

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

64 Nemaha

Residential Real Property - Current

Number of Sales		258	COD	10.89
Total Sales Price	\$	16153537	PRD	103.52
Total Adj. Sales Price	\$	16153537	COV	18.39
Total Assessed Value	\$	15158910	STD	17.86
Avg. Adj. Sales Price	\$	62610.61	Avg. Abs. Dev.	10.45
Avg. Assessed Value	\$	58755.47	Min	37.31
Median		95.99	Max	186.67
Wgt. Mean		93.84	95% Median C.I.	95.48 to 96.79
Mean		97.15	95% Wgt. Mean C.I.	92.14 to 95.55
			95% Mean C.I.	94.97 to 99.33
% of Value of the Class of all Real Property Value in the County				34.08
% of Records Sold in the Study Period				8.37
% of Value Sold in the Study Period				10.22
Average Assessed Value of the Base				48,133

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	258	95.99	10.89	103.52
2006	258	95.58	14.42	104.81
2005	277	96.14	10.72	104.86
2004	260	96.39	8.69	102.35
2003	267	94	16.84	103.65
2002	272	95	12.38	101.24
2001	292	95	12.73	98.58

2007 Commission Summary

64 Nemaha

Commercial Real Property - Current

Number of Sales		45	COD	22.80
Total Sales Price	\$	3168153	PRD	97.84
Total Adj. Sales Price	\$	3168153	COV	37.82
Total Assessed Value	\$	2940835	STD	34.34
Avg. Adj. Sales Price	\$	70403.40	Avg. Abs. Dev.	21.74
Avg. Assessed Value	\$	65351.89	Min	38.67
Median		95.37	Max	216.10
Wgt. Mean		92.82	95% Median C.I.	86.32 to 96.85
Mean		90.82	95% Wgt. Mean C.I.	85.87 to 99.78
			95% Mean C.I.	80.79 to 100.86
% of Value of the Class of all Real Property Value in the County				6.11
% of Records Sold in the Study Period				9.78
% of Value Sold in the Study Period				11.06
Average Assessed Value of the Base				57,817

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	45	95.37	22.80	97.84
2006	57	95.00	14.17	99.89
2005	55	96.09	15.96	103.36
2004	51	93.16	19.63	102.63
2003	54	95	17.33	103.09
2002	54	96	14.21	102.16
2001	54	95	17.11	99.21

2007 Commission Summary

64 Nemaha

Agricultural Land - Current

Number of Sales	53	COD	15.94
Total Sales Price	\$ 10100444	PRD	105.33
Total Adj. Sales Price	\$ 10100444	COV	23.66
Total Assessed Value	\$ 7353400	STD	18.14
Avg. Adj. Sales Price	\$ 190574.42	Avg. Abs. Dev.	11.63
Avg. Assessed Value	\$ 138743.40	Min	40.92
Median	72.96	Max	146.14
Wgt. Mean	72.80	95% Median C.I.	69.06 to 77.91
Mean	76.68	95% Wgt. Mean C.I.	69.79 to 75.81
		95% Mean C.I.	71.80 to 81.57
% of Value of the Class of all Real Property Value in the County			61.46
% of Records Sold in the Study Period			2.11
% of Value Sold in the Study Period			0.05
Average Assessed Value of the Base			106,628

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	53	72.96	15.94	105.33
2006	52	76.04	17.37	106.15
2005	63	75.36	15.02	103.44
2004	60	76.55	15.89	96.30
2003	71	76	19.41	98.28
2002	64	75	20.61	102.92
2001	70	77	16.52	99.91

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

Commercial Real Property

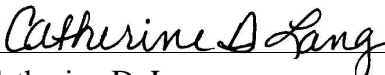
It is my opinion that the level of value of the class of commercial real property in Nemaha County is 95% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Nemaha County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Nemaha County is 73% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Nemaha 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 Nemaha County**

Residential Real Property

I. Correlation

RESIDENTIAL: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales, which has been the historical trend. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The trended preliminary median and knowledge of the assessment practices in the county support that sold and unsold properties are treated similarly. The measures of central tendency also support a level of value within the acceptable range. The coefficient of dispersion is within the recommended guidelines. The price related differential is slightly out of compliance by .52%. However, the assessment practices for the residential class of property in Nemaha County would support the quality of assessment to be in compliance. The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency. I do not find that any adjustments should be made to the residential class of property in Nemaha County.

