

Preface

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

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

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

- (2) ... the Property Tax Administrator shall prepare and deliver to the commission and to each county assessor his or her annual reports and opinions.
- (3) The annual reports and opinions of the Property Tax Administrator shall contain statistical and narrative reports informing the commission of the level of value and the quality of assessment of the classes and subclasses of real property within the county and a certification of the opinion of the Property Tax

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

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

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

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

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

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

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

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2007 Commission Summary

61 Merrick

Residential Real Property - Current

Number of Sales		275	COD	10.44
Total Sales Price	\$	18487248	PRD	101.48
Total Adj. Sales Price	\$	18487248	COV	23.99
Total Assessed Value	\$	17769660	STD	23.40
Avg. Adj. Sales Price	\$	67226.36	Avg. Abs. Dev.	10.27
Avg. Assessed Value	\$	64616.95	Min	16.69
Median		98.34	Max	297.00
Wgt. Mean		96.12	95% Median C.I.	97.89 to 98.76
Mean		97.54	95% Wgt. Mean C.I.	94.21 to 98.02
			95% Mean C.I.	94.78 to 100.31
% of Value of the Class of all Real Property Value in the County				35.31
% of Records Sold in the Study Period				7.85
% of Value Sold in the Study Period				8.62
Average Assessed Value of the Base				58,797

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	275	98.34	10.44	101.48
2006	230	98.76	16.40	104.07
2005	289	100.00	14.85	106.64
2004	275	99.96	8.62	102.57
2003	220	94	15.35	102.06
2002	220	94	15.35	102.06
2001	216	94	14.38	102.29

2007 Commission Summary

61 Merrick

Commercial Real Property - Current

Number of Sales		32	COD	17.37
Total Sales Price	\$	2153050	PRD	99.79
Total Adj. Sales Price	\$	2015050	COV	30.97
Total Assessed Value	\$	1997400	STD	30.64
Avg. Adj. Sales Price	\$	62970.31	Avg. Abs. Dev.	16.71
Avg. Assessed Value	\$	62418.75	Min	62.50
Median		96.20	Max	236.30
Wgt. Mean		99.12	95% Median C.I.	91.09 to 100.92
Mean		98.91	95% Wgt. Mean C.I.	91.63 to 106.62
			95% Mean C.I.	88.30 to 109.53
% of Value of the Class of all Real Property Value in the County				7.09
% of Records Sold in the Study Period				6.78
% of Value Sold in the Study Period				4.82
Average Assessed Value of the Base				87,716

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	32	96.20	17.37	99.79
2006	28	92.71	12.23	93.68
2005	23	96.12	12.90	101.52
2004	24	98.89	13.98	105.81
2003	26	95	22.15	111.78
2002	34	95	22.15	111.78
2001	36	96	44.02	133.45

2007 Commission Summary

61 Merrick

Agricultural Land - Current

Number of Sales	84	COD	29.68
Total Sales Price	\$ 12846911	PRD	108.37
Total Adj. Sales Price	\$ 12822381	COV	42.32
Total Assessed Value	\$ 8642555	STD	30.91
Avg. Adj. Sales Price	\$ 152647.39	Avg. Abs. Dev.	21.60
Avg. Assessed Value	\$ 102887.56	Min	11.50
Median	72.77	Max	206.04
Wgt. Mean	67.40	95% Median C.I.	66.91 to 76.10
Mean	73.04	95% Wgt. Mean C.I.	62.41 to 72.39
		95% Mean C.I.	66.43 to 79.65
% of Value of the Class of all Real Property Value in the County			59.21
% of Records Sold in the Study Period			2.95
% of Value Sold in the Study Period			2.98
Average Assessed Value of the Base			121,154

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	84	72.77	29.68	108.37
2006	86	75.68	27.03	108.70
2005	75	76.70	25.53	105.24
2004	57	78.78	22.81	106.23
2003	45	76	18.72	104.48
2002	47	76	18.72	104.48
2001	54	78	13.79	102.05

2007 Opinions of the Property Tax Administrator for Merrick 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 Merrick County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Merrick County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

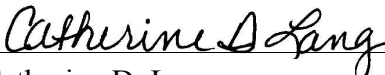
It is my opinion that the level of value of the class of commercial real property in Merrick County is 96% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Merrick County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Merrick County is 73% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Merrick County is not in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Merrick County**

Residential Real Property

I. Correlation

RESIDENTIAL: The actions of the assessment of this property class are apparent, through an active approach with the appraisal and office staff that many of the goals that were set have been achieved and the results are the continued efforts for better equalization and uniformity within this class of property. The median is most representative of the overall level of value for this class of property.

**2007 Correlation Section
for Merrick 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	416	275	66.11
2006	349	230	65.9
2005	400	289	72.25
2004	399	275	68.92
2003	337	220	65.28
2002	338	220	65.09
2001	355	216	60.85

RESIDENTIAL: The sales qualification and utilization for this property class is the responsibility of the county assessor. The above table indicates even though the percent use has decreased (but stabilized) the last few years this still represents a reasonable percentage of all available sales is being utilized for the sales study, and would indicate that the county is not excessively trimming the residential sales file.

**2007 Correlation Section
for Merrick 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.

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

**2007 Correlation Section
for Merrick County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	94.54	3.54	97.89	98.34
2006	96.90	5.51	102.24	98.76
2005	100.00	0.8	100.8	100.00
2004	99.98	5.73	105.71	99.96
2003	90	8.26	97.43	99
2002	90	1.88	91.69	94
2001	91	6.05	96.51	94

RESIDENTIAL: This comparison between the trended level of value and the median level of value for this class of property indicates or relates to the statements made in the assessment actions report. But these two measures are similar and do support each other.

**2007 Correlation Section
for Merrick 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 Merrick 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)
7.77	2007	3.54
3.08	2006	5.51
1.5	2005	0.8
2.04	2004	5.73
6.82	2003	8.26
3.95	2002	1.88
3.21	2001	6.05

RESIDENTIAL: The percent change for this class of property indicates over a 4 point difference with the percent change which represents a significant difference. There was limited appraisal action for this class of property in this year and the percent change for this class of property represents a significant point difference with the percent change in overall value. This action needs further review to ensure proper procedures are being followed for assessment practices and sales file management.

2007 Correlation Section for Merrick 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 Merrick County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	98.34	96.12	97.54

RESIDENTIAL: The measures of central tendency shown here reflect that the median, mean and the weighted mean for the qualified sales file are within the range of an acceptable level of value. There is little difference between the median, the weighted mean and the mean. The median is still the best indicator of the level of value for this county.

**2007 Correlation Section
for Merrick 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	10.44	101.48
Difference	0	0

RESIDENTIAL: The coefficient of dispersion and the price-related differential on the qualified sales are within the acceptable range. This indicates the quality of assessment has been met for this class of property and this class is being treated uniformly and proportionally.

**2007 Correlation Section
for Merrick 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	274	275	1
Median	94.54	98.34	3.8
Wgt. Mean	90.40	96.12	5.72
Mean	94.62	97.54	2.92
COD	20.08	10.44	-9.64
PRD	104.66	101.48	-3.18
Min Sales Ratio	16.69	16.69	0
Max Sales Ratio	297.00	297.00	0

RESIDENTIAL: The statistics for this class of property in this county represents the assessment actions completed for this property class for this assessment year.

**2007 Correlation Section
for Merrick County**

Commerical Real Property

I. Correlation

COMMERCIAL: In this property class the level of value has been attained. It is difficult for properties in this class to be treated proportionately do to the great variance with in this class of property. There is indication that continued review of this class and subclasses within is needed. The median is most representative of the overall level of value for this class of property.

**2007 Correlation Section
for Merrick 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	60	32	53.33
2006	62	28	45.16
2005	60	23	38.33
2004	67	24	35.82
2003	67	26	38.81
2002	72	34	47.22
2001	71	36	50.7

COMMERCIAL: A review of the utilization grid reveals the percent of sales used per the combined efforts of the Department and the County. The above table indicates a increase in utilization. This represents a reasonable percentage of all available sales is being utilized for the sales study, and would indicate that the county is not excessively trimming the residential sales file.

**2007 Correlation Section
for Merrick 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 Merrick County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	94.56	0.88	95.4	96.20
2006	92.71	0.82	93.47	92.71
2005	91.43	-2.79	88.88	96.12
2004	92.56	9.84	101.67	98.89
2003	94	1.72	95.62	93
2002	93	1.92	94.79	95
2001	102	0.45	102.46	101

COMMERCIAL: This comparison between the trended level of value and the median for this property class indicates that the two rates are similar and support each other.

**2007 Correlation Section
for Merrick 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 Merrick County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0	2007	0.88
-3.43	2006	0.82
22.89	2005	-2.79
11.23	2004	9.84
-2.22	2003	1.72
13.65	2002	1.92
50.61	2001	0.45

COMMERCIAL: I would have expected a small increase in the assessed value in the sales file due to the limited actions by the assessor's office. The percent change for this class of property represents an insignificant point difference with the percent change. But also we need to take into consideration the small data base or the limited number of sales available to measure in this county. Any changes to the overall assessment of this class of property that are also represented in the sales file during the last year's data could translate to a significant change in the sales file. But the impact would not be totally reflected in the change in the overall value of the county's total assessment of the property class.

**2007 Correlation Section
for Merrick 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 Merrick County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.20	99.12	98.91

COMMERCIAL: The measures of central tendency shown here reflect that the median, mean and the weighted mean for the qualified sales file are within the range of an acceptable level of value. There is little difference between the median, the weighted mean and the mean. The median is still the best indicator of the level of value for this county.

**2007 Correlation Section
for Merrick County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	17.37	99.79
Difference	0	0

COMMERCIAL: The coefficient of dispersion and the price-related differential on the qualified sales are within the acceptable range. This indicates the quality of assessment has been met for this class of property and this class is being treated uniformly and proportionally.

**2007 Correlation Section
for Merrick 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	32	32	0
Median	94.56	96.20	1.64
Wgt. Mean	98.82	99.12	0.3
Mean	93.10	98.91	5.81
COD	15.09	17.37	2.28
PRD	94.21	99.79	5.58
Min Sales Ratio	61.33	62.50	1.17
Max Sales Ratio	145.00	236.30	91.3

COMMERCIAL: The above statistics support the actions of the assessor for this class of property between this assessment year and this assessment year. This was doing little or no changes to the assessed values.

**2007 Correlation Section
for Merrick County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The limited appraisal actions taken by the assessor are supported by the statistics. This county has met the criteria to achieve acceptable level of assessment for this class of property. The median is most representative of the overall level of value for this class of property.

**2007 Correlation Section
for Merrick 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	157	84	53.5
2006	153	86	56.21
2005	139	75	53.96
2004	108	57	52.78
2003	104	45	43.27
2002	96	47	48.96
2001	102	54	52.94

AGRICULTURAL UNIMPROVED: A review of the utilization grid reveals the percent of sales used per the combined efforts of the Department and the County. The above table indicates that a reasonable percentage of all available sales are being utilized for the sales file study period for this property type.

**2007 Correlation Section
for Merrick 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 Merrick 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	72.72	-1.26	71.8	72.77
2006	73.40	2.11	74.95	75.68
2005	75.56	0.17	75.69	76.70
2004	72.99	5.79	77.22	78.78
2003	75	-0.19	74.86	75
2002	76	0.06	76.05	76
2001	78	0.67	78.52	78

AGRICULTURAL UNIMPROVED: This comparison between the trended level of value and the median level of value for this class of property indicates that the two rates are similar and support each other.

**2007 Correlation Section
for Merrick 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 Merrick 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)
-1.74	2007	-1.26
4.32	2006	2.11
1.32	2005	0.17
7.45	2004	5.79
3.23	2003	-0.19
0.22	2002	0.06
0	2001	0.67

AGRICULTURAL UNIMPROVED: The percent change for this class of property only represents less than 1 point difference with the percent change. Not a significant difference.

2007 Correlation Section for Merrick 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 Merrick County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	72.77	67.40	73.04

AGRICULTURAL UNIMPROVED: As demonstrated by the above table there continues to be a spread between the median and the weighted mean. The median level of value is within the acceptable range but the low weighted mean (not within the range) may be indicating that the total available value of this class or subclasses within maybe undervalued.

**2007 Correlation Section
for Merrick 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	29.68	108.37
Difference	9.68	5.37

AGRICULTURAL UNIMPROVED: The coefficient of dispersion and the price-related differential on the qualified sales are not within the acceptable range. This property class not being a homogeneous grouping of properties or sales can contribute to a greater discrepancy with the quality statistics. But still does not represent assessment uniformity for this property class as a whole.

**2007 Correlation Section
for Merrick 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	84	84	0
Median	72.72	72.77	0.05
Wgt. Mean	67.33	67.40	0.07
Mean	71.81	73.04	1.23
COD	28.19	29.68	1.49
PRD	106.65	108.37	1.72
Min Sales Ratio	11.47	11.50	0.03
Max Sales Ratio	159.17	206.04	46.87

AGRICULTURAL UNIMPROVED: The prepared chart indicates that the statistics support the action taken for this assessment year.

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

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	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	167,326,640	175,374,890	8,048,250	4.81	3,322,950	2.82
2. Recreational	27,805,955	30,710,325	2,904,370	10.45	722,720	7.85
3. Ag-Homesite Land, Ag-Res Dwellings	38,512,880	38,926,175	413,295	1.07	*-----	1.07
4. Total Residential (sum lines 1-3)	233,645,475	245,011,390	11,365,915	4.86	4,045,670	3.13
5. Commercial	39,290,020	39,978,295	688,275	1.75	328,555	0.92
6. Industrial	1,423,650	1,423,650	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	21,861,640	21,593,025	-268,615	-1.23	1,169,290	-6.58
8. Minerals	585	585	0	0	0	0
9. Total Commercial (sum lines 5-8)	62,575,895	62,995,555	419,660	0.67	539,575	-0.19
10. Total Non-Agland Real Property	296,221,370	308,006,945	11,785,575	3.98	5,543,515	2.11
11. Irrigated	224,757,055	219,495,815	-5,261,240	-2.34		
12. Dryland	19,712,285	20,240,525	528,240	2.68		
13. Grassland	38,475,350	40,455,840	1,980,490	5.15		
14. Wasteland	0	0	0			
15. Other Agland	2,067,965	1,223,405	-844,560	-40.84		
16. Total Agricultural Land	285,012,655	281,415,585	-3,597,070	-1.26		
17. Total Value of All Real Property (Locally Assessed)	581,234,025	589,422,530	8,188,505	1.41	5,543,515	0.46

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

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	275	MEDIAN:	98	COV:	23.99	95% Median C.I.:	97.89 to 98.76	(! : Derived)
TOTAL Sales Price:	18,487,248	WGT. MEAN:	96	STD:	23.40	95% Wgt. Mean C.I.:	94.21 to 98.02	
TOTAL Adj.Sales Price:	18,487,248	MEAN:	98	AVG.ABS.DEV:	10.27	95% Mean C.I.:	94.78 to 100.31	
TOTAL Assessed Value:	17,769,660							
AVG. Adj. Sales Price:	67,226	COD:	10.44	MAX Sales Ratio:	297.00			
AVG. Assessed Value:	64,616	PRD:	101.48	MIN Sales Ratio:	16.69			

Printed: 03/28/2007 00:22:14

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	31	99.40	102.15	100.16	9.10	101.98	56.77	141.88	97.45 to 102.34	56,416	56,505
10/01/04 TO 12/31/04	25	98.94	99.33	99.56	7.61	99.77	54.03	140.75	96.82 to 100.34	70,216	69,908
01/01/05 TO 03/31/05	24	100.14	108.74	104.81	22.56	103.75	48.36	221.13	97.77 to 112.32	53,767	56,355
04/01/05 TO 06/30/05	34	98.11	96.80	95.06	15.21	101.83	46.20	297.00	96.15 to 99.19	64,411	61,231
07/01/05 TO 09/30/05	43	98.34	95.45	94.21	7.16	101.32	60.00	123.46	97.66 to 99.54	81,623	76,893
10/01/05 TO 12/31/05	36	97.91	96.76	97.04	9.20	99.71	35.54	202.83	97.53 to 98.93	59,493	57,732
01/01/06 TO 03/31/06	43	98.21	94.05	93.34	9.95	100.77	16.69	134.90	96.00 to 98.70	69,807	65,158
04/01/06 TO 06/30/06	39	97.80	93.37	92.98	6.26	100.42	46.69	104.32	95.33 to 98.44	73,057	67,931
____Study Years____											
07/01/04 TO 06/30/05	114	99.09	101.32	99.27	13.52	102.07	46.20	297.00	98.13 to 99.45	61,269	60,822
07/01/05 TO 06/30/06	161	98.03	94.87	94.20	8.16	100.70	16.69	202.83	97.59 to 98.45	71,444	67,303
____Calendar Yrs____											
01/01/05 TO 12/31/05	137	98.34	98.46	96.57	12.51	101.95	35.54	297.00	97.83 to 99.03	66,656	64,373
____ALL____											
	275	98.34	97.54	96.12	10.44	101.48	16.69	297.00	97.89 to 98.76	67,226	64,616

