

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

62 Morrill

Residential Real Property - Current

Number of Sales		185	COD	16.17
Total Sales Price	\$	8143084	PRD	110.69
Total Adj. Sales Price	\$	8195084	COV	32.43
Total Assessed Value	\$	8016714	STD	35.12
Avg. Adj. Sales Price	\$	44297.75	Avg. Abs. Dev.	15.53
Avg. Assessed Value	\$	43333.59	Min	71.50
Median		96.00	Max	339.58
Wgt. Mean		97.82	95% Median C.I.	96.00 to 96.20
Mean		108.28	95% Wgt. Mean C.I.	95.81 to 99.84
			95% Mean C.I.	103.22 to 113.34
% of Value of the Class of all Real Property Value in the County				22.5
% of Records Sold in the Study Period				7.54
% of Value Sold in the Study Period				13.31
Average Assessed Value of the Base				24,545

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	185	96.00	16.17	110.69
2006	171	96.00	12.36	107.01
2005	162	96.00	24.04	114.70
2004	180	95.25	36.03	121.93
2003	168	96	18.67	111.74
2002	160	94	35.63	125.39
2001	160	93	50.54	134.61

2007 Commission Summary

62 Morrill

Commercial Real Property - Current

Number of Sales		42	COD	11.68
Total Sales Price	\$	1748211	PRD	99.80
Total Adj. Sales Price	\$	1756811	COV	30.85
Total Assessed Value	\$	1844096	STD	32.32
Avg. Adj. Sales Price	\$	41828.83	Avg. Abs. Dev.	11.21
Avg. Assessed Value	\$	43907.05	Min	86.67
Median		96.00	Max	271.06
Wgt. Mean		104.97	95% Median C.I.	95.00 to 97.50
Mean		104.76	95% Wgt. Mean C.I.	92.91 to 117.03
			95% Mean C.I.	94.98 to 114.53
% of Value of the Class of all Real Property Value in the County				7.1
% of Records Sold in the Study Period				11.05
% of Value Sold in the Study Period				9.71
Average Assessed Value of the Base				49,997

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	42	96.00	11.68	99.80
2006	46	95.94	16.99	101.37
2005	30	95.94	26.48	117.48
2004	25	96.00	38.81	132.57
2003	21	93	44.22	127.54
2002	25	94	40.62	154.69
2001	25	96	36.79	115.69

2007 Commission Summary

62 Morrill

Agricultural Land - Current

Number of Sales	76	COD	10.67
Total Sales Price	\$ 8602098	PRD	113.14
Total Adj. Sales Price	\$ 8602098	COV	17.66
Total Assessed Value	\$ 5778317	STD	13.42
Avg. Adj. Sales Price	\$ 113185.50	Avg. Abs. Dev.	8.04
Avg. Assessed Value	\$ 76030.49	Min	32.81
Median	75.33	Max	127.36
Wgt. Mean	67.17	95% Median C.I.	75.00 to 77.43
Mean	76.00	95% Wgt. Mean C.I.	56.90 to 77.45
		95% Mean C.I.	72.98 to 79.02
% of Value of the Class of all Real Property Value in the County			69.1
% of Records Sold in the Study Period			1.8
% of Value Sold in the Study Period			4.11
Average Assessed Value of the Base			43,763

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	76	75.33	10.67	113.14
2006	64	76.95	17.81	108.85
2005	47	78.29	24.78	113.40
2004	41	73.78	30.69	118.25
2003	47	75	21.6	101.67
2002	56	75	33.44	100.28
2001	63	76	28.14	102.2

2007 Opinions of the Property Tax Administrator for Morrill 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 Morrill County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Morrill County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property


It is my opinion that the level of value of the class of commercial real property in Morrill County is 96% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Morrill 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 Morrill County is 75% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Morrill County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Morrill County**

Residential Real Property

I. Correlation

RESIDENTIAL: As the following tables and narratives will illustrate, both the median and the weighted mean are well within range. The hypothetical removal of extreme outliers would leave the aforementioned compliant measures of central tendency virtually unchanged, but would fail to bring the mean within acceptable range. The median will be used to represent the overall level of value for the residential property class, since it receives strong support from the Trended Preliminary Ratio.

Regarding the quality of assessment, the coefficient of dispersion is slightly above the upper limit of its acceptable range, but the price-related differential is quite outside of its acceptable range, and the removal of extreme outliers would only bring this qualitative statistic to 106.81—still 3.81 points above the upper limit.

**2007 Correlation Section
for Morrill 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	210	185	88.1
2006	209	171	81.82
2005	207	162	78.26
2004	215	180	83.72
2003	204	168	82.35
2002	197	160	81.22
2001	193	160	82.9

RESIDENTIAL: As shown in the above table, quite a significant proportion of the total sales are used by the County to establish level of value for the residential property class, and this demonstrates that the sales file is not excessively trimmed.

**2007 Correlation Section
for Morrill 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 Morrill County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	96.00	1.17	97.12	96.00
2006	96.00	0.5	96.48	96.00
2005	96.00	11.4	106.94	96.00
2004	95.78	19.55	114.5	95.25
2003	96	20.76	115.93	96
2002	94	-0.62	93.42	94
2001	89	9.08	97.08	93

RESIDENTIAL: As shown in Table III, there is little more than one-point difference between the Trended Preliminary Ratio and the R&O Median (1.12), and thus both statistical measures provide strong support for each other.

**2007 Correlation Section
for Morrill 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 Morrill 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	1.17
0	2006	0.5
0	2005	11.4
-15.9	2004	19.55
0	2003	21
0	2002	-0.62
3.81	2001	9.08

RESIDENTIAL: Comparison of the percent change to the sales file to the percent change to the residential base indicates only 1.17 points difference between the two figures and is due to the fact that other than the completion of pickup work, no percentage adjustments were made to any subclass for assessment year 2007.

2007 Correlation Section for Morrill 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 Morrill County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.00	97.82	108.28

RESIDENTIAL: Of the three measures of central tendency, both the median and the weighted mean are well within range. The hypothetical removal of extreme outliers would leave the aforementioned compliant measures of central tendency virtually unchanged, but would fail to bring the mean within acceptable range. The median will be used to represent the overall level of value for the residential property class, since it receives strong support from the Trended Preliminary Ratio.

**2007 Correlation Section
for Morrill 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	16.17	110.69
Difference	1.17	7.69

RESIDENTIAL: The coefficient of dispersion is slightly above the upper limit of its acceptable range, but the price-related differential is quite outside of its acceptable range, and the removal of extreme outliers would only bring this qualitative statistic to 106.81—still 3.81 points above the upper limit.

**2007 Correlation Section
for Morrill 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	185	185	0
Median	96.00	96.00	0
Wgt. Mean	97.96	97.82	-0.14
Mean	108.43	108.28	-0.15
COD	16.33	16.17	-0.16
PRD	110.69	110.69	0
Min Sales Ratio	71.50	71.50	0
Max Sales Ratio	339.58	339.58	0

RESIDENTIAL: Other than the completion of pickup work, no assessment actions were taken to address the residential property class for assessment year 2007, and the above table appears to confirm this.

**2007 Correlation Section
for Morrill County**

Commerical Real Property

I. Correlation

COMMERCIAL: Of the three measures of central tendency, only the overall median is within acceptable range—both the aggregate and the mean are almost five points above the upper limit of acceptable range, and the removal of the two extreme outlying sales would fail to move these into range. For purposes of direct equalization, the overall median will be used as the point estimate for the level of value of the commercial property class. The median is strongly supported by the Trended Preliminary Ratio and falls within the 95% Median Confidence Interval of 95.00 to 97.50.

Regarding assessment quality and uniformity, analysis of the qualitative statistical measures shows that both figures are within compliance, and indicate good overall assessment uniformity for the commercial property class.

**2007 Correlation Section
for Morrill 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	50	42	84
2006	57	46	80.7
2005	51	30	58.82
2004	46	25	54.35
2003	45	21	46.67
2002	41	25	60.98
2001	37	25	67.57

COMMERCIAL: The percentage of sales used in assessment year 2007 is substantially larger than any of the historical years used, and indicates that the Assessor has not excessively trimmed the commercial sample.

**2007 Correlation Section
for Morrill 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 Morrill County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	96.01	-0.53	95.5	96.00
2006	95.87	0.06	95.92	95.94
2005	95.94	-0.49	95.47	95.94
2004	92.86	2.37	95.06	96.00
2003	79	3.59	81.84	93
2002	94	0.51	94.48	94
2001	96	0.46	96.44	96

COMMERCIAL: Since there is less than one point difference between the Trended Preliminary Ratio and the R&O Median (0.50), there is very strong support between the two statistical measures.

**2007 Correlation Section
for Morrill 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 Morrill 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	-0.53
0	2006	0.06
0	2005	-0.49
0	2004	2.37
18	2003	4
0	2002	0.51
0	2001	0.46

COMMERCIAL: There is virtually no statistical difference between the percent change in the sales file compared to the percent change in assessed value (excluding growth), and is in large part due to no actions taken to address the commercial property class for assessment year 2007—other than the completion of pickup work.

2007 Correlation Section for Morrill 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 Morrill County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.00	104.97	104.76

COMMERCIAL: Of the three measures of central tendency, only the overall median is within acceptable range—both the aggregate and the mean are almost five points above the upper limit of acceptable range, and the removal of the two extreme outlying sales would fail to move these into range.

**2007 Correlation Section
for Morrill County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	11.68	99.80
Difference	0	0

COMMERCIAL: Analysis of the two qualitative statistical measures shows that both are within acceptable range, and indicate good overall assessment uniformity for the commercial property class.

**2007 Correlation Section
for Morrill 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	42	42	0
Median	96.01	96.00	-0.01
Wgt. Mean	105.07	104.97	-0.1
Mean	105.39	104.76	-0.63
COD	12.23	11.68	-0.55
PRD	100.30	99.80	-0.5
Min Sales Ratio	86.67	86.67	0
Max Sales Ratio	271.06	271.06	0

COMMERCIAL: Other than the completion of pickup work, no assessment actions were taken to address the commercial property class for assessment year 2007. The above table reflects this fact.

**2007 Correlation Section
for Morrill County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: As the following tables and narratives will illustrate, only the rounded median is within acceptable range. The weighted mean is almost two points below the lower limit of compliance, and the mean is one point above the upper limit of acceptable range. The hypothetical removal of extreme outliers would bring the weighted mean within compliance (at 73.32), but would fail to move the mean within range.

Regarding overall assessment quality and uniformity, the coefficient of dispersion is well within range, but the price-related differential appears to be well outside of the upper limit of compliance. Again, the hypothetical removal of extreme outliers would further lower the COD and bring the PRD within 0.67 of a point within range (103.67).

Further examination of the statistical profile reveals that agricultural Market Area 1 has 28 sales and a median of 75.60, a mean of 76.24, a weighted mean of 73.82, a COD of 9.95 and a PRD of 103.28. The overall median for the 28 sales is slightly less than one point above the upper limit of acceptable range (0.60), and 28 sales would at first glance appear to be an adequate sample. However, further analysis of the various subclasses that comprise these sales (such as >95% MLU, Geo Code, School District, etc.) fails to provide an adequate sample that could be adjusted to bring the Market Area 1 median to the mid-point of acceptable range. Therefore, no recommendation for adjustment to Market Area 1 will be made.

The same problem for possible adjustment exists when examining the heading “School District.” There are 29 sales within school district 62-0021, and the median for these is 75.76, with a COD of 12.63 and a PRD of 128.77. Of the 29 sales, 15 are within Market Area 1 and 14 are within Market Area 2. Four are >95% Dry sales, comprising only 1.07% of all dry within the County, and having an assessed value of approximately 1.07% of total dry value within the County (these and the following figures were taken from the sales file compared with the 2007 County Abstract of Assessment for Real Property, Form 45). Six are >95% Grass, comprising only 0.84% and 0.85% respectively of all grass acres and all grass value in the County. Ten are Irrigated sales, that consist of only 0.71% of total irrigated acres, and only 0.92% of all irrigated value in Morrill County. The remaining 9 sales are admixtures of the three land classes—i.e., Dry N/A, Grass N/A and Irrigated N/A.

Likewise, there are 19 sales within school district 62-0063 (6 in Market Area 1 and 13 in Market Area 2). These have an overall median of 79.60, a COD of 9.58 and a PRD of 107.91. There was only one >95% Dry sale of 164 acres; Four were Grass sales, comprising only 0.68% of all grass land, and only 0.96% of total grass value within the County. Four sales were Irrigated, and these make up 0.30% of all irrigated acres and 0.38% of total irrigated value in Morrill County. The remaining 10 sales are a mix of the three land classes (Dry N/A, Grass N/A and Irrigated N/A). Thus, while there seems to be significant sales within each school district, the number of substantially “pure” land class acres sold in each and the assessed amount of the sales when compared to the County totals are not considered large enough to recommend adjustment either by school district or the individual land classes.

**2007 Correlation Section
for Morrill County**

**2007 Correlation Section
for Morrill 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	96	76	79.17
2006	99	64	64.65
2005	97	47	48.45
2004	85	41	48.24
2003	90	47	52.22
2002	99	56	56.57
2001	108	63	58.33

AGRICULTURAL UNIMPROVED: Analysis of the percent of agricultural land sales used for assessment year 2007 indicates a historical "high point" in the number of sales deemed qualified for the land sales study, and suggests no excessive trimming of the sales file.

**2007 Correlation Section
for Morrill 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 Morrill 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	76.69	0.36	76.96	75.33
2006	76.26	2.84	78.42	76.95
2005	78.29	-0.58	77.83	78.29
2004	73.78	0.85	74.41	73.78
2003	75	-0.02	74.98	75
2002	65	4.97	68.23	75
2001	70	16.44	81.51	76

AGRICULTURAL UNIMPROVED: Analysis of the Trended Preliminary Ratio and the R&O Median reveals less than a two-point difference between the two statistics (1.63), and thus each figure lends relatively strong support to the other.

**2007 Correlation Section
for Morrill 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 Morrill 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)
-6.7	2007	0.36
0.61	2006	2.84
0	2005	-0.58
0	2004	0.85
0	2003	0
22.14	2002	4.97
2.95	2001	16.44

AGRICULTURAL UNIMPROVED: Comparison of the percent change to the sales file versus the percent change to the base indicates an absolute difference of 7.06 points. Assessment actions taken to address agricultural land for assessment year 2007 included the assessor making value changes to irrigated, dry and grass land capability groups in her two market areas to closer match 75% of market. It would appear that these changes had more of a pronounced effect on the sales file than on the assessment base as a whole, and the assessor should further examine this to make sure there is no reporting error.

2007 Correlation Section for Morrill 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 Morrill County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	75.33	67.17	76.00

AGRICULTURAL UNIMPROVED: Of the three statistical measures of central tendency, only the rounded median is within acceptable range. The weighted mean is almost two points below the lower limit of acceptable range, and the mean is one point above the upper limit of compliance. The hypothetical removal of extreme outliers would bring the weighted mean within acceptable range (at 73.32), but would fail to move the mean within range.

**2007 Correlation Section
for Morrill 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	10.67	113.14
Difference	0	10.14

AGRICULTURAL UNIMPROVED: Regarding the qualitative statistics, the coefficient of dispersion is well within range, but the price-related differential appears to be well outside of the upper limit of compliance. Again, the hypothetical removal of extreme outliers would further lower the COD and bring the PRD within 0.67 of a point within range (103.67).

**2007 Correlation Section
for Morrill 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	76	76	0
Median	76.69	75.33	-1.36
Wgt. Mean	69.89	67.17	-2.72
Mean	78.47	76.00	-2.47
COD	11.67	10.67	-1
PRD	112.27	113.14	0.87
Min Sales Ratio	32.57	32.81	0.24
Max Sales Ratio	130.73	127.36	-3.37

AGRICULTURAL UNIMPROVED: For assessment year 2007, the assessor noted in the Survey document “We are working with the NRD on irrigated ground and with the GIS, we have picked up sprinklers. Farmers now have to certify irrigated acres and some along the river will have to install flow meters on wells. We are doing a survey on ground that has a lot of rocky ridges on it. One farmer between Bayard and Alliance is working with the assessor’s office to see just how many soil acres will be affected using the current soil survey.” Assessment actions taken to address agricultural land included changes to irrigated, dry and grass land capability groups in the two market areas to closer match 75% of market.