**2007 Correlation Section
for Nemaha 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	373	258	69.17
2006	381	258	67.72
2005	344	277	80.52
2004	314	260	82.8
2003	326	267	81.9
2002	327	272	83.18
2001	340	292	85.88

RESIDENTIAL: A brief review of the utilization grid prepared indicates that the county has utilized a high proportion of the available residential sales for the development of the qualified statistics. This indicates that the measurements of the residential properties were done as fairly as possible, using all available sales. The substantially changed directive, implemented by the department, has reduced the available amount of qualified sales over the past two years. The county has historically used a high number of sales.

**2007 Correlation Section
for Nemaha County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Nemaha 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	93.26	2.9	95.97	95.99
2006	95.00	2.57	97.45	95.58
2005	95.92	0.73	96.62	96.14
2004	91.13	4.95	95.64	96.39
2003	93	3.1	95.88	94
2002	94	2.79	96.62	95
2001	90	5.49	94.94	95

RESIDENTIAL: After review of the trended preliminary ratio and the R&O median, it is apparent that the two statistics are very similar and support a level of value with the acceptable range. This has been the historical pattern for Nemaha County.

**2007 Correlation Section
for Nemaha 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 Nemaha County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
7.01	2007	2.9
3.29	2006	2.57
2.27	2005	0.73
6.57	2004	4.95
5	2003	3
3.6	2002	2.79
6.95	2001	5.49

RESIDENTIAL: A preliminary review of the above table suggests that the percent change between sold properties and unsold properties are dissimilar and do not support each other. Complete reappraisals were done in Brock, Brownville, Julian, and most of Auburn which heavily influence the sales file due to their strong representation. Historically, the disparity between the percent change in sold and unsold properties has not been as significant as the disparity in 2007. The trended preliminary median and knowledge of the assessment practices however, suggests that sold and unsold properties are treated equally.

**2007 Correlation Section
for Nemaha 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 Nemaha County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	95.99	93.84	97.15

RESIDENTIAL: The measures of central tendency are similar and support a level of value within the acceptable range. The similarity between the measures of central tendency would indicate that the level of value has been attained through efficient and consistent market analysis and that updating of values within the residential class has kept up with the market.

**2007 Correlation Section
for Nemaha 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	10.89	103.52
Difference	0	0.52

RESIDENTIAL: The coefficient of dispersion is within acceptable guidelines. It appears from the chart that the price related differential is slightly out of compliance by .52%. Further review may be necessary in order to bring this statistic within range. The assessment practices for the residential class of property in Nemaha County would support the quality of assessment to be in compliance.

**2007 Correlation Section
for Nemaha 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	266	258	-8
Median	93.26	95.99	2.73
Wgt. Mean	89.60	93.84	4.24
Mean	97.36	97.15	-0.21
COD	21.65	10.89	-10.76
PRD	108.65	103.52	-5.13
Min Sales Ratio	16.30	37.31	21.01
Max Sales Ratio	272.00	186.67	-85.33

RESIDENTIAL: The prepared chart indicates that the statistics support the assessment actions in the residential class for 2007. The county revalued all parcels in Brock, Brownville, Julian, and two thirds of Auburn properties by subdivision. The County's qualitative statistics improved due to their assessment actions. The number of sales used has decreased due to parcels meeting the requirements for substantially changed.

**2007 Correlation Section
for Nemaha County**

Commerical Real Property

I. Correlation

COMMERCIAL: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The median and weighted mean are within the acceptable range. The mean is just outside the acceptable range, but could be brought within range by hypothetically removing the influence of the lowest ratio (38.67%). The coefficient of dispersion and price related differential are both outside the acceptable range, although the PRD does round up to within the range. By hypothetically removing the influence of the three lowest ratios, the quality statistics are brought within the acceptable guidelines. The assessment practices for the commercial class of property in Nemaha County would support the quality of assessment to be in compliance. The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency. I do not find that any adjustments should be made to the commercial class of property in Nemaha County.

**2007 Correlation Section
for Nemaha 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	81	45	55.56
2006	80	57	71.25
2005	73	55	75.34
2004	73	51	69.86
2003	75	54	72
2002	76	54	71.05
2001	72	54	75

COMMERCIAL: A brief review of the utilization grid prepared indicates that the county has utilized a high proportion of the available commercial sales for the development of the qualified statistics. This indicates that the measurement of the commercial properties were done as fairly as possible, using all available sales. The substantially changed directive, implemented by the department, has reduced the available amount of qualified sales over the past two years. The county has historically used a high number of sales.