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	91.76	91.76	91.76			91.76	91.76	N/A	120,000	110,115
ACREAGE	50	96.57	86.31	92.61	14.62	93.21	16.69	105.04	90.81 to 99.25	86,584	80,181
ARCHER	1	102.71	102.71	102.71			102.71	102.71	N/A	12,000	12,325
CC LAKES	4	66.84	63.16	59.12	10.95	106.83	46.69	72.28	N/A	99,125	58,606
CENTRAL CITY	128	98.66	101.43	99.75	7.35	101.69	28.53	297.00	98.34 to 99.11	63,216	63,058
CHAPMAN	4	98.30	98.10	98.19	2.65	99.92	93.80	102.02	N/A	57,675	56,630
CLARKS	13	98.57	102.11	100.89	5.37	101.21	95.57	125.21	96.27 to 108.22	35,923	36,243
CLARKS LAKES	21	96.15	102.85	93.68	21.67	109.79	60.59	189.39	87.72 to 110.76	94,457	88,489
GI SUB	17	92.40	99.97	95.46	18.52	104.72	64.93	202.83	83.22 to 102.46	76,829	73,337
PALMER	20	97.99	96.95	99.39	8.90	97.54	60.00	134.90	96.00 to 99.68	36,255	36,035
SC LAKES	1	100.00	100.00	100.00			100.00	100.00	N/A	20,000	20,000
SILVER CREEK	15	97.57	97.30	97.94	1.51	99.35	92.40	99.77	96.39 to 98.88	53,690	52,585
____ALL____											
	275	98.34	97.54	96.12	10.44	101.48	16.69	297.00	97.89 to 98.76	67,226	64,616

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:	275	MEDIAN:	98	COV:	23.99	95% Median C.I.:	97.89 to 98.76	(! : Derived)
TOTAL Sales Price:	18,487,248	WGT. MEAN:	96	STD:	23.40	95% Wgt. Mean C.I.:	94.21 to 98.02	
TOTAL Adj.Sales Price:	18,487,248	MEAN:	98	AVG.ABS.DEV:	10.27	95% Mean C.I.:	94.78 to 100.31	
TOTAL Assessed Value:	17,769,660							
AVG. Adj. Sales Price:	67,226	COD:	10.44	MAX Sales Ratio:	297.00			
AVG. Assessed Value:	64,616	PRD:	101.48	MIN Sales Ratio:	16.69			

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	180	98.56	100.98	99.87	6.44	101.10	35.54	297.00	98.21 to 98.90	58,049	57,976
2	18	94.06	99.72	95.83	17.37	104.06	64.93	202.83	86.05 to 100.14	80,150	76,805
3	77	95.24	89.01	90.23	18.41	98.64	16.69	189.39	91.07 to 99.03	85,658	77,291
<u>ALL</u>	<u>275</u>	<u>98.34</u>	<u>97.54</u>	<u>96.12</u>	<u>10.44</u>	<u>101.48</u>	<u>16.69</u>	<u>297.00</u>	<u>97.89 to 98.76</u>	<u>67,226</u>	<u>64,616</u>

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	244	98.56	99.34	97.25	6.56	102.15	46.50	221.13	98.18 to 98.93	71,925	69,947
2	27	81.93	86.68	82.44	44.87	105.15	16.69	297.00	49.69 to 95.24	26,346	21,719
3	4	62.80	61.14	51.39	11.94	118.97	46.69	72.28	N/A	56,500	29,036
<u>ALL</u>	<u>275</u>	<u>98.34</u>	<u>97.54</u>	<u>96.12</u>	<u>10.44</u>	<u>101.48</u>	<u>16.69</u>	<u>297.00</u>	<u>97.89 to 98.76</u>	<u>67,226</u>	<u>64,616</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	241	98.42	97.30	97.28	8.80	100.03	16.69	297.00	97.95 to 98.83	66,008	64,212
06	24	95.69	99.16	88.37	22.38	112.20	46.69	189.39	85.34 to 104.64	98,295	86,865
07	10	95.34	99.45	95.30	21.32	104.36	60.59	202.83	64.93 to 103.17	22,000	20,965
<u>ALL</u>	<u>275</u>	<u>98.34</u>	<u>97.54</u>	<u>96.12</u>	<u>10.44</u>	<u>101.48</u>	<u>16.69</u>	<u>297.00</u>	<u>97.89 to 98.76</u>	<u>67,226</u>	<u>64,616</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
40-0002											
40-0082	30	93.66	91.83	91.91	19.06	99.91	16.69	202.83	87.66 to 99.40	79,323	72,908
61-0004	156	98.60	98.32	97.15	9.03	101.21	28.53	297.00	98.21 to 98.94	66,101	64,216
61-0049	29	97.80	95.48	97.26	8.70	98.17	59.32	134.90	95.33 to 99.68	58,320	56,719
63-0001											
63-0030	23	97.58	100.38	98.01	7.12	102.41	79.79	189.39	96.39 to 99.31	62,524	61,283
72-0075	37	97.40	98.74	94.14	12.90	104.88	60.59	166.67	95.57 to 99.56	72,064	67,844
NonValid School											
<u>ALL</u>	<u>275</u>	<u>98.34</u>	<u>97.54</u>	<u>96.12</u>	<u>10.44</u>	<u>101.48</u>	<u>16.69</u>	<u>297.00</u>	<u>97.89 to 98.76</u>	<u>67,226</u>	<u>64,616</u>

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:	275	MEDIAN:	98	COV:	23.99	95% Median C.I.:	97.89 to 98.76	(! : Derived)
TOTAL Sales Price:	18,487,248	WGT. MEAN:	96	STD:	23.40	95% Wgt. Mean C.I.:	94.21 to 98.02	
TOTAL Adj.Sales Price:	18,487,248	MEAN:	98	AVG.ABS.DEV:	10.27	95% Mean C.I.:	94.78 to 100.31	
TOTAL Assessed Value:	17,769,660							
AVG. Adj. Sales Price:	67,226	COD:	10.44	MAX Sales Ratio:	297.00			
AVG. Assessed Value:	64,616	PRD:	101.48	MIN Sales Ratio:	16.69			

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	32	72.85	83.90	77.68	48.95	108.00	16.69	297.00	53.94 to 92.40	26,780	20,802
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	71	98.45	102.20	100.15	6.02	102.04	84.36	221.13	97.80 to 99.21	53,297	53,379
1920 TO 1939	53	98.18	98.91	97.92	3.12	101.01	79.79	128.17	97.68 to 99.17	64,750	63,406
1940 TO 1949	7	96.00	95.54	94.43	3.83	101.18	85.34	102.17	85.34 to 102.17	81,397	76,860
1950 TO 1959	15	99.14	100.79	100.65	8.91	100.14	60.59	140.75	97.58 to 102.46	63,386	63,800
1960 TO 1969	21	98.92	97.68	96.82	4.81	100.89	81.44	122.84	96.39 to 99.77	77,905	75,426
1970 TO 1979	44	98.81	97.85	94.84	10.18	103.17	61.82	202.83	97.45 to 99.99	83,530	79,220
1980 TO 1989	11	98.90	94.24	88.81	7.67	106.11	46.69	110.76	91.58 to 100.30	84,227	74,804
1990 TO 1994	9	100.14	101.94	102.57	2.66	99.39	98.60	114.53	98.88 to 104.64	117,444	120,457
1995 TO 1999	6	96.54	100.63	99.26	7.55	101.38	91.32	129.40	91.32 to 129.40	105,900	105,115
2000 TO Present	6	95.97	91.05	88.34	11.99	103.06	68.68	109.97	68.68 to 109.97	160,583	141,855
ALL	275	98.34	97.54	96.12	10.44	101.48	16.69	297.00	97.89 to 98.76	67,226	64,616

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	5	103.17	137.86	122.89	49.88	112.19	63.43	297.00	N/A	3,220	3,957
5000 TO 9999	5	92.40	85.25	86.30	10.82	98.79	60.00	97.57	N/A	6,166	5,321
Total \$											
1 TO 9999	10	95.97	111.56	98.85	34.53	112.86	60.00	297.00	63.43 to 124.72	4,693	4,639
10000 TO 29999	49	96.84	94.48	94.70	19.76	99.77	35.54	202.83	95.39 to 99.40	18,648	17,659
30000 TO 59999	82	98.03	98.92	97.89	10.88	101.05	16.69	221.13	97.58 to 98.83	44,745	43,800
60000 TO 99999	78	98.94	98.82	98.98	3.64	99.84	54.03	129.40	98.42 to 99.28	77,675	76,882
100000 TO 149999	36	98.18	95.25	95.16	4.91	100.09	61.82	109.97	97.59 to 98.88	116,872	111,218
150000 TO 249999	19	99.00	91.21	90.35	11.01	100.95	46.69	114.53	81.44 to 100.14	174,542	157,706
250000 TO 499999	1	97.88	97.88	97.88			97.88	97.88	N/A	275,000	269,160
ALL	275	98.34	97.54	96.12	10.44	101.48	16.69	297.00	97.89 to 98.76	67,226	64,616

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:	275	MEDIAN:	98	COV:	23.99	95% Median C.I.:	97.89 to 98.76	(! : Derived)
TOTAL Sales Price:	18,487,248	WGT. MEAN:	96	STD:	23.40	95% Wgt. Mean C.I.:	94.21 to 98.02	
TOTAL Adj.Sales Price:	18,487,248	MEAN:	98	AVG.ABS.DEV:	10.27	95% Mean C.I.:	94.78 to 100.31	
TOTAL Assessed Value:	17,769,660							
AVG. Adj. Sales Price:	67,226	COD:	10.44	MAX Sales Ratio:	297.00			
AVG. Assessed Value:	64,616	PRD:	101.48	MIN Sales Ratio:	16.69			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	8	77.92	78.31	65.19	34.67	120.12	35.54	124.72	35.54 to 124.72	5,887	3,838
5000 TO 9999	14	59.96	77.46	47.30	60.02	163.76	16.69	297.00	39.38 to 97.57	15,858	7,501
Total \$											
1 TO 9999	22	62.01	77.77	50.43	53.19	154.20	16.69	297.00	48.36 to 97.57	12,232	6,169
10000 TO 29999	46	97.67	100.63	95.86	14.50	104.97	46.50	202.83	96.19 to 99.56	22,034	21,122
30000 TO 59999	72	98.19	100.48	99.24	6.91	101.25	54.03	166.67	97.66 to 99.17	46,071	45,721
60000 TO 99999	88	98.87	98.77	96.69	5.27	102.15	46.69	221.13	98.37 to 99.25	81,087	78,402
100000 TO 149999	30	98.14	96.17	94.37	7.06	101.91	68.68	129.40	96.30 to 98.92	125,126	118,083
150000 TO 249999	16	99.72	98.49	97.66	5.54	100.85	75.60	114.53	93.80 to 102.29	170,181	166,199
250000 TO 499999	1	97.88	97.88	97.88			97.88	97.88	N/A	275,000	269,160
ALL	275	98.34	97.54	96.12	10.44	101.48	16.69	297.00	97.89 to 98.76	67,226	64,616

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	33	80.70	84.40	80.68	43.60	104.61	16.69	297.00	54.03 to 92.40	29,889	24,116
10	5	94.08	87.70	85.43	12.61	102.66	60.59	103.17	N/A	23,390	19,983
20	38	97.66	98.88	95.56	9.64	103.47	61.82	202.83	95.39 to 99.40	39,810	38,043
30	188	98.53	99.60	96.78	5.74	102.92	46.69	221.13	98.21 to 98.93	77,248	74,761
40	11	99.68	101.59	101.82	3.01	99.77	97.82	114.53	97.88 to 109.97	122,590	124,827
ALL	275	98.34	97.54	96.12	10.44	101.48	16.69	297.00	97.89 to 98.76	67,226	64,616

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	35	81.93	85.22	81.93	41.70	104.02	16.69	297.00	56.77 to 92.40	32,398	26,543
100	12	92.83	94.50	80.81	22.06	116.94	60.59	202.83	64.93 to 98.71	29,495	23,835
101	142	98.63	98.86	97.54	4.15	101.35	72.28	140.75	98.10 to 99.14	68,354	66,675
102	18	98.09	99.11	98.90	2.06	100.21	94.86	112.32	97.53 to 99.28	102,388	101,259
103	6	92.94	94.40	93.59	13.04	100.87	73.13	122.06	73.13 to 122.06	108,766	101,792
104	52	98.41	101.86	95.73	9.96	106.41	46.69	221.13	97.80 to 99.31	75,462	72,237
111	6	100.26	102.31	102.07	3.24	100.23	97.27	115.82	97.27 to 115.82	86,233	88,020
301	2	99.29	99.29	99.29	0.39	100.00	98.90	99.68	N/A	62,250	61,805
307	2	105.02	105.02	105.91	4.71	99.16	100.07	109.97	N/A	115,750	122,590
ALL	275	98.34	97.54	96.12	10.44	101.48	16.69	297.00	97.89 to 98.76	67,226	64,616

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:	275	MEDIAN:	98	COV:	23.99	95% Median C.I.:	97.89 to 98.76	(!: Derived)
TOTAL Sales Price:	18,487,248	WGT. MEAN:	96	STD:	23.40	95% Wgt. Mean C.I.:	94.21 to 98.02	
TOTAL Adj.Sales Price:	18,487,248	MEAN:	98	AVG.ABS.DEV:	10.27	95% Mean C.I.:	94.78 to 100.31	
TOTAL Assessed Value:	17,769,660							
AVG. Adj. Sales Price:	67,226	COD:	10.44	MAX Sales Ratio:	297.00			
AVG. Assessed Value:	64,616	PRD:	101.48	MIN Sales Ratio:	16.69			

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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)	32	72.85	83.90	77.68	48.95	108.00	16.69	297.00	53.94 to 92.40	26,780	20,802
10	1	98.71	98.71	98.71			98.71	98.71	N/A	24,450	24,135
20	37	97.57	100.78	95.47	12.28	105.57	60.59	202.83	96.25 to 100.86	31,423	29,999
30	170	98.77	99.53	97.62	5.70	101.96	46.69	221.13	98.26 to 99.19	72,673	70,945
35	1	98.34	98.34	98.34			98.34	98.34	N/A	101,000	99,320
40	33	98.45	97.49	96.75	2.96	100.76	68.68	109.97	97.76 to 99.11	113,898	110,202
50	1	75.60	75.60	75.60			75.60	75.60	N/A	229,000	173,125
<u>ALL</u>	<u>275</u>	<u>98.34</u>	<u>97.54</u>	<u>96.12</u>	<u>10.44</u>	<u>101.48</u>	<u>16.69</u>	<u>297.00</u>	<u>97.89 to 98.76</u>	<u>67,226</u>	<u>64,616</u>

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	32	MEDIAN:	96	COV:	30.97	95% Median C.I.:	91.09 to 100.92
TOTAL Sales Price:	2,153,050	WGT. MEAN:	99	STD:	30.64	95% Wgt. Mean C.I.:	91.63 to 106.62
TOTAL Adj.Sales Price:	2,015,050	MEAN:	99	AVG.ABS.DEV:	16.71	95% Mean C.I.:	88.30 to 109.53
TOTAL Assessed Value:	1,997,400						
AVG. Adj. Sales Price:	62,970	COD:	17.37	MAX Sales Ratio:	236.30		
AVG. Assessed Value:	62,418	PRD:	99.79	MIN Sales Ratio:	62.50		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	163.87	163.87	95.45	44.20	171.67	91.43	236.30	N/A	90,000	85,907
10/01/03 TO 12/31/03	2	91.26	91.26	91.37	0.19	99.88	91.09	91.43	N/A	105,000	95,940
01/01/04 TO 03/31/04	3	96.28	97.16	96.45	1.02	100.73	96.12	99.08	N/A	82,750	79,813
04/01/04 TO 06/30/04	2	98.34	98.34	94.79	4.41	103.74	94.00	102.67	N/A	41,250	39,100
07/01/04 TO 09/30/04	4	75.06	85.77	109.61	22.81	78.25	66.18	126.77	N/A	88,575	97,088
10/01/04 TO 12/31/04	2	109.13	109.13	109.03	2.63	100.09	106.25	112.00	N/A	31,000	33,800
01/01/05 TO 03/31/05	4	95.41	94.56	97.25	5.43	97.23	87.50	99.92	N/A	54,500	53,000
04/01/05 TO 06/30/05	3	84.62	86.05	87.86	9.26	97.94	75.00	98.52	N/A	32,666	28,700
07/01/05 TO 09/30/05	4	100.28	110.17	103.99	12.80	105.94	95.11	145.00	N/A	57,875	60,183
10/01/05 TO 12/31/05	2	91.97	91.97	92.68	32.04	99.23	62.50	121.43	N/A	20,500	19,000
01/01/06 TO 03/31/06	2	87.13	87.13	99.36	15.83	87.69	73.33	100.92	N/A	132,500	131,650
04/01/06 TO 06/30/06	2	85.13	85.13	81.53	23.04	104.42	65.52	104.75	N/A	12,250	9,987
<u>Study Years</u>											
07/01/03 TO 06/30/04	9	96.12	110.93	94.53	19.23	117.35	91.09	236.30	91.43 to 102.67	80,083	75,703
07/01/04 TO 06/30/05	13	91.25	92.13	102.97	15.14	89.47	66.18	126.77	75.00 to 106.25	56,330	58,004
07/01/05 TO 06/30/06	10	100.24	96.91	100.00	17.67	96.91	62.50	145.00	65.52 to 121.43	56,200	56,201
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	11	96.28	95.41	103.55	13.25	92.13	66.18	126.77	71.11 to 112.00	67,913	70,326
01/01/05 TO 12/31/05	13	98.52	97.00	98.02	13.31	98.96	62.50	145.00	84.62 to 101.00	45,269	44,371
<u>ALL</u>	32	96.20	98.91	99.12	17.37	99.79	62.50	236.30	91.09 to 100.92	62,970	62,418