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

62 Morrill

	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	58,871,578	59,929,788	1,058,210	1.8	379,710	1.15
2. Recreational	291,680	304,350	12,670	4.34	0	4.34
3. Ag-Homesite Land, Ag-Res Dwellings	24,764,458	25,451,516	687,058	2.77	*-----	2.77
4. Total Residential (sum lines 1-3)	83,927,716	85,685,654	1,757,938	2.09	379,710	1.64
5. Commercial	16,916,390	17,119,585	203,195	1.2	303,104	-0.59
6. Industrial	1,879,305	1,879,305	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	9,380,251	9,440,600	60,349	0.64	391,505	-3.53
8. Minerals	4,752,045	4,720,935	-31,110	-0.65	0	-0.65
9. Total Commercial (sum lines 5-8)	32,927,991	33,160,425	232,434	0.71	386,614	-0.47
10. Total Non-Agland Real Property	116,855,707	118,846,079	1,990,372	1.7	1,074,319	0.78
11. Irrigated	60,522,130	59,745,075	-777,055	-1.28		
12. Dryland	17,280,665	16,255,235	-1,025,430	-5.93		
13. Grassland	70,982,750	73,320,385	2,337,635	3.29		
14. Wasteland	159,390	168,600	9,210	5.78		
15. Other Agland	1,801,680	1,797,400	-4,280	-0.24		
16. Total Agricultural Land	150,746,615	151,286,695	540,080	0.36		
17. Total Value of All Real Property (Locally Assessed)	267,602,322	270,132,774	2,530,452	0.95	1,074,319	0.54

*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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	185	MEDIAN:	96	COV:	32.43	95% Median C.I.:	96.00 to 96.20
TOTAL Sales Price:	8,143,084	WGT. MEAN:	98	STD:	35.12	95% Wgt. Mean C.I.:	95.81 to 99.84
TOTAL Adj.Sales Price:	8,195,084	MEAN:	108	AVG.ABS.DEV:	15.53	95% Mean C.I.:	103.22 to 113.34
TOTAL Assessed Value:	8,016,714						
AVG. Adj. Sales Price:	44,297	COD:	16.17	MAX Sales Ratio:	339.58		
AVG. Assessed Value:	43,333	PRD:	110.69	MIN Sales Ratio:	71.50		

Printed: 03/30/2007 14:54:34

DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Qrtrs</u>												
07/01/04 TO 09/30/04	25	95.78	97.96	94.05	6.48	104.16	89.97	139.45	92.00 to 96.01	44,120	41,494	
10/01/04 TO 12/31/04	22	96.00	112.62	101.04	18.94	111.46	91.84	269.59	95.00 to 105.31	45,297	45,768	
01/01/05 TO 03/31/05	24	95.72	105.38	98.23	13.44	107.28	88.04	198.60	93.00 to 104.68	42,641	41,886	
04/01/05 TO 06/30/05	25	96.00	100.62	97.28	7.66	103.44	89.44	135.68	95.00 to 99.72	65,279	63,501	
07/01/05 TO 09/30/05	21	96.00	108.50	95.48	15.63	113.64	88.00	262.50	94.88 to 100.00	35,471	33,867	
10/01/05 TO 12/31/05	24	96.32	118.76	94.26	26.10	125.99	77.23	339.58	96.00 to 103.59	49,319	46,488	
01/01/06 TO 03/31/06	21	96.00	110.86	103.24	19.92	107.38	71.96	220.00	96.00 to 100.00	28,591	29,517	
04/01/06 TO 06/30/06	23	96.20	113.20	102.38	22.73	110.57	71.50	207.21	95.00 to 113.33	39,615	40,558	
<u>Study Years</u>												
07/01/04 TO 06/30/05	96	96.00	103.87	97.52	11.37	106.51	88.04	269.59	95.00 to 96.01	49,530	48,302	
07/01/05 TO 06/30/06	89	96.13	113.04	98.24	21.32	115.06	71.50	339.58	96.00 to 99.00	38,653	37,973	
<u>Calendar Yrs</u>												
01/01/05 TO 12/31/05	94	96.00	108.22	96.42	15.64	112.25	77.23	339.58	96.00 to 97.59	48,765	47,018	
<u>ALL</u>												
	185	96.00	108.28	97.82	16.17	110.69	71.50	339.58	96.00 to 96.20	44,297	43,333	

ASSESSOR LOCATION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
BAYARD	59	96.20	118.58	101.78	26.26	116.50	71.50	339.58	96.00 to 106.56	33,362	33,957	
BRIDGEPORT	81	96.00	106.06	98.38	12.59	107.81	89.44	269.59	96.00 to 96.22	40,004	39,355	
BROADWATER	7	95.78	92.81	95.81	4.47	96.87	71.96	99.90	71.96 to 99.90	11,471	10,990	
RURAL	38	96.00	99.86	94.58	10.19	105.59	75.37	149.67	93.00 to 98.92	76,475	72,329	
<u>ALL</u>												
	185	96.00	108.28	97.82	16.17	110.69	71.50	339.58	96.00 to 96.20	44,297	43,333	

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	147	96.00	110.45	99.61	17.72	110.89	71.50	339.58	96.00 to 96.22	35,979	35,838	
3	38	96.00	99.86	94.58	10.19	105.59	75.37	149.67	93.00 to 98.92	76,475	72,329	
<u>ALL</u>												
	185	96.00	108.28	97.82	16.17	110.69	71.50	339.58	96.00 to 96.20	44,297	43,333	

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	
1	161	96.00	107.18	97.74	14.72	109.66	71.50	339.58	96.00 to 96.13	48,554	47,456	
2	24	97.72	115.67	99.56	25.40	116.17	71.96	262.50	95.00 to 105.00	15,744	15,675	
<u>ALL</u>												
	185	96.00	108.28	97.82	16.17	110.69	71.50	339.58	96.00 to 96.20	44,297	43,333	

PA&T 2007 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	185	MEDIAN:	96	COV:	32.43	95% Median C.I.:	96.00 to 96.20
TOTAL Sales Price:	8,143,084	WGT. MEAN:	98	STD:	35.12	95% Wgt. Mean C.I.:	95.81 to 99.84
TOTAL Adj.Sales Price:	8,195,084	MEAN:	108	AVG.ABS.DEV:	15.53	95% Mean C.I.:	103.22 to 113.34
TOTAL Assessed Value:	8,016,714						
AVG. Adj. Sales Price:	44,297	COD:	16.17	MAX Sales Ratio:	339.58		
AVG. Assessed Value:	43,333	PRD:	110.69	MIN Sales Ratio:	71.50		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	180	96.00	108.66	98.52	16.45	110.30	71.50	339.58	96.00 to 96.13	40,673	40,070
06	5	99.00	94.57	92.02	5.21	102.77	77.23	100.00	N/A	174,761	160,816
07											
ALL	185	96.00	108.28	97.82	16.17	110.69	71.50	339.58	96.00 to 96.20	44,297	43,333

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001	1	90.00	90.00	90.00			90.00	90.00	N/A	79,000	71,100
07-0006											
17-0003	7	96.00	90.31	95.56	7.09	94.51	71.96	99.90	71.96 to 99.90	14,891	14,230
35-0001											
62-0021	79	96.13	114.54	98.77	22.37	115.97	71.50	339.58	96.00 to 100.00	43,597	43,062
62-0063	98	96.00	104.70	97.29	11.90	107.61	75.37	269.59	96.00 to 96.50	46,608	45,347
79-0032											
NonValid School											
ALL	185	96.00	108.28	97.82	16.17	110.69	71.50	339.58	96.00 to 96.20	44,297	43,333

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	36	96.61	113.29	94.20	25.90	120.26	71.50	262.50	95.00 to 100.00	32,505	30,621
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	36	98.75	120.85	104.49	25.42	115.65	92.01	339.58	96.00 to 114.34	32,713	34,182
1920 TO 1939	55	96.00	100.07	96.33	7.63	103.88	88.04	207.21	95.00 to 96.00	42,430	40,874
1940 TO 1949	10	99.16	109.62	103.87	14.10	105.53	91.84	193.13	96.00 to 110.65	32,180	33,425
1950 TO 1959	13	96.00	105.20	98.60	12.30	106.69	90.00	188.38	92.04 to 100.93	53,730	52,980
1960 TO 1969	14	97.44	114.16	99.36	20.63	114.90	90.00	210.00	93.00 to 149.67	51,065	50,736
1970 TO 1979	11	95.00	94.43	94.08	2.08	100.37	90.00	99.72	91.98 to 96.01	92,581	87,101
1980 TO 1989	3	95.11	95.04	95.31	0.70	99.71	94.00	96.00	N/A	72,633	69,227
1990 TO 1994	1	105.31	105.31	105.31			105.31	105.31	N/A	68,000	71,610
1995 TO 1999	5	98.92	102.29	98.47	7.18	103.88	92.00	125.03	N/A	80,400	79,168
2000 TO Present	1	96.00	96.00	96.00			96.00	96.00	N/A	72,000	69,120
ALL	185	96.00	108.28	97.82	16.17	110.69	71.50	339.58	96.00 to 96.20	44,297	43,333

PA&T 2007 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	185	MEDIAN:	96	COV:	32.43	95% Median C.I.:	96.00 to 96.20
TOTAL Sales Price:	8,143,084	WGT. MEAN:	98	STD:	35.12	95% Wgt. Mean C.I.:	95.81 to 99.84
TOTAL Adj.Sales Price:	8,195,084	MEAN:	108	AVG.ABS.DEV:	15.53	95% Mean C.I.:	103.22 to 113.34
TOTAL Assessed Value:	8,016,714						
AVG. Adj. Sales Price:	44,297	COD:	16.17	MAX Sales Ratio:	339.58		
AVG. Assessed Value:	43,333	PRD:	110.69	MIN Sales Ratio:	71.50		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	24	99.94	126.03	109.06	37.27	115.56	71.50	339.58	95.00 to 117.00	1,783	1,944
5000 TO 9999	15	100.00	121.23	118.71	28.45	102.13	89.44	210.00	91.99 to 143.50	6,681	7,931
Total \$ _____											
1 TO 9999	39	100.00	124.18	115.82	33.87	107.22	71.50	339.58	95.82 to 117.00	3,667	4,247
10000 TO 29999	44	107.13	122.85	122.19	24.31	100.54	90.45	269.59	96.53 to 131.16	17,832	21,789
30000 TO 59999	50	96.00	97.86	97.68	3.35	100.19	91.84	125.03	96.00 to 96.20	42,021	41,044
60000 TO 99999	36	95.00	94.60	94.67	2.87	99.93	88.00	105.31	92.20 to 96.00	72,761	68,884
100000 TO 149999	10	93.49	92.84	92.90	2.95	99.94	88.04	96.00	89.97 to 96.00	120,300	111,755
150000 TO 249999	3	95.00	94.00	94.00	1.05	100.00	92.00	95.00	N/A	177,333	166,686
250000 TO 499999	3	96.78	91.28	91.46	7.78	99.79	77.23	99.82	N/A	270,663	247,560
ALL _____											
	185	96.00	108.28	97.82	16.17	110.69	71.50	339.58	96.00 to 96.20	44,297	43,333

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	25	99.88	124.59	107.08	36.19	116.36	71.50	339.58	95.00 to 105.00	1,912	2,047
5000 TO 9999	14	97.95	112.54	108.64	19.84	103.59	89.44	198.60	91.99 to 143.50	7,137	7,753
Total \$ _____											
1 TO 9999	39	99.88	120.26	108.13	30.19	111.22	71.50	339.58	95.82 to 105.00	3,787	4,095
10000 TO 29999	40	100.00	112.91	108.22	17.52	104.33	90.45	210.00	96.00 to 110.65	18,127	19,617
30000 TO 59999	63	96.00	107.48	101.33	13.87	106.06	90.00	269.59	96.00 to 96.51	43,093	43,668
60000 TO 99999	30	95.00	94.60	94.38	3.08	100.23	88.00	105.31	92.04 to 96.00	79,746	75,266
100000 TO 149999	7	95.00	94.28	94.20	1.66	100.09	89.97	96.00	89.97 to 96.00	124,428	117,207
150000 TO 249999	4	93.50	89.81	88.49	5.55	101.49	77.23	95.00	N/A	198,000	175,215
250000 TO 499999	2	98.30	98.30	98.17	1.55	100.13	96.78	99.82	N/A	275,995	270,940
ALL _____											
	185	96.00	108.28	97.82	16.17	110.69	71.50	339.58	96.00 to 96.20	44,297	43,333

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	39	96.78	118.92	94.77	31.10	125.48	71.50	339.58	95.00 to 105.00	31,689	30,034
10	7	100.00	107.39	105.21	11.96	102.08	92.00	135.00	92.00 to 135.00	6,128	6,447
20	19	96.00	112.34	105.77	18.58	106.22	90.10	210.00	95.97 to 135.31	15,965	16,886
30	119	96.00	104.30	98.02	11.12	106.40	88.04	269.59	96.00 to 96.02	54,478	53,400
40	1	96.00	96.00	96.00			96.00	96.00	N/A	130,000	124,800
ALL _____											
	185	96.00	108.28	97.82	16.17	110.69	71.50	339.58	96.00 to 96.20	44,297	43,333

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	185	MEDIAN:	96	COV:	32.43	95% Median C.I.:	96.00 to 96.20
TOTAL Sales Price:	8,143,084	WGT. MEAN:	98	STD:	35.12	95% Wgt. Mean C.I.:	95.81 to 99.84
TOTAL Adj.Sales Price:	8,195,084	MEAN:	108	AVG.ABS.DEV:	15.53	95% Mean C.I.:	103.22 to 113.34
TOTAL Assessed Value:	8,016,714						
AVG. Adj. Sales Price:	44,297	COD:	16.17	MAX Sales Ratio:	339.58		
AVG. Assessed Value:	43,333	PRD:	110.69	MIN Sales Ratio:	71.50		

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STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	41	97.63	114.25	96.08	25.63	118.92	71.50	262.50	95.00 to 100.00	32,005	30,748
100	5	99.72	122.18	105.25	25.66	116.09	95.11	210.00	N/A	19,200	20,208
101	122	96.00	105.21	97.97	11.95	107.39	89.97	339.58	96.00 to 96.13	45,842	44,910
102	11	96.01	120.81	100.44	29.05	120.28	88.04	269.59	90.00 to 207.21	64,465	64,749
104	6	96.00	95.33	95.59	0.69	99.73	93.00	96.00	93.00 to 96.00	80,833	77,269
ALL	185	96.00	108.28	97.82	16.17	110.69	71.50	339.58	96.00 to 96.20	44,297	43,333

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	39	96.78	118.92	94.77	31.10	125.48	71.50	339.58	95.00 to 105.00	31,689	30,034
10	6	100.00	109.96	113.87	12.63	96.56	96.00	135.00	96.00 to 135.00	4,316	4,915
20	22	96.00	111.13	105.02	17.57	105.81	90.10	210.00	95.78 to 123.25	18,425	19,350
30	116	96.00	104.32	98.10	11.12	106.34	88.04	269.59	96.00 to 96.13	53,620	52,600
40	2	94.00	94.00	93.69	2.13	100.33	92.00	96.00	N/A	154,000	144,280
ALL	185	96.00	108.28	97.82	16.17	110.69	71.50	339.58	96.00 to 96.20	44,297	43,333

