108.30	51.23	75.99	N/A	602,699	353,988
ALL	31	70.40	68.77	64.92	14.12	105.92	37.77	88.54	62.96 to 76.55	224,597	145,819

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:	31	MEDIAN:	70	COV:	18.02	95% Median C.I.:	62.96 to 76.55	(! : Derived)
(AgLand) TOTAL Sales Price:	6,997,133	WGT. MEAN:	65	STD:	12.39	95% Wgt. Mean C.I.:	59.55 to 70.30	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,962,532	MEAN:	69	AVG.ABS.DEV:	9.94	95% Mean C.I.:	64.22 to 73.31	
(AgLand) TOTAL Assessed Value:	4,520,413							
AVG. Adj. Sales Price:	224,597	COD:	14.12	MAX Sales Ratio:	88.54			
AVG. Assessed Value:	145,819	PRD:	105.92	MIN Sales Ratio:	37.77			

Printed: 02/24/2007 17:20:26

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	58.53	58.53	58.53			58.53	58.53	N/A	6,800	3,980
Total \$ _____											
1 TO 9999	1	58.53	58.53	58.53			58.53	58.53	N/A	6,800	3,980
60000 TO 99999	6	77.50	74.28	73.95	8.80	100.44	57.01	82.96	57.01 to 82.96	70,566	52,183
100000 TO 149999	6	84.98	82.38	82.39	5.98	99.99	68.00	88.54	68.00 to 88.54	125,450	103,363
150000 TO 249999	7	64.58	67.03	67.07	7.51	99.94	59.84	76.55	59.84 to 76.55	167,800	112,540
250000 TO 499999	10	63.84	61.29	62.82	14.66	97.57	37.77	75.99	50.00 to 71.55	376,503	236,506
500000 +	1	51.23	51.23	51.23			51.23	51.23	N/A	840,000	430,306
ALL _____											
	31	70.40	68.77	64.92	14.12	105.92	37.77	88.54	62.96 to 76.55	224,597	145,819

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	58.53	58.53	58.53			58.53	58.53	N/A	6,800	3,980
Total \$ _____											
1 TO 9999	1	58.53	58.53	58.53			58.53	58.53	N/A	6,800	3,980
30000 TO 59999	5	77.36	72.54	72.04	9.13	100.70	57.01	82.70	N/A	69,860	50,325
60000 TO 99999	3	68.00	70.27	67.36	11.33	104.32	59.84	82.96	N/A	119,366	80,401
100000 TO 149999	13	71.86	71.03	67.03	16.50	105.97	37.77	88.54	62.53 to 86.65	168,446	112,915
150000 TO 249999	3	56.48	57.29	56.90	6.74	100.68	51.98	63.40	N/A	345,200	196,411
250000 TO 499999	6	70.71	67.41	65.05	7.70	103.63	51.23	75.99	51.23 to 75.99	503,822	327,743
ALL _____											
	31	70.40	68.77	64.92	14.12	105.92	37.77	88.54	62.96 to 76.55	224,597	145,819

2007 Assessment Survey for McPherson County
December 19, 2006

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff: 0
2. Appraiser(s) on staff: 0
3. Other full-time employees: 0
4. Other part-time employees: 1
5. Number of shared employees: 0
6. Assessor's requested budget for current fiscal year: \$12,045.00
7. Part of the budget that is dedicated to the computer system: \$2,950.00
8. Adopted budget, or granted budget if different from above: NA
9. Amount of total budget set aside for appraisal work: Appraisal has a separate budget.
10. Amount of the total budget set aside for education/workshops: \$690.00
11. Appraisal/Reappraisal budget, if not part of the total budget: \$9,650.00
12. Other miscellaneous funds: \$8,405.00
13. Total budget: \$21,695.00
 - a. Was any of last year's budget not used? Yes \$728.00 Assessor's Budget
\$4,864.00 Appraisal Budget

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by: Assessor and appraiser
2. Valuation done by: Assessor and appraiser

3. Pickup work done by: Assessor and appraiser

Property Type	# of Permits	# of Inf. Statements	Other	Total
Residential	7			7

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2006
5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** 2007 – All residential in the county.
6. **What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** Sales in McPherson County are few; therefore a true sales comparison can not be relied on although sales are used to arrive at the depreciation.
7. **Number of market areas/neighborhoods for this property class:** 1
8. **How are these defined?** Similar characteristics
9. **Is “Assessor Location” a usable valuation identity?** Yes, the entire county is coded under one Assessor’s Location being Rural (the county does not have an incorporated city or village).
10. **Does the assessor location “suburban” mean something other than rural residential?** No
11. **Are the county’s ag residential and rural residential improvements classified and valued in the same manner?** Yes