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE	1	91.09	91.09	91.09			91.09	91.09	N/A	35,000	31,880
ARCHER	1	236.30	236.30	236.30			236.30	236.30	N/A	5,000	11,815
CENTRAL CITY	15	96.28	93.48	100.12	10.95	93.36	62.50	126.77	84.62 to 100.92	87,683	87,787
CHAPMAN	2	110.50	110.50	106.52	9.90	103.74	99.56	121.43	N/A	33,000	35,150
CLARKS	4	107.34	113.95	110.93	13.56	102.72	96.12	145.00	N/A	33,625	37,300
PALMER	5	91.43	89.31	92.19	8.80	96.88	66.18	106.25	N/A	79,360	73,160
SILVER CREEK	3	75.00	79.68	85.47	14.67	93.22	65.52	98.52	N/A	15,833	13,533
WORMS	1	73.33	73.33	73.33			73.33	73.33	N/A	15,000	11,000
<u>ALL</u>	32	96.20	98.91	99.12	17.37	99.79	62.50	236.30	91.09 to 100.92	62,970	62,418

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

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

NUMBER of Sales:	32	MEDIAN:	96	COV:	30.97	95% Median C.I.:	91.09 to 100.92
TOTAL Sales Price:	2,153,050	WGT. MEAN:	99	STD:	30.64	95% Wgt. Mean C.I.:	91.63 to 106.62
TOTAL Adj.Sales Price:	2,015,050	MEAN:	99	AVG.ABS.DEV:	16.71	95% Mean C.I.:	88.30 to 109.53
TOTAL Assessed Value:	1,997,400						
AVG. Adj. Sales Price:	62,970	COD:	17.37	MAX Sales Ratio:	236.30		
AVG. Assessed Value:	62,418	PRD:	99.79	MIN Sales Ratio:	62.50		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	26	95.62	93.20	98.50	12.63	94.63	62.50	126.77	87.50 to 100.92	63,184	62,234
3	6	98.10	123.65	101.90	37.47	121.35	73.33	236.30	73.33 to 236.30	62,041	63,218
ALL	32	96.20	98.91	99.12	17.37	99.79	62.50	236.30	91.09 to 100.92	62,970	62,418

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	26	97.32	94.42	99.25	11.45	95.14	65.52	126.77	91.25 to 100.92	66,261	65,764
2	5	91.09	113.04	93.05	41.95	121.48	62.50	236.30	N/A	52,450	48,803
3	1	145.00	145.00	145.00			145.00	145.00	N/A	30,000	43,500
ALL	32	96.20	98.91	99.12	17.37	99.79	62.50	236.30	91.09 to 100.92	62,970	62,418

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
40-0002											
40-0082	2	110.50	110.50	106.52	9.90	103.74	99.56	121.43	N/A	33,000	35,150
61-0004	18	95.69	100.16	100.09	18.94	100.07	62.50	236.30	84.62 to 100.92	76,125	76,194
61-0049	5	91.43	89.31	92.19	8.80	96.88	66.18	106.25	N/A	79,360	73,160
63-0001											
63-0030	3	75.00	79.68	85.47	14.67	93.22	65.52	98.52	N/A	15,833	13,533
72-0075	4	107.34	113.95	110.93	13.56	102.72	96.12	145.00	N/A	33,625	37,300
NonValid School											
ALL	32	96.20	98.91	99.12	17.37	99.79	62.50	236.30	91.09 to 100.92	62,970	62,418

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

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

NUMBER of Sales:	32	MEDIAN:	96	COV:	30.97	95% Median C.I.:	91.09 to 100.92
TOTAL Sales Price:	2,153,050	WGT. MEAN:	99	STD:	30.64	95% Wgt. Mean C.I.:	91.63 to 106.62
TOTAL Adj.Sales Price:	2,015,050	MEAN:	99	AVG.ABS.DEV:	16.71	95% Mean C.I.:	88.30 to 109.53
TOTAL Assessed Value:	1,997,400						
AVG. Adj. Sales Price:	62,970	COD:	17.37	MAX Sales Ratio:	236.30		
AVG. Assessed Value:	62,418	PRD:	99.79	MIN Sales Ratio:	62.50		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank Prior TO 1860 1860 TO 1899	5	91.09	113.04	93.05	41.95	121.48	62.50	236.30	N/A	52,450	48,803
1900 TO 1919	6	85.56	85.30	91.80	16.13	92.92	66.18	102.67	66.18 to 102.67	21,550	19,783
1920 TO 1939	5	87.50	86.71	82.27	7.91	105.40	71.11	99.08	N/A	39,900	32,825
1940 TO 1949	2	83.26	83.26	80.00	21.31	104.08	65.52	101.00	N/A	12,250	9,800
1950 TO 1959	2	99.56	99.56	99.56	0.00	100.00	99.56	99.56	N/A	78,750	78,400
1960 TO 1969	4	115.76	117.63	120.77	15.77	97.40	94.00	145.00	N/A	88,750	107,181
1970 TO 1979	4	95.68	98.70	94.75	7.59	104.16	91.43	112.00	N/A	126,250	119,625
1980 TO 1989	1	95.11	95.11	95.11			95.11	95.11	N/A	79,000	75,135
1990 TO 1994	1	121.43	121.43	121.43			121.43	121.43	N/A	21,000	25,500
1995 TO 1999	1	106.25	106.25	106.25			106.25	106.25	N/A	32,000	34,000
2000 TO Present	1	100.92	100.92	100.92			100.92	100.92	N/A	250,000	252,300
ALL	32	96.20	98.91	99.12	17.37	99.79	62.50	236.30	91.09 to 100.92	62,970	62,418

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	5	91.25	114.28	107.55	43.35	106.26	66.18	236.30	N/A	6,660	7,163
Total \$											
1 TO 9999	5	91.25	114.28	107.55	43.35	106.26	66.18	236.30	N/A	6,660	7,163
10000 TO 29999	8	98.80	90.77	91.21	15.99	99.51	62.50	121.43	62.50 to 121.43	17,062	15,562
30000 TO 59999	7	99.56	102.92	100.95	15.16	101.95	79.01	145.00	79.01 to 145.00	36,000	36,340
60000 TO 99999	5	94.00	88.19	88.55	7.55	99.59	71.11	96.12	N/A	70,700	62,607
100000 TO 149999	2	99.74	99.74	99.75	0.18	99.99	99.56	99.92	N/A	118,750	118,450
150000 TO 249999	4	93.86	101.48	103.75	10.71	97.81	91.43	126.77	N/A	188,062	195,116
250000 TO 499999	1	100.92	100.92	100.92			100.92	100.92	N/A	250,000	252,300
ALL	32	96.20	98.91	99.12	17.37	99.79	62.50	236.30	91.09 to 100.92	62,970	62,418

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	32	MEDIAN:	96	COV:	30.97	95% Median C.I.:	91.09 to 100.92
TOTAL Sales Price:	2,153,050	WGT. MEAN:	99	STD:	30.64	95% Wgt. Mean C.I.:	91.63 to 106.62
TOTAL Adj.Sales Price:	2,015,050	MEAN:	99	AVG.ABS.DEV:	16.71	95% Mean C.I.:	88.30 to 109.53
TOTAL Assessed Value:	1,997,400						
AVG. Adj. Sales Price:	62,970	COD:	17.37	MAX Sales Ratio:	236.30		
AVG. Assessed Value:	62,418	PRD:	99.79	MIN Sales Ratio:	62.50		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	70.59	70.59	70.31	6.25	100.39	66.18	75.00	N/A	6,400	4,500
5000 TO 9999	3	91.25	86.48	81.67	13.57	105.89	65.52	102.67	N/A	10,000	8,166
Total \$ _____											
1 TO 9999	5	75.00	80.12	78.27	16.59	102.37	65.52	102.67	N/A	8,560	6,700
10000 TO 29999	8	100.04	112.11	99.85	28.74	112.28	62.50	236.30	62.50 to 236.30	15,875	15,851
30000 TO 59999	9	91.09	97.35	92.95	17.15	104.73	71.11	145.00	79.01 to 112.00	42,722	39,709
60000 TO 99999	3	95.11	95.08	95.04	0.74	100.04	94.00	96.12	N/A	73,666	70,011
100000 TO 149999	2	99.74	99.74	99.75	0.18	99.99	99.56	99.92	N/A	118,750	118,450
150000 TO 249999	3	91.43	93.05	92.97	1.77	100.09	91.43	96.28	N/A	170,750	158,738
250000 TO 499999	2	113.85	113.85	113.58	11.35	100.23	100.92	126.77	N/A	245,000	278,275
ALL _____											
	32	96.20	98.91	99.12	17.37	99.79	62.50	236.30	91.09 to 100.92	62,970	62,418

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	91.09	113.04	93.05	41.95	121.48	62.50	236.30	N/A	52,450	48,803
10	10	99.04	94.60	97.40	11.48	97.12	65.52	121.43	73.33 to 106.25	33,500	32,630
20	16	97.60	97.67	101.95	13.80	95.79	66.18	145.00	84.62 to 104.75	77,675	79,192
30	1	91.43	91.43	91.43			91.43	91.43	N/A	175,000	160,000
ALL _____											
	32	96.20	98.91	99.12	17.37	99.79	62.50	236.30	91.09 to 100.92	62,970	62,418

PA&T 2007 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	32	MEDIAN:	96	COV:	30.97	95% Median C.I.:	91.09 to 100.92
TOTAL Sales Price:	2,153,050	WGT. MEAN:	99	STD:	30.64	95% Wgt. Mean C.I.:	91.63 to 106.62
TOTAL Adj.Sales Price:	2,015,050	MEAN:	99	AVG.ABS.DEV:	16.71	95% Mean C.I.:	88.30 to 109.53
TOTAL Assessed Value:	1,997,400						
AVG. Adj. Sales Price:	62,970	COD:	17.37	MAX Sales Ratio:	236.30		
AVG. Assessed Value:	62,418	PRD:	99.79	MIN Sales Ratio:	62.50		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	91.09	113.04	93.05	41.95	121.48	62.50	236.30	N/A	52,450	48,803
123	2	85.93	85.93	89.52	14.66	95.98	73.33	98.52	N/A	21,000	18,800
24	1	95.11	95.11	95.11			95.11	95.11	N/A	79,000	75,135
300	1	99.08	99.08	99.08			99.08	99.08	N/A	19,000	18,825
306	1	94.00	94.00	94.00			94.00	94.00	N/A	75,000	70,500
330	2	91.43	91.43	91.43	0.00	100.00	91.43	91.43	N/A	175,000	160,000
340	1	96.12	96.12	96.12			96.12	96.12	N/A	67,000	64,400
350	1	99.56	99.56	99.56			99.56	99.56	N/A	45,000	44,800
353	3	91.25	89.54	83.07	12.84	107.78	71.11	106.25	N/A	35,833	29,766
406	3	99.92	89.59	98.42	12.17	91.03	66.18	102.67	N/A	46,433	45,700
418	1	87.50	87.50	87.50			87.50	87.50	N/A	40,000	35,000
42	1	100.92	100.92	100.92			100.92	100.92	N/A	250,000	252,300
421	1	112.00	112.00	112.00			112.00	112.00	N/A	30,000	33,600
48	1	65.52	65.52	65.52			65.52	65.52	N/A	14,500	9,500
49	1	99.56	99.56	99.56			99.56	99.56	N/A	112,500	112,000
50	2	79.81	79.81	83.80	6.03	95.24	75.00	84.62	N/A	35,500	29,750
528	1	126.77	126.77	126.77			126.77	126.77	N/A	240,000	304,250
80	1	121.43	121.43	121.43			121.43	121.43	N/A	21,000	25,500
98	3	104.75	116.92	128.15	14.00	91.23	101.00	145.00	N/A	16,666	21,358
ALL	32	96.20	98.91	99.12	17.37	99.79	62.50	236.30	91.09 to 100.92	62,970	62,418

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	99.08	99.08	99.08			99.08	99.08	N/A	19,000	18,825
03	31	96.12	98.91	99.12	17.85	99.78	62.50	236.30	91.09 to 100.92	64,388	63,825
04											
ALL	32	96.20	98.91	99.12	17.37	99.79	62.50	236.30	91.09 to 100.92	62,970	62,418

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:	84	MEDIAN:	73	COV:	42.32	95% Median C.I.:	66.91 to 76.10	(!: Derived)
(AgLand) TOTAL Sales Price:	12,846,911	WGT. MEAN:	67	STD:	30.91	95% Wgt. Mean C.I.:	62.41 to 72.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,822,381	MEAN:	73	AVG.ABS.DEV:	21.60	95% Mean C.I.:	66.43 to 79.65	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	8,642,555							
AVG. Adj. Sales Price:	152,647	COD:	29.68	MAX Sales Ratio:	206.04			
AVG. Assessed Value:	102,887	PRD:	108.37	MIN Sales Ratio:	11.50			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	3	73.63	77.17	80.14	14.73	96.29	62.67	95.20	N/A	78,166	62,641
10/01/03 TO 12/31/03	6	47.20	56.44	60.18	61.32	93.79	27.16	107.70	27.16 to 107.70	126,421	76,080
01/01/04 TO 03/31/04	18	86.27	84.28	76.82	19.99	109.71	31.22	125.32	73.00 to 95.12	132,885	102,077
04/01/04 TO 06/30/04	8	75.26	75.75	73.40	32.94	103.20	11.50	130.34	11.50 to 130.34	199,834	146,671
07/01/04 TO 09/30/04	2	55.70	55.70	53.21	75.15	104.67	13.84	97.55	N/A	89,301	47,517
10/01/04 TO 12/31/04	10	67.75	64.62	64.03	20.43	100.91	36.08	88.34	47.26 to 77.78	210,608	134,854
01/01/05 TO 03/31/05	11	69.83	77.39	62.17	34.93	124.48	40.62	206.04	43.57 to 96.28	182,812	113,645
04/01/05 TO 06/30/05	7	75.76	76.69	68.71	21.72	111.61	45.48	112.80	45.48 to 112.80	149,500	102,720
07/01/05 TO 09/30/05	4	73.91	71.03	67.68	4.76	104.95	61.49	74.81	N/A	133,636	90,442
10/01/05 TO 12/31/05	4	93.22	91.88	66.54	54.11	138.08	28.19	152.89	N/A	123,713	82,317
01/01/06 TO 03/31/06	9	57.61	56.48	59.20	27.44	95.40	15.45	95.90	34.34 to 72.54	143,857	85,168
04/01/06 TO 06/30/06	2	68.36	68.36	67.88	1.23	100.70	67.52	69.20	N/A	86,250	58,550
<u>Study Years</u>											
07/01/03 TO 06/30/04	35	78.74	76.95	73.34	27.69	104.91	11.50	130.34	67.54 to 89.12	142,389	104,433
07/01/04 TO 06/30/05	30	71.34	71.52	63.88	28.77	111.95	13.84	206.04	55.04 to 76.16	178,070	113,757
07/01/05 TO 06/30/06	19	66.91	68.25	63.07	31.08	108.20	15.45	152.89	54.68 to 74.29	131,400	82,876
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	38	76.46	75.80	70.98	26.33	106.79	11.50	130.34	67.54 to 88.34	165,139	117,219
01/01/05 TO 12/31/05	26	72.97	78.45	65.09	32.25	120.52	28.19	206.04	55.04 to 76.10	157,186	102,315
<u>ALL</u>	84	72.77	73.04	67.40	29.68	108.37	11.50	206.04	66.91 to 76.10	152,647	102,887

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:	84	MEDIAN:	73	COV:	42.32	95% Median C.I.:	66.91 to 76.10	(!: Derived)
(AgLand) TOTAL Sales Price:	12,846,911	WGT. MEAN:	67	STD:	30.91	95% Wgt. Mean C.I.:	62.41 to 72.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,822,381	MEAN:	73	AVG.ABS.DEV:	21.60	95% Mean C.I.:	66.43 to 79.65	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	8,642,555							
AVG. Adj. Sales Price:	152,647	COD:	29.68	MAX Sales Ratio:	206.04			
AVG. Assessed Value:	102,887	PRD:	108.37	MIN Sales Ratio:	11.50			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2635	11	47.26	56.15	46.18	52.93	121.60	11.50	95.90	28.19 to 89.98	160,403	74,071	
2707	10	64.47	69.49	69.73	17.19	99.66	52.37	97.55	57.61 to 89.12	148,759	103,734	
2709	4	71.96	72.85	75.15	11.31	96.93	59.13	88.34	N/A	195,750	147,113	
2711	8	95.70	92.14	87.36	13.93	105.48	71.78	124.91	71.78 to 124.91	140,357	122,610	
2713	2	69.41	69.41	74.40	9.70	93.28	62.67	76.14	N/A	112,500	83,702	
2921	6	71.54	76.56	64.32	28.70	119.02	43.57	125.32	43.57 to 125.32	182,969	117,694	
2923	3	76.10	72.81	68.33	13.17	106.56	56.13	86.20	N/A	183,433	125,331	
2925	11	78.74	90.71	76.60	29.42	118.41	50.20	152.89	59.01 to 131.76	160,601	123,026	
2927	1	73.53	73.53	73.53			73.53	73.53	N/A	90,000	66,180	
2929	3	27.21	27.50	27.50	1.19	100.02	27.16	28.13	N/A	74,176	20,395	
3007	2	41.52	41.52	29.56	66.67	140.48	13.84	69.20	N/A	66,051	19,522	
3009	7	62.24	63.05	60.88	11.30	103.55	48.39	80.36	48.39 to 80.36	240,160	146,214	
3011	2	65.16	65.16	61.41	14.01	106.11	56.03	74.29	N/A	113,382	69,622	
3217	11	76.24	87.48	76.17	42.26	114.85	34.34	206.04	45.48 to 130.34	122,481	93,290	
3219	1	77.78	77.78	77.78			77.78	77.78	N/A	110,944	86,295	
3307	2	64.60	64.60	82.52	76.08	78.29	15.45	113.75	N/A	107,000	88,292	
ALL	84	72.77	73.04	67.40	29.68	108.37	11.50	206.04	66.91 to 76.10	152,647	102,887	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	66	72.77	71.32	66.07	27.44	107.96	11.50	152.89	62.67 to 76.10	158,786	104,903	
2	18	72.04	79.34	73.38	38.29	108.11	15.45	206.04	56.03 to 88.85	130,138	95,497	
ALL	84	72.77	73.04	67.40	29.68	108.37	11.50	206.04	66.91 to 76.10	152,647	102,887	