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:	42	MEDIAN:	96	COV:	30.85	95% Median C.I.:	95.00 to 97.50
TOTAL Sales Price:	1,748,211	WGT. MEAN:	105	STD:	32.32	95% Wgt. Mean C.I.:	92.91 to 117.03
TOTAL Adj.Sales Price:	1,756,811	MEAN:	105	AVG.ABS.DEV:	11.21	95% Mean C.I.:	94.98 to 114.53
TOTAL Assessed Value:	1,844,096						
AVG. Adj. Sales Price:	41,828	COD:	11.68	MAX Sales Ratio:	271.06		
AVG. Assessed Value:	43,907	PRD:	99.80	MIN Sales Ratio:	86.67		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	3	100.39	101.17	102.78	2.31	98.43	98.08	105.03	N/A	12,300	12,642
10/01/03 TO 12/31/03	3	94.58	93.53	93.14	2.11	100.42	90.00	96.00	N/A	51,500	47,965
01/01/04 TO 03/31/04	3	95.50	153.19	110.27	62.15	138.92	93.00	271.06	N/A	35,666	39,330
04/01/04 TO 06/30/04	4	93.87	94.24	94.54	0.82	99.68	93.20	96.01	N/A	17,141	16,206
07/01/04 TO 09/30/04	6	94.09	93.31	95.43	2.57	97.78	86.67	98.00	86.67 to 98.00	16,623	15,863
10/01/04 TO 12/31/04	5	107.52	109.61	122.79	10.40	89.27	95.10	138.04	N/A	101,400	124,506
01/01/05 TO 03/31/05	6	94.84	94.47	95.39	1.90	99.04	92.00	97.16	92.00 to 97.16	56,916	54,291
04/01/05 TO 06/30/05	6	97.96	116.16	100.03	21.37	116.12	92.05	207.42	92.05 to 207.42	36,017	36,029
07/01/05 TO 09/30/05	3	97.50	98.50	97.12	2.05	101.42	96.00	102.00	N/A	46,333	45,000
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	3	100.00	104.00	98.06	6.78	106.06	95.82	116.17	N/A	28,833	28,273
<u>Study Years</u>											
07/01/03 TO 06/30/04	13	95.50	109.28	99.37	16.76	109.97	90.00	271.06	93.20 to 100.39	28,228	28,049
07/01/04 TO 06/30/05	23	96.00	103.12	108.18	10.43	95.32	86.67	207.42	94.00 to 98.00	50,623	54,766
07/01/05 TO 06/30/06	6	98.75	101.25	97.48	4.87	103.86	95.82	116.17	95.82 to 116.17	37,583	36,636
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	18	95.05	108.02	115.11	15.95	93.84	86.67	271.06	93.74 to 98.00	43,461	50,029
01/01/05 TO 12/31/05	15	96.63	103.95	97.18	10.16	106.98	92.00	207.42	94.00 to 98.92	46,440	45,128
<u>ALL</u>	42	96.00	104.76	104.97	11.68	99.80	86.67	271.06	95.00 to 97.50	41,828	43,907

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BAYARD	14	94.00	95.04	93.49	2.81	101.65	90.00	104.95	92.00 to 97.20	26,007	24,314
BRIDGEPORT	17	96.00	106.15	111.85	13.36	94.91	86.67	207.42	94.00 to 107.52	53,955	60,348
BROADWATER	3	102.00	157.82	140.18	55.77	112.58	100.39	271.06	N/A	14,633	20,513
RURAL	8	96.32	98.90	96.44	3.29	102.55	95.10	116.17	95.10 to 116.17	53,945	52,027
<u>ALL</u>	42	96.00	104.76	104.97	11.68	99.80	86.67	271.06	95.00 to 97.50	41,828	43,907

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	34	95.84	106.13	107.74	13.67	98.51	86.67	271.06	94.00 to 98.92	38,977	41,996
3	8	96.32	98.90	96.44	3.29	102.55	95.10	116.17	95.10 to 116.17	53,945	52,027
<u>ALL</u>	42	96.00	104.76	104.97	11.68	99.80	86.67	271.06	95.00 to 97.50	41,828	43,907

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:	42	MEDIAN:	96	COV:	30.85	95% Median C.I.:	95.00 to 97.50
TOTAL Sales Price:	1,748,211	WGT. MEAN:	105	STD:	32.32	95% Wgt. Mean C.I.:	92.91 to 117.03
TOTAL Adj.Sales Price:	1,756,811	MEAN:	105	AVG.ABS.DEV:	11.21	95% Mean C.I.:	94.98 to 114.53
TOTAL Assessed Value:	1,844,096						
AVG. Adj. Sales Price:	41,828	COD:	11.68	MAX Sales Ratio:	271.06		
AVG. Assessed Value:	43,907	PRD:	99.80	MIN Sales Ratio:	86.67		

Printed: 03/30/2007 14:54:45

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	31	96.63	107.93	106.50	14.31	101.34	90.00	271.06	95.10 to 98.92	46,935	49,986
2	11	94.58	95.81	97.58	3.82	98.18	86.67	110.18	92.00 to 100.00	27,436	26,773
<u>ALL</u>	<u>42</u>	<u>96.00</u>	<u>104.76</u>	<u>104.97</u>	<u>11.68</u>	<u>99.80</u>	<u>86.67</u>	<u>271.06</u>	<u>95.00 to 97.50</u>	<u>41,828</u>	<u>43,907</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)											
04-0001											
07-0006											
17-0003	1	271.06	271.06	271.06			271.06	271.06	N/A	10,000	27,106
35-0001											
62-0021	17	95.50	96.55	94.69	3.96	101.96	90.00	116.17	92.05 to 98.00	27,241	25,794
62-0063	24	96.01	103.64	107.38	10.02	96.52	86.67	207.42	95.00 to 100.39	53,487	57,436
79-0032											
NonValid School											
<u>ALL</u>	<u>42</u>	<u>96.00</u>	<u>104.76</u>	<u>104.97</u>	<u>11.68</u>	<u>99.80</u>	<u>86.67</u>	<u>271.06</u>	<u>95.00 to 97.50</u>	<u>41,828</u>	<u>43,907</u>

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	16	95.30	97.49	97.28	4.78	100.21	86.67	116.17	93.74 to 100.00	33,862	32,943
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	96.00	97.33	98.80	2.78	98.51	94.00	102.00	N/A	14,500	14,326
1920 TO 1939	10	97.64	125.84	112.35	31.81	112.01	92.00	271.06	92.00 to 207.42	18,240	20,491
1940 TO 1949	3	95.00	94.35	94.95	1.39	99.36	92.05	96.00	N/A	110,666	105,081
1950 TO 1959	4	93.50	93.98	92.72	2.65	101.36	90.00	98.92	N/A	40,126	37,203
1960 TO 1969	3	97.16	97.26	97.34	0.47	99.92	96.63	98.00	N/A	37,500	36,503
1970 TO 1979	1	104.95	104.95	104.95			104.95	104.95	N/A	9,100	9,550
1980 TO 1989	1	138.04	138.04	138.04			138.04	138.04	N/A	300,000	414,120
1990 TO 1994	1	95.82	95.82	95.82			95.82	95.82	N/A	75,000	71,865
1995 TO 1999											
2000 TO Present											
<u>ALL</u>	<u>42</u>	<u>96.00</u>	<u>104.76</u>	<u>104.97</u>	<u>11.68</u>	<u>99.80</u>	<u>86.67</u>	<u>271.06</u>	<u>95.00 to 97.50</u>	<u>41,828</u>	<u>43,907</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:	42	MEDIAN:	96	COV:	30.85	95% Median C.I.:	95.00 to 97.50
TOTAL Sales Price:	1,748,211	WGT. MEAN:	105	STD:	32.32	95% Wgt. Mean C.I.:	92.91 to 117.03
TOTAL Adj.Sales Price:	1,756,811	MEAN:	105	AVG.ABS.DEV:	11.21	95% Mean C.I.:	94.98 to 114.53
TOTAL Assessed Value:	1,844,096						
AVG. Adj. Sales Price:	41,828	COD:	11.68	MAX Sales Ratio:	271.06		
AVG. Assessed Value:	43,907	PRD:	99.80	MIN Sales Ratio:	86.67		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	97.50	97.83	97.45	1.37	100.39	96.00	100.00	N/A	3,666	3,573
5000 TO 9999	10	97.64	109.08	110.75	16.72	98.50	86.67	207.42	92.00 to 116.17	8,074	8,941
Total \$ _____											
1 TO 9999	13	97.50	106.48	109.15	13.19	97.56	86.67	207.42	93.74 to 104.95	7,057	7,702
10000 TO 29999	16	95.59	107.69	102.61	14.62	104.96	92.00	271.06	94.00 to 102.00	19,691	20,204
30000 TO 59999	4	97.32	98.70	99.10	5.54	99.60	90.00	110.18	N/A	48,750	48,312
60000 TO 99999	4	94.41	94.47	94.28	2.06	100.20	92.05	97.00	N/A	72,500	68,352
100000 TO 149999	3	95.10	95.23	95.24	0.50	99.98	94.58	96.00	N/A	110,000	104,766
150000 TO 249999	1	96.00	96.00	96.00			96.00	96.00	N/A	235,000	225,600
250000 TO 499999	1	138.04	138.04	138.04			138.04	138.04	N/A	300,000	414,120
ALL _____											
	42	96.00	104.76	104.97	11.68	99.80	86.67	271.06	95.00 to 97.50	41,828	43,907

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	97.50	97.83	97.45	1.37	100.39	96.00	100.00	N/A	3,666	3,573
5000 TO 9999	9	94.17	95.60	95.70	4.13	99.89	86.67	104.95	92.00 to 100.39	8,082	7,734
Total \$ _____											
1 TO 9999	12	96.60	96.16	95.93	3.65	100.24	86.67	104.95	93.20 to 100.00	6,978	6,694
10000 TO 29999	17	96.01	114.91	106.19	21.63	108.21	92.00	271.06	94.00 to 107.52	19,004	20,181
30000 TO 59999	4	96.82	95.41	95.43	2.16	99.98	90.00	98.00	N/A	50,000	47,712
60000 TO 99999	5	94.58	97.13	96.20	4.43	100.96	92.05	110.18	N/A	77,000	74,077
100000 TO 149999	2	95.55	95.55	95.53	0.47	100.02	95.10	96.00	N/A	115,000	109,862
150000 TO 249999	1	96.00	96.00	96.00			96.00	96.00	N/A	235,000	225,600
250000 TO 499999	1	138.04	138.04	138.04			138.04	138.04	N/A	300,000	414,120
ALL _____											
	42	96.00	104.76	104.97	11.68	99.80	86.67	271.06	95.00 to 97.50	41,828	43,907

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	16	95.59	97.53	97.84	4.75	99.68	86.67	116.17	93.74 to 100.00	27,144	26,557
10	13	98.00	119.91	112.21	24.97	106.86	92.00	271.06	95.00 to 107.52	15,153	17,003
20	13	95.82	98.50	106.45	5.82	92.53	90.00	138.04	92.05 to 98.92	86,577	92,163
ALL _____											
	42	96.00	104.76	104.97	11.68	99.80	86.67	271.06	95.00 to 97.50	41,828	43,907

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:	42	MEDIAN:	96	COV:	30.85	95% Median C.I.:	95.00 to 97.50
TOTAL Sales Price:	1,748,211	WGT. MEAN:	105	STD:	32.32	95% Wgt. Mean C.I.:	92.91 to 117.03
TOTAL Adj.Sales Price:	1,756,811	MEAN:	105	AVG.ABS.DEV:	11.21	95% Mean C.I.:	94.98 to 114.53
TOTAL Assessed Value:	1,844,096						
AVG. Adj. Sales Price:	41,828	COD:	11.68	MAX Sales Ratio:	271.06		
AVG. Assessed Value:	43,907	PRD:	99.80	MIN Sales Ratio:	86.67		

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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)	17	96.00	97.52	97.22	4.55	100.31	86.67	116.17	93.74 to 100.00	39,959	38,848
300	1	102.00	102.00	102.00			102.00	102.00	N/A	25,000	25,500
311	1	100.39	100.39	100.39			100.39	100.39	N/A	8,900	8,935
318	1	93.00	93.00	93.00			93.00	93.00	N/A	70,000	65,100
325	1	97.20	97.20	97.20			97.20	97.20	N/A	7,000	6,804
343	1	95.10	95.10	95.10			95.10	95.10	N/A	120,000	114,125
350	1	138.04	138.04	138.04			138.04	138.04	N/A	300,000	414,120
353	13	97.00	118.59	106.85	25.16	110.99	92.00	271.06	94.00 to 107.52	21,192	22,644
383	1	96.63	96.63	96.63			96.63	96.63	N/A	40,000	38,650
404	1	95.00	95.00	95.00			95.00	95.00	N/A	12,000	11,400
406	2	97.47	97.47	92.30	7.67	105.61	90.00	104.95	N/A	29,550	27,275
455	1	92.05	92.05	92.05			92.05	92.05	N/A	85,000	78,245
471	1	95.82	95.82	95.82			95.82	95.82	N/A	75,000	71,865
ALL	42	96.00	104.76	104.97	11.68	99.80	86.67	271.06	95.00 to 97.50	41,828	43,907

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	42	96.00	104.76	104.97	11.68	99.80	86.67	271.06	95.00 to 97.50	41,828	43,907
04											
ALL	42	96.00	104.76	104.97	11.68	99.80	86.67	271.06	95.00 to 97.50	41,828	43,907

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:	76	MEDIAN:	75	COV:	17.66	95% Median C.I.:	75.00 to 77.43	(!: Derived)
(AgLand) TOTAL Sales Price:	8,602,098	WGT. MEAN:	67	STD:	13.42	95% Wgt. Mean C.I.:	56.90 to 77.45	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,602,098	MEAN:	76	AVG.ABS.DEV:	8.04	95% Mean C.I.:	72.98 to 79.02	
(AgLand) TOTAL Assessed Value:	5,778,317							
AVG. Adj. Sales Price:	113,185	COD:	10.67	MAX Sales Ratio:	127.36			
AVG. Assessed Value:	76,030	PRD:	113.14	MIN Sales Ratio:	32.81			

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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	78.27	78.27	83.21	13.52	94.06	67.68	88.85	N/A	150,000	124,808
10/01/03 TO 12/31/03	3	75.00	75.26	75.36	1.16	99.86	74.08	76.69	N/A	100,850	76,002
01/01/04 TO 03/31/04	3	80.37	80.83	79.09	5.03	102.20	75.00	87.12	N/A	60,400	47,768
04/01/04 TO 06/30/04	10	78.22	82.04	78.76	9.15	104.16	71.00	109.00	75.00 to 93.26	85,260	67,153
07/01/04 TO 09/30/04	8	75.00	78.77	74.87	8.03	105.20	69.00	96.52	69.00 to 96.52	31,709	23,741
10/01/04 TO 12/31/04	12	75.14	80.97	75.20	11.83	107.68	67.91	127.36	72.54 to 82.24	99,654	74,938
01/01/05 TO 03/31/05	4	75.60	75.25	75.80	2.55	99.28	71.28	78.54	N/A	38,800	29,408
04/01/05 TO 06/30/05	10	76.14	74.18	73.73	8.48	100.62	57.01	84.72	63.37 to 84.29	170,449	125,665
07/01/05 TO 09/30/05	4	77.30	81.42	73.96	13.02	110.09	69.07	102.03	N/A	136,447	100,916
10/01/05 TO 12/31/05	5	74.47	76.20	74.98	3.61	101.63	72.92	80.19	N/A	91,976	68,967
01/01/06 TO 03/31/06	9	75.76	68.26	65.09	16.74	104.87	32.81	85.88	53.04 to 85.73	77,150	50,218
04/01/06 TO 06/30/06	6	67.06	60.85	42.01	20.79	144.86	34.36	79.55	34.36 to 79.55	326,083	136,984
<u>Study Years</u>											
07/01/03 TO 06/30/04	18	77.06	80.29	78.98	8.24	101.65	67.68	109.00	75.00 to 82.88	90,908	71,803
07/01/04 TO 06/30/05	34	75.33	77.78	74.44	8.91	104.49	57.01	127.36	73.04 to 78.54	97,330	72,455
07/01/05 TO 06/30/06	24	73.68	70.26	55.31	14.67	127.03	32.81	102.03	69.07 to 79.55	152,355	84,265
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	33	75.96	80.75	76.67	9.94	105.31	67.91	127.36	75.00 to 81.85	75,252	57,698
01/01/05 TO 12/31/05	23	75.42	76.07	74.08	7.31	102.68	57.01	102.03	72.92 to 79.67	124,581	92,295
<u>ALL</u>	76	75.33	76.00	67.17	10.67	113.14	32.81	127.36	75.00 to 77.43	113,185	76,030

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:	76	MEDIAN:	75	COV:	17.66	95% Median C.I.:	75.00 to 77.43	(!: Derived)
(AgLand) TOTAL Sales Price:	8,602,098	WGT. MEAN:	67	STD:	13.42	95% Wgt. Mean C.I.:	56.90 to 77.45	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,602,098	MEAN:	76	AVG.ABS.DEV:	8.04	95% Mean C.I.:	72.98 to 79.02	
(AgLand) TOTAL Assessed Value:	5,778,317							
AVG. Adj. Sales Price:	113,185	COD:	10.67	MAX Sales Ratio:	127.36			
AVG. Assessed Value:	76,030	PRD:	113.14	MIN Sales Ratio:	32.81			