**2007 Correlation Section
for Nemaha County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Nemaha 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	95.49	0.35	95.83	95.37
2006	95.30	-0.04	95.26	95.00
2005	78.06	2.67	80.15	96.09
2004	92.81	0.3	93.09	93.16
2003	95	-0.23	94.78	95
2002	96	1.05	97.01	96
2001	88	1.12	88.99	95

COMMERCIAL: After review of the trended preliminary ratio and the R&O median, it is apparent that the two statistics are very similar and support a level of value with the acceptable range. This has been the historical pattern for Nemaha County with the exception of 2005.

**2007 Correlation Section
for Nemaha 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 Nemaha 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)
0.05	2007	0.35
3.66	2006	-0.04
78.02	2005	2.67
2.87	2004	0.3
0	2003	0
-1.18	2002	1.05
6.79	2001	1.12

COMMERCIAL: After review of the percent change report, it appears that Nemaha County has appraised sold parcels similarly to unsold parcels. The percent change in sales base value and the percent change in assessed base value is consistent with the reported assessment action. Only pick up work was reported to be completed. Appraisal uniformity has been attained for commercial real property in Nemaha County.

2007 Correlation Section for Nemaha 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 Nemaha County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	95.37	92.82	90.82

COMMERCIAL: The median and weighted mean are within the acceptable range. The mean is just outside the acceptable range. Further research of the sales file shows by hypothetically removing the influence of the lowest outlier ratio of 38.67%, the mean is brought within range.

**2007 Correlation Section
for Nemaha 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	22.80	97.84
Difference	2.8	-0.16

COMMERCIAL: The coefficient of dispersion and price related differential are both outside the acceptable range, although the PRD does round up to within the range. By hypothetically removing the influence of the three lowest ratios, the quality statistics are brought within the acceptable guidelines. Further review may be necessary in order to determine why these statistics were outside the range. The assessment practices for the commercial class of property in Nemaha County would support the quality of assessment to be in compliance.

**2007 Correlation Section
for Nemaha 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	46	45	-1
Median	95.49	95.37	-0.12
Wgt. Mean	92.83	92.82	-0.01
Mean	90.69	90.82	0.13
COD	22.62	22.80	0.18
PRD	97.70	97.84	0.14
Min Sales Ratio	38.67	38.67	0
Max Sales Ratio	216.10	216.10	0

COMMERCIAL: The prepared chart indicates that the statistics support the assessment actions in the commercial class for 2007. The county only completed pick up work for this class of property. The number of sales used has decreased due to parcels meeting the requirements for substantially changed.

**2007 Correlation Section
for Nemaha County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The trended preliminary median and knowledge of the assessment practices suggests that sold and unsold properties are treated similarly. The median and weighted mean are within the acceptable range. The mean is outside the acceptable range. Further research of the sales file shows by hypothetically removing the influence of the three lowest dollar sales, the mean is brought within range. This removal also improves the qualitative statistics. The coefficient of dispersion is within the parameters of the acceptable range and the price related differential is slightly above the range, but can be brought within the range by removing the influence of the three lowest dollar sales. The assessment practices for the agricultural land in Nemaha County would support the quality of assessment to be in compliance. The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency. I do not find that any adjustments should be made to the agricultural class of property in Nemaha County.

**2007 Correlation Section
for Nemaha 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	103	53	51.46
2006	95	52	54.74
2005	126	63	50
2004	126	60	47.62
2003	129	71	55.04
2002	108	64	59.26
2001	105	70	66.67

AGRICULTURAL UNIMPROVED: A brief review of the utilization grid prepared indicates that the county has utilized a high proportion of the available agricultural sales for the development of the qualified statistics. This indicates that the measurements of the agricultural properties were done as fairly as possible, using all available sales. The county has historically used a high number of sales.

**2007 Correlation Section
for Nemaha County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Nemaha 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	60.82	12.52	68.43	72.96
2006	72.03	3.63	74.65	76.04
2005	75.33	0.06	75.37	75.36
2004	72.19	4.74	75.61	76.55
2003	76	-0.07	75.95	76
2002	75	-0.34	74.75	75
2001	71	8.86	77.29	77

AGRICULTURAL UNIMPROVED: After review of the trended preliminary ratio and the R&O median, it is apparent that the two statistics are similar and support a level of value with the acceptable range. This has been the historical pattern for Nemaha County.