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	84	72.77	73.04	67.40	29.68	108.37	11.50	206.04	66.91 to 76.10	152,647	102,887	
ALL	84	72.77	73.04	67.40	29.68	108.37	11.50	206.04	66.91 to 76.10	152,647	102,887	

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:	84	MEDIAN:	73	COV:	42.32	95% Median C.I.:	66.91 to 76.10	(!: Derived)
(AgLand) TOTAL Sales Price:	12,846,911	WGT. MEAN:	67	STD:	30.91	95% Wgt. Mean C.I.:	62.41 to 72.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,822,381	MEAN:	73	AVG.ABS.DEV:	21.60	95% Mean C.I.:	66.43 to 79.65	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	8,642,555							
AVG. Adj. Sales Price:	152,647	COD:	29.68	MAX Sales Ratio:	206.04			
AVG. Assessed Value:	102,887	PRD:	108.37	MIN Sales Ratio:	11.50			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
40-0002												
40-0082	11	69.79	70.24	70.34	36.46	99.85	15.45	130.34	34.34 to 113.75	129,345	90,987	
61-0004	34	75.11	81.55	72.03	26.53	113.21	13.84	206.04	69.20 to 80.36	162,699	117,198	
61-0049	7	69.83	73.63	63.27	28.03	116.37	43.57	125.32	43.57 to 125.32	179,687	113,687	
63-0001	3	100.36	108.53	105.50	8.16	102.88	100.33	124.91	N/A	107,807	113,735	
63-0030	16	62.05	58.71	51.87	31.39	113.20	11.50	95.90	36.08 to 75.76	159,958	82,968	
72-0075	13	61.15	62.29	69.04	30.39	90.22	27.16	97.55	28.13 to 88.34	132,863	91,727	
NonValid School												
ALL	84	72.77	73.04	67.40	29.68	108.37	11.50	206.04	66.91 to 76.10	152,647	102,887	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	3	15.45	32.83	24.76	119.44	132.58	13.84	69.20	N/A	66,700	16,516	
30.01 TO 50.00	9	62.67	64.29	60.89	20.01	105.58	34.34	89.98	45.48 to 80.36	64,134	39,054	
50.01 TO 100.00	36	75.85	80.71	72.46	35.87	111.39	11.50	206.04	69.83 to 95.20	103,659	75,109	
100.01 TO 180.00	31	70.28	71.40	66.62	20.45	107.18	36.08	124.91	61.43 to 76.14	220,482	146,886	
180.01 TO 330.00	5	78.74	67.86	66.57	29.68	101.94	31.22	100.36	N/A	295,675	196,824	
ALL	84	72.77	73.04	67.40	29.68	108.37	11.50	206.04	66.91 to 76.10	152,647	102,887	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	2	78.49	78.49	58.09	37.22	135.11	49.27	107.70	N/A	164,289	95,437	
DRY-N/A	4	49.82	57.56	46.09	27.34	124.88	40.62	89.98	N/A	166,260	76,627	
GRASS	7	73.63	68.61	65.42	25.47	104.88	13.84	100.33	13.84 to 100.33	81,987	53,634	
GRASS-N/A	13	34.34	50.63	51.65	76.72	98.02	11.50	124.91	27.16 to 88.34	129,699	66,991	
IRRGTD	25	71.78	77.09	70.15	22.70	109.89	45.48	152.89	66.26 to 80.36	162,291	113,854	
IRRGTD-N/A	33	75.76	81.29	73.53	25.42	110.55	28.19	206.04	72.40 to 86.20	167,013	122,802	
ALL	84	72.77	73.04	67.40	29.68	108.37	11.50	206.04	66.91 to 76.10	152,647	102,887	

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:	84	MEDIAN:	73	COV:	42.32	95% Median C.I.:	66.91 to 76.10	(!: Derived)
(AgLand) TOTAL Sales Price:	12,846,911	WGT. MEAN:	67	STD:	30.91	95% Wgt. Mean C.I.:	62.41 to 72.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,822,381	MEAN:	73	AVG.ABS.DEV:	21.60	95% Mean C.I.:	66.43 to 79.65	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	8,642,555							
AVG. Adj. Sales Price:	152,647	COD:	29.68	MAX Sales Ratio:	206.04			
AVG. Assessed Value:	102,887	PRD:	108.37	MIN Sales Ratio:	11.50			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	52.37	69.32	55.13	38.63	125.73	47.26	107.70	N/A	129,215	71,240
DRY-N/A	1	40.62	40.62	40.62			40.62	40.62	N/A	347,542	141,185
GRASS	10	68.15	67.56	60.49	38.07	111.68	13.84	124.91	34.34 to 100.33	93,168	56,359
GRASS-N/A	10	29.68	46.28	51.40	82.20	90.05	11.50	99.39	15.45 to 88.34	132,832	68,274
IRRGTD	49	74.29	81.14	73.78	23.35	109.98	43.57	206.04	71.78 to 78.74	162,858	120,152
IRRGTD-N/A	9	61.43	70.44	63.66	33.54	110.65	28.19	130.34	50.20 to 96.28	176,519	112,372
ALL	84	72.77	73.04	67.40	29.68	108.37	11.50	206.04	66.91 to 76.10	152,647	102,887

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	52.37	69.32	55.13	38.63	125.73	47.26	107.70	N/A	129,215	71,240
DRY-N/A	1	40.62	40.62	40.62			40.62	40.62	N/A	347,542	141,185
GRASS	14	67.22	66.06	61.76	36.55	106.96	13.84	124.91	34.34 to 99.39	99,814	61,645
GRASS-N/A	6	27.67	35.59	44.44	49.28	80.10	11.50	88.34	11.50 to 88.34	143,766	63,884
IRRGTD	55	73.53	79.61	71.87	24.94	110.76	28.19	206.04	69.83 to 77.78	167,062	120,067
IRRGTD-N/A	3	76.10	77.17	77.60	16.27	99.44	59.13	96.28	N/A	126,766	98,373
ALL	84	72.77	73.04	67.40	29.68	108.37	11.50	206.04	66.91 to 76.10	152,647	102,887

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	76.33	76.33	75.31	17.89	101.34	62.67	89.98	N/A	27,000	20,335
30000 TO 59999	7	107.70	119.63	122.27	31.67	97.84	69.20	206.04	69.20 to 206.04	49,472	60,491
60000 TO 99999	23	74.29	73.26	73.55	40.01	99.61	13.84	131.76	52.37 to 95.90	77,871	57,278
100000 TO 149999	21	74.81	73.10	73.17	17.58	99.91	11.50	113.75	67.52 to 82.19	123,545	90,391
150000 TO 249999	15	66.91	62.15	61.90	26.07	100.41	28.19	100.36	47.26 to 76.24	205,406	127,140
250000 TO 499999	16	61.46	62.06	61.66	16.52	100.64	40.62	88.34	50.20 to 71.78	309,717	190,982
ALL	84	72.77	73.04	67.40	29.68	108.37	11.50	206.04	66.91 to 76.10	152,647	102,887

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:	84	MEDIAN:	73	COV:	42.32	95% Median C.I.:	66.91 to 76.10	(!: Derived)
(AgLand) TOTAL Sales Price:	12,846,911	WGT. MEAN:	67	STD:	30.91	95% Wgt. Mean C.I.:	62.41 to 72.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,822,381	MEAN:	73	AVG.ABS.DEV:	21.60	95% Mean C.I.:	66.43 to 79.65	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	8,642,555							
AVG. Adj. Sales Price:	152,647	COD:	29.68	MAX Sales Ratio:	206.04			
AVG. Assessed Value:	102,887	PRD:	108.37	MIN Sales Ratio:	11.50			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____ Low \$ _____											
_____ Total \$ _____											
10000 TO 29999	10	27.67	37.95	28.02	68.36	135.45	11.50	89.98	13.84 to 69.20	67,470	18,902
30000 TO 59999	11	69.79	68.74	59.75	24.86	115.05	28.19	107.70	45.48 to 100.33	80,193	47,916
60000 TO 99999	29	74.81	80.32	70.86	27.04	113.35	31.22	152.89	67.52 to 92.70	117,844	83,505
100000 TO 149999	15	76.24	87.68	72.96	33.14	120.17	40.62	206.04	66.91 to 96.28	165,953	121,086
150000 TO 249999	18	68.91	70.92	68.00	18.97	104.30	43.57	113.75	59.01 to 76.68	274,596	186,719
250000 TO 499999	1	78.74	78.74	78.74			78.74	78.74	N/A	416,000	327,540
_____ ALL _____											
	84	72.77	73.04	67.40	29.68	108.37	11.50	206.04	66.91 to 76.10	152,647	102,887

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:	274	MEDIAN:	95	COV:	33.15	95% Median C.I.:	91.32 to 97.08	(! : Derived)
TOTAL Sales Price:	18,327,248	WGT. MEAN:	90	STD:	31.36	95% Wgt. Mean C.I.:	87.82 to 92.99	
TOTAL Adj.Sales Price:	18,327,248	MEAN:	95	AVG.ABS.DEV:	18.98	95% Mean C.I.:	90.90 to 98.33	
TOTAL Assessed Value:	16,568,630							
AVG. Adj. Sales Price:	66,887	COD:	20.08	MAX Sales Ratio:	297.00			
AVG. Assessed Value:	60,469	PRD:	104.66	MIN Sales Ratio:	16.69			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	31	102.29	101.93	96.57	15.83	105.55	56.77	167.05	92.40 to 108.36	56,416	54,481
10/01/04 TO 12/31/04	25	96.60	94.96	95.68	8.94	99.25	54.03	122.06	91.42 to 100.00	70,216	67,181
01/01/05 TO 03/31/05	24	99.83	103.85	100.53	21.94	103.29	48.36	189.39	90.20 to 109.20	53,767	54,055
04/01/05 TO 06/30/05	34	94.02	92.81	90.79	20.55	102.23	45.15	297.00	83.57 to 99.19	64,411	58,477
07/01/05 TO 09/30/05	43	90.44	92.50	87.75	18.46	105.42	45.98	243.06	83.22 to 99.43	81,623	71,623
10/01/05 TO 12/31/05	36	96.00	103.79	96.83	26.42	107.19	35.54	286.00	88.97 to 102.50	59,493	57,605
01/01/06 TO 03/31/06	43	89.45	85.39	84.62	19.31	100.91	16.69	134.20	81.17 to 96.10	69,807	59,074
04/01/06 TO 06/30/06	38	85.78	88.35	82.58	23.48	106.98	38.75	162.77	79.79 to 95.71	70,769	58,442
<u>Study Years</u>											
07/01/04 TO 06/30/05	114	98.31	98.08	95.27	17.30	102.96	45.15	297.00	94.36 to 99.70	61,269	58,368
07/01/05 TO 06/30/06	160	90.77	92.15	87.41	21.88	105.42	16.69	286.00	87.41 to 95.71	70,890	61,966
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	137	96.15	97.53	92.41	21.60	105.54	35.54	297.00	90.74 to 99.19	66,656	61,599
<u>ALL</u>											
	274	94.54	94.62	90.40	20.08	104.66	16.69	297.00	91.32 to 97.08	66,887	60,469

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	91.76	91.76	91.76			91.76	91.76	N/A	120,000	110,115
ACREAGE	49	97.09	85.96	92.53	14.97	92.90	16.69	105.04	90.81 to 99.25	85,085	78,732
ARCHER	1	87.92	87.92	87.92			87.92	87.92	N/A	12,000	10,550
CC LAKES	4	66.84	63.16	59.12	10.95	106.83	46.69	72.28	N/A	99,125	58,606
CENTRAL CITY	128	96.07	97.72	92.38	18.50	105.79	28.53	297.00	90.20 to 99.31	63,216	58,398
CHAPMAN	4	79.35	77.31	78.36	27.53	98.66	45.98	104.54	N/A	57,675	45,192
CLARKS	13	99.73	102.58	100.89	12.06	101.67	74.50	167.05	90.73 to 104.13	35,923	36,243
CLARKS LAKES	21	77.56	82.72	77.91	33.26	106.18	42.12	189.39	60.59 to 96.30	94,457	73,586
GI SUB	17	92.40	99.97	95.46	18.52	104.72	64.93	202.83	83.22 to 102.46	76,829	73,337
PALMER	20	91.63	104.28	94.62	33.66	110.21	59.27	286.00	74.75 to 108.36	36,255	34,306
SC LAKES	1	100.00	100.00	100.00			100.00	100.00	N/A	20,000	20,000
SILVER CREEK	15	94.52	100.44	90.71	20.53	110.73	53.67	243.06	90.01 to 99.34	53,690	48,701
<u>ALL</u>											
	274	94.54	94.62	90.40	20.08	104.66	16.69	297.00	91.32 to 97.08	66,887	60,469

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	274	MEDIAN:	95	COV:	33.15	95% Median C.I.:	91.32 to 97.08	(! : Derived)
TOTAL Sales Price:	18,327,248	WGT. MEAN:	90	STD:	31.36	95% Wgt. Mean C.I.:	87.82 to 92.99	
TOTAL Adj.Sales Price:	18,327,248	MEAN:	95	AVG.ABS.DEV:	18.98	95% Mean C.I.:	90.90 to 98.33	
TOTAL Assessed Value:	16,568,630							
AVG. Adj. Sales Price:	66,887	COD:	20.08	MAX Sales Ratio:	297.00			
AVG. Assessed Value:	60,469	PRD:	104.66	MIN Sales Ratio:	16.69			

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	180	95.94	98.99	92.84	19.64	106.62	35.54	297.00	91.64 to 98.64	58,049	53,892
2	18	94.06	99.72	95.83	17.37	104.06	64.93	202.83	86.05 to 100.14	80,150	76,805
3	76	91.07	83.06	85.24	21.55	97.45	16.69	189.39	81.44 to 97.95	84,680	72,177
<u>ALL</u>	<u>274</u>	<u>94.54</u>	<u>94.62</u>	<u>90.40</u>	<u>20.08</u>	<u>104.66</u>	<u>16.69</u>	<u>297.00</u>	<u>91.32 to 97.08</u>	<u>66,887</u>	<u>60,469</u>

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	243	96.10	97.17	92.00	16.48	105.62	45.15	286.00	93.05 to 98.55	71,563	65,835
2	27	59.32	76.63	63.89	56.58	119.95	16.69	297.00	46.20 to 90.74	26,346	16,831
3	4	62.80	61.14	51.39	11.94	118.97	46.69	72.28	N/A	56,500	29,036
<u>ALL</u>	<u>274</u>	<u>94.54</u>	<u>94.62</u>	<u>90.40</u>	<u>20.08</u>	<u>104.66</u>	<u>16.69</u>	<u>297.00</u>	<u>91.32 to 97.08</u>	<u>66,887</u>	<u>60,469</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	240	95.39	95.08	92.61	17.81	102.66	16.69	297.00	91.74 to 98.04	65,617	60,768
06	24	73.79	81.54	75.11	33.85	108.57	42.12	189.39	60.62 to 96.30	98,295	73,825
07	10	93.68	114.97	96.55	48.32	119.07	48.18	286.00	60.59 to 202.83	22,000	21,241
<u>ALL</u>	<u>274</u>	<u>94.54</u>	<u>94.62</u>	<u>90.40</u>	<u>20.08</u>	<u>104.66</u>	<u>16.69</u>	<u>297.00</u>	<u>91.32 to 97.08</u>	<u>66,887</u>	<u>60,469</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
40-0002											
40-0082	30	92.06	89.05	89.99	21.81	98.96	16.69	202.83	83.22 to 99.03	79,323	71,383
61-0004	156	95.91	95.25	91.44	18.20	104.17	28.53	297.00	90.74 to 98.64	66,101	60,441
61-0049	28	92.59	100.04	94.67	27.05	105.67	59.27	286.00	80.96 to 102.29	54,688	51,776
63-0001											
63-0030	23	96.30	102.42	93.96	19.67	109.00	53.67	243.06	90.44 to 99.77	62,524	58,750
72-0075	37	90.75	87.48	82.41	21.29	106.15	42.12	167.05	77.56 to 99.31	72,064	59,385
NonValid School											
<u>ALL</u>	<u>274</u>	<u>94.54</u>	<u>94.62</u>	<u>90.40</u>	<u>20.08</u>	<u>104.66</u>	<u>16.69</u>	<u>297.00</u>	<u>91.32 to 97.08</u>	<u>66,887</u>	<u>60,469</u>

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	274	MEDIAN:	95	COV:	33.15	95% Median C.I.:	91.32 to 97.08	(! : Derived)
TOTAL Sales Price:	18,327,248	WGT. MEAN:	90	STD:	31.36	95% Wgt. Mean C.I.:	87.82 to 92.99	
TOTAL Adj.Sales Price:	18,327,248	MEAN:	95	AVG.ABS.DEV:	18.98	95% Mean C.I.:	90.90 to 98.33	
TOTAL Assessed Value:	16,568,630							
AVG. Adj. Sales Price:	66,887	COD:	20.08	MAX Sales Ratio:	297.00			
AVG. Assessed Value:	60,469	PRD:	104.66	MIN Sales Ratio:	16.69			