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1647	3	75.00	75.88	74.17	2.92	102.31	73.04	79.60	N/A	238,641	177,000
1649	2	73.50	73.50	73.03	2.05	100.64	71.99	75.00	N/A	37,450	27,350
1651	4	81.60	80.40	78.54	6.50	102.38	72.54	85.88	N/A	52,495	41,227
1653	3	76.10	64.23	37.56	20.97	171.00	34.36	82.24	N/A	466,666	175,293
1679	4	77.51	83.26	73.18	15.11	113.77	69.02	109.00	N/A	32,543	23,815
1681	4	75.79	87.49	74.74	18.61	117.05	71.00	127.36	N/A	77,048	57,588
1683	1	84.72	84.72	84.72			84.72	84.72	N/A	137,500	116,485
1689	1	76.69	76.69	76.69			76.69	76.69	N/A	95,900	73,541
1691	1	32.81	32.81	32.81			32.81	32.81	N/A	68,353	22,430
1929	1	75.00	75.00	75.00			75.00	75.00	N/A	52,215	39,160
1935	9	77.43	74.44	73.34	7.72	101.49	63.37	84.29	67.91 to 80.19	109,944	80,635
1937	3	75.00	80.65	79.90	8.69	100.94	73.70	93.26	N/A	110,133	88,001
1963	2	73.26	73.26	72.03	2.89	101.71	71.14	75.37	N/A	67,900	48,905
1965	4	66.60	72.07	63.71	28.12	113.11	53.04	102.03	N/A	81,400	51,860
1967	2	91.82	91.82	88.17	5.12	104.14	87.12	96.52	N/A	16,896	14,897
1969	2	76.72	76.72	75.90	4.01	101.09	73.65	79.80	N/A	102,645	77,905
1971	3	76.86	78.44	77.22	5.64	101.58	72.73	85.73	N/A	175,083	135,203
1973	1	75.00	75.00	75.00			75.00	75.00	N/A	122,000	91,500
2209	1	72.60	72.60	72.60			72.60	72.60	N/A	412,500	299,465
2211	2	68.31	68.31	72.17	7.81	94.65	62.97	73.64	N/A	145,000	104,643
2213	3	78.54	76.02	75.57	6.01	100.60	67.68	81.85	N/A	68,066	51,436
2217	1	82.10	82.10	82.10			82.10	82.10	N/A	20,000	16,420
2219	2	87.19	87.19	96.64	13.05	90.23	75.82	98.57	N/A	15,300	14,786
2221	4	75.00	75.24	75.66	0.32	99.44	75.00	75.96	N/A	32,500	24,590
2249	2	85.86	85.86	87.71	3.48	97.89	82.88	88.85	N/A	136,000	119,288
2257	3	75.28	76.88	76.17	2.38	100.93	75.00	80.37	N/A	117,400	89,428
2259	2	72.84	72.84	71.01	3.55	102.57	70.25	75.42	N/A	139,372	98,972
2497	1	43.40	43.40	43.40			43.40	43.40	N/A	339,200	147,220
2501	1	57.01	57.01	57.01			57.01	57.01	N/A	136,000	77,535
2503	1	74.47	74.47	74.47			74.47	74.47	N/A	50,880	37,890
2507	3	72.92	74.37	76.46	3.49	97.26	71.28	78.91	N/A	75,000	57,348
ALL	76	75.33	76.00	67.17	10.67	113.14	32.81	127.36	75.00 to 77.43	113,185	76,030

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:	76	MEDIAN:	75	COV:	17.66	95% Median C.I.:	75.00 to 77.43	(!: Derived)
(AgLand) TOTAL Sales Price:	8,602,098	WGT. MEAN:	67	STD:	13.42	95% Wgt. Mean C.I.:	56.90 to 77.45	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,602,098	MEAN:	76	AVG.ABS.DEV:	8.04	95% Mean C.I.:	72.98 to 79.02	
(AgLand) TOTAL Assessed Value:	5,778,317							
AVG. Adj. Sales Price:	113,185	COD:	10.67	MAX Sales Ratio:	127.36			
AVG. Assessed Value:	76,030	PRD:	113.14	MIN Sales Ratio:	32.81			

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	28	75.60	76.24	73.82	9.95	103.28	53.04	102.03	72.92 to 79.67	87,439	64,546
2	48	75.00	75.86	64.53	11.10	117.56	32.81	127.36	74.08 to 76.86	128,204	82,729
<u>ALL</u>	<u>76</u>	<u>75.33</u>	<u>76.00</u>	<u>67.17</u>	<u>10.67</u>	<u>113.14</u>	<u>32.81</u>	<u>127.36</u>	<u>75.00 to 77.43</u>	<u>113,185</u>	<u>76,030</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
2	76	75.33	76.00	67.17	10.67	113.14	32.81	127.36	75.00 to 77.43	113,185	76,030
<u>ALL</u>	<u>76</u>	<u>75.33</u>	<u>76.00</u>	<u>67.17</u>	<u>10.67</u>	<u>113.14</u>	<u>32.81</u>	<u>127.36</u>	<u>75.00 to 77.43</u>	<u>113,185</u>	<u>76,030</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)											
04-0001	6	75.48	78.12	82.51	4.13	94.68	75.00	88.85	75.00 to 88.85	81,666	67,385
07-0006	4	73.50	64.36	60.18	16.28	106.94	32.81	77.65	N/A	48,813	29,377
17-0003	8	73.69	72.58	72.98	7.26	99.45	57.01	81.85	57.01 to 81.85	111,478	81,355
35-0001	10	74.32	70.39	67.63	7.83	104.09	43.40	80.37	62.97 to 75.42	179,464	121,370
62-0021	29	75.76	76.95	59.76	12.63	128.77	34.36	127.36	71.14 to 80.19	119,315	71,306
62-0063	19	79.60	80.72	74.80	9.58	107.91	53.04	102.03	75.00 to 85.73	93,169	69,687
79-0032											
NonValid School											
<u>ALL</u>	<u>76</u>	<u>75.33</u>	<u>76.00</u>	<u>67.17</u>	<u>10.67</u>	<u>113.14</u>	<u>32.81</u>	<u>127.36</u>	<u>75.00 to 77.43</u>	<u>113,185</u>	<u>76,030</u>

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	4	86.17	83.74	77.53	22.07	108.02	53.64	109.00	N/A	4,623	3,584
10.01 TO 30.00	2	78.74	78.74	78.14	4.27	100.76	75.37	82.10	N/A	24,250	18,950
30.01 TO 50.00	3	80.19	78.71	79.30	2.47	99.26	75.00	80.94	N/A	13,333	10,573
50.01 TO 100.00	15	75.00	79.19	74.50	11.87	106.30	63.37	127.36	69.02 to 79.80	44,904	33,454
100.01 TO 180.00	23	77.65	77.26	74.66	7.66	103.47	53.04	93.26	75.00 to 82.24	68,268	50,970
180.01 TO 330.00	6	72.64	67.09	69.22	11.44	96.93	32.81	79.00	32.81 to 79.00	93,622	64,800
330.01 TO 650.00	15	75.28	76.22	74.13	7.42	102.82	57.01	102.03	72.60 to 78.91	155,599	115,349
650.01 +	8	74.02	67.10	56.66	15.99	118.42	34.36	88.85	34.36 to 88.85	419,456	237,648
<u>ALL</u>	<u>76</u>	<u>75.33</u>	<u>76.00</u>	<u>67.17</u>	<u>10.67</u>	<u>113.14</u>	<u>32.81</u>	<u>127.36</u>	<u>75.00 to 77.43</u>	<u>113,185</u>	<u>76,030</u>

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	76	MEDIAN:	75	COV:	17.66	95% Median C.I.:	75.00 to 77.43	(!: Derived)
(AgLand) TOTAL Sales Price:	8,602,098	WGT. MEAN:	67	STD:	13.42	95% Wgt. Mean C.I.:	56.90 to 77.45	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,602,098	MEAN:	76	AVG.ABS.DEV:	8.04	95% Mean C.I.:	72.98 to 79.02	
(AgLand) TOTAL Assessed Value:	5,778,317							
AVG. Adj. Sales Price:	113,185	COD:	10.67	MAX Sales Ratio:	127.36			
AVG. Assessed Value:	76,030	PRD:	113.14	MIN Sales Ratio:	32.81			

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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	8	79.94	78.60	81.40	7.86	96.55	62.97	88.85	62.97 to 88.85	73,435	59,776
DRY-N/A	4	72.01	66.58	56.57	12.83	117.70	43.40	78.91	N/A	141,050	79,788
GRASS	20	75.00	73.51	56.88	11.67	129.23	32.81	127.36	73.04 to 75.76	157,104	89,366
GRASS-N/A	14	77.25	78.78	77.08	8.39	102.21	57.01	102.03	75.00 to 85.73	69,585	53,633
IRRGTD	14	75.41	76.30	71.40	14.65	106.86	53.04	109.00	63.37 to 87.12	78,015	55,703
IRRGTD-N/A	16	75.19	77.47	74.17	7.28	104.45	67.68	98.57	72.60 to 79.67	140,119	103,930
ALL	76	75.33	76.00	67.17	10.67	113.14	32.81	127.36	75.00 to 77.43	113,185	76,030

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	10	76.88	74.35	67.59	11.82	109.99	43.40	88.85	62.97 to 85.54	95,168	64,325
DRY-N/A	2	75.82	75.82	77.06	4.08	98.39	72.73	78.91	N/A	100,000	77,057
GRASS	24	75.00	74.54	59.32	12.76	125.66	32.81	127.36	73.04 to 76.69	149,899	88,919
GRASS-N/A	10	77.25	78.41	77.91	4.66	100.64	71.99	85.88	75.00 to 85.73	51,870	40,413
IRRGTD	19	75.00	75.93	72.26	11.28	105.08	53.04	109.00	69.02 to 82.10	91,162	65,873
IRRGTD-N/A	11	76.86	78.65	74.35	9.42	105.78	67.68	98.57	69.07 to 96.52	145,640	108,285
ALL	76	75.33	76.00	67.17	10.67	113.14	32.81	127.36	75.00 to 77.43	113,185	76,030

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	12	76.88	74.59	69.24	10.52	107.74	43.40	88.85	71.28 to 82.88	95,973	66,447
GRASS	31	75.00	75.60	61.06	11.41	123.82	32.81	127.36	74.47 to 79.55	127,593	77,905
GRASS-N/A	3	75.96	76.50	76.53	1.55	99.97	75.00	78.54	N/A	53,633	41,043
IRRGTD	30	75.19	76.93	73.26	10.74	105.00	53.04	109.00	72.92 to 79.67	111,137	81,424
ALL	76	75.33	76.00	67.17	10.67	113.14	32.81	127.36	75.00 to 77.43	113,185	76,030

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:	76	MEDIAN:	75	COV:	17.66	95% Median C.I.:	75.00 to 77.43	(! : Derived)
(AgLand) TOTAL Sales Price:	8,602,098	WGT. MEAN:	67	STD:	13.42	95% Wgt. Mean C.I.:	56.90 to 77.45	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,602,098	MEAN:	76	AVG.ABS.DEV:	8.04	95% Mean C.I.:	72.98 to 79.02	
(AgLand) TOTAL Assessed Value:	5,778,317							
AVG. Adj. Sales Price:	113,185	COD:	10.67	MAX Sales Ratio:	127.36			
AVG. Assessed Value:	76,030	PRD:	113.14	MIN Sales Ratio:	32.81			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	96.52	93.78	96.14	11.46	97.54	75.82	109.00	N/A	3,464	3,330
5000 TO 9999	4	77.97	84.24	83.72	25.54	100.61	53.64	127.36	N/A	7,948	6,655
Total \$ _____											
1 TO 9999	7	80.94	88.33	86.78	22.67	101.78	53.64	127.36	53.64 to 127.36	6,026	5,230
10000 TO 29999	11	75.37	78.14	78.82	6.73	99.13	67.91	98.57	71.28 to 82.10	22,011	17,350
30000 TO 59999	16	76.88	78.21	77.91	6.48	100.40	62.97	87.12	74.47 to 85.54	46,917	36,551
60000 TO 99999	20	75.86	75.11	75.34	10.58	99.70	32.81	102.03	72.54 to 79.80	80,443	60,604
100000 TO 149999	7	75.00	73.67	73.77	7.07	99.87	57.01	84.72	57.01 to 84.72	129,298	95,378
150000 TO 249999	7	73.70	72.98	72.30	9.41	100.93	53.04	88.85	53.04 to 88.85	185,000	133,762
250000 TO 499999	7	73.04	69.09	69.29	7.91	99.71	43.40	76.86	43.40 to 76.86	351,164	243,320
500000 +	1	34.36	34.36	34.36			34.36	34.36	N/A	1,300,000	446,710
ALL	76	75.33	76.00	67.17	10.67	113.14	32.81	127.36	75.00 to 77.43	113,185	76,030

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	86.17	83.74	77.53	22.07	108.02	53.64	109.00	N/A	4,623	3,584
5000 TO 9999	3	80.94	94.43	94.01	21.56	100.45	75.00	127.36	N/A	7,898	7,425
Total \$ _____											
1 TO 9999	7	80.94	88.33	86.78	22.67	101.78	53.64	127.36	53.64 to 127.36	6,026	5,230
10000 TO 29999	15	75.37	75.22	70.90	11.77	106.09	32.81	98.57	71.28 to 82.10	27,665	19,615
30000 TO 59999	21	75.42	75.90	75.12	5.74	101.04	63.37	85.73	72.73 to 79.80	58,542	43,978
60000 TO 99999	16	75.86	77.69	76.39	8.18	101.70	57.01	102.03	73.65 to 81.85	99,055	75,667
100000 TO 149999	8	74.35	69.85	65.20	12.86	107.12	43.40	84.72	43.40 to 84.72	181,775	118,525
150000 TO 249999	4	71.94	75.45	74.54	8.05	101.22	69.07	88.85	N/A	263,750	196,607
250000 TO 499999	5	73.04	66.37	55.95	12.29	118.63	34.36	76.86	N/A	564,290	315,724
ALL	76	75.33	76.00	67.17	10.67	113.14	32.81	127.36	75.00 to 77.43	113,185	76,030

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	185	MEDIAN:	96	COV:	32.39	95% Median C.I.:	96.00 to 96.20
TOTAL Sales Price:	8,143,084	WGT. MEAN:	98	STD:	35.12	95% Wgt. Mean C.I.:	95.92 to 99.99
TOTAL Adj.Sales Price:	8,183,973	MEAN:	108	AVG.ABS.DEV:	15.67	95% Mean C.I.:	103.36 to 113.49
TOTAL Assessed Value:	8,016,714						
AVG. Adj. Sales Price:	44,237	COD:	16.33	MAX Sales Ratio:	339.58		
AVG. Assessed Value:	43,333	PRD:	110.69	MIN Sales Ratio:	71.50		

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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
____Qrtrs____											
07/01/04 TO 09/30/04	25	95.78	97.96	94.05	6.48	104.16	89.97	139.45	92.00 to 96.01	44,120	41,494
10/01/04 TO 12/31/04	22	96.00	113.87	102.18	20.24	111.44	91.84	269.59	95.00 to 106.56	44,792	45,768
01/01/05 TO 03/31/05	24	95.72	105.38	98.23	13.44	107.28	88.04	198.60	93.00 to 104.68	42,641	41,886
04/01/05 TO 06/30/05	25	96.00	100.62	97.28	7.66	103.44	89.44	135.68	95.00 to 99.72	65,279	63,501
07/01/05 TO 09/30/05	21	96.00	108.50	95.48	15.63	113.64	88.00	262.50	94.88 to 100.00	35,471	33,867
10/01/05 TO 12/31/05	24	96.32	118.76	94.26	26.10	125.99	77.23	339.58	96.00 to 103.59	49,319	46,488
01/01/06 TO 03/31/06	21	96.00	110.86	103.24	19.92	107.38	71.96	220.00	96.00 to 100.00	28,591	29,517
04/01/06 TO 06/30/06	23	96.20	113.20	102.38	22.73	110.57	71.50	207.21	95.00 to 113.33	39,615	40,558
____Study Years____											
07/01/04 TO 06/30/05	96	96.00	104.15	97.75	11.67	106.55	88.04	269.59	95.00 to 96.01	49,414	48,302
07/01/05 TO 06/30/06	89	96.13	113.04	98.24	21.32	115.06	71.50	339.58	96.00 to 99.00	38,653	37,973
____Calendar Yrs____											
01/01/05 TO 12/31/05	94	96.00	108.22	96.42	15.64	112.25	77.23	339.58	96.00 to 97.59	48,765	47,018
____ALL____											
	185	96.00	108.43	97.96	16.33	110.69	71.50	339.58	96.00 to 96.20	44,237	43,333