**2007 Correlation Section
for Nemaha 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 Nemaha 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)
25.02	2007	12.52
4.6	2006	3.63
0.09	2005	0.06
4.1	2004	4.74
0	2003	0
0	2002	-0.34
6.8	2001	8.86

AGRICULTURAL UNIMPROVED: A preliminary review of the above table suggests that the percent change between sold properties and unsold properties are dissimilar and do not support each other. The trended preliminary median and knowledge of the assessment practices however, suggests that sold and unsold properties are treated equally. Historically, the disparity between the percent change in sold and unsold properties has not been as significant as the disparity in 2007. This is the first time in three years that all agricultural values have been changed.

2007 Correlation Section for Nemaha 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 Nemaha County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	72.96	72.80	76.68

AGRICULTURAL UNIMPROVED: The median and weighted mean are within the acceptable range. The mean is outside the acceptable range. Further research of the sales file shows by hypothetically removing the influence of the three lowest dollar sales, the mean is brought within range. This removal also improves the qualitative statistics.

**2007 Correlation Section
for Nemaha 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	15.94	105.33
Difference	0	2.33

AGRICULTURAL UNIMPROVED: The coefficient of dispersion is within the acceptable range. The price related differential is slightly outside of the range. Further research of the sales file shows by hypothetically removing the influence of the three lowest dollar sales, the PRD is brought within range. This removal also improves the mean measure of central tendency. The assessment practices for the agricultural land in Nemaha County would support the quality of assessment to be in compliance. Further review may be necessary in order to bring this statistic within range.

**2007 Correlation Section
for Nemaha 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	57	53	-4
Median	60.82	72.96	12.14
Wgt. Mean	59.66	72.80	13.14
Mean	64.67	76.68	12.01
COD	24.28	15.94	-8.34
PRD	108.40	105.33	-3.07
Min Sales Ratio	0.00	40.92	40.92
Max Sales Ratio	141.28	146.14	4.86

AGRICULTURAL UNIMPROVED: The prepared chart indicates that the statistics support the assessment actions in the agricultural class for 2007. The county revalued all agricultural land by individual soils within each market area. These assessment actions improved the county's qualitative statistics. The number of sales used has decreased due to parcels meeting the requirements for substantially changed.

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

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	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	141,213,385	146,933,995	5,720,610	4.05	2,904,005	1.99
2. Recreational	173,300	1,460,375	1,287,075	742.69	0	742.69
3. Ag-Homesite Land, Ag-Res Dwellings	23,137,370	23,239,760	102,390	0.44	*-----	0.44
4. Total Residential (sum lines 1-3)	164,524,055	171,634,130	7,110,075	4.32	2,904,005	2.56
5. Commercial	20,950,750	21,049,365	98,615	0.47	95,055	0.02
6. Industrial	5,330,235	5,546,340	216,105	4.05	127,220	1.67
7. Ag-Farmsite Land, Outbuildings	9,086,850	9,120,305	33,455	0.37	551,500	-5.7
8. Minerals	0	0	0			
9. Total Commercial (sum lines 5-8)	35,367,835	35,716,010	348,175	0.98	222,275	
10. Total Non-Agland Real Property	199,891,890	207,352,940	7,461,050	3.73		
11. Irrigated	5,641,145	7,094,615	1,453,470	25.77		
12. Dryland	205,339,670	231,582,980	26,243,310	12.78		
13. Grassland	24,033,055	25,768,690	1,735,635	7.22		
14. Wasteland	105,735	101,990	-3,745	-3.54		
15. Other Agland	20,600	22,140	1,540	7.48		
16. Total Agricultural Land	235,140,205	264,570,415	29,430,210	12.52		
17. Total Value of All Real Property (Locally Assessed)	435,032,095	471,923,355	36,891,260	8.48		

*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:	258	MEDIAN:	96	COV:	18.39	95% Median C.I.:	95.48 to 96.79
TOTAL Sales Price:	16,153,537	WGT. MEAN:	94	STD:	17.86	95% Wgt. Mean C.I.:	92.14 to 95.55
TOTAL Adj.Sales Price:	16,153,537	MEAN:	97	AVG.ABS.DEV:	10.45	95% Mean C.I.:	94.97 to 99.33
TOTAL Assessed Value:	15,158,910						
AVG. Adj. Sales Price:	62,610	COD:	10.89	MAX Sales Ratio:	186.67		
AVG. Assessed Value:	58,755	PRD:	103.52	MIN Sales Ratio:	37.31		