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	32	58.05	75.41	62.28	53.88	121.09	16.69	297.00	48.36 to 81.93	26,780	16,678
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	71	95.78	101.22	92.63	21.88	109.27	45.98	243.06	89.45 to 99.00	53,297	49,371
1920 TO 1939	53	95.63	95.25	90.99	11.16	104.68	52.97	153.00	90.81 to 99.70	64,750	58,915
1940 TO 1949	7	77.56	84.14	82.22	14.77	102.33	69.54	102.17	69.54 to 102.17	81,397	66,927
1950 TO 1959	15	95.08	92.82	94.28	9.20	98.45	60.59	117.08	88.90 to 99.51	63,386	59,762
1960 TO 1969	21	99.73	94.81	93.42	9.32	101.49	72.20	114.06	84.64 to 102.29	77,905	72,776
1970 TO 1979	44	98.06	98.74	91.07	21.50	108.43	45.15	286.00	86.05 to 100.78	83,530	76,071
1980 TO 1989	11	90.44	89.63	86.12	13.18	104.08	46.69	127.78	74.50 to 102.34	84,227	72,535
1990 TO 1994	9	102.12	106.96	104.54	6.74	102.32	99.31	135.98	99.34 to 109.20	117,444	122,776
1995 TO 1999	6	94.35	98.49	96.61	9.65	101.94	84.41	129.40	84.41 to 129.40	105,900	102,313
2000 TO Present	5	90.80	84.07	80.88	12.87	103.95	66.87	97.64	N/A	160,700	129,973
ALL	274	94.54	94.62	90.40	20.08	104.66	16.69	297.00	91.32 to 97.08	66,887	60,469

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	5	127.38	179.71	163.51	62.00	109.91	63.43	297.00	N/A	3,220	5,265
5000 TO 9999	5	92.40	114.35	120.27	42.31	95.08	60.00	243.06	N/A	6,166	7,416
Total \$											
1 TO 9999	10	109.54	147.03	135.11	62.63	108.82	60.00	297.00	63.43 to 286.00	4,693	6,340
10000 TO 29999	49	100.00	100.61	101.17	31.29	99.45	35.54	202.83	87.92 to 108.07	18,648	18,866
30000 TO 59999	82	94.07	90.31	88.94	19.82	101.55	16.69	150.60	86.29 to 99.31	44,745	39,795
60000 TO 99999	78	94.03	92.66	92.96	11.33	99.68	53.67	129.40	90.01 to 98.07	77,675	72,204
100000 TO 149999	36	93.69	90.46	90.25	9.90	100.23	45.15	110.46	87.14 to 98.13	116,872	105,481
150000 TO 249999	18	95.35	87.90	86.89	13.73	101.16	46.69	109.20	77.56 to 100.04	175,350	152,365
250000 TO 499999	1	52.97	52.97	52.97			52.97	52.97	N/A	275,000	145,660
ALL	274	94.54	94.62	90.40	20.08	104.66	16.69	297.00	91.32 to 97.08	66,887	60,469

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:	274	MEDIAN:	95	COV:	33.15	95% Median C.I.:	91.32 to 97.08	(! : Derived)
TOTAL Sales Price:	18,327,248	WGT. MEAN:	90	STD:	31.36	95% Wgt. Mean C.I.:	87.82 to 92.99	
TOTAL Adj.Sales Price:	18,327,248	MEAN:	95	AVG.ABS.DEV:	18.98	95% Mean C.I.:	90.90 to 98.33	
TOTAL Assessed Value:	16,568,630							
AVG. Adj. Sales Price:	66,887	COD:	20.08	MAX Sales Ratio:	297.00			
AVG. Assessed Value:	60,469	PRD:	104.66	MIN Sales Ratio:	16.69			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	6	61.72	70.38	58.78	37.49	119.74	35.54	124.72	35.54 to 124.72	6,683	3,928
5000 TO 9999	15	59.32	89.32	47.24	83.62	189.08	16.69	297.00	39.38 to 94.36	15,054	7,112
Total \$											
1 TO 9999	21	60.00	83.91	48.98	70.12	171.31	16.69	297.00	46.20 to 92.40	12,662	6,202
10000 TO 29999	49	94.52	100.32	86.51	30.17	115.95	42.12	243.06	85.69 to 102.21	24,497	21,194
30000 TO 59999	84	95.43	94.52	89.51	18.62	105.60	45.15	167.05	87.41 to 99.61	48,884	43,757
60000 TO 99999	75	94.86	94.35	92.38	10.09	102.14	46.69	135.98	90.44 to 99.19	84,250	77,829
100000 TO 149999	33	96.36	93.42	89.92	11.16	103.89	52.97	129.40	87.66 to 99.31	131,069	117,862
150000 TO 249999	12	99.24	95.66	94.65	6.32	101.07	66.87	109.20	90.81 to 100.49	175,875	166,466
ALL	274	94.54	94.62	90.40	20.08	104.66	16.69	297.00	91.32 to 97.08	66,887	60,469

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	33	59.32	76.18	67.30	53.23	113.18	16.69	297.00	48.36 to 81.93	29,889	20,117
10	5	81.97	121.14	85.88	70.15	141.06	57.53	286.00	N/A	23,390	20,088
20	38	93.65	102.10	93.94	26.38	108.69	45.15	202.83	88.90 to 105.04	39,810	37,396
30	187	96.36	95.71	91.74	13.48	104.32	46.69	243.06	91.83 to 98.92	76,805	70,463
40	11	97.64	93.49	89.47	10.30	104.49	52.97	109.20	86.44 to 108.75	122,590	109,683
ALL	274	94.54	94.62	90.40	20.08	104.66	16.69	297.00	91.32 to 97.08	66,887	60,469

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	35	60.00	77.46	70.29	53.34	110.21	16.69	297.00	52.63 to 90.74	32,398	22,772
100	12	82.60	103.12	73.45	52.53	140.40	45.15	286.00	57.53 to 119.63	29,495	21,663
101	141	97.08	97.84	94.16	13.86	103.91	45.98	243.06	94.36 to 99.43	67,704	63,747
102	18	96.85	94.13	88.61	11.33	106.22	52.97	151.38	86.44 to 99.00	102,388	90,729
103	6	86.85	89.73	88.64	11.07	101.24	73.13	122.06	73.13 to 122.06	108,766	96,405
104	52	91.75	95.17	87.71	18.85	108.51	46.69	167.05	86.95 to 99.51	75,462	66,188
111	6	102.67	103.19	101.45	12.79	101.71	79.90	127.78	79.90 to 127.78	86,233	87,486
301	2	87.03	87.03	87.03	0.44	100.00	86.65	87.41	N/A	62,250	54,177
307	2	103.20	103.20	102.20	5.38	100.98	97.64	108.75	N/A	115,750	118,292
ALL	274	94.54	94.62	90.40	20.08	104.66	16.69	297.00	91.32 to 97.08	66,887	60,469

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:	274	MEDIAN:	95	COV:	33.15	95% Median C.I.:	91.32 to 97.08	(!: Derived)
TOTAL Sales Price:	18,327,248	WGT. MEAN:	90	STD:	31.36	95% Wgt. Mean C.I.:	87.82 to 92.99	
TOTAL Adj.Sales Price:	18,327,248	MEAN:	95	AVG.ABS.DEV:	18.98	95% Mean C.I.:	90.90 to 98.33	
TOTAL Assessed Value:	16,568,630							
AVG. Adj. Sales Price:	66,887	COD:	20.08	MAX Sales Ratio:	297.00			
AVG. Assessed Value:	60,469	PRD:	104.66	MIN Sales Ratio:	16.69			

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	32	58.05	75.41	62.28	53.88	121.09	16.69	297.00	48.36 to 81.93	26,780	16,678
10	1	57.53	57.53	57.53			57.53	57.53	N/A	24,450	14,065
20	37	97.95	110.25	89.08	34.52	123.77	45.15	286.00	86.29 to 119.63	31,423	27,990
30	170	96.20	95.78	93.26	13.23	102.71	45.98	167.05	93.52 to 99.03	72,673	67,776
35	1	82.41	82.41	82.41			82.41	82.41	N/A	101,000	83,230
40	32	94.50	91.94	89.67	9.87	102.54	52.97	108.75	87.33 to 99.61	112,457	100,838
50	1	66.87	66.87	66.87			66.87	66.87	N/A	229,000	153,125
<u>ALL</u>	<u>274</u>	<u>94.54</u>	<u>94.62</u>	<u>90.40</u>	<u>20.08</u>	<u>104.66</u>	<u>16.69</u>	<u>297.00</u>	<u>91.32 to 97.08</u>	<u>66,887</u>	<u>60,469</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

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

NUMBER of Sales:	32	MEDIAN:	95	COV:	20.71	95% Median C.I.:	84.62 to 99.56
TOTAL Sales Price:	2,153,050	WGT. MEAN:	99	STD:	19.29	95% Wgt. Mean C.I.:	91.28 to 106.36
TOTAL Adj.Sales Price:	2,015,050	MEAN:	93	AVG.ABS.DEV:	14.27	95% Mean C.I.:	86.42 to 99.79
TOTAL Assessed Value:	1,991,290						
AVG. Adj. Sales Price:	62,970	COD:	15.09	MAX Sales Ratio:	145.00		
AVG. Assessed Value:	62,227	PRD:	94.21	MIN Sales Ratio:	61.33		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	83.77	83.77	91.00	9.15	92.05	76.10	91.43	N/A	90,000	81,902
10/01/03 TO 12/31/03	2	91.26	91.26	91.37	0.19	99.88	91.09	91.43	N/A	105,000	95,940
01/01/04 TO 03/31/04	3	96.28	97.16	96.45	1.02	100.73	96.12	99.08	N/A	82,750	79,813
04/01/04 TO 06/30/04	2	77.66	77.66	91.03	21.03	85.32	61.33	94.00	N/A	41,250	37,550
07/01/04 TO 09/30/04	4	75.06	85.77	109.61	22.81	78.25	66.18	126.77	N/A	88,575	97,088
10/01/04 TO 12/31/04	2	116.94	116.94	117.10	4.22	99.87	112.00	121.88	N/A	31,000	36,300
01/01/05 TO 03/31/05	4	95.41	94.56	97.25	5.43	97.23	87.50	99.92	N/A	54,500	53,000
04/01/05 TO 06/30/05	3	84.62	86.05	87.86	9.26	97.94	75.00	98.52	N/A	32,666	28,700
07/01/05 TO 09/30/05	4	100.28	110.17	103.99	12.80	105.94	95.11	145.00	N/A	57,875	60,183
10/01/05 TO 12/31/05	2	91.97	91.97	92.68	32.04	99.23	62.50	121.43	N/A	20,500	19,000
01/01/06 TO 03/31/06	2	87.13	87.13	99.36	15.83	87.69	73.33	100.92	N/A	132,500	131,650
04/01/06 TO 06/30/06	2	85.13	85.13	81.53	23.04	104.42	65.52	104.75	N/A	12,250	9,987
<u>Study Years</u>											
07/01/03 TO 06/30/04	9	91.43	88.54	92.99	7.96	95.21	61.33	99.08	76.10 to 96.28	80,083	74,469
07/01/04 TO 06/30/05	13	91.25	93.33	103.65	16.46	90.04	66.18	126.77	75.00 to 112.00	56,330	58,388
07/01/05 TO 06/30/06	10	100.24	96.91	100.00	17.67	96.91	62.50	145.00	65.52 to 121.43	56,200	56,201
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	11	96.12	93.07	103.81	17.44	89.66	61.33	126.77	66.18 to 121.88	67,913	70,499
01/01/05 TO 12/31/05	13	98.52	97.00	98.02	13.31	98.96	62.50	145.00	84.62 to 101.00	45,269	44,371
<u>ALL</u>											
	32	94.56	93.10	98.82	15.09	94.21	61.33	145.00	84.62 to 99.56	62,970	62,227

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE	1	91.09	91.09	91.09			91.09	91.09	N/A	35,000	31,880
ARCHER	1	76.10	76.10	76.10			76.10	76.10	N/A	5,000	3,805
CENTRAL CITY	15	96.28	93.48	100.12	10.95	93.36	62.50	126.77	84.62 to 100.92	87,683	87,787
CHAPMAN	2	110.50	110.50	106.52	9.90	103.74	99.56	121.43	N/A	33,000	35,150
CLARKS	4	104.06	103.61	108.62	23.92	95.39	61.33	145.00	N/A	33,625	36,525
PALMER	5	91.43	92.43	93.45	12.22	98.92	66.18	121.88	N/A	79,360	74,160
SILVER CREEK	3	75.00	79.68	85.47	14.67	93.22	65.52	98.52	N/A	15,833	13,533
WORMS	1	73.33	73.33	73.33			73.33	73.33	N/A	15,000	11,000
<u>ALL</u>											
	32	94.56	93.10	98.82	15.09	94.21	61.33	145.00	84.62 to 99.56	62,970	62,227

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

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

NUMBER of Sales:	32	MEDIAN:	95	COV:	20.71	95% Median C.I.:	84.62 to 99.56
TOTAL Sales Price:	2,153,050	WGT. MEAN:	99	STD:	19.29	95% Wgt. Mean C.I.:	91.28 to 106.36
TOTAL Adj.Sales Price:	2,015,050	MEAN:	93	AVG.ABS.DEV:	14.27	95% Mean C.I.:	86.42 to 99.79
TOTAL Assessed Value:	1,991,290						
AVG. Adj. Sales Price:	62,970	COD:	15.09	MAX Sales Ratio:	145.00		
AVG. Assessed Value:	62,227	PRD:	94.21	MIN Sales Ratio:	61.33		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	26	94.56	92.21	98.61	14.47	93.51	61.33	126.77	84.62 to 99.56	63,184	62,307
3	6	93.69	96.95	99.74	17.91	97.20	73.33	145.00	73.33 to 145.00	62,041	61,883
ALL	32	94.56	93.10	98.82	15.09	94.21	61.33	145.00	84.62 to 99.56	62,970	62,227

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	26	95.62	93.44	99.36	13.42	94.04	61.33	126.77	87.50 to 99.92	66,261	65,837
2	5	79.01	81.00	89.99	12.35	90.00	62.50	96.28	N/A	52,450	47,201
3	1	145.00	145.00	145.00			145.00	145.00	N/A	30,000	43,500
ALL	32	94.56	93.10	98.82	15.09	94.21	61.33	145.00	84.62 to 99.56	62,970	62,227

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
40-0002											
40-0082	2	110.50	110.50	106.52	9.90	103.74	99.56	121.43	N/A	33,000	35,150
61-0004	18	94.56	91.26	99.51	11.99	91.71	62.50	126.77	79.01 to 99.92	76,125	75,749
61-0049	5	91.43	92.43	93.45	12.22	98.92	66.18	121.88	N/A	79,360	74,160
63-0001											
63-0030	3	75.00	79.68	85.47	14.67	93.22	65.52	98.52	N/A	15,833	13,533
72-0075	4	104.06	103.61	108.62	23.92	95.39	61.33	145.00	N/A	33,625	36,525
NonValid School											
ALL	32	94.56	93.10	98.82	15.09	94.21	61.33	145.00	84.62 to 99.56	62,970	62,227

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	32	MEDIAN:	95	COV:	20.71	95% Median C.I.:	84.62 to 99.56
TOTAL Sales Price:	2,153,050	WGT. MEAN:	99	STD:	19.29	95% Wgt. Mean C.I.:	91.28 to 106.36
TOTAL Adj.Sales Price:	2,015,050	MEAN:	93	AVG.ABS.DEV:	14.27	95% Mean C.I.:	86.42 to 99.79
TOTAL Assessed Value:	1,991,290						
AVG. Adj. Sales Price:	62,970	COD:	15.09	MAX Sales Ratio:	145.00		
AVG. Assessed Value:	62,227	PRD:	94.21	MIN Sales Ratio:	61.33		

(!: AVTot=0)

(!: Derived)

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	5	79.01	81.00	89.99	12.35	90.00	62.50	96.28	N/A	52,450	47,201
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	6	74.16	78.41	89.40	15.46	87.71	61.33	98.52	61.33 to 98.52	21,550	19,266
1920 TO 1939	5	87.50	86.71	82.27	7.91	105.40	71.11	99.08	N/A	39,900	32,825
1940 TO 1949	2	83.26	83.26	80.00	21.31	104.08	65.52	101.00	N/A	12,250	9,800
1950 TO 1959	2	99.56	99.56	99.56	0.00	100.00	99.56	99.56	N/A	78,750	78,400
1960 TO 1969	4	115.76	117.63	120.77	15.77	97.40	94.00	145.00	N/A	88,750	107,181
1970 TO 1979	4	95.68	98.70	94.75	7.59	104.16	91.43	112.00	N/A	126,250	119,625
1980 TO 1989	1	95.11	95.11	95.11			95.11	95.11	N/A	79,000	75,135
1990 TO 1994	1	121.43	121.43	121.43			121.43	121.43	N/A	21,000	25,500
1995 TO 1999	1	121.88	121.88	121.88			121.88	121.88	N/A	32,000	39,000
2000 TO Present	1	100.92	100.92	100.92			100.92	100.92	N/A	250,000	252,300
ALL	32	94.56	93.10	98.82	15.09	94.21	61.33	145.00	84.62 to 99.56	62,970	62,227

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	5	75.00	73.97	74.19	10.62	99.71	61.33	91.25	N/A	6,660	4,941
Total \$											
1 TO 9999	5	75.00	73.97	74.19	10.62	99.71	61.33	91.25	N/A	6,660	4,941
10000 TO 29999	8	98.80	90.77	91.21	15.99	99.51	62.50	121.43	62.50 to 121.43	17,062	15,562
30000 TO 59999	7	99.56	105.15	102.93	17.40	102.15	79.01	145.00	79.01 to 145.00	36,000	37,055
60000 TO 99999	5	94.00	88.19	88.55	7.55	99.59	71.11	96.12	N/A	70,700	62,607
100000 TO 149999	2	99.74	99.74	99.75	0.18	99.99	99.56	99.92	N/A	118,750	118,450
150000 TO 249999	4	93.86	101.48	103.75	10.71	97.81	91.43	126.77	N/A	188,062	195,116
250000 TO 499999	1	100.92	100.92	100.92			100.92	100.92	N/A	250,000	252,300
ALL	32	94.56	93.10	98.82	15.09	94.21	61.33	145.00	84.62 to 99.56	62,970	62,227