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
BAYARD	59	96.43	119.04	102.36	26.67	116.30	71.50	339.58	96.00 to 110.65	33,174	33,957
BRIDGEPORT	81	96.00	106.06	98.38	12.59	107.81	89.44	269.59	96.00 to 96.22	40,004	39,355
BROADWATER	7	95.78	92.81	95.81	4.47	96.87	71.96	99.90	71.96 to 99.90	11,471	10,990
RURAL	38	96.00	99.86	94.58	10.19	105.59	75.37	149.67	93.00 to 98.92	76,475	72,329
____ALL____											
	185	96.00	108.43	97.96	16.33	110.69	71.50	339.58	96.00 to 96.20	44,237	43,333

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	147	96.00	110.64	99.82	17.91	110.84	71.50	339.58	96.00 to 96.43	35,904	35,838
3	38	96.00	99.86	94.58	10.19	105.59	75.37	149.67	93.00 to 98.92	76,475	72,329
____ALL____											
	185	96.00	108.43	97.96	16.33	110.69	71.50	339.58	96.00 to 96.20	44,237	43,333

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	161	96.00	107.35	97.88	14.90	109.67	71.50	339.58	96.00 to 96.13	48,485	47,456
2	24	97.72	115.67	99.56	25.40	116.17	71.96	262.50	95.00 to 105.00	15,744	15,675
____ALL____											
	185	96.00	108.43	97.96	16.33	110.69	71.50	339.58	96.00 to 96.20	44,237	43,333

PA&T 2007 Preliminary Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	185	MEDIAN:	96	COV:	32.39	95% Median C.I.:	96.00 to 96.20
TOTAL Sales Price:	8,143,084	WGT. MEAN:	98	STD:	35.12	95% Wgt. Mean C.I.:	95.92 to 99.99
TOTAL Adj.Sales Price:	8,183,973	MEAN:	108	AVG.ABS.DEV:	15.67	95% Mean C.I.:	103.36 to 113.49
TOTAL Assessed Value:	8,016,714						
AVG. Adj. Sales Price:	44,237	COD:	16.33	MAX Sales Ratio:	339.58		
AVG. Assessed Value:	43,333	PRD:	110.69	MIN Sales Ratio:	71.50		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	180	96.00	108.81	98.67	16.61	110.28	71.50	339.58	96.00 to 96.13	40,612	40,070
06	5	99.00	94.57	92.02	5.21	102.77	77.23	100.00	N/A	174,761	160,816
07											
<u>ALL</u>	<u>185</u>	<u>96.00</u>	<u>108.43</u>	<u>97.96</u>	<u>16.33</u>	<u>110.69</u>	<u>71.50</u>	<u>339.58</u>	<u>96.00 to 96.20</u>	<u>44,237</u>	<u>43,333</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)											
04-0001	1	90.00	90.00	90.00			90.00	90.00	N/A	79,000	71,100
07-0006											
17-0003	7	96.00	90.31	95.56	7.09	94.51	71.96	99.90	71.96 to 99.90	14,891	14,230
35-0001											
62-0021	79	96.13	114.89	99.09	22.73	115.94	71.50	339.58	96.00 to 100.00	43,456	43,062
62-0063	98	96.00	104.70	97.29	11.90	107.61	75.37	269.59	96.00 to 96.50	46,608	45,347
79-0032											
NonValid School											
<u>ALL</u>	<u>185</u>	<u>96.00</u>	<u>108.43</u>	<u>97.96</u>	<u>16.33</u>	<u>110.69</u>	<u>71.50</u>	<u>339.58</u>	<u>96.00 to 96.20</u>	<u>44,237</u>	<u>43,333</u>

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	36	96.61	113.29	94.20	25.90	120.26	71.50	262.50	95.00 to 100.00	32,505	30,621
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	36	98.75	120.85	104.49	25.42	115.65	92.01	339.58	96.00 to 114.34	32,713	34,182
1920 TO 1939	55	96.00	100.57	96.79	8.15	103.90	88.04	207.21	95.00 to 96.00	42,228	40,874
1940 TO 1949	10	99.16	109.62	103.87	14.10	105.53	91.84	193.13	96.00 to 110.65	32,180	33,425
1950 TO 1959	13	96.00	105.20	98.60	12.30	106.69	90.00	188.38	92.04 to 100.93	53,730	52,980
1960 TO 1969	14	97.44	114.16	99.36	20.63	114.90	90.00	210.00	93.00 to 149.67	51,065	50,736
1970 TO 1979	11	95.00	94.43	94.08	2.08	100.37	90.00	99.72	91.98 to 96.01	92,581	87,101
1980 TO 1989	3	95.11	95.04	95.31	0.70	99.71	94.00	96.00	N/A	72,633	69,227
1990 TO 1994	1	105.31	105.31	105.31			105.31	105.31	N/A	68,000	71,610
1995 TO 1999	5	98.92	102.29	98.47	7.18	103.88	92.00	125.03	N/A	80,400	79,168
2000 TO Present	1	96.00	96.00	96.00			96.00	96.00	N/A	72,000	69,120
<u>ALL</u>	<u>185</u>	<u>96.00</u>	<u>108.43</u>	<u>97.96</u>	<u>16.33</u>	<u>110.69</u>	<u>71.50</u>	<u>339.58</u>	<u>96.00 to 96.20</u>	<u>44,237</u>	<u>43,333</u>

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	185	MEDIAN:	96	COV:	32.39	95% Median C.I.:	96.00 to 96.20
TOTAL Sales Price:	8,143,084	WGT. MEAN:	98	STD:	35.12	95% Wgt. Mean C.I.:	95.92 to 99.99
TOTAL Adj.Sales Price:	8,183,973	MEAN:	108	AVG.ABS.DEV:	15.67	95% Mean C.I.:	103.36 to 113.49
TOTAL Assessed Value:	8,016,714						
AVG. Adj. Sales Price:	44,237	COD:	16.33	MAX Sales Ratio:	339.58		
AVG. Assessed Value:	43,333	PRD:	110.69	MIN Sales Ratio:	71.50		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	24	99.94	126.03	109.06	37.27	115.56	71.50	339.58	95.00 to 117.00	1,783	1,944
5000 TO 9999	15	100.00	121.23	118.71	28.45	102.13	89.44	210.00	91.99 to 143.50	6,681	7,931
Total \$ _____											
1 TO 9999	39	100.00	124.18	115.82	33.87	107.22	71.50	339.58	95.82 to 117.00	3,667	4,247
10000 TO 29999	44	107.13	122.85	122.19	24.31	100.54	90.45	269.59	96.53 to 131.16	17,832	21,789
30000 TO 59999	50	96.00	98.41	98.20	3.92	100.21	91.84	125.03	96.00 to 96.50	41,798	41,044
60000 TO 99999	36	95.00	94.60	94.67	2.87	99.93	88.00	105.31	92.20 to 96.00	72,761	68,884
100000 TO 149999	10	93.49	92.84	92.90	2.95	99.94	88.04	96.00	89.97 to 96.00	120,300	111,755
150000 TO 249999	3	95.00	94.00	94.00	1.05	100.00	92.00	95.00	N/A	177,333	166,686
250000 TO 499999	3	96.78	91.28	91.46	7.78	99.79	77.23	99.82	N/A	270,663	247,560
ALL _____											
	185	96.00	108.43	97.96	16.33	110.69	71.50	339.58	96.00 to 96.20	44,237	43,333

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	25	99.88	124.59	107.08	36.19	116.36	71.50	339.58	95.00 to 105.00	1,912	2,047
5000 TO 9999	14	97.95	112.54	108.64	19.84	103.59	89.44	198.60	91.99 to 143.50	7,137	7,753
Total \$ _____											
1 TO 9999	39	99.88	120.26	108.13	30.19	111.22	71.50	339.58	95.82 to 105.00	3,787	4,095
10000 TO 29999	40	100.00	112.91	108.22	17.52	104.33	90.45	210.00	96.00 to 110.65	18,127	19,617
30000 TO 59999	63	96.01	107.91	101.75	14.32	106.06	90.00	269.59	96.00 to 97.22	42,916	43,668
60000 TO 99999	30	95.00	94.60	94.38	3.08	100.23	88.00	105.31	92.04 to 96.00	79,746	75,266
100000 TO 149999	7	95.00	94.28	94.20	1.66	100.09	89.97	96.00	89.97 to 96.00	124,428	117,207
150000 TO 249999	4	93.50	89.81	88.49	5.55	101.49	77.23	95.00	N/A	198,000	175,215
250000 TO 499999	2	98.30	98.30	98.17	1.55	100.13	96.78	99.82	N/A	275,995	270,940
ALL _____											
	185	96.00	108.43	97.96	16.33	110.69	71.50	339.58	96.00 to 96.20	44,237	43,333

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	39	96.78	118.92	94.77	31.10	125.48	71.50	339.58	95.00 to 105.00	31,689	30,034
10	7	100.00	107.39	105.21	11.96	102.08	92.00	135.00	92.00 to 135.00	6,128	6,447
20	19	96.00	112.34	105.77	18.58	106.22	90.10	210.00	95.97 to 135.31	15,965	16,886
30	119	96.00	104.53	98.19	11.36	106.45	88.04	269.59	96.00 to 96.13	54,384	53,400
40	1	96.00	96.00	96.00			96.00	96.00	N/A	130,000	124,800
ALL _____											
	185	96.00	108.43	97.96	16.33	110.69	71.50	339.58	96.00 to 96.20	44,237	43,333

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	185	MEDIAN:	96	COV:	32.39	95% Median C.I.:	96.00 to 96.20
TOTAL Sales Price:	8,143,084	WGT. MEAN:	98	STD:	35.12	95% Wgt. Mean C.I.:	95.92 to 99.99
TOTAL Adj.Sales Price:	8,183,973	MEAN:	108	AVG.ABS.DEV:	15.67	95% Mean C.I.:	103.36 to 113.49
TOTAL Assessed Value:	8,016,714						
AVG. Adj. Sales Price:	44,237	COD:	16.33	MAX Sales Ratio:	339.58		
AVG. Assessed Value:	43,333	PRD:	110.69	MIN Sales Ratio:	71.50		

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STYLE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
(blank)	41	97.63	114.25	96.08	25.63	118.92	71.50	262.50	95.00 to 100.00	32,005	30,748
100	5	99.72	122.18	105.25	25.66	116.09	95.11	210.00	N/A	19,200	20,208
101	122	96.00	105.43	98.16	12.18	107.40	89.97	339.58	96.00 to 96.13	45,751	44,910
102	11	96.01	120.81	100.44	29.05	120.28	88.04	269.59	90.00 to 207.21	64,465	64,749
104	6	96.00	95.33	95.59	0.69	99.73	93.00	96.00	93.00 to 96.00	80,833	77,269
ALL	185	96.00	108.43	97.96	16.33	110.69	71.50	339.58	96.00 to 96.20	44,237	43,333

CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
(blank)	39	96.78	118.92	94.77	31.10	125.48	71.50	339.58	95.00 to 105.00	31,689	30,034
10	6	100.00	109.96	113.87	12.63	96.56	96.00	135.00	96.00 to 135.00	4,316	4,915
20	22	96.00	111.13	105.02	17.57	105.81	90.10	210.00	95.78 to 123.25	18,425	19,350
30	116	96.00	104.55	98.27	11.36	106.39	88.04	269.59	96.00 to 96.13	53,524	52,600
40	2	94.00	94.00	93.69	2.13	100.33	92.00	96.00	N/A	154,000	144,280
ALL	185	96.00	108.43	97.96	16.33	110.69	71.50	339.58	96.00 to 96.20	44,237	43,333

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:	42	MEDIAN:	96	COV:	30.71	95% Median C.I.:	95.10 to 98.00
TOTAL Sales Price:	1,748,211	WGT. MEAN:	105	STD:	32.36	95% Wgt. Mean C.I.:	93.02 to 117.13
TOTAL Adj.Sales Price:	1,755,033	MEAN:	105	AVG.ABS.DEV:	11.74	95% Mean C.I.:	95.61 to 115.18
TOTAL Assessed Value:	1,844,096						
AVG. Adj. Sales Price:	41,786	COD:	12.23	MAX Sales Ratio:	271.06		
AVG. Assessed Value:	43,907	PRD:	100.30	MIN Sales Ratio:	86.67		

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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	100.39	101.17	102.78	2.31	98.43	98.08	105.03	N/A	12,300	12,642
10/01/03 TO 12/31/03	3	94.58	93.53	93.14	2.11	100.42	90.00	96.00	N/A	51,500	47,965
01/01/04 TO 03/31/04	3	95.50	153.19	110.27	62.15	138.92	93.00	271.06	N/A	35,666	39,330
04/01/04 TO 06/30/04	4	95.01	100.93	97.06	7.72	103.99	93.20	120.52	N/A	16,697	16,206
07/01/04 TO 09/30/04	6	94.09	93.31	95.43	2.57	97.78	86.67	98.00	86.67 to 98.00	16,623	15,863
10/01/04 TO 12/31/04	5	107.52	109.61	122.79	10.40	89.27	95.10	138.04	N/A	101,400	124,506
01/01/05 TO 03/31/05	6	94.84	94.47	95.39	1.90	99.04	92.00	97.16	92.00 to 97.16	56,916	54,291
04/01/05 TO 06/30/05	6	97.96	116.16	100.03	21.37	116.12	92.05	207.42	92.05 to 207.42	36,017	36,029
07/01/05 TO 09/30/05	3	97.50	98.50	97.12	2.05	101.42	96.00	102.00	N/A	46,333	45,000
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	3	100.00	104.00	98.06	6.78	106.06	95.82	116.17	N/A	28,833	28,273
<u>Study Years</u>											
07/01/03 TO 06/30/04	13	96.00	111.34	99.85	18.49	111.50	90.00	271.06	93.20 to 105.03	28,091	28,049
07/01/04 TO 06/30/05	23	96.00	103.12	108.18	10.43	95.32	86.67	207.42	94.00 to 98.00	50,623	54,766
07/01/05 TO 06/30/06	6	98.75	101.25	97.48	4.87	103.86	95.82	116.17	95.82 to 116.17	37,583	36,636
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	18	95.30	109.51	115.37	17.31	94.92	86.67	271.06	94.00 to 107.52	43,362	50,029
01/01/05 TO 12/31/05	15	96.63	103.95	97.18	10.16	106.98	92.00	207.42	94.00 to 98.92	46,440	45,128
<u>ALL</u>	42	96.01	105.39	105.07	12.23	100.30	86.67	271.06	95.10 to 98.00	41,786	43,907

ASSESSOR LOCATION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
BAYARD	14	94.75	96.95	93.95	4.76	103.19	90.00	120.52	92.00 to 98.92	25,880	24,314	
BRIDGEPORT	17	96.00	106.15	111.85	13.36	94.91	86.67	207.42	94.00 to 107.52	53,955	60,348	
BROADWATER	3	102.00	157.82	140.18	55.77	112.58	100.39	271.06	N/A	14,633	20,513	
RURAL	8	96.32	98.90	96.44	3.29	102.55	95.10	116.17	95.10 to 116.17	53,945	52,027	
<u>ALL</u>	42	96.01	105.39	105.07	12.23	100.30	86.67	271.06	95.10 to 98.00	41,786	43,907	

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	34	96.00	106.92	107.89	14.33	99.10	86.67	271.06	94.00 to 100.00	38,925	41,996	
3	8	96.32	98.90	96.44	3.29	102.55	95.10	116.17	95.10 to 116.17	53,945	52,027	
<u>ALL</u>	42	96.01	105.39	105.07	12.23	100.30	86.67	271.06	95.10 to 98.00	41,786	43,907	