C. Commercial/Industrial Appraisal Information

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

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	1			1

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 1999

5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 2005
6. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** Not applicable on the commercial property except for the motel in which the income was used.
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?** NA
8. **Number of market areas/neighborhoods for this property class?** 1
9. **How are these defined?** Similar characteristics if possible (there are very few commercial properties in the county).
10. **Is “Assessor Location” a usable valuation identity?** Yes
11. **Does the assessor location “suburban” mean something other than rural commercial?** No

D. Agricultural Appraisal Information

1. **Data collection done by:** Assessor with assistance of appraiser
2. **Valuation done by:** Assessor and appraiser
3. **Pickup work done by whom:** Assessor and appraiser

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	2			2

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

How is your agricultural land defined? NA

5. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?** NA
6. **What is the date of the soil survey currently used?** 1969
7. **What date was the last countywide land use study completed?** 2007

a. By what method? (Physical inspection, FSA maps, etc.) Physical review, FSA Maps, NRD information and Taxpayer reporting.

b. By whom? Assessor

c. What proportion is complete / implemented at this time? All of the county.

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

9. How are these defined? Similar characteristics i.e. land classification groups

10. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? No

E. Computer, Automation Information and GIS

1. Administrative software: TerraScan

2. CAMA software: TerraScan

3. Cadastral maps: Are they currently being used? No

a. Who maintains the Cadastral Maps? NA

4. Does the county have GIS software? No

a. Who maintains the GIS software and maps? NA

5. Personal Property software: TerraScan

F. Zoning Information

1. Does the county have zoning? Yes

a. If so, is the zoning countywide? Yes

b. What municipalities in the county are zoned? The unincorporated Village of Tryon has been zoned as a transitional area including a two mile radius from the Village. The remainder of the county is zoned agricultural.

c. When was zoning implemented? 2000

G. Contracted Services

1. Appraisal Services: The County contracts with an appraiser for appraisal services.

2. Other Services: TerraScan

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

II. Assessment Actions

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

1. **Residential** – A market study was conducted on all residential property, including agricultural residential and mobile homes, resulting in a revaluation of the improvements in this class of property. The RCN was updated, using June 2006 Marshall & Swift data. New depreciation schedules were applied to all residential improvements. Residential property cards were updated to reflect current information and values. General maintenance including pick up work was completed for 2007.
2. **Commercial** – The County has very few commercial properties and no commercial sales in the study period. There were no changes, except for new improvements, to this class for 2007.
3. **Agricultural** - An analysis was completed on the agricultural land sales resulting in an adjustment to land classification groups 4G1 and 4G. Adjustments were also applied to all classes of irrigated land. Property record cards were updated to reflect current valuations. General maintenance including agricultural pick up work was completed for 2007.

County 60 - McPherson

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,594	Value 112,152,664	Total Growth (Sum 17, 25, & 41)	64,459
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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	0	0	0	0	30	110,064	30	110,064	
2. Res Improv Land	0	0	0	0	85	260,737	85	260,737	
3. Res Improvements	0	0	0	0	87	3,803,675	87	3,803,675	
4. Res Total	0	0	0	0	117	4,174,476	117	4,174,476	42,669
% of Total	0.00	0.00	0.00	0.00	***	***	7.34	3.72	66.19
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	0	0	0	0	117	4,174,476	117	4,174,476	42,669
% of Total	0.00	0.00	0.00	0.00	***	***	7.34	3.72	66.19

County 60 - McPherson

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,594	Value 112,152,664	Total Growth (Sum 17, 25, & 41)	64,459
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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	0	0	0	0	3	5,342	3	5,342	
10. Comm Improv Land	0	0	0	0	9	38,461	9	38,461	
11. Comm Improvements	0	0	0	0	9	393,396	9	393,396	
12. Comm Total	0	0	0	0	12	437,199	12	437,199	16,775
% of Total	0.00	0.00	0.00	0.00	**.**	**.**	0.75	0.38	26.02
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	0	0	0	0	12	437,199	12	437,199	16,775
% of Total	0.00	0.00	0.00	0.00	**.**	**.**	0.75	0.38	26.02
17. Taxable Total	0	0	0	0	129	4,611,675	129	4,611,675	59,444
% of Total	0.00	0.00	0.00	0.00	**.**	90.51	8.09	4.11	92.21