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:	32	MEDIAN:	95	COV:	20.71	95% Median C.I.:	84.62 to 99.56
TOTAL Sales Price:	2,153,050	WGT. MEAN:	99	STD:	19.29	95% Wgt. Mean C.I.:	91.28 to 106.36
TOTAL Adj.Sales Price:	2,015,050	MEAN:	93	AVG.ABS.DEV:	14.27	95% Mean C.I.:	86.42 to 99.79
TOTAL Assessed Value:	1,991,290						
AVG. Adj. Sales Price:	62,970	COD:	15.09	MAX Sales Ratio:	145.00		
AVG. Assessed Value:	62,227	PRD:	94.21	MIN Sales Ratio:	61.33		

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

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	4	70.59	69.65	68.79	8.35	101.25	61.33	76.10	N/A	6,325	4,351
5000 TO 9999	2	78.38	78.38	74.67	16.41	104.98	65.52	91.25	N/A	11,250	8,400
Total \$ _____											
1 TO 9999	6	70.59	72.56	71.56	11.64	101.40	61.33	91.25	61.33 to 91.25	7,966	5,700
10000 TO 29999	7	99.08	94.37	94.26	13.38	100.12	62.50	121.43	62.50 to 121.43	17,428	16,428
30000 TO 59999	9	91.09	99.09	94.25	19.05	105.13	71.11	145.00	79.01 to 121.88	42,722	40,265
60000 TO 99999	3	95.11	95.08	95.04	0.74	100.04	94.00	96.12	N/A	73,666	70,011
100000 TO 149999	2	99.74	99.74	99.75	0.18	99.99	99.56	99.92	N/A	118,750	118,450
150000 TO 249999	3	91.43	93.05	92.97	1.77	100.09	91.43	96.28	N/A	170,750	158,738
250000 TO 499999	2	113.85	113.85	113.58	11.35	100.23	100.92	126.77	N/A	245,000	278,275
ALL _____											
	32	94.56	93.10	98.82	15.09	94.21	61.33	145.00	84.62 to 99.56	62,970	62,227

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	79.01	81.00	89.99	12.35	90.00	62.50	96.28	N/A	52,450	47,201
10	10	94.88	92.02	97.97	17.11	93.93	61.33	121.88	65.52 to 121.43	33,500	32,820
20	16	97.60	97.67	101.95	13.80	95.79	66.18	145.00	84.62 to 104.75	77,675	79,192
30	1	91.43	91.43	91.43			91.43	91.43	N/A	175,000	160,000
ALL _____											
	32	94.56	93.10	98.82	15.09	94.21	61.33	145.00	84.62 to 99.56	62,970	62,227

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

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

NUMBER of Sales:	32	MEDIAN:	95	COV:	20.71	95% Median C.I.:	84.62 to 99.56
TOTAL Sales Price:	2,153,050	WGT. MEAN:	99	STD:	19.29	95% Wgt. Mean C.I.:	91.28 to 106.36
TOTAL Adj.Sales Price:	2,015,050	MEAN:	93	AVG.ABS.DEV:	14.27	95% Mean C.I.:	86.42 to 99.79
TOTAL Assessed Value:	1,991,290						
AVG. Adj. Sales Price:	62,970	COD:	15.09	MAX Sales Ratio:	145.00		
AVG. Assessed Value:	62,227	PRD:	94.21	MIN Sales Ratio:	61.33		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	79.01	81.00	89.99	12.35	90.00	62.50	96.28	N/A	52,450	47,201
123	2	85.93	85.93	89.52	14.66	95.98	73.33	98.52	N/A	21,000	18,800
24	1	95.11	95.11	95.11			95.11	95.11	N/A	79,000	75,135
300	1	99.08	99.08	99.08			99.08	99.08	N/A	19,000	18,825
306	1	94.00	94.00	94.00			94.00	94.00	N/A	75,000	70,500
330	2	91.43	91.43	91.43	0.00	100.00	91.43	91.43	N/A	175,000	160,000
340	1	96.12	96.12	96.12			96.12	96.12	N/A	67,000	64,400
350	1	99.56	99.56	99.56			99.56	99.56	N/A	45,000	44,800
353	3	91.25	94.75	87.72	18.55	108.01	71.11	121.88	N/A	35,833	31,433
406	3	66.18	75.81	96.20	19.44	78.81	61.33	99.92	N/A	46,433	44,666
418	1	87.50	87.50	87.50			87.50	87.50	N/A	40,000	35,000
42	1	100.92	100.92	100.92			100.92	100.92	N/A	250,000	252,300
421	1	112.00	112.00	112.00			112.00	112.00	N/A	30,000	33,600
48	1	65.52	65.52	65.52			65.52	65.52	N/A	14,500	9,500
49	1	99.56	99.56	99.56			99.56	99.56	N/A	112,500	112,000
50	2	79.81	79.81	83.80	6.03	95.24	75.00	84.62	N/A	35,500	29,750
528	1	126.77	126.77	126.77			126.77	126.77	N/A	240,000	304,250
80	1	121.43	121.43	121.43			121.43	121.43	N/A	21,000	25,500
98	3	104.75	116.92	128.15	14.00	91.23	101.00	145.00	N/A	16,666	21,358
ALL	32	94.56	93.10	98.82	15.09	94.21	61.33	145.00	84.62 to 99.56	62,970	62,227

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	99.08	99.08	99.08			99.08	99.08	N/A	19,000	18,825
03	31	94.00	92.91	98.82	15.49	94.02	61.33	145.00	84.62 to 99.56	64,388	63,627
04											
ALL	32	94.56	93.10	98.82	15.09	94.21	61.33	145.00	84.62 to 99.56	62,970	62,227

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:	84	MEDIAN:	73	COV:	38.90	95% Median C.I.:	67.52 to 76.16	(!: Derived)
(AgLand) TOTAL Sales Price:	12,846,911	WGT. MEAN:	67	STD:	27.93	95% Wgt. Mean C.I.:	62.27 to 72.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,822,381	MEAN:	72	AVG.ABS.DEV:	20.50	95% Mean C.I.:	65.83 to 77.78	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	8,633,579							
AVG. Adj. Sales Price:	152,647	COD:	28.19	MAX Sales Ratio:	159.17			
AVG. Assessed Value:	102,780	PRD:	106.65	MIN Sales Ratio:	11.47			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	3	68.43	75.83	78.67	19.49	96.39	59.52	99.53	N/A	78,166	61,490
10/01/03 TO 12/31/03	6	47.28	54.69	60.17	60.15	90.89	25.89	97.52	25.89 to 97.52	126,421	76,066
01/01/04 TO 03/31/04	18	86.19	84.54	77.94	18.90	108.47	30.36	126.41	74.52 to 93.85	132,885	103,566
04/01/04 TO 06/30/04	8	77.88	76.44	75.02	31.30	101.89	11.47	130.34	11.47 to 130.34	199,834	149,911
07/01/04 TO 09/30/04	2	56.22	56.22	53.66	76.80	104.77	13.04	99.39	N/A	89,301	47,915
10/01/04 TO 12/31/04	10	69.13	64.12	63.34	21.17	101.23	33.25	86.70	41.99 to 79.67	210,608	133,409
01/01/05 TO 03/31/05	11	71.69	69.81	59.85	25.16	116.64	35.91	124.61	43.56 to 96.15	182,812	109,404
04/01/05 TO 06/30/05	7	72.18	70.84	66.26	15.90	106.92	46.68	99.18	46.68 to 99.18	149,500	99,053
07/01/05 TO 09/30/05	4	75.87	73.38	70.00	4.95	104.83	63.63	78.14	N/A	133,636	93,543
10/01/05 TO 12/31/05	4	96.92	95.32	68.69	54.71	138.77	28.26	159.17	N/A	123,713	84,973
01/01/06 TO 03/31/06	9	57.20	56.77	59.48	27.43	95.45	15.45	98.36	34.34 to 72.54	143,857	85,568
04/01/06 TO 06/30/06	2	69.94	69.94	68.57	3.45	101.99	67.52	72.35	N/A	86,250	59,140
<u>Study Years</u>											
07/01/03 TO 06/30/04	35	80.94	76.82	74.33	26.38	103.35	11.47	130.34	68.43 to 88.85	142,389	105,838
07/01/04 TO 06/30/05	30	71.94	67.25	62.27	23.72	107.99	13.04	124.61	56.79 to 76.40	178,070	110,891
07/01/05 TO 06/30/06	19	67.02	69.77	64.19	32.67	108.70	15.45	159.17	56.33 to 76.13	131,400	84,340
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	38	76.54	75.97	71.60	25.88	106.09	11.47	130.34	70.40 to 87.07	165,139	118,247
01/01/05 TO 12/31/05	26	72.54	74.56	63.89	27.21	116.71	28.26	159.17	56.79 to 77.60	157,186	100,419
<u>ALL</u>	84	72.72	71.81	67.33	28.19	106.65	11.47	159.17	67.52 to 76.16	152,647	102,780

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:	84	MEDIAN:	73	COV:	38.90	95% Median C.I.:	67.52 to 76.16	(!: Derived)
(AgLand) TOTAL Sales Price:	12,846,911	WGT. MEAN:	67	STD:	27.93	95% Wgt. Mean C.I.:	62.27 to 72.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,822,381	MEAN:	72	AVG.ABS.DEV:	20.50	95% Mean C.I.:	65.83 to 77.78	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	8,633,579							
AVG. Adj. Sales Price:	152,647	COD:	28.19	MAX Sales Ratio:	159.17			
AVG. Assessed Value:	102,780	PRD:	106.65	MIN Sales Ratio:	11.47			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2635	11	41.99	55.23	44.66	62.16	123.67	11.47	98.36	28.26 to 88.85	160,403	71,641	
2707	10	65.24	69.85	70.32	18.34	99.33	47.61	99.39	57.16 to 92.00	148,759	104,606	
2709	4	70.67	71.76	74.75	11.38	95.99	59.00	86.70	N/A	195,750	146,332	
2711	8	94.22	91.03	88.40	12.84	102.97	72.18	116.86	72.18 to 116.86	140,357	124,075	
2713	2	67.84	67.84	74.01	12.26	91.66	59.52	76.16	N/A	112,500	83,265	
2921	6	72.57	76.42	64.60	26.91	118.30	43.56	126.41	43.56 to 126.41	182,969	118,192	
2923	3	76.01	74.44	70.16	13.19	106.10	58.62	88.69	N/A	183,433	128,691	
2925	11	80.94	91.86	77.84	28.79	118.01	51.03	159.17	59.02 to 137.51	160,601	125,016	
2927	1	75.61	75.61	75.61			75.61	75.61	N/A	90,000	68,045	
2929	3	26.04	26.25	26.24	1.18	100.03	25.89	26.81	N/A	74,176	19,463	
3007	2	42.69	42.69	29.88	69.46	142.90	13.04	72.35	N/A	66,051	19,735	
3009	7	63.90	65.07	62.76	11.65	103.68	49.32	83.68	49.32 to 83.68	240,160	150,717	
3011	2	66.66	66.66	62.77	14.20	106.20	57.20	76.13	N/A	113,382	71,175	
3217	11	71.69	76.72	70.85	30.58	108.28	34.34	130.34	46.68 to 124.61	122,481	86,776	
3219	1	79.67	79.67	79.67			79.67	79.67	N/A	110,944	88,390	
3307	2	65.22	65.22	83.35	76.31	78.24	15.45	114.98	N/A	107,000	89,185	
ALL	84	72.72	71.81	67.33	28.19	106.65	11.47	159.17	67.52 to 76.16	152,647	102,780	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	66	73.63	71.41	66.53	27.58	107.33	11.47	159.17	63.63 to 76.68	158,786	105,644	
2	18	69.96	73.28	70.91	30.12	103.34	15.45	130.34	57.20 to 84.11	130,138	92,279	
ALL	84	72.72	71.81	67.33	28.19	106.65	11.47	159.17	67.52 to 76.16	152,647	102,780	

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	84	72.72	71.81	67.33	28.19	106.65	11.47	159.17	67.52 to 76.16	152,647	102,780	
ALL	84	72.72	71.81	67.33	28.19	106.65	11.47	159.17	67.52 to 76.16	152,647	102,780	

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:	84	MEDIAN:	73	COV:	38.90	95% Median C.I.:	67.52 to 76.16	(!: Derived)
(AgLand) TOTAL Sales Price:	12,846,911	WGT. MEAN:	67	STD:	27.93	95% Wgt. Mean C.I.:	62.27 to 72.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,822,381	MEAN:	72	AVG.ABS.DEV:	20.50	95% Mean C.I.:	65.83 to 77.78	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	8,633,579							
AVG. Adj. Sales Price:	152,647	COD:	28.19	MAX Sales Ratio:	159.17			
AVG. Assessed Value:	102,780	PRD:	106.65	MIN Sales Ratio:	11.47			

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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)											
40-0002											
40-0082	11	71.69	71.04	71.04	36.05	100.00	15.45	130.34	34.34 to 114.98	129,345	91,890
61-0004	34	75.47	79.05	72.04	21.67	109.73	13.04	159.17	70.40 to 80.94	162,699	117,203
61-0049	7	70.79	73.67	63.66	26.38	115.74	43.56	126.41	43.56 to 126.41	179,687	114,382
63-0001	3	104.90	105.20	105.77	7.31	99.46	93.85	116.86	N/A	107,807	114,031
63-0030	16	61.27	58.11	51.08	33.56	113.76	11.47	98.36	33.25 to 78.14	159,958	81,701
72-0075	13	62.11	61.66	68.77	31.52	89.66	25.89	99.39	26.81 to 86.70	132,863	91,375
NonValid School											
ALL	84	72.72	71.81	67.33	28.19	106.65	11.47	159.17	67.52 to 76.16	152,647	102,780

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	3	15.45	33.61	24.97	127.96	134.59	13.04	72.35	N/A	66,700	16,658
30.01 TO 50.00	9	63.90	64.56	62.00	19.45	104.14	34.34	83.68	46.68 to 83.02	64,134	39,761
50.01 TO 100.00	36	76.60	77.78	71.18	32.15	109.27	11.47	159.17	68.22 to 91.21	103,659	73,786
100.01 TO 180.00	31	70.40	71.32	67.15	20.37	106.22	33.25	116.86	62.96 to 76.16	220,482	148,047
180.01 TO 330.00	5	80.94	67.76	66.29	30.97	102.23	30.36	104.90	N/A	295,675	195,991
ALL	84	72.72	71.81	67.33	28.19	106.65	11.47	159.17	67.52 to 76.16	152,647	102,780

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	2	73.40	73.40	56.55	32.87	129.78	49.27	97.52	N/A	164,289	92,912
DRY-N/A	6	57.92	66.89	49.23	43.26	135.89	35.91	124.61	35.91 to 124.61	133,923	65,926
GRASS	7	68.43	64.46	61.30	25.76	105.16	13.04	93.85	13.04 to 93.85	81,987	50,260
GRASS-N/A	13	33.25	49.30	50.41	77.64	97.80	11.47	116.86	25.89 to 86.70	129,699	65,376
IRRGTD	25	74.81	79.64	72.40	22.71	110.01	46.68	159.17	67.75 to 83.68	162,291	117,493
IRRGTD-N/A	31	76.01	77.43	72.83	19.73	106.32	28.26	130.34	70.79 to 80.94	173,321	126,230
ALL	84	72.72	71.81	67.33	28.19	106.65	11.47	159.17	67.52 to 76.16	152,647	102,780

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:	84	MEDIAN:	73	COV:	38.90	95% Median C.I.:	67.52 to 76.16	(!: Derived)
(AgLand) TOTAL Sales Price:	12,846,911	WGT. MEAN:	67	STD:	27.93	95% Wgt. Mean C.I.:	62.27 to 72.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,822,381	MEAN:	72	AVG.ABS.DEV:	20.50	95% Mean C.I.:	65.83 to 77.78	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	8,633,579							
AVG. Adj. Sales Price:	152,647	COD:	28.19	MAX Sales Ratio:	159.17			
AVG. Assessed Value:	102,780	PRD:	106.65	MIN Sales Ratio:	11.47			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	7	68.22	73.18	58.19	34.82	125.75	41.99	124.61	41.99 to 124.61	112,082	65,225
DRY-N/A	1	35.91	35.91	35.91			35.91	35.91	N/A	347,542	124,810
GRASS	10	63.98	63.57	56.69	37.68	112.14	13.04	116.86	33.25 to 93.85	93,168	52,816
GRASS-N/A	10	28.59	45.64	50.71	85.75	90.01	11.47	99.18	15.45 to 86.70	132,832	67,355
IRRGTD	47	75.61	79.88	74.35	19.55	107.43	43.56	159.17	72.54 to 79.67	166,842	124,044
IRRGTD-N/A	9	62.96	70.82	64.23	32.37	110.26	28.26	130.34	51.03 to 96.15	176,519	113,376
ALL	84	72.72	71.81	67.33	28.19	106.65	11.47	159.17	67.52 to 76.16	152,647	102,780

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	7	68.22	73.18	58.19	34.82	125.75	41.99	124.61	41.99 to 124.61	112,082	65,225
DRY-N/A	1	35.91	35.91	35.91			35.91	35.91	N/A	347,542	124,810
GRASS	14	67.27	63.21	59.23	34.54	106.71	13.04	116.86	33.25 to 93.85	99,814	59,119
GRASS-N/A	6	26.43	34.54	43.36	50.75	79.66	11.47	86.70	11.47 to 86.70	143,766	62,342
IRRGTD	53	75.34	78.50	72.44	21.36	108.36	28.26	159.17	71.69 to 78.14	170,753	123,694
IRRGTD-N/A	3	76.01	77.05	77.49	16.29	99.44	59.00	96.15	N/A	126,766	98,228
ALL	84	72.72	71.81	67.33	28.19	106.65	11.47	159.17	67.52 to 76.16	152,647	102,780