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:	42	MEDIAN:	96	COV:	30.71	95% Median C.I.:	95.10 to 98.00
TOTAL Sales Price:	1,748,211	WGT. MEAN:	105	STD:	32.36	95% Wgt. Mean C.I.:	93.02 to 117.13
TOTAL Adj.Sales Price:	1,755,033	MEAN:	105	AVG.ABS.DEV:	11.74	95% Mean C.I.:	95.61 to 115.18
TOTAL Assessed Value:	1,844,096						
AVG. Adj. Sales Price:	41,786	COD:	12.23	MAX Sales Ratio:	271.06		
AVG. Assessed Value:	43,907	PRD:	100.30	MIN Sales Ratio:	86.67		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	31	96.63	107.93	106.50	14.31	101.34	90.00	271.06	95.10 to 98.92	46,935	49,986
2	11	95.82	98.24	98.16	6.03	100.08	86.67	120.52	92.00 to 110.18	27,275	26,773
<u>ALL</u>											
	42	96.01	105.39	105.07	12.23	100.30	86.67	271.06	95.10 to 98.00	41,786	43,907

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001											
07-0006											
17-0003	1	271.06	271.06	271.06			271.06	271.06	N/A	10,000	27,106
35-0001											
62-0021	17	96.00	98.12	95.05	5.33	103.23	90.00	120.52	92.05 to 98.92	27,136	25,794
62-0063	24	96.01	103.64	107.38	10.02	96.52	86.67	207.42	95.00 to 100.39	53,487	57,436
79-0032											
NonValid School											
<u>ALL</u>											
	42	96.01	105.39	105.07	12.23	100.30	86.67	271.06	95.10 to 98.00	41,786	43,907

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	16	95.75	99.16	97.60	6.28	101.60	86.67	120.52	94.00 to 105.03	33,751	32,943
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	96.00	97.33	98.80	2.78	98.51	94.00	102.00	N/A	14,500	14,326
1920 TO 1939	10	97.64	125.84	112.35	31.81	112.01	92.00	271.06	92.00 to 207.42	18,240	20,491
1940 TO 1949	3	95.00	94.35	94.95	1.39	99.36	92.05	96.00	N/A	110,666	105,081
1950 TO 1959	4	93.50	93.98	92.72	2.65	101.36	90.00	98.92	N/A	40,126	37,203
1960 TO 1969	3	97.16	97.26	97.34	0.47	99.92	96.63	98.00	N/A	37,500	36,503
1970 TO 1979	1	104.95	104.95	104.95			104.95	104.95	N/A	9,100	9,550
1980 TO 1989	1	138.04	138.04	138.04			138.04	138.04	N/A	300,000	414,120
1990 TO 1994	1	95.82	95.82	95.82			95.82	95.82	N/A	75,000	71,865
1995 TO 1999											
2000 TO Present											
<u>ALL</u>											
	42	96.01	105.39	105.07	12.23	100.30	86.67	271.06	95.10 to 98.00	41,786	43,907

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:	42	MEDIAN:	96	COV:	30.71	95% Median C.I.:	95.10 to 98.00
TOTAL Sales Price:	1,748,211	WGT. MEAN:	105	STD:	32.36	95% Wgt. Mean C.I.:	93.02 to 117.13
TOTAL Adj.Sales Price:	1,755,033	MEAN:	105	AVG.ABS.DEV:	11.74	95% Mean C.I.:	95.61 to 115.18
TOTAL Assessed Value:	1,844,096						
AVG. Adj. Sales Price:	41,786	COD:	12.23	MAX Sales Ratio:	271.06		
AVG. Assessed Value:	43,907	PRD:	100.30	MIN Sales Ratio:	86.67		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	97.50	97.83	97.45	1.37	100.39	96.00	100.00	N/A	3,666	3,573
5000 TO 9999	10	99.24	111.76	113.24	18.27	98.69	86.67	207.42	92.00 to 120.52	7,896	8,941
Total \$ _____											
1 TO 9999	13	98.08	108.54	111.31	14.58	97.52	86.67	207.42	94.17 to 116.17	6,920	7,702
10000 TO 29999	16	95.59	107.69	102.61	14.62	104.96	92.00	271.06	94.00 to 102.00	19,691	20,204
30000 TO 59999	4	97.32	98.70	99.10	5.54	99.60	90.00	110.18	N/A	48,750	48,312
60000 TO 99999	4	94.41	94.47	94.28	2.06	100.20	92.05	97.00	N/A	72,500	68,352
100000 TO 149999	3	95.10	95.23	95.24	0.50	99.98	94.58	96.00	N/A	110,000	104,766
150000 TO 249999	1	96.00	96.00	96.00			96.00	96.00	N/A	235,000	225,600
250000 TO 499999	1	138.04	138.04	138.04			138.04	138.04	N/A	300,000	414,120
ALL _____											
	42	96.01	105.39	105.07	12.23	100.30	86.67	271.06	95.10 to 98.00	41,786	43,907

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	97.50	97.83	97.45	1.37	100.39	96.00	100.00	N/A	3,666	3,573
5000 TO 9999	9	97.20	98.58	98.10	6.62	100.49	86.67	120.52	92.00 to 104.95	7,884	7,734
Total \$ _____											
1 TO 9999	12	97.35	98.39	98.01	5.32	100.39	86.67	120.52	93.20 to 100.39	6,830	6,694
10000 TO 29999	17	96.01	114.91	106.19	21.63	108.21	92.00	271.06	94.00 to 107.52	19,004	20,181
30000 TO 59999	4	96.82	95.41	95.43	2.16	99.98	90.00	98.00	N/A	50,000	47,712
60000 TO 99999	5	94.58	97.13	96.20	4.43	100.96	92.05	110.18	N/A	77,000	74,077
100000 TO 149999	2	95.55	95.55	95.53	0.47	100.02	95.10	96.00	N/A	115,000	109,862
150000 TO 249999	1	96.00	96.00	96.00			96.00	96.00	N/A	235,000	225,600
250000 TO 499999	1	138.04	138.04	138.04			138.04	138.04	N/A	300,000	414,120
ALL _____											
	42	96.01	105.39	105.07	12.23	100.30	86.67	271.06	95.10 to 98.00	41,786	43,907

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	16	95.84	99.20	98.24	6.24	100.98	86.67	120.52	94.00 to 105.03	27,033	26,557
10	13	98.00	119.91	112.21	24.97	106.86	92.00	271.06	95.00 to 107.52	15,153	17,003
20	13	95.82	98.50	106.45	5.82	92.53	90.00	138.04	92.05 to 98.92	86,577	92,163
ALL _____											
	42	96.01	105.39	105.07	12.23	100.30	86.67	271.06	95.10 to 98.00	41,786	43,907

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:	42	MEDIAN:	96	COV:	30.71	95% Median C.I.:	95.10 to 98.00
TOTAL Sales Price:	1,748,211	WGT. MEAN:	105	STD:	32.36	95% Wgt. Mean C.I.:	93.02 to 117.13
TOTAL Adj.Sales Price:	1,755,033	MEAN:	105	AVG.ABS.DEV:	11.74	95% Mean C.I.:	95.61 to 115.18
TOTAL Assessed Value:	1,844,096						
AVG. Adj. Sales Price:	41,786	COD:	12.23	MAX Sales Ratio:	271.06		
AVG. Assessed Value:	43,907	PRD:	100.30	MIN Sales Ratio:	86.67		

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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)	17	96.00	99.10	97.48	5.91	101.67	86.67	120.52	94.00 to 105.03	39,854	38,848
300	1	102.00	102.00	102.00			102.00	102.00	N/A	25,000	25,500
311	1	100.39	100.39	100.39			100.39	100.39	N/A	8,900	8,935
318	1	93.00	93.00	93.00			93.00	93.00	N/A	70,000	65,100
325	1	97.20	97.20	97.20			97.20	97.20	N/A	7,000	6,804
343	1	95.10	95.10	95.10			95.10	95.10	N/A	120,000	114,125
350	1	138.04	138.04	138.04			138.04	138.04	N/A	300,000	414,120
353	13	97.00	118.59	106.85	25.16	110.99	92.00	271.06	94.00 to 107.52	21,192	22,644
383	1	96.63	96.63	96.63			96.63	96.63	N/A	40,000	38,650
404	1	95.00	95.00	95.00			95.00	95.00	N/A	12,000	11,400
406	2	97.47	97.47	92.30	7.67	105.61	90.00	104.95	N/A	29,550	27,275
455	1	92.05	92.05	92.05			92.05	92.05	N/A	85,000	78,245
471	1	95.82	95.82	95.82			95.82	95.82	N/A	75,000	71,865
ALL	42	96.01	105.39	105.07	12.23	100.30	86.67	271.06	95.10 to 98.00	41,786	43,907

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	42	96.01	105.39	105.07	12.23	100.30	86.67	271.06	95.10 to 98.00	41,786	43,907
04											
ALL	42	96.01	105.39	105.07	12.23	100.30	86.67	271.06	95.10 to 98.00	41,786	43,907

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:	76	MEDIAN:	77	COV:	18.49	95% Median C.I.:	75.00 to 79.57	(!: Derived)
(AgLand) TOTAL Sales Price:	8,605,118	WGT. MEAN:	70	STD:	14.51	95% Wgt. Mean C.I.:	58.42 to 81.36	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,605,118	MEAN:	78	AVG.ABS.DEV:	8.95	95% Mean C.I.:	75.21 to 81.73	
(AgLand) TOTAL Assessed Value:	6,014,251							
AVG. Adj. Sales Price:	113,225	COD:	11.67	MAX Sales Ratio:	130.73			
AVG. Assessed Value:	79,134	PRD:	112.27	MIN Sales Ratio:	32.57			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	80.63	80.63	86.51	15.63	93.20	68.03	93.23	N/A	150,000	129,763
10/01/03 TO 12/31/03	3	79.45	77.70	78.50	2.30	98.98	74.08	79.57	N/A	100,850	79,172
01/01/04 TO 03/31/04	3	80.37	81.76	80.03	4.78	102.17	76.70	88.22	N/A	60,400	48,336
04/01/04 TO 06/30/04	10	81.20	86.02	81.72	12.57	105.26	72.56	122.00	75.00 to 94.86	85,260	69,671
07/01/04 TO 09/30/04	8	75.00	79.67	76.36	8.89	104.33	71.02	96.52	71.02 to 96.52	31,709	24,212
10/01/04 TO 12/31/04	12	77.74	85.17	78.09	14.80	109.08	66.09	130.73	73.04 to 96.19	99,931	78,032
01/01/05 TO 03/31/05	4	76.47	76.65	77.02	1.89	99.53	74.14	79.52	N/A	38,800	29,882
04/01/05 TO 06/30/05	10	76.85	74.56	73.84	8.22	100.98	57.36	85.16	64.59 to 81.30	170,449	125,851
07/01/05 TO 09/30/05	4	76.40	82.70	74.60	15.26	110.86	69.30	108.72	N/A	136,372	101,737
10/01/05 TO 12/31/05	5	76.58	76.76	75.99	4.20	101.01	70.49	80.94	N/A	91,976	69,897
01/01/06 TO 03/31/06	9	74.87	69.15	66.01	17.93	104.77	32.81	88.41	53.43 to 87.26	77,150	50,924
04/01/06 TO 06/30/06	6	74.65	69.23	48.69	15.65	142.18	32.57	86.90	32.57 to 86.90	326,083	158,767
<u>Study Years</u>											
07/01/03 TO 06/30/04	18	79.51	83.32	81.81	10.15	101.84	68.03	122.00	76.39 to 89.15	90,908	74,375
07/01/04 TO 06/30/05	34	76.94	79.75	75.72	10.18	105.33	57.36	130.73	74.88 to 79.60	97,427	73,768
07/01/05 TO 06/30/06	24	74.97	73.01	59.28	14.22	123.17	32.57	108.72	70.49 to 80.94	152,342	90,306
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	33	77.94	83.78	79.30	12.22	105.66	66.09	130.73	75.62 to 86.31	75,352	59,751
01/01/05 TO 12/31/05	23	76.58	76.82	74.50	7.47	103.11	57.36	108.72	72.79 to 80.00	124,568	92,803
<u>ALL</u>	76	76.69	78.47	69.89	11.67	112.27	32.57	130.73	75.00 to 79.57	113,225	79,134

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:	76	MEDIAN:	77	COV:	18.49	95% Median C.I.:	75.00 to 79.57	(!: Derived)
(AgLand) TOTAL Sales Price:	8,605,118	WGT. MEAN:	70	STD:	14.51	95% Wgt. Mean C.I.:	58.42 to 81.36	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,605,118	MEAN:	78	AVG.ABS.DEV:	8.95	95% Mean C.I.:	75.21 to 81.73	
(AgLand) TOTAL Assessed Value:	6,014,251							
AVG. Adj. Sales Price:	113,225	COD:	11.67	MAX Sales Ratio:	130.73			
AVG. Assessed Value:	79,134	PRD:	112.27	MIN Sales Ratio:	32.57			

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1647	3	77.20	76.61	75.20	2.83	101.87	73.04	79.60	N/A	238,641	179,470
1649	2	72.95	72.95	72.36	2.65	100.82	71.02	74.88	N/A	37,450	27,097
1651	4	84.28	83.03	80.73	7.25	102.84	72.54	91.01	N/A	52,495	42,380
1653	3	75.62	61.91	35.72	19.82	173.33	32.57	77.53	N/A	466,666	166,671
1679	4	88.10	93.07	86.61	18.19	107.46	74.08	122.00	N/A	33,373	28,903
1681	4	75.77	88.71	75.47	19.79	117.53	72.56	130.73	N/A	77,048	58,151
1683	1	79.44	79.44	79.44			79.44	79.44	N/A	137,500	109,235
1689	1	79.45	79.45	79.45			79.45	79.45	N/A	95,900	76,191
1691	1	32.81	32.81	32.81			32.81	32.81	N/A	68,353	22,430
1929	1	86.31	86.31	86.31			86.31	86.31	N/A	52,215	45,065
1935	9	78.47	75.62	74.76	8.49	101.15	64.59	85.16	66.09 to 83.93	109,944	82,192
1937	3	76.70	82.01	81.15	8.86	101.06	74.47	94.86	N/A	110,133	89,371
1963	2	75.55	75.55	75.13	0.97	100.57	74.82	76.28	N/A	67,900	51,010
1965	4	67.51	74.29	65.29	30.47	113.79	53.43	108.72	N/A	81,325	53,095
1967	2	92.37	92.37	89.15	4.49	103.61	88.22	96.52	N/A	16,896	15,062
1969	2	76.76	76.76	75.69	5.17	101.41	72.79	80.72	N/A	102,645	77,690
1971	3	77.47	79.65	78.00	6.60	102.12	73.08	88.41	N/A	175,083	136,570
1973	1	76.39	76.39	76.39			76.39	76.39	N/A	122,000	93,195
2209	1	72.77	72.77	72.77			72.77	72.77	N/A	412,500	300,190
2211	2	70.34	70.34	73.77	6.75	95.34	65.59	75.08	N/A	145,000	106,970
2213	3	79.52	78.90	78.75	8.85	100.19	68.03	89.15	N/A	68,066	53,604
2217	1	82.80	82.80	82.80			82.80	82.80	N/A	20,000	16,560
2219	2	92.94	92.94	106.51	17.59	87.26	76.59	109.29	N/A	15,300	16,296
2221	4	75.00	75.41	76.12	0.54	99.06	75.00	76.62	N/A	32,500	24,740
2249	2	92.21	92.21	92.84	1.11	99.32	91.18	93.23	N/A	136,000	126,261
2257	3	79.57	79.29	79.12	1.02	100.22	77.94	80.37	N/A	117,400	92,888
2259	2	73.25	73.25	71.13	4.09	102.97	70.25	76.24	N/A	139,372	99,142
2497	1	86.90	86.90	86.90			86.90	86.90	N/A	339,200	294,750
2501	1	57.36	57.36	57.36			57.36	57.36	N/A	136,000	78,015
2503	1	70.49	70.49	70.49			70.49	70.49	N/A	50,880	35,865
2507	3	76.58	77.54	79.62	3.38	97.39	74.14	81.91	N/A	75,000	59,718
ALL	76	76.69	78.47	69.89	11.67	112.27	32.57	130.73	75.00 to 79.57	113,225	79,134