Printed: 03/28/2007 00:25:17

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	36	96.54	96.38	94.10	7.42	102.42	70.32	128.79	93.18 to 98.45	71,093	66,896
10/01/04 TO 12/31/04	29	96.15	94.38	92.87	7.69	101.62	62.45	116.02	93.00 to 97.86	65,784	61,095
01/01/05 TO 03/31/05	15	93.32	92.61	92.85	13.49	99.74	57.36	119.00	83.75 to 105.36	57,130	53,044
04/01/05 TO 06/30/05	47	95.48	96.74	94.33	8.65	102.55	68.33	186.67	93.68 to 97.46	54,313	51,236
07/01/05 TO 09/30/05	31	96.47	97.09	92.11	13.36	105.41	37.50	170.06	94.33 to 100.79	78,602	72,399
10/01/05 TO 12/31/05	30	95.77	99.69	94.61	16.10	105.38	37.31	179.94	94.34 to 100.35	57,586	54,481
01/01/06 TO 03/31/06	33	97.61	100.47	97.39	10.77	103.17	70.52	129.35	94.41 to 100.68	40,102	39,053
04/01/06 TO 06/30/06	37	95.95	97.46	93.49	11.74	104.25	55.87	158.80	93.68 to 98.05	75,380	70,473
<u>Study Years</u>											
07/01/04 TO 06/30/05	127	95.68	95.61	93.74	8.72	101.99	57.36	186.67	94.73 to 96.81	62,022	58,140
07/01/05 TO 06/30/06	131	96.46	98.64	93.94	12.93	105.01	37.31	179.94	95.59 to 97.82	63,181	59,352
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	123	95.63	97.04	93.51	12.31	103.78	37.31	186.67	94.94 to 96.47	61,577	57,582
<u>ALL</u>											
	258	95.99	97.15	93.84	10.89	103.52	37.31	186.67	95.48 to 96.79	62,610	58,755

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AUBURN	145	96.33	95.89	94.17	7.06	101.83	37.31	130.47	95.59 to 96.81	72,593	68,359
BROCK	4	97.91	101.55	100.44	5.20	101.11	95.48	114.90	N/A	14,875	14,940
BROWNVILLE	10	95.26	97.36	97.37	3.62	99.99	92.99	112.78	93.00 to 100.86	37,890	36,895
JOHNSON	17	94.52	92.97	89.86	12.30	103.45	66.15	129.35	77.37 to 103.14	51,635	46,400
JULIAN	6	94.92	105.48	98.81	12.50	106.74	93.32	158.80	93.32 to 158.80	26,083	25,774
NEMAHA	5	107.16	120.44	114.53	25.20	105.16	87.00	186.67	N/A	11,500	13,171
PERU	29	95.95	101.89	94.00	21.11	108.39	69.73	170.06	83.75 to 118.47	36,234	34,060
RURAL	42	95.21	95.48	92.60	16.11	103.11	37.50	179.94	90.01 to 98.19	72,535	67,168
<u>ALL</u>											
	258	95.99	97.15	93.84	10.89	103.52	37.31	186.67	95.48 to 96.79	62,610	58,755

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	216	96.14	97.48	94.12	9.88	103.57	37.31	186.67	95.59 to 96.81	59,992	56,465
2	9	93.70	100.34	99.80	29.99	100.54	55.87	179.94	57.36 to 161.00	49,438	49,338
3	33	95.85	94.09	91.57	12.19	102.74	37.50	119.24	90.01 to 100.82	83,337	76,315
<u>ALL</u>											
	258	95.99	97.15	93.84	10.89	103.52	37.31	186.67	95.48 to 96.79	62,610	58,755

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:	258	MEDIAN:	96	COV:	18.39	95% Median C.I.:	95.48 to 96.79
TOTAL Sales Price:	16,153,537	WGT. MEAN:	94	STD:	17.86	95% Wgt. Mean C.I.:	92.14 to 95.55
TOTAL Adj.Sales Price:	16,153,537	MEAN:	97	AVG.ABS.DEV:	10.45	95% Mean C.I.:	94.97 to 99.33
TOTAL Assessed Value:	15,158,910						
AVG. Adj. Sales Price:	62,610	COD:	10.89	MAX Sales Ratio:	186.67		
AVG. Assessed Value:	58,755	PRD:	103.52	MIN Sales Ratio:	37.31		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	232	96.01	97.49	94.26	9.12	103.43	40.84	186.67	95.55 to 96.79	67,962	64,057
2	26	94.36	94.10	77.00	27.00	122.20	37.31	179.94	77.50 to 111.16	14,858	11,440
ALL											
	258	95.99	97.15	93.84	10.89	103.52	37.31	186.67	95.48 to 96.79	62,610	58,755