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	71.27	71.27	70.40	16.49	101.24	59.52	83.02	N/A	27,000	19,007
30000 TO 59999	7	97.52	106.58	109.43	25.17	97.40	72.18	159.17	72.18 to 159.17	49,472	54,135
60000 TO 99999	23	75.61	71.64	71.60	38.06	100.05	13.04	137.51	47.61 to 98.36	77,871	55,758
100000 TO 149999	21	76.01	73.79	73.77	18.33	100.03	11.47	114.98	67.52 to 84.11	123,545	91,136
150000 TO 249999	15	67.02	62.49	62.23	27.54	100.41	28.26	104.90	41.99 to 76.40	205,406	127,830
250000 TO 499999	16	63.30	63.04	62.61	17.21	100.68	35.91	86.70	51.03 to 74.35	309,717	193,929
ALL	84	72.72	71.81	67.33	28.19	106.65	11.47	159.17	67.52 to 76.16	152,647	102,780

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:	84	MEDIAN:	73	COV:	38.90	95% Median C.I.:	67.52 to 76.16	(!: Derived)
(AgLand) TOTAL Sales Price:	12,846,911	WGT. MEAN:	67	STD:	27.93	95% Wgt. Mean C.I.:	62.27 to 72.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,822,381	MEAN:	72	AVG.ABS.DEV:	20.50	95% Mean C.I.:	65.83 to 77.78	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	8,633,579							
AVG. Adj. Sales Price:	152,647	COD:	28.19	MAX Sales Ratio:	159.17			
AVG. Assessed Value:	102,780	PRD:	106.65	MIN Sales Ratio:	11.47			

Printed: 02/24/2007 17:20:44

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	10	26.43	36.79	27.27	69.69	134.95	11.47	83.02	13.04 to 72.35	67,470	18,395
30000 TO 59999	11	71.69	67.60	59.17	22.17	114.25	28.26	97.52	46.68 to 93.85	80,193	47,450
60000 TO 99999	29	77.60	82.39	71.81	28.16	114.73	30.36	159.17	68.22 to 98.36	112,534	80,815
100000 TO 149999	15	76.16	76.27	68.42	22.33	111.48	35.91	130.34	56.33 to 91.21	176,220	120,565
150000 TO 249999	18	71.65	72.55	69.57	18.49	104.28	43.56	114.98	59.02 to 76.68	274,596	191,046
250000 TO 499999	1	80.94	80.94	80.94			80.94	80.94	N/A	416,000	336,720
ALL _____	84	72.72	71.81	67.33	28.19	106.65	11.47	159.17	67.52 to 76.16	152,647	102,780

2007 Assessment Survey for Merrick County

I. General Information

A. Staffing and Funding Information

The Merrick County Assessor is a duly elected county official who holds a current assessor certificate issued by the Department of Property Assessment and Taxation and has obtained adequate continuing education to hold said certificate.

1. **Deputy on staff:** One – who also holds a current assessor certificate.
2. **Appraiser(s) on staff:** The deputy also holds an appraisers license.
3. **Other full-time employees:** One – the clerk also holds a current assessor certificate
(Does not include anyone counted in 1 and 2 above)
4. **Other part-time employees:** None
(Does not include anyone counted in 1 through 3 above)
5. **Number of shared employees:** None
(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).
6. **Assessor's requested budget for current fiscal year:** \$114,760
This budget does not include benefits and contract appraisal or the defense costs when the county has a hearing in front of the Tax Equalization and Review Commission, this is part of the county general budget. *(This would be the "total budget" for the assessor's office)*
7. **Part of the budget that is dedicated to the computer system** \$2,250 for data processing and other technical support as in MIPS / County Solutions costs are part of the county general budget. *(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?):*
8. **Adopted budget, or granted budget if different from above:** \$113,760
9. **Amount of total budget set aside for appraisal work:** \$7,350, this covers internal appraisal costs except for mileage that is part of the assessors budget.
10. **Amount of the total budget set aside for education/workshops:** \$2,000
11. **Appraisal/Reappraisal budget, if not part of the total budget:** \$38,400* outside contract includes the villages and towns; reappraisal is a 2 year contract. This budget item break down is as follows \$14,400 appraisal maintenance, 19,500 for the villages and towns appraisal and \$4,500 for other appraisal costs.

12. Other miscellaneous funds: \$3,000, to cover any hearing costs for appeals (Tax Equalization and Review Commission) this fund is out of the county general fund. *(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)*

13. Total budget: \$155,160, this includes the contract appraisal and miscellaneous fund but not anything for GIS

a. Was any of last year’s budget not used? Yes – but a very small amount.

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

- 1. Data collection done by:** County staff listed the properties and the contract appraiser helped in the determination of the appraised values.
- 2. Valuation done by:** County assessment staff and Contract appraiser.
- 3. Pickup work done by:** County assessment staff and Contract appraiser.

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	180			180

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

Urban: 2005/06 Suburban: 2005/06 Rural: 2005/06

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

Urban: **2006** Suburban: **2006** Rural: **2006**

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? N/A, Market information is used as the basis for the cost approach but a direct sales comparison approach was not used.

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

Urban: 5 Suburban: 1 Rural: 1

approach to value is only developed when adequate sales data is available to support this approach to value.

- 8. **Number of market areas/neighborhoods for this property class?** None
- 9. **How are these defined?** N/A
- 10. **Is “Assessor Location” a usable valuation identity?** No, not generally because the number of sales get too thin to enable a reasonable analysis.
- 11. **Does the location “suburban” mean something other than rural commercial?** No *(that is, does the “suburban” location have its own market?)*

D. Agricultural Appraisal Information

- 1. **Data collection done by:** Assessment staff
- 2. **Valuation done by:** Assessment staff and the Contract appraiser
- 3. **Pickup work done by whom:** Assessor and staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	24	20		44

- 4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** Not at this time.
 - a. **How is your agricultural land defined?** Not formalized at this time but the guidelines used during last years reappraisal of the rural residential is as follows – 20 acres or less were re-classified as non agricultural parcels according to current use.
- 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?** No
- 6. **What is the date of the soil survey currently used?** 1981
- 7. **What date was the last countywide land use study completed?** 1983, There have been many updates done over the years since the complete countywide study was finished. The land use verification is a continual process

- a. **By what method? (Physical inspection, FSA maps, etc.)** Most recent updating has used the FSA maps and information is employed to identify and classify the land use changes and to verify changes.
- b. **By whom?** Assessment staff
- c. **What proportion is complete / implemented at this time?** 100% because the land use verification process is a continuous process through out the year.

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

9. How are these defined? The market areas are defined by market. One of the market areas is located to the north part of the county that adjoins Nance County and the other market area is the remainder of the county.

10. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? Yes – but there are a limited number of applications on file and there is no recognizable difference between the special value and the recapture (market) values.

E. Computer, Automation Information and GIS

1. Administrative software: County Solutions - MIPS Inc

2. CAMA software: Microsolve

3. Cadastral maps: Are they currently being used? Yes

a. **Who maintains the Cadastral Maps?** Assessment Staff

4. Does the county have GIS software?

GIS software and programming and maps are in the process of being installed at this time.

a. **Who maintains the GIS software and maps?**

5. Personal Property software: County Solutions - MIPS Inc

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?

Central City *	Palmer
Chapman	Silver Creek
Clarks	

* County Seat

- c. When was zoning implemented?** 1970 The county zoning administration covers, the villages of Chapman, Palmer and Silver Creek. Parts of the comprehensive zoning plan have been updated since originally created.

G. Contracted Services

- 1. Appraisal Services:** Standard Appraisal Services this \$14,400 contract that covers the maintenance contract. The scope of the appraisal services is to maintain databases sales file analysis, subdivision review, lot studies, etc. In addition to the maintenance contract there is also the reappraisal of the residential properties for towns and villages \$19,500 for a two year contract. Also Knoche Appraisal and Consulting has been contracted to appraise the agricultural land. And miscellaneous in house appraisal costs for \$4,500. (*Are these contracted, or conducted "in-house?"*)
- 2. Other Services:** County Solutions maintains the administrative software and Microsolve. maintains appraisal software. There is an, inter local agreement with the city of Central City for GIS implementation for \$20,000 and also a grant from the Records Board for the remaining \$25,000 of the total costs. The county assessor wrote this grant request. GIS programming and support has been contracted through GIS Workshop for this three year project.

H. Additional comments or further explanations:

In order to have an identifiable county line, there is an agreement of cooperation between the counties of Merrick and Hamilton and Polk regarding the surveying along the Platte River. The surveyors for the 3 counties are cooperation in this project. After completion it is believed that legislation will be needed to permanently define county boundary lines. The survey work should also help in the proper assessment of accretion land. As well as solving boundary disputes.

II. Assessment Actions

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

- 1. Residential** — For the residential properties a complete revalue of the towns and villages in Merrick County including the un-incorporated village of Archer was completed. This included drive-by inspections along with taking new digital pictures where necessary. These properties were valued using the cost approach with market derived depreciation. Sales review and pick-up work was also completed for other residential properties. After reviewing the Clarks Lakes, lot values were adjusted to reflect the market. Lot values for a new subdivision Whispering Timber were established for 2007.
- 2. Commercial** — For the commercial properties, sales review and pick-up work was completed along with a statistical analysis.
- 3. Agricultural** — For agricultural land, a market analysis by land classifications was conducted to determine any possible adjustments to comply with statistical measures. Sales review and pick-up work was, also, completed for agricultural improved properties.

There is continual process of reviewing and up-dating of land use. The Lower Loup NRD has started the process of certification of irrigated acres. This involves approximately 35-40 sections in the far northwest corner of the county. Information is also collected through sales letters.

Also there is an agreement of cooperation between Merrick County, Polk County and Hamilton County regarding the survey of the county line along the river. The surveyor's offices for both counties are cooperating in this survey.

County 61 - Merrick

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,844	Value 589,422,530	Total Growth 5,543,515 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	265	1,093,140	19	135,775	72	676,140	356	1,905,055	
2. Res Improv Land	1,811	10,986,320	148	2,072,940	662	10,948,805	2,621	24,008,065	
3. Res Improvements	1,900	86,900,660	173	8,457,145	678	54,103,965	2,751	149,461,770	
4. Res Total	2,165	98,980,120	192	10,665,860	750	65,728,910	3,107	175,374,890	3,322,950
% of Total	69.68	56.43	6.17	6.08	24.13	37.47	45.39	29.75	59.94
5. Rec UnImp Land	0	0	0	0	127	2,996,660	127	2,996,660	
6. Rec Improv Land	0	0	0	0	234	6,125,415	234	6,125,415	
7. Rec Improvements	0	0	0	0	271	21,588,250	271	21,588,250	
8. Rec Total	0	0	0	0	398	30,710,325	398	30,710,325	722,720
% of Total	0.00	0.00	0.00	0.00	***	***	5.81	5.21	13.03
Res+Rec Total	2,165	98,980,120	192	10,665,860	1,148	96,439,235	3,505	206,085,215	4,045,670
% of Total	61.76	48.02	5.47	5.17	32.75	46.79	51.21	34.96	72.98

County 61 - Merrick

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,844	Value 589,422,530	Total Growth 5,543,515 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	68	561,115	1	6,640	17	348,480	86	916,235	
10. Comm Improv Land	324	3,279,725	3	41,350	59	784,700	386	4,105,775	
11. Comm Improvements	324	21,854,065	3	722,050	57	12,380,170	384	34,956,285	
12. Comm Total	392	25,694,905	4	770,040	74	13,513,350	470	39,978,295	328,555
% of Total	83.40	64.27	0.85	1.92	15.74	33.80	6.86	6.78	5.92
13. Ind UnImp Land	0	0	1	173,650	0	0	1	173,650	
14. Ind Improv Land	1	113,900	0	0	0	0	1	113,900	
15. Ind Improvements	1	1,136,100	0	0	0	0	1	1,136,100	
16. Ind Total	1	1,250,000	1	173,650	0	0	2	1,423,650	0
% of Total	50.00	87.80	50.00	12.19	0.00	0.00	0.02	0.24	0.00
Comm+Ind Total	393	26,944,905	5	943,690	74	13,513,350	472	41,401,945	328,555
% of Total	83.26	65.08	1.05	2.27	15.67	32.63	6.89	7.02	5.92
17. Taxable Total	2,558	125,925,025	197	11,609,550	1,222	109,952,585	3,977	247,487,160	4,374,225
% of Total	64.31	50.88	4.95	4.30	30.72	38.96	58.10	41.98	78.90

County 61 - Merrick

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	6	36,285	683,810	0	0	0
19. Commercial	2	28,450	1,003,550	0	0	0
20. Industrial	0	0	0	1	173,650	35,592,150
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	6	36,285	683,810
19. Commercial	0	0	0	2	28,450	1,003,550
20. Industrial	0	0	0	1	173,650	35,592,150
21. Other	0	0	0	0	0	0
22. Total Sch II				9	238,385	37,279,510

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	4	585
	Records	Total Value	Growth			
23. Mineral Interest-Producing	0	0	0			
24. Mineral Interest-Non-Producing	4	585	0			
25. Mineral Interest Total	4	585	0			

Schedule IV: Exempt Records: Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	225	3	656	884

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	60,200	3	16,665	1,966	177,502,260	1,970	177,579,125
28. Ag-Improved Land	2	21,115	2	87,320	889	114,333,585	893	114,442,020
29. Ag-Improvements	2	119,060	2	131,995	889	49,662,585	893	49,913,640
30. Ag-Total Taxable							2,863	341,934,785

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	1	1.000	9,000	1	1.000	9,000	
33. HomeSite Improvements	2		115,480	1		4,000	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	1	6.893	12,065	1	1.000	1,750	
37. FarmSite Improv	2		3,580	1		127,995	
38. FarmSite Total							
39. Road & Ditches		0.000			1.830		
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	38	60.748	347,160	38	60.748	347,160	
32. HomeSite Improv Land	508	605.827	4,858,910	510	607.827	4,876,910	
33. HomeSite Improvements	519		33,582,625	522		33,702,105	958,270
34. HomeSite Total				560	668.575	38,926,175	
35. FarmSite UnImp Land	68	199.267	348,725	68	199.267	348,725	
36. FarmSite Impr Land	735	2,867.933	5,018,950	737	2,875.826	5,032,765	
37. FarmSite Improv	844		16,079,960	847		16,211,535	211,020
38. FarmSite Total				915	3,075.093	21,593,025	
39. Road & Ditches		5,370.595			5,372.425		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,475	9,116.093	60,519,200	1,169,290

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	3	232.170	75,195	3	232.170	75,195

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	5	229.250	195,930	5	229.250	195,930
44. Recapture Val			195,930			195,930

County 61 - Merrick

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	7,354.084	12,207,780	7,354.084	12,207,780
46. 1A	0.000	0	35.280	54,155	2,955.772	4,537,120	2,991.052	4,591,275
47. 2A1	18.000	24,930	0.000	0	20,878.782	28,917,180	20,896.782	28,942,110
48. 2A	15.022	18,100	0.000	0	30,873.492	37,202,680	30,888.514	37,220,780
49. 3A1	0.000	0	0.000	0	2,186.939	2,405,630	2,186.939	2,405,630
50. 3A	15.611	17,170	18.560	20,415	40,295.776	44,325,345	40,329.947	44,362,930
51. 4A1	0.000	0	0.000	0	11,808.041	12,280,360	11,808.041	12,280,360
52. 4A	0.000	0	0.000	0	1,497.356	1,310,190	1,497.356	1,310,190
53. Total	48.633	60,200	53.840	74,570	117,850.242	143,186,285	117,952.715	143,321,055
Dryland:								
54. 1D1	0.000	0	0.000	0	1,197.313	1,053,635	1,197.313	1,053,635
55. 1D	0.000	0	0.000	0	331.389	291,625	331.389	291,625
56. 2D1	0.000	0	0.000	0	3,297.360	2,753,320	3,297.360	2,753,320
57. 2D	0.000	0	0.000	0	6,267.468	4,261,870	6,267.468	4,261,870
58. 3D1	0.000	0	0.000	0	502.280	341,545	502.280	341,545
59. 3D	0.000	0	0.000	0	6,677.794	4,540,885	6,677.794	4,540,885
60. 4D1	0.000	0	0.000	0	3,222.852	1,708,120	3,222.852	1,708,120
61. 4D	0.000	0	0.000	0	273.849	117,750	273.849	117,750
62. Total	0.000	0	0.000	0	21,770.305	15,068,750	21,770.305	15,068,750
Grass:								
63. 1G1	0.000	0	0.000	0	285.077	169,005	285.077	169,005
64. 1G	0.000	0	0.000	0	54.520	31,960	54.520	31,960
65. 2G1	0.000	0	0.000	0	1,790.772	1,064,840	1,790.772	1,064,840
66. 2G	0.000	0	0.000	0	9,405.126	5,457,420	9,405.126	5,457,420
67. 3G1	0.000	0	0.000	0	1,351.179	746,945	1,351.179	746,945
68. 3G	0.000	0	3.000	1,650	20,277.211	11,160,835	20,280.211	11,162,485
69. 4G1	0.000	0	0.000	0	19,155.025	9,493,720	19,155.025	9,493,720
70. 4G	0.000	0	0.000	0	8,701.321	4,305,955	8,701.321	4,305,955
71. Total	0.000	0	3.000	1,650	61,020.231	32,430,680	61,023.231	32,432,330
72. Waste	0.000	0	0.000	0	0.000	0	0.000	0
73. Other	0.500	50	2.000	350	6,943.900	1,083,290	6,946.400	1,083,690
74. Exempt	131.875		0.000		2,704.792		2,836.667	
75. Total	49.133	60,250	58.840	76,570	207,584.678	191,769,005	207,692.651	191,905,825