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Adj. Sales Price:	113,225	COD:	11.67	MAX Sales Ratio:	130.73			
AVG. Assessed Value:	79,134	PRD:	112.27	MIN Sales Ratio:	32.57			

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	28	78.21	78.38	75.85	10.72	103.34	53.43	109.29	74.82 to 80.99	87,428	66,315
2	48	76.51	78.52	67.52	12.06	116.29	32.57	130.73	74.88 to 79.60	128,273	86,613
ALL	76	76.69	78.47	69.89	11.67	112.27	32.57	130.73	75.00 to 79.57	113,225	79,134

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	76	76.69	78.47	69.89	11.67	112.27	32.57	130.73	75.00 to 79.57	113,225	79,134
ALL	76	76.69	78.47	69.89	11.67	112.27	32.57	130.73	75.00 to 79.57	113,225	79,134

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001	6	75.81	79.46	85.46	5.88	92.98	75.00	93.23	75.00 to 93.23	81,666	69,789
07-0006	4	72.95	65.00	60.90	17.94	106.74	32.81	81.30	N/A	48,813	29,725
17-0003	8	75.36	74.09	74.15	8.74	99.93	57.36	89.15	57.36 to 89.15	111,478	82,659
35-0001	10	76.32	76.11	76.84	5.40	99.05	65.59	86.90	70.25 to 80.37	179,464	137,902
62-0021	29	76.67	79.15	60.34	14.07	131.18	32.57	130.73	74.08 to 80.99	119,429	72,059
62-0063	19	80.72	83.04	76.08	10.94	109.15	53.43	109.29	76.59 to 88.41	93,153	70,873
79-0032											
NonValid School											
ALL	76	76.69	78.47	69.89	11.67	112.27	32.57	130.73	75.00 to 79.57	113,225	79,134

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	4	86.56	87.28	80.61	25.39	108.28	54.01	122.00	N/A	4,623	3,726
10.01 TO 30.00	2	79.54	79.54	78.97	4.10	100.72	76.28	82.80	N/A	24,250	19,150
30.01 TO 50.00	3	80.00	78.65	79.56	2.47	98.85	75.00	80.94	N/A	13,333	10,608
50.01 TO 100.00	15	76.67	82.63	78.54	14.16	105.22	64.59	130.73	74.08 to 88.22	45,125	35,440
100.01 TO 180.00	23	79.52	79.04	76.19	8.45	103.74	53.43	94.86	75.62 to 85.16	68,268	52,011
180.01 TO 330.00	6	72.55	67.57	70.63	12.34	95.67	32.81	83.93	32.81 to 83.93	93,622	66,121
330.01 TO 650.00	15	76.39	77.77	75.10	8.40	103.55	57.36	108.72	72.79 to 79.45	155,579	116,847
650.01 +	8	77.34	73.78	61.15	13.60	120.66	32.57	93.23	32.57 to 93.23	419,456	256,488
ALL	76	76.69	78.47	69.89	11.67	112.27	32.57	130.73	75.00 to 79.57	113,225	79,134

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Base Stat

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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	8	79.41	81.00	84.22	10.30	96.18	65.59	93.23	65.59 to 93.23	73,435	61,843
DRY-N/A	4	78.03	79.01	83.62	6.92	94.48	73.08	86.90	N/A	141,050	117,951
GRASS	20	75.00	74.23	56.87	13.28	130.53	32.57	130.73	72.79 to 79.45	157,104	89,348
GRASS-N/A	14	78.69	79.68	77.59	8.53	102.69	57.36	108.72	74.88 to 87.26	69,564	53,975
IRRGTD	14	78.71	80.07	74.01	16.24	108.19	53.43	122.00	64.59 to 94.86	78,252	57,911
IRRGTD-N/A	16	77.03	79.91	75.57	8.86	105.74	68.03	109.29	72.77 to 83.93	140,119	105,893
ALL	76	76.69	78.47	69.89	11.67	112.27	32.57	130.73	75.00 to 79.57	113,225	79,134

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	10	79.41	80.90	84.91	9.85	95.29	65.59	93.23	72.54 to 91.18	95,168	80,803
DRY-N/A	2	77.50	77.50	79.26	5.70	97.77	73.08	81.91	N/A	100,000	79,260
GRASS	24	75.00	75.27	59.28	14.24	126.99	32.57	130.73	72.79 to 79.45	149,887	88,846
GRASS-N/A	10	78.73	79.36	79.10	5.02	100.33	71.02	88.41	74.88 to 87.26	51,870	41,030
IRRGTD	19	76.70	79.41	74.35	13.54	106.80	53.43	122.00	72.77 to 86.31	91,337	67,913
IRRGTD-N/A	11	77.47	80.97	75.82	10.58	106.79	68.03	109.29	69.30 to 96.52	145,640	110,428
ALL	76	76.69	78.47	69.89	11.67	112.27	32.57	130.73	75.00 to 79.57	113,225	79,134

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	12	79.41	80.34	83.93	9.13	95.72	65.59	93.23	73.08 to 91.01	95,973	80,546
GRASS	31	76.39	76.42	61.15	12.59	124.98	32.57	130.73	74.82 to 79.57	127,583	78,015
GRASS-N/A	3	76.62	77.01	77.15	2.02	99.81	74.88	79.52	N/A	53,633	41,380
IRRGTD	30	77.09	79.98	75.06	12.46	106.56	53.43	122.00	74.47 to 82.80	111,248	83,502
ALL	76	76.69	78.47	69.89	11.67	112.27	32.57	130.73	75.00 to 79.57	113,225	79,134

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Base Stat

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AVG. Assessed Value:	79,134	PRD:	112.27	MIN Sales Ratio:	32.57			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	96.52	98.37	101.34	15.68	97.07	76.59	122.00	N/A	3,464	3,510
5000 TO 9999	4	77.50	84.94	84.40	26.36	100.63	54.01	130.73	N/A	7,948	6,708
Total \$ _____											
1 TO 9999	7	80.00	90.69	88.57	25.65	102.39	54.01	130.73	54.01 to 130.73	6,026	5,338
10000 TO 29999	11	76.28	79.55	80.59	8.17	98.71	66.09	109.29	74.14 to 82.80	22,011	17,738
30000 TO 59999	17	79.52	81.72	81.87	10.00	99.81	65.59	108.72	74.08 to 88.41	47,668	39,025
60000 TO 99999	19	76.70	76.44	76.75	10.65	99.59	32.81	96.19	72.54 to 80.99	81,694	62,698
100000 TO 149999	7	76.39	74.38	74.37	6.42	100.01	57.36	81.91	57.36 to 81.91	129,298	96,160
150000 TO 249999	7	74.47	75.35	74.49	11.60	101.15	53.43	93.23	53.43 to 93.23	185,000	137,806
250000 TO 499999	7	75.08	75.97	75.91	5.03	100.08	69.30	86.90	69.30 to 86.90	351,164	266,552
500000 +	1	32.57	32.57	32.57			32.57	32.57	N/A	1,300,000	423,440
ALL											
	76	76.69	78.47	69.89	11.67	112.27	32.57	130.73	75.00 to 79.57	113,225	79,134

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	86.56	87.28	80.61	25.39	108.28	54.01	122.00	N/A	4,623	3,726
5000 TO 9999	2	77.50	77.50	77.50	3.23	100.00	75.00	80.00	N/A	8,000	6,200
Total \$ _____											
1 TO 9999	6	78.30	84.02	79.17	19.78	106.13	54.01	122.00	54.01 to 122.00	5,748	4,551
10000 TO 29999	14	75.64	77.36	69.33	14.74	111.59	32.81	130.73	66.09 to 82.80	25,726	17,836
30000 TO 59999	20	77.10	80.33	78.85	8.94	101.87	68.03	109.29	74.08 to 86.31	53,068	41,845
60000 TO 99999	18	77.59	79.94	78.25	10.63	102.17	57.36	108.72	74.82 to 85.16	93,690	73,310
100000 TO 149999	8	78.69	75.41	73.74	7.38	102.27	53.43	83.93	53.43 to 83.93	155,875	114,935
150000 TO 249999	4	72.66	76.97	75.87	9.89	101.44	69.30	93.23	N/A	263,750	200,113
250000 TO 499999	6	75.12	69.99	58.87	14.02	118.88	32.57	86.90	32.57 to 86.90	526,775	310,132
ALL											
	76	76.69	78.47	69.89	11.67	112.27	32.57	130.73	75.00 to 79.57	113,225	79,134

2007 Assessment Survey for Morrill County
March 19, 2007

I. General Information

A. Staffing and Funding Information

- 1. Deputy(ies) on staff:** One
- 2. Appraiser(s) on staff:** None
- 3. Other full-time employees:** One
(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:** \$116,475
(This would be the "total budget" for the assessor's office)
- 7. Part of the budget that is dedicated to the computer system** *(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?):* \$16,200
- 8. Adopted budget, or granted budget if different from above:** Same amount
- 9. Amount of total budget set aside for appraisal work:** \$8,500
- 10. Amount of the total budget set aside for education/workshops:** \$1,000
- 11. Appraisal/Reappraisal budget, if not part of the total budget:** There is no separate amount.
- 12. Other miscellaneous funds:** None.
(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)
- 13. Total budget:** \$116,475

a. Was any of last year's budget not used? No

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

- 1. Data collection done by: Staff
- 2. Valuation done by: Assessor
- 3. Pickup work done by: Staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	17	15	0	32

- 4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? The RCN is dated 2005.
- 5. What was the last year the depreciation schedule for this property class was developed using market-derived information? The last year the depreciation schedule was developed was 2005.
- 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? Typically, this approach is used during individual taxpayer protests, and not as a rule for the mass appraisal of residential property.
- 7. Number of market areas/neighborhoods for this property class: Four—Bayard, Bridgeport, Broadwater and rural.
- 8. How are these defined? Primarily by “Assessor Location.”
- 9. Is “Assessor Location” a usable valuation identity? Yes, this would be a usable valuation identity.
- 10. Does the assessor location “suburban” mean something other than rural residential? *(that is, does the “suburban” location have its own market?)* The assessor does not use the assessor location “suburban.”
- 11. Are the county's ag residential and rural residential improvements classified and valued in the same manner? Yes, both are classified and valued in the same manner.

C. Commercial/Industrial Appraisal Information

- 1. **Data collection done by:** Staff
- 2. **Valuation done by:** Assessor
- 3. **Pickup work done by whom:** Staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	0	2	0	2

- 4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 2005
- 5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 2005
- 6. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** The Income Approach has not been used to estimate or establish the market value of commercial properties.
- 7. **When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** Typically, the Market Approach is used during individual taxpayer protests, and not as a rule for the mass appraisal of commercial properties.
- 8. **Number of market areas/neighborhoods for this property class?** Four: Bayard, Bridgeport, Broadwater and Rural.
- 9. **How are these defined?** Primarily by assessor location.
- 10. **Is “Assessor Location” a usable valuation identity?** Yes, it is a usable valuation identity.
- 11. **Does the assessor location “suburban” mean something other than rural commercial?** (*that is, does the “suburban” location have its own market?*) The assessor does not use “suburban” as an assessor location.

D. Agricultural Appraisal Information

- 1. **Data collection done by:** Staff
- 2. **Valuation done by:** Assessor

3. Pickup work done by whom: Staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	0	3	0	3

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

How is your agricultural land defined? Agricultural land is defined statutorily by §77-1359 and §77-1363. Further, the Assessor has developed the following indicators to determine whether or not land is primarily used as agricultural land:

Indicators land is not primarily used as ag land:

Farm income is not generated.

No participation in FSA programs.

No farm insurance program.

Majority of land use is for wildlife habitat.

Little or no specialized ag land equipment on personal property tax schedule.

Documents that could be provided for proof:

1040 Tax Form

Papers from FSA office

Insurance policy

Personal property tax schedule

Livestock inventory on land & duration of time on land

Lease agreements

Agricultural or horticultural purposes shall mean used for commercial production of any plant or animal product in a raw or unprocessed state that is derived from the science and art of agriculture, aquaculture, or horticulture (see Reg 11.002.01H)

The Assessor must periodically review the parcel to verify the continued use for agricultural and horticultural purposes. To ensure the property is classified properly, the Assessor may request additional information from the property owner. The assessor may also conduct a physical inspection of the parcel.

5. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class? The assessor notes that “when we approach the farmer, he says that is none of your business; they will not let you know how much they get for government subsidies. How can we as assessors get an accurate figure?”

6. What is the date of the soil survey currently used? 1998

7. **What date was the last countywide land use study completed?** 1998
 - a. **By what method? (Physical inspection, FSA maps, etc.)** Physical inspection and FSA maps.
 - b. **By whom?** The assessor and her staff.
 - c. **What proportion is complete / implemented at this time?** Land use is updated as discovered. There is no countywide cycle established for land use. The assessor will start the review again when the weather warms up.
8. **Number of market areas/neighborhoods for this property class:** Two
9. **How are these defined?** By townships along the North Platte River.
10. **Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** The county has not implemented special value, but uses the recreational classification.

E. Computer, Automation Information and GIS

1. **Administrative software:** County Solutions
2. **CAMA software:** County Solutions
3. **Cadastral maps: Are they currently being used?** Yes.
 - a. **Who maintains the Cadastral Maps?** By the office staff, and are updated for ownership when the F521's are received. At present, M. C. Schaff & Associates are making copies of the mylars used on the cadastrals, and when this is completed, all ownership data will be transferred.
4. **Does the county have GIS software?** Yes
 - a. **Who maintains the GIS software and maps?** By the office staff and Mr. Pat Gohl, who is independently contracted by the County.
4. **Personal Property software:** County Solutions

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? Bayard, Bridgeport and Broadwater.

c. When was zoning implemented? In May, 2003.

G. Contracted Services

1. Appraisal Services: *(are these contracted, or conducted "in-house?")* Real estate appraisal is primarily done in-house. In April of 2007, Knoche Appraisal will examine feedlots and some other commercial property. Pritchard and Abbott is contracted for oil, gas and minerals.

2. Other Services: County Solutions for CAMA, administrative and personal property software. Pat Goltl for GIS.

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

II. Assessment Actions

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

1. Residential—The assessor notes, “As time and budget suffice, we will continue to review and update all records. We have canvassed the entire county.” No percentage adjustments were made to any subclass.

2. Commercial—“We picked up all commercials during our review. We hope to have enough time and budget to have Jerry Knoche help us do another update on our commercials (starting in April).”

3. Agricultural— “We are working with the NRD on irrigated ground and with the GIS, we have picked up sprinklers. Farmers now have to certify irrigated acres and some along the river will have to install flow meters on wells. We are doing a survey on ground that has a lot of rocky ridges on it. One farmer between Bayard and Alliance is working with the assessor’s office to see just how many soil acres will be affected using the current soil survey.” For assessment year 2007, the assessor made changes to irrigated, dry and grass land capability groups in her two market areas to closer match 75% of market.