County 60 - McPherson

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	0	1	31	32

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,278	84,663,439	1,278	84,663,439
28. Ag-Improved Land	0	0	0	0	177	14,240,158	177	14,240,158
29. Ag-Improvements	0	0	0	0	187	8,637,392	187	8,637,392
30. Ag-Total Taxable							1,465	107,540,989

County 60 - McPherson

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	1	1.000	2,500	1	1.000	2,500	
32. HomeSite Improv Land	131	152.000	380,000	131	152.000	380,000	
33. HomeSite Improvements	128		6,882,026	128		6,882,026	5,015
34. HomeSite Total				129	153.000	7,264,526	
35. FarmSite UnImp Land	1	4.000	700	1	4.000	700	
36. FarmSite Impr Land	172	580.000	101,500	172	580.000	101,500	
37. FarmSite Improv	182		1,755,366	182		1,755,366	0
38. FarmSite Total				183	584.000	1,857,566	
39. Road & Ditches		1,527.290			1,527.290		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				312	2,264.290	9,122,092	5,015

Schedule VII: Agricultural Records:

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

Schedule VIII: Agricultural Records:

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

County 60 - McPherson

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	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	61.100	22,913	61.100	22,913
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	4,300.100	1,612,541	4,300.100	1,612,541
51. 4A1	0.000	0	0.000	0	631.000	236,625	631.000	236,625
52. 4A	0.000	0	0.000	0	8,335.300	3,125,755	8,335.300	3,125,755
53. Total	0.000	0	0.000	0	13,327.500	4,997,834	13,327.500	4,997,834
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	157.900	29,212	157.900	29,212
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	1,390.500	257,247	1,390.500	257,247
60. 4D1	0.000	0	0.000	0	675.200	124,915	675.200	124,915
61. 4D	0.000	0	0.000	0	1,952.900	361,295	1,952.900	361,295
62. Total	0.000	0	0.000	0	4,176.500	772,669	4,176.500	772,669
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	425.000	82,875	425.000	82,875
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	0.000	0	23,044.010	4,263,152	23,044.010	4,263,152
69. 4G1	0.000	0	0.000	0	8,366.900	1,464,210	8,366.900	1,464,210
70. 4G	0.000	0	0.000	0	496,091.870	86,816,109	496,091.870	86,816,109
71. Total	0.000	0	0.000	0	527,927.780	92,626,346	527,927.780	92,626,346
72. Waste	0.000	0	0.000	0	4,409.430	22,048	4,409.430	22,048
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		13.630		13.630	
75. Total	0.000	0	0.000	0	549,841.210	98,418,897	549,841.210	98,418,897

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	13,327.500	4,997,834	13,327.500	4,997,834
77.Dry Land	0.000	0	0.000	0	4,176.500	772,669	4,176.500	772,669
78.Grass	0.000	0	0.000	0	527,927.780	92,626,346	527,927.780	92,626,346
79.Waste	0.000	0	0.000	0	4,409.430	22,048	4,409.430	22,048
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	13.630	0	13.630	0
82.Total	0.000	0	0.000	0	549,841.210	98,418,897	549,841.210	98,418,897

2007 Agricultural Land Detail

County 60 - McPherson

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	61.100	0.46%	22,913	0.46%	375.008
3A1	0.000	0.00%	0	0.00%	0.000
3A	4,300.100	32.26%	1,612,541	32.26%	375.000
4A1	631.000	4.73%	236,625	4.73%	375.000
4A	8,335.300	62.54%	3,125,755	62.54%	375.002
Irrigated Total	13,327.500	100.00%	4,997,834	100.00%	375.001

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	157.900	3.78%	29,212	3.78%	185.003
3D1	0.000	0.00%	0	0.00%	0.000
3D	1,390.500	33.29%	257,247	33.29%	185.003
4D1	675.200	16.17%	124,915	16.17%	185.004
4D	1,952.900	46.76%	361,295	46.76%	185.004
Dry Total	4,176.500	100.00%	772,669	100.00%	185.003

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	425.000	0.08%	82,875	0.09%	195.000
3G1	0.000	0.00%	0	0.00%	0.000
3G	23,044.010	4.36%	4,263,152	4.60%	185.000
4G1	8,366.900	1.58%	1,464,210	1.58%	175.000
4G	496,091.870	93.97%	86,816,109	93.73%	175.000
Grass Total	527,927.780	100.00%	92,626,346	100.00%	175.452