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	6,938.091	12,037,615	6,938.091	12,037,615
46. 1A	0.000	0	0.000	0	2,493.598	4,326,395	2,493.598	4,326,395
47. 2A1	0.000	0	0.000	0	15,460.269	24,195,340	15,460.269	24,195,340
48. 2A	0.000	0	0.000	0	11,659.427	15,915,190	11,659.427	15,915,190
49. 3A1	0.000	0	0.000	0	280.000	359,800	280.000	359,800
50. 3A	0.000	0	0.000	0	12,088.075	15,533,210	12,088.075	15,533,210
51. 4A1	0.000	0	0.000	0	3,022.361	3,596,620	3,022.361	3,596,620
52. 4A	0.000	0	0.000	0	210.589	210,590	210.589	210,590
53. Total	0.000	0	0.000	0	52,152.410	76,174,760	52,152.410	76,174,760
Dryland:								
54. 1D1	0.000	0	0.000	0	551.670	496,505	551.670	496,505
55. 1D	0.000	0	0.000	0	364.818	328,340	364.818	328,340
56. 2D1	0.000	0	0.000	0	1,096.172	986,550	1,096.172	986,550
57. 2D	0.000	0	3.000	2,700	1,703.589	1,533,235	1,706.589	1,535,935
58. 3D1	0.000	0	0.000	0	64.000	47,040	64.000	47,040
59. 3D	0.000	0	12.000	8,820	1,443.780	1,061,175	1,455.780	1,069,995
60. 4D1	0.000	0	0.000	0	1,055.304	664,850	1,055.304	664,850
61. 4D	0.000	0	0.000	0	80.300	42,560	80.300	42,560
62. Total	0.000	0	15.000	11,520	6,359.633	5,160,255	6,374.633	5,171,775
Grass:								
63. 1G1	0.000	0	0.000	0	210.611	127,660	210.611	127,660
64. 1G	0.000	0	0.000	0	304.997	181,475	304.997	181,475
65. 2G1	0.000	0	0.000	0	465.830	277,380	465.830	277,380
66. 2G	0.000	0	6.919	3,735	3,463.536	1,893,110	3,470.455	1,896,845
67. 3G1	0.000	0	0.000	0	50.806	25,910	50.806	25,910
68. 3G	0.000	0	3.000	1,410	3,768.427	1,779,925	3,771.427	1,781,335
69. 4G1	0.000	0	0.000	0	5,408.388	2,443,720	5,408.388	2,443,720
70. 4G	0.000	0	0.000	0	3,304.879	1,289,185	3,304.879	1,289,185
71. Total	0.000	0	9.919	5,145	16,977.474	8,018,365	16,987.393	8,023,510
72. Waste	0.000	0	0.000	0	0.000	0	0.000	0
73. Other	0.000	0	0.000	0	884.520	139,715	884.520	139,715
74. Exempt	0.000		1.620		345.009		346.629	
75. Total	0.000	0	24.919	16,665	76,374.037	89,493,095	76,398.956	89,509,760

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	48.633	60,200	53.840	74,570	170,002.652	219,361,045	170,105.125	219,495,815
77.Dry Land	0.000	0	15.000	11,520	28,129.938	20,229,005	28,144.938	20,240,525
78.Grass	0.000	0	12.919	6,795	77,997.705	40,449,045	78,010.624	40,455,840
79.Waste	0.000	0	0.000	0	0.000	0	0.000	0
80.Other	0.500	50	2.000	350	7,828.420	1,223,005	7,830.920	1,223,405
81.Exempt	131.875	0	1.620	0	3,049.801	0	3,183.296	0
82.Total	49.133	60,250	83.759	93,235	283,958.715	281,262,100	284,091.607	281,415,585

2007 Agricultural Land Detail

County 61 - Merrick

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	7,354.084	6.23%	12,207,780	8.52%	1,660.000
1A	2,991.052	2.54%	4,591,275	3.20%	1,535.003
2A1	20,896.782	17.72%	28,942,110	20.19%	1,385.003
2A	30,888.514	26.19%	37,220,780	25.97%	1,205.003
3A1	2,186.939	1.85%	2,405,630	1.68%	1,099.998
3A	40,329.947	34.19%	44,362,930	30.95%	1,099.999
4A1	11,808.041	10.01%	12,280,360	8.57%	1,039.999
4A	1,497.356	1.27%	1,310,190	0.91%	875.002
Irrigated Total	117,952.715	100.00%	143,321,055	100.00%	1,215.072

Dry:

1D1	1,197.313	5.50%	1,053,635	6.99%	879.999
1D	331.389	1.52%	291,625	1.94%	880.008
2D1	3,297.360	15.15%	2,753,320	18.27%	835.007
2D	6,267.468	28.79%	4,261,870	28.28%	679.998
3D1	502.280	2.31%	341,545	2.27%	679.989
3D	6,677.794	30.67%	4,540,885	30.13%	679.997
4D1	3,222.852	14.80%	1,708,120	11.34%	530.002
4D	273.849	1.26%	117,750	0.78%	429.981
Dry Total	21,770.305	100.00%	15,068,750	100.00%	692.169

Grass:

1G1	285.077	0.47%	169,005	0.52%	592.839
1G	54.520	0.09%	31,960	0.10%	586.206
2G1	1,790.772	2.93%	1,064,840	3.28%	594.626
2G	9,405.126	15.41%	5,457,420	16.83%	580.260
3G1	1,351.179	2.21%	746,945	2.30%	552.809
3G	20,280.211	33.23%	11,162,485	34.42%	550.412
4G1	19,155.025	31.39%	9,493,720	29.27%	495.625
4G	8,701.321	14.26%	4,305,955	13.28%	494.862
Grass Total	61,023.231	100.00%	32,432,330	100.00%	531.475

Irrigated Total	117,952.715	56.79%	143,321,055	74.68%	1,215.072
Dry Total	21,770.305	10.48%	15,068,750	7.85%	692.169
Grass Total	61,023.231	29.38%	32,432,330	16.90%	531.475
Waste	0.000	0.00%	0	0.00%	0.000
Other	6,946.400	3.34%	1,083,690	0.56%	156.007
Exempt	2,836.667	1.37%			
Market Area Total	207,692.651	100.00%	191,905,825	100.00%	923.989

As Related to the County as a Whole

Irrigated Total	117,952.715	69.34%	143,321,055	65.30%	
Dry Total	21,770.305	77.35%	15,068,750	74.45%	
Grass Total	61,023.231	78.22%	32,432,330	80.17%	
Waste	0.000	0.00%	0	0.00%	
Other	6,946.400	88.70%	1,083,690	88.58%	
Exempt	2,836.667	89.11%			
Market Area Total	207,692.651	73.11%	191,905,825	68.19%	

2007 Agricultural Land Detail

County 61 - Merrick

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	6,938.091	13.30%	12,037,615	15.80%	1,735.003
1A	2,493.598	4.78%	4,326,395	5.68%	1,735.000
2A1	15,460.269	29.64%	24,195,340	31.76%	1,565.001
2A	11,659.427	22.36%	15,915,190	20.89%	1,365.006
3A1	280.000	0.54%	359,800	0.47%	1,285.000
3A	12,088.075	23.18%	15,533,210	20.39%	1,285.002
4A1	3,022.361	5.80%	3,596,620	4.72%	1,190.003
4A	210.589	0.40%	210,590	0.28%	1,000.004
Irrigated Total	52,152.410	100.00%	76,174,760	100.00%	1,460.618

Dry:

1D1	551.670	8.65%	496,505	9.60%	900.003
1D	364.818	5.72%	328,340	6.35%	900.010
2D1	1,096.172	17.20%	986,550	19.08%	899.995
2D	1,706.589	26.77%	1,535,935	29.70%	900.002
3D1	64.000	1.00%	47,040	0.91%	735.000
3D	1,455.780	22.84%	1,069,995	20.69%	734.997
4D1	1,055.304	16.55%	664,850	12.86%	630.008
4D	80.300	1.26%	42,560	0.82%	530.012
Dry Total	6,374.633	100.00%	5,171,775	100.00%	811.305

Grass:

1G1	210.611	1.24%	127,660	1.59%	606.141
1G	304.997	1.80%	181,475	2.26%	595.005
2G1	465.830	2.74%	277,380	3.46%	595.453
2G	3,470.455	20.43%	1,896,845	23.64%	546.569
3G1	50.806	0.30%	25,910	0.32%	509.979
3G	3,771.427	22.20%	1,781,335	22.20%	472.323
4G1	5,408.388	31.84%	2,443,720	30.46%	451.838
4G	3,304.879	19.45%	1,289,185	16.07%	390.085
Grass Total	16,987.393	100.00%	8,023,510	100.00%	472.321

Irrigated Total	52,152.410	68.26%	76,174,760	85.10%	1,460.618
Dry Total	6,374.633	8.34%	5,171,775	5.78%	811.305
Grass Total	16,987.393	22.24%	8,023,510	8.96%	472.321
Waste	0.000	0.00%	0	0.00%	0.000
Other	884.520	1.16%	139,715	0.16%	157.955
Exempt	346.629	0.45%			
Market Area Total	76,398.956	100.00%	89,509,760	100.00%	1,171.609

As Related to the County as a Whole

Irrigated Total	52,152.410	30.66%	76,174,760	34.70%	
Dry Total	6,374.633	22.65%	5,171,775	25.55%	
Grass Total	16,987.393	21.78%	8,023,510	19.83%	
Waste	0.000	0.00%	0	0.00%	
Other	884.520	11.30%	139,715	11.42%	
Exempt	346.629	10.89%			
Market Area Total	76,398.956	26.89%	89,509,760	31.81%	

2007 Agricultural Land Detail

County 61 - Merrick

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	48.633	60,200	53.840	74,570	170,002.652	219,361,045
Dry	0.000	0	15.000	11,520	28,129.938	20,229,005
Grass	0.000	0	12.919	6,795	77,997.705	40,449,045
Waste	0.000	0	0.000	0	0.000	0
Other	0.500	50	2.000	350	7,828.420	1,223,005
Exempt	131.875	0	1.620	0	3,049.801	0
Total	49.133	60,250	83.759	93,235	283,958.715	281,262,100

AgLand	Total		Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
	Acres	Value					
Irrigated	170,105.125	219,495,815	170,105.125	59.88%	219,495,815	78.00%	1,290.353
Dry	28,144.938	20,240,525	28,144.938	9.91%	20,240,525	7.19%	719.153
Grass	78,010.624	40,455,840	78,010.624	27.46%	40,455,840	14.38%	518.593
Waste	0.000	0	0.000	0.00%	0	0.00%	0.000
Other	7,830.920	1,223,405	7,830.920	2.76%	1,223,405	0.43%	156.227
Exempt	3,183.296	0	3,183.296	1.12%	0	0.00%	0.000
Total	284,091.607	281,415,585	284,091.607	100.00%	281,415,585	100.00%	990.580

* Department of Property Assessment & Taxation Calculates

**2006 Plan of Assessment for Merrick County
Assessment Years 2007, 2008, and 2009
Date: July 25, 2006**

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land;

Reference, Nebraska Rev. Stat.77-201 and LB 968

General Description of Real Property in Merrick County:

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	3122	45.81%	28.85%
Commercial	467	6.85%	6.85%
Industrial	2	.02%	.24%
Recreational	367	5.38%	11.99%
Agricultural	2852	41.94%	52.07%

Other pertinent facts:

New Property: For assessment year 2006, an estimated 285 building permits and/or information statements were filed for new property construction/additions in the county.

For more information see 2006 Reports & Opinions, Abstract and Assessor Survey.

Current Resources

- A. Staff consists of Assessor, Deputy Assessor & Clerk.
All currently hold assessor certificates. The deputy is a registered appraiser and will take on more of the appraisal functions in consultation with an outside appraisal firm. The 2005-2006 office budget is \$111,390 in addition to \$46,000 for contract appraisal services.
- B. Merrick County currently uses 1989 Cadastral maps with ownership updates done on a monthly basis. Agricultural land is based on 1981 soil survey.
- C. Property Record Cards contain current listings along with a sketch of the dwelling and a 2003 digital aerial photo of rural improvements.
- D. Merrick County is currently using CAMA 2000 and County Solutions Administrative Software

Current Assessment Procedures for Real Property

- A. Real Estate Transfers and ownership changes are handled on a monthly basis by the clerk.
- B. Initial sales reviews are done by the assessor with follow-up sales letters mailed both to the seller and the buyer.
- C. The county maintains a sales file that is available for staff and contract appraisal. Each sale is physically reviewed by staff or outside appraisal for verification. Building permits are required for the removal or additions of improvements.
- D. Merrick County uses Market, Cost and/or Income approach to value according to IAAO standards. Modeling is handled by Stanard Appraisal Services. The county is currently using 2005 Marshall and Swift Cost information.
- E. Merrick County will work with Stanard Appraisal and Knoche Appraisal & Consulting in establishing market areas and land values.
- F. Reconciliation of final value, documentation and review of assessment sales ratios has been handled by Stanard Appraisal.
- G. Board of Supervisors is kept informed as to the actions of the assessor's office. Notices of valuation changes are sent to the property owner on or before June 1 of each year.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	99	16.40	104.07
Commercial	93	12.23	93.68
Agricultural Land	76	27.03	108.70

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

Assessment Actions Planned for Assessment Year 2007:

Residential

The county plans to review the towns of Silver Creek, Clarks, Central City, Palmer, Archer and Chapman. This will include a drive-by inspection along with taking new digital pictures. These properties will be valued using the cost approach with market derived depreciation. Sales review and pick-up will also be completed for residential properties.

Commercial

Since commercial and industrial properties were re-appraised in 2004 and scheduled for a reappraisal in 2008, a statistical analysis will be done to determine if an appraisal adjustment is necessary to comply with statistical measures as required by law. Sales review and pick-up work will also be completed.

Agricultural Land

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Sales will, also, be plotted on a map to determine if the current market areas are supported by the current sales. The market analysis is conducted in-house and or by a contract appraiser. Sales review and pick-up work will be completed for agricultural properties.

Assessment Actions Planned for Assessment Year 2008:

Residential

The county will do drive-by inspections of the Grand Island Subs. New digital photos will, also, be taken. These properties will be valued using the cost approach and market derived depreciation. Sales review and pick-up work will also be completed for residential properties.

Commercial

The county will do a complete appraisal update of commercial and industrial properties. Properties will be physically inspected to verify current listings and new digital photos will be taken.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Sales will, also be plotted on a map to determine if the current market areas are supported by the current sales. The market analysis is to be conducted in-house or by a contract appraiser. Sales review and pick-up work will, also be completed for agricultural properties.

Assessment Actions Planned for Assessment Year 2009:

Residential

The county plans to review the Clarks and Central City Lakes, Thunderbird, Flatwater, Riverside and Equineus. This will include a drive-by inspection along with taking new digital pictures. These properties will be valued using the cost approach with market derived depreciation. Sales review and pick-up will also be completed for residential properties.

Commercial

Since commercial and industrial properties are to be re-appraised in 2008, a statistical analysis will be done to determine if an appraisal adjustment is necessary to comply with statistical measures as required by law. Sales review and pick-up work will also be completed.

Agricultural Land

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Sales will, also, be plotted on a map to determine if the current market areas are supported by the current sales. The market analysis is conducted in-house and or by a contract appraiser. Sales review and pick-up work will be completed for agricultural properties.

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

1. Record Maintenance, Mapping updates, & Ownership changes done on a monthly basis
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of approximately 1,200 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property - annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer approximately 400 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed - review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing - management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates - management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections - prepare tax list correction documents for county board approval.

12. County Board of Equalization - attends county board of equalization meetings for valuation protests - assemble and provide information.
13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization - attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor and/or Appraisal Education - attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. This is made available to all staff even though scheduling is difficult due to limited staff.

Additional Information:

In January 2006, the Assessor was successful in obtaining a \$25,000 grant from the Nebraska State Records Board for GIS implementation. Furthermore the Assessor was able to coordinate an inter-local agreement with the City of Central City and Merrick County. The City will contribute \$20,000 for the implementation of GIS. A contract was signed for professional services for building GIS data layers

Conclusion:

In order to achieve assessment actions, \$114,760 was requested to be budgeted for the office including wages for permanent staff. In addition \$65,900 was requested for contract appraisal services including \$3000 for Terc review. The assessor requested that additional survey work be done on the Platte River from the Chapman Bridge to the western county line to ascertain proper number of acres and boundary lines. In conjunction with this the Board of Supervisors was asked to approve a contract for \$18,500 with Katt Surveying in cooperation with the Merrick County Surveyor.

Amendment (Changes after submittal to the board)

The Merrick County Board of Supervisors approved a budget of \$113,760 for general office operating expenses including wages for office staff but not benefits. In addition \$41,400 was approved for outside contract appraisal services including \$3,000 for Terc defense. Also, the board budgeted and approved a contract for \$18,500 with Katt Surveying in cooperation with the Merrick County Surveyor for additional survey work to be done on the Platte River to ascertain proper number of acres and boundary lines.

Respectfully submitted:

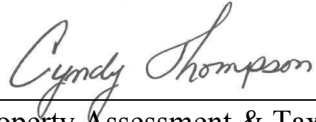
Assessor signature: _____ Date: _____

Certification

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

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Merrick County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9553.

Dated this 9th day of April, 2007.



Property Assessment & Taxation