County 62 - Morrill

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 7,174	Value 270,132,774	Total Growth 1,074,319 (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	398	319,270	117	63,660	77	608,050	592	990,980	
2. Res Improv Land	1,437	3,243,745	81	90,640	342	1,814,150	1,860	5,148,535	
3. Res Improvements	1,437	42,004,814	81	1,901,527	342	9,883,932	1,860	53,790,273	
4. Res Total	1,835	45,567,829	198	2,055,827	419	12,306,132	2,452	59,929,788	379,710
% of Total	74.83	76.03	8.07	3.43	17.08	20.53	34.17	22.18	35.34
5. Rec UnImp Land	0	0	0	0	2	304,350	2	304,350	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	2	304,350	2	304,350	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.02	0.11	0.00
Res+Rec Total	1,835	45,567,829	198	2,055,827	421	12,610,482	2,454	60,234,138	379,710
% of Total	74.77	75.65	8.06	3.41	17.15	20.93	34.20	22.29	35.34

County 62 - Morrill

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 7,174	Value 270,132,774	Total Growth 1,074,319 (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	51	138,885	9	6,440	21	135,660	81	280,985	
10. Comm Improv Land	243	960,245	14	29,485	41	336,885	298	1,326,615	
11. Comm Improvements	243	11,404,232	14	240,215	41	3,867,538	298	15,511,985	
12. Comm Total	294	12,503,362	23	276,140	62	4,340,083	379	17,119,585	303,104
% of Total	77.57	73.03	6.06	1.61	16.35	25.35	5.28	6.33	28.21
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	1	76,145	1	76,145	
15. Ind Improvements	0	0	0	0	1	1,803,160	1	1,803,160	
16. Ind Total	0	0	0	0	1	1,879,305	1	1,879,305	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.01	0.69	0.00
Comm+Ind Total	294	12,503,362	23	276,140	63	6,219,388	380	18,998,890	303,104
% of Total	77.36	65.81	6.05	1.45	16.57	32.73	5.29	7.03	28.21
17. Taxable Total	2,129	58,071,191	221	2,331,967	484	18,829,870	2,834	79,233,028	682,814
% of Total	75.12	73.29	7.79	2.59	17.07	15.91	39.50	29.33	63.55

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	2	12,435	229,185	0	0	0
20. Industrial	0	0	0	0	0	0
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	0	0	0
19. Commercial	0	0	0	2	12,435	229,185
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	12,435	229,185

Schedule III: Mineral Interest Records

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	68	4,681,720
24. Mineral Interest-Non-Producing	0	0	0	0	42	39,215
	Records	Total Value	Growth			
23. Mineral Interest-Producing	68	4,681,720	0			
24. Mineral Interest-Non-Producing	42	39,215	0			
25. Mineral Interest Total	110	4,720,935	0			

Schedule IV: Exempt Records: Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	200	14	283	497

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	3,324	112,606,920	3,324	112,606,920
28. Ag-Improved Land	0	0	0	0	906	42,741,815	906	42,741,815
29. Ag-Improvements	0	0	0	0	906	30,830,076	906	30,830,076
30. Ag-Total Taxable							4,230	186,178,811

County 62 - Morrill

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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	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	29	30.000	153,000	29	30.000	153,000	
32. HomeSite Improv Land	640	714.390	3,651,600	640	714.390	3,651,600	
33. HomeSite Improvements	665		21,646,916	665		21,646,916	307,995
34. HomeSite Total				694	744.390	25,451,516	
35. FarmSite UnImp Land	51	49.260	14,780	51	49.260	14,780	
36. FarmSite Impr Land	800	808.850	242,660	800	808.850	242,660	
37. FarmSite Improv	860		9,183,160	860		9,183,160	83,510
38. FarmSite Total				911	858.110	9,440,600	
39. Road & Ditches		7,184.793			7,184.793		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,605	8,787.293	34,892,116	391,505

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	2	591.000	120,215	2	591.000	120,215

Schedule VIII: Agricultural Records:

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

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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	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	2,219.300	1,797,635	2,219.300	1,797,635
47. 2A1	0.000	0	0.000	0	6,804.480	5,375,550	6,804.480	5,375,550
48. 2A	0.000	0	0.000	0	21,423.922	13,925,565	21,423.922	13,925,565
49. 3A1	0.000	0	0.000	0	819.600	491,760	819.600	491,760
50. 3A	0.000	0	0.000	0	8,731.390	5,064,215	8,731.390	5,064,215
51. 4A1	0.000	0	0.000	0	17,254.330	6,297,895	17,254.330	6,297,895
52. 4A	0.000	0	0.000	0	4,609.010	1,451,860	4,609.010	1,451,860
53. Total	0.000	0	0.000	0	61,862.032	34,404,480	61,862.032	34,404,480
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	104.000	35,360	104.000	35,360
56. 2D1	0.000	0	0.000	0	124.800	39,935	124.800	39,935
57. 2D	0.000	0	0.000	0	2,092.650	565,015	2,092.650	565,015
58. 3D1	0.000	0	0.000	0	13.000	3,250	13.000	3,250
59. 3D	0.000	0	0.000	0	1,066.500	218,635	1,066.500	218,635
60. 4D1	0.000	0	0.000	0	1,783.890	276,510	1,783.890	276,510
61. 4D	0.000	0	0.000	0	415.700	45,730	415.700	45,730
62. Total	0.000	0	0.000	0	5,600.540	1,184,435	5,600.540	1,184,435
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	205.000	49,200	205.000	49,200
65. 2G1	0.000	0	0.000	0	533.880	112,115	533.880	112,115
66. 2G	0.000	0	0.000	0	11,578.318	1,852,545	11,578.318	1,852,545
67. 3G1	0.000	0	0.000	0	71.370	9,635	71.370	9,635
68. 3G	0.000	0	0.000	0	8,953.750	1,208,780	8,953.750	1,208,780
69. 4G1	0.000	0	0.000	0	39,046.840	5,076,115	39,046.840	5,076,115
70. 4G	0.000	0	0.000	0	71,679.185	7,884,720	71,679.185	7,884,720
71. Total	0.000	0	0.000	0	132,068.343	16,193,110	132,068.343	16,193,110
72. Waste	0.000	0	0.000	0	2,836.250	56,730	2,836.250	56,730
73. Other	0.000	0	0.000	0	9,675.320	1,521,335	9,675.320	1,521,335
74. Exempt	0.000		0.000		1,384.370		1,384.370	
75. Total	0.000	0	0.000	0	212,042.485	53,360,090	212,042.485	53,360,090

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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	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	1,089.900	871,920	1,089.900	871,920
47. 2A1	0.000	0	0.000	0	3,090.660	2,472,530	3,090.660	2,472,530
48. 2A	0.000	0	0.000	0	19,216.860	11,530,105	19,216.860	11,530,105
49. 3A1	0.000	0	0.000	0	185.600	90,945	185.600	90,945
50. 3A	0.000	0	0.000	0	9,911.090	4,856,435	9,911.090	4,856,435
51. 4A1	0.000	0	0.000	0	15,063.446	4,519,025	15,063.446	4,519,025
52. 4A	0.000	0	0.000	0	4,165.130	999,635	4,165.130	999,635
53. Total	0.000	0	0.000	0	52,722.686	25,340,595	52,722.686	25,340,595
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	9,353.410	3,086,625	9,353.410	3,086,625
56. 2D1	0.000	0	0.000	0	1,669.500	509,210	1,669.500	509,210
57. 2D	0.000	0	0.000	0	26,212.534	6,684,260	26,212.534	6,684,260
58. 3D1	0.000	0	0.000	0	469.000	110,215	469.000	110,215
59. 3D	0.000	0	0.000	0	11,319.750	2,207,390	11,319.750	2,207,390
60. 4D1	0.000	0	0.000	0	14,783.950	2,069,755	14,783.950	2,069,755
61. 4D	0.000	0	0.000	0	4,033.510	403,345	4,033.510	403,345
62. Total	0.000	0	0.000	0	67,841.654	15,070,800	67,841.654	15,070,800
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	2,366.250	544,235	2,366.250	544,235
65. 2G1	0.000	0	0.000	0	585.650	122,995	585.650	122,995
66. 2G	0.000	0	0.000	0	31,919.730	4,787,965	31,919.730	4,787,965
67. 3G1	0.000	0	0.000	0	213.000	27,690	213.000	27,690
68. 3G	0.000	0	0.000	0	27,546.570	3,581,070	27,546.570	3,581,070
69. 4G1	0.000	0	0.000	0	99,914.919	12,988,950	99,914.919	12,988,950
70. 4G	0.000	0	0.000	0	389,715.252	35,074,370	389,715.252	35,074,370
71. Total	0.000	0	0.000	0	552,261.371	57,127,275	552,261.371	57,127,275
72. Waste	0.000	0	0.000	0	5,593.600	111,870	5,593.600	111,870
73. Other	0.000	0	0.000	0	2,075.681	276,065	2,075.681	276,065
74. Exempt	0.000		0.000		1,693.640		1,693.640	
75. Total	0.000	0	0.000	0	680,494.992	97,926,605	680,494.992	97,926,605

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	114,584.718	59,745,075	114,584.718	59,745,075
77.Dry Land	0.000	0	0.000	0	73,442.194	16,255,235	73,442.194	16,255,235
78.Grass	0.000	0	0.000	0	684,329.714	73,320,385	684,329.714	73,320,385
79.Waste	0.000	0	0.000	0	8,429.850	168,600	8,429.850	168,600
80.Other	0.000	0	0.000	0	11,751.001	1,797,400	11,751.001	1,797,400
81.Exempt	0.000	0	0.000	0	3,078.010	0	3,078.010	0
82.Total	0.000	0	0.000	0	892,537.477	151,286,695	892,537.477	151,286,695

2007 Agricultural Land Detail

County 62 - Morrill

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	2,219.300	3.59%	1,797,635	5.23%	810.000
2A1	6,804.480	11.00%	5,375,550	15.62%	790.001
2A	21,423.922	34.63%	13,925,565	40.48%	650.000
3A1	819.600	1.32%	491,760	1.43%	600.000
3A	8,731.390	14.11%	5,064,215	14.72%	580.001
4A1	17,254.330	27.89%	6,297,895	18.31%	365.003
4A	4,609.010	7.45%	1,451,860	4.22%	315.004
Irrigated Total	61,862.032	100.00%	34,404,480	100.00%	556.148

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	104.000	1.86%	35,360	2.99%	340.000
2D1	124.800	2.23%	39,935	3.37%	319.991
2D	2,092.650	37.37%	565,015	47.70%	269.999
3D1	13.000	0.23%	3,250	0.27%	250.000
3D	1,066.500	19.04%	218,635	18.46%	205.002
4D1	1,783.890	31.85%	276,510	23.35%	155.003
4D	415.700	7.42%	45,730	3.86%	110.007
Dry Total	5,600.540	100.00%	1,184,435	100.00%	211.485

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	205.000	0.16%	49,200	0.30%	240.000
2G1	533.880	0.40%	112,115	0.69%	210.000
2G	11,578.318	8.77%	1,852,545	11.44%	160.001
3G1	71.370	0.05%	9,635	0.06%	135.000
3G	8,953.750	6.78%	1,208,780	7.46%	135.002
4G1	39,046.840	29.57%	5,076,115	31.35%	130.000
4G	71,679.185	54.27%	7,884,720	48.69%	110.000
Grass Total	132,068.343	100.00%	16,193,110	100.00%	122.611

Irrigated Total	61,862.032	29.17%	34,404,480	64.48%	556.148
Dry Total	5,600.540	2.64%	1,184,435	2.22%	211.485
Grass Total	132,068.343	62.28%	16,193,110	30.35%	122.611
Waste	2,836.250	1.34%	56,730	0.11%	20.001
Other	9,675.320	4.56%	1,521,335	2.85%	157.238
Exempt	1,384.370	0.65%			
Market Area Total	212,042.485	100.00%	53,360,090	100.00%	251.648

As Related to the County as a Whole

Irrigated Total	61,862.032	53.99%	34,404,480	57.59%	
Dry Total	5,600.540	7.63%	1,184,435	7.29%	
Grass Total	132,068.343	19.30%	16,193,110	22.09%	
Waste	2,836.250	33.65%	56,730	33.65%	
Other	9,675.320	82.34%	1,521,335	84.64%	
Exempt	1,384.370	44.98%			
Market Area Total	212,042.485	23.76%	53,360,090	35.27%	

2007 Agricultural Land Detail

County 62 - Morrill

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	1,089.900	2.07%	871,920	3.44%	800.000
2A1	3,090.660	5.86%	2,472,530	9.76%	800.000
2A	19,216.860	36.45%	11,530,105	45.50%	599.999
3A1	185.600	0.35%	90,945	0.36%	490.005
3A	9,911.090	18.80%	4,856,435	19.16%	490.000
4A1	15,063.446	28.57%	4,519,025	17.83%	299.999
4A	4,165.130	7.90%	999,635	3.94%	240.000
Irrigated Total	52,722.686	100.00%	25,340,595	100.00%	480.639
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	9,353.410	13.79%	3,086,625	20.48%	329.999
2D1	1,669.500	2.46%	509,210	3.38%	305.007
2D	26,212.534	38.64%	6,684,260	44.35%	255.002
3D1	469.000	0.69%	110,215	0.73%	235.000
3D	11,319.750	16.69%	2,207,390	14.65%	195.003
4D1	14,783.950	21.79%	2,069,755	13.73%	140.000
4D	4,033.510	5.95%	403,345	2.68%	99.998
Dry Total	67,841.654	100.00%	15,070,800	100.00%	222.146
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	2,366.250	0.43%	544,235	0.95%	229.998
2G1	585.650	0.11%	122,995	0.22%	210.014
2G	31,919.730	5.78%	4,787,965	8.38%	150.000
3G1	213.000	0.04%	27,690	0.05%	130.000
3G	27,546.570	4.99%	3,581,070	6.27%	130.000
4G1	99,914.919	18.09%	12,988,950	22.74%	130.000
4G	389,715.252	70.57%	35,074,370	61.40%	89.999
Grass Total	552,261.371	100.00%	57,127,275	100.00%	103.442
Irrigated Total	52,722.686	7.75%	25,340,595	25.88%	480.639
Dry Total	67,841.654	9.97%	15,070,800	15.39%	222.146
Grass Total	552,261.371	81.16%	57,127,275	58.34%	103.442
Waste	5,593.600	0.82%	111,870	0.11%	19.999
Other	2,075.681	0.31%	276,065	0.28%	132.999
Exempt	1,693.640	0.25%			
Market Area Total	680,494.992	100.00%	97,926,605	100.00%	143.904

As Related to the County as a Whole

Irrigated Total	52,722.686	46.01%	25,340,595	42.41%	
Dry Total	67,841.654	92.37%	15,070,800	92.71%	
Grass Total	552,261.371	80.70%	57,127,275	77.91%	
Waste	5,593.600	66.35%	111,870	66.35%	
Other	2,075.681	17.66%	276,065	15.36%	
Exempt	1,693.640	55.02%			
Market Area Total	680,494.992	76.24%	97,926,605	64.73%	

2007 Agricultural Land Detail

County 62 - Morrill

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	114,584.718	59,745,075
Dry	0.000	0	0.000	0	73,442.194	16,255,235
Grass	0.000	0	0.000	0	684,329.714	73,320,385
Waste	0.000	0	0.000	0	8,429.850	168,600
Other	0.000	0	0.000	0	11,751.001	1,797,400
Exempt	0.000	0	0.000	0	3,078.010	0
Total	0.000	0	0.000	0	892,537.477	151,286,695

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	114,584.718	59,745,075	114,584.718	12.84%	59,745,075	39.49%	521.405
Dry	73,442.194	16,255,235	73,442.194	8.23%	16,255,235	10.74%	221.333
Grass	684,329.714	73,320,385	684,329.714	76.67%	73,320,385	48.46%	107.141
Waste	8,429.850	168,600	8,429.850	0.94%	168,600	0.11%	20.000
Other	11,751.001	1,797,400	11,751.001	1.32%	1,797,400	1.19%	152.957
Exempt	3,078.010	0	3,078.010	0.34%	0	0.00%	0.000
Total	892,537.477	151,286,695	892,537.477	100.00%	151,286,695	100.00%	169.501

* Department of Property Assessment & Taxation Calculates

MORRILL COUNTY ASSESSOR

P O BOX 868
BRIDGEPORT, NE 69336
308-262-1534

June, 2006

Residential:

We will complete the town of Bayard this summer and will have the county completely reviewed once, we will start going over the whole county again, since we know there has been new construction that had not been reported. We send out improvement statements as soon as we see new construction, our zoning administrator does not share the building permits with us, and we are not sure he is even getting building permits. The assessor's office monitors all sales and does a ratio study of all sales in the county. For the year 2007 we will continue to review the county and take new pictures and we will be working with Knoche Appraisal to review all feedlots in the county. We will also be working with Pritchard and Abbott as for the pricing of the new ethanol plant planning to be built in Bayard.

Commercial:

We need to do another ratio study on all commercials in the county as time permits we will do this.

Agland:

We have pictures of all of Morrill County and in checking we have a lot of sprinkler systems that have not been reported, we will check the land use as well when we do the drive-bys in the country. FSA office has invited our office to their office and we can check on irrigated aces as well. We are working with Pat Goltl on the GIS System. We will do a ratio study on the ag land, as our grass has been selling high for the valuation. We have one buyer that has purchased over 10,560 acres for over \$300.00 an acre. He is an out of state buyer.

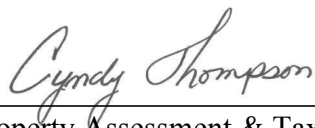
Next year and the following year looks highly productive if all falls into place, our valuation should about double.

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 Morrill County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9560.

Dated this 9th day of April, 2007.



Property Assessment & Taxation