Irrigated Total	13,327.500	2.42%	4,997,834	5.08%	375.001
Dry Total	4,176.500	0.76%	772,669	0.79%	185.003
Grass Total	527,927.780	96.01%	92,626,346	94.11%	175.452
Waste	4,409.430	0.80%	22,048	0.02%	5.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	13.630	0.00%			
Market Area Total	549,841.210	100.00%	98,418,897	100.00%	178.995

As Related to the County as a Whole

Irrigated Total	13,327.500	100.00%	4,997,834	100.00%
Dry Total	4,176.500	100.00%	772,669	100.00%
Grass Total	527,927.780	100.00%	92,626,346	100.00%
Waste	4,409.430	100.00%	22,048	100.00%
Other	0.000	0.00%	0	0.00%
Exempt	13.630	100.00%		
Market Area Total	549,841.210	100.00%	98,418,897	100.00%

2007 Agricultural Land Detail

County 60 - McPherson

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	13,327.500	4,997,834
Dry	0.000	0	0.000	0	4,176.500	772,669
Grass	0.000	0	0.000	0	527,927.780	92,626,346
Waste	0.000	0	0.000	0	4,409.430	22,048
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	13.630	0
Total	0.000	0	0.000	0	549,841.210	98,418,897

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	13,327.500	4,997,834	13,327.500	2.42%	4,997,834	5.08%	375.001
Dry	4,176.500	772,669	4,176.500	0.76%	772,669	0.79%	185.003
Grass	527,927.780	92,626,346	527,927.780	96.01%	92,626,346	94.11%	175.452
Waste	4,409.430	22,048	4,409.430	0.80%	22,048	0.02%	5.000
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	13.630	0	13.630	0.00%	0	0.00%	0.000
Total	549,841.210	98,418,897	549,841.210	100.00%	98,418,897	100.00%	178.995

* Department of Property Assessment & Taxation Calculates

MCPHERSON COUNTY
2006 PLAN OF ASSESSMENT
(FOR THE YEARS 2007, 2008, 2009)

Nebraska State Law establishes the framework within which the assessor must operate. However, a real property assessment system requires that an operation or procedure be done completely and in a uniform manner each time it is repeated. Accurate and efficient assessment practices represent prudent expenditure of tax monies, establishes taxpayer confidence in local government and enables the local government to serve its citizens more effectively. The important role the assessment practices play in local government cannot be overstated.

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and the 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 amendment shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

General Description of the County

McPherson County has 1,588 parcels of taxable real property and 34 parcels of exempt property. The residential parcel count is approximately 7% of the total taxable parcels, commercial is 1% and agricultural is 90%. Exempt parcels represent 2% of the total county parcels.

The taxable value of real property in the County for the 2006 year is \$107,664,029, with approximately 3% attributed to residential, .008% to Commercial and 96.99% to agricultural.

McPherson County has 550,029.44 acres of taxable agricultural land. Of that 96% consists primarily of grassland. For assessment 2006, there were 9 building permits and/or information statements filed for new property construction and additions to existing improvements in the county.

Staff/Training/Budget

Due to the population of the county, the McPherson County Clerk is required to be an ex-officio County official, who must also hold the office of Assessor, Register of Deeds, Clerk of District Court and Election Commissioner. A valid Nebraska Assessor's Certificate is required in order to file for or assume the elected position of County Clerk. Statutes also now require the completion of 60 hours of continuing education within the four year term of office, in order to hold the Assessor's Certificate.

The County Clerk/Assessor has held this position since being elected in 1982 and assuming the office in 1983. The office has one part time employee who helps with all the many duties of the County Clerk's position. Due to the combination of the many offices and duties, it is impossible for the County Clerk to devote 100% of her time to the duties of assessing. Each office held has its own share of duties, reports and deadlines which must be met. The County clerk is also responsible for the compilation of the County Budget and conducts the County Elections on election years.

The Assessor has contracted with Appraiser Larry Rexroth, to review sold properties, complete the annual pick-up work, analyze the statistical measures used by the Department of Property Assessment and Taxation, & provide opinions of the planned actions to be taken by the Assessor's office for the current assessment of all county real property.

Normal office hours are 35 hours a week, normal working hours for the County Clerk are 50-60 hours a week. The Clerk/Assessor has attended IAAO courses and attends the Property Tax Administrator's Annual Course of Training and workshops.

The Assessor's general budget for 2006-2007 is \$12,045. The County Reappraisal Budget is \$9,650.

Responsibilities

Record Maintenance/Procedure Manual

The record cards are in hardcopy format and they contain the required information such as ownership, legal description, classification codes, building lists and measurements, parcel identification number, land size, value and annual value posting. The records also show any splits or sales of the parcel including the book and page of the transferring deed and prior owner. Current pictures and land summary is included on each record. The record cards are also in an electronic format. The Assessor is in the process of compiling a Procedure Manual for the Assessment of Property in the County.

Mapping/Software

The County has contracted with ASI/Terra Scan computer services through the Department of Revenue. All residential improvements have been entered into the CAMA program. Future plans are to utilize the sketching program. Sales have been entered into the sales file on the system and statistical information is received from the Department of Revenue. The County has a set of cadastral maps dated 1955 which have not been fully utilized, however the assessor does have 2 large wall maps on which ownership and splits are kept current. Zoning was adopted in McPherson County in 2000. The Village of Tryon is unincorporated but was included in the transition area of the Comprehensive Plan.

Reports

Assessor is responsible for the timely filings of the following schedules & reports:

Personal Property

County Abstract

Certification of Values to Subdivisions

School District Taxable Value Report

Certificate of Taxes levied

Generate the County Tax Roll

Tax List Corrections as needed.

Administer Homestead Exemptions

Sales Review

The Assessor considers all sales to be arm's length, unless through the verification process, it is proven to be otherwise. Along with her personal knowledge, the sales are verified with the buyer if at all possible; the seller or real estate agent may also be contacted if the buyer cannot be reached. Most of the verification is done by personal contact or by telephone. Since the Assessor is also the Register of Deeds, any special financing arrangements are known to her at the time the Deed and Mortgages are filed in her office. If the sale involves personal property or is an outlying sale, an extended effort is made to verify the sale. No sale is qualified or disqualified based on a particular percentage above or below the acceptable ranch. The Real Estate Transfer Statements are completed on a monthly basis and filed timely with the Department of Revenue.

County Progress for the Three Property Classes:

Residential: A reappraisal was completed on all residential properties and mobile homes in 2003. It consisted of re-measuring, new data collection and new pictures as needed. The appraisal was based on June/1999 Marshall Swift costing index. A new depreciation, derived from the sales, was applied to all residential properties in the county. Market studies are done each year on Residential Property sales.

Commercial: There are a total of 9 Commercial properties in McPherson County. A reappraisal of all commercial property in the county, was done by Appraiser Larry Rexroth in 2005. The commercial property will be entered into the CAMA program when time allows. New listings were made with re-measuring and new data collected. Pictures of the commercial property were also updated. Market studies are done each year on any Commercial Property sales.

Agricultural:

The 1969 soil survey for McPherson County with a 1995 conversion date has been implemented. Soil types and land valuation groups are entered and captured on the Terra Scan Computer system. The County has established one market area for the entire county. Market studies are done on all agricultural sales each year.

Pickup Work

New Improvements are added to the tax roll each year. Publications are made each year in the local paper informing patrons of the need to report new and improved structures. Building permits are required for all residential improvements and all other non-ag improvements. Information Statements are also received in the Assessor's office for any new improvements. Pickup work commences as soon as the project is reported and all values are established for the new improvements in a timely manner each year prior to the March 20th deadline.

Future Appraisal Plans:

- 2007: Add new improvements to the property record cards. Review sales statistical measures to determine if any adjustments are needed to bring county residential properties into the required range of value. Conduct a market study and review land usage on Agricultural land (dryland, grassland and irrigated) and set values accordingly. A reappraisal will be conducted on mobile home properties, with new listing information and updated pictures being included.
- 2008: Add new improvements to the property record cards. Review market study on mobile homes & acreages, and residential properties and set values accordingly. Conduct a market study on all classes of Agricultural land, (dryland, irrigated & grass) and set values to be within compliance of the statutory statistical requirements.
- 2009: Add new improvements to the property record cards. Conduct a market study on all classes of Agricultural land and set the values to be within the required statistical measures. Review sales study on mobile homes and residential property to see if any county wide adjustments are needed to bring them within the required statistical level.

These are tentative plans. Some of the reappraisals and adjustments to property classes may be done sooner if the market dictates changes need to be done earlier than planned.

This report is submitted June 15, 2006.

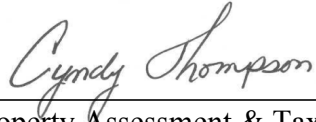
JUDY M. DAILEY
McPherson County Clerk/Assessor

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 McPherson County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9546.

Dated this 9th day of April, 2007.



Property Assessment & Taxation