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	252	96.00	97.23	94.11	10.30	103.31	37.31	186.67	95.48 to 96.79	63,220	59,499
06	4	70.72	89.72	71.33	62.21	125.79	37.50	179.94	N/A	50,512	36,028
07	2	102.10	102.10	105.15	5.97	97.10	96.00	108.20	N/A	10,000	10,515
ALL											
	258	95.99	97.15	93.84	10.89	103.52	37.31	186.67	95.48 to 96.79	62,610	58,755

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
49-0032											
49-0501											
64-0023	32	96.00	96.00	91.17	10.18	105.30	66.15	129.35	91.53 to 100.79	64,847	59,123
64-0029	217	95.98	96.82	94.16	10.65	102.83	37.31	179.94	95.44 to 96.76	63,179	59,490
66-0111											
74-0056											
74-0070											
74-0501	9	98.19	109.07	97.00	18.59	112.45	87.00	186.67	87.50 to 128.35	40,944	39,714
NonValid School											
ALL											
	258	95.99	97.15	93.84	10.89	103.52	37.31	186.67	95.48 to 96.79	62,610	58,755

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:	258	MEDIAN:	96	COV:	18.39	95% Median C.I.:	95.48 to 96.79
TOTAL Sales Price:	16,153,537	WGT. MEAN:	94	STD:	17.86	95% Wgt. Mean C.I.:	92.14 to 95.55
TOTAL Adj.Sales Price:	16,153,537	MEAN:	97	AVG.ABS.DEV:	10.45	95% Mean C.I.:	94.97 to 99.33
TOTAL Assessed Value:	15,158,910						
AVG. Adj. Sales Price:	62,610	COD:	10.89	MAX Sales Ratio:	186.67		
AVG. Assessed Value:	58,755	PRD:	103.52	MIN Sales Ratio:	37.31		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	27	94.41	95.02	77.75	26.95	122.21	37.31	179.94	77.50 to 112.00	14,567	11,325
Prior TO 1860											
1860 TO 1899	12	93.66	97.82	88.44	14.24	110.61	73.31	186.67	82.30 to 97.43	36,941	32,670
1900 TO 1919	89	97.70	100.29	95.59	12.46	104.92	68.33	170.06	95.78 to 100.50	40,122	38,352
1920 TO 1939	28	96.18	98.20	96.38	9.16	101.89	70.32	158.80	94.33 to 98.38	57,609	55,524
1940 TO 1949	11	96.76	98.26	98.22	2.61	100.04	94.66	104.00	94.94 to 102.01	60,272	59,201
1950 TO 1959	22	95.98	96.03	94.84	4.55	101.25	71.28	115.57	93.68 to 97.86	81,150	76,964
1960 TO 1969	21	95.68	94.92	95.00	3.86	99.92	79.34	103.61	93.61 to 97.65	75,369	71,599
1970 TO 1979	21	95.98	94.21	93.66	5.36	100.58	66.15	108.60	93.84 to 97.43	109,355	102,425
1980 TO 1989	9	93.32	89.69	94.56	9.79	94.86	40.84	109.54	89.83 to 98.49	102,433	96,857
1990 TO 1994	4	93.00	93.62	93.66	3.08	99.96	90.59	97.91	N/A	163,750	153,363
1995 TO 1999	9	95.26	95.65	94.24	4.43	101.50	83.96	112.78	92.70 to 98.19	131,216	123,660
2000 TO Present	5	89.78	88.33	85.53	6.93	103.28	74.56	96.49	N/A	209,520	179,192
ALL											
	258	95.99	97.15	93.84	10.89	103.52	37.31	186.67	95.48 to 96.79	62,610	58,755

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	13	112.00	111.95	108.27	23.22	103.40	55.87	186.67	80.33 to 132.25	2,335	2,528
5000 TO 9999	12	96.72	91.61	90.54	14.17	101.18	57.36	119.00	70.94 to 100.82	6,601	5,977
Total \$											
1 TO 9999	25	97.50	102.19	95.45	21.56	107.06	55.87	186.67	93.00 to 116.00	4,382	4,183
10000 TO 29999	56	100.33	102.85	101.30	14.76	101.53	37.31	170.06	97.61 to 107.75	19,559	19,813
30000 TO 59999	69	96.48	97.21	96.73	9.96	100.50	53.95	179.94	95.41 to 97.82	43,786	42,354
60000 TO 99999	55	95.90	94.23	94.04	5.03	100.20	69.73	108.60	94.52 to 96.79	75,381	70,889
100000 TO 149999	36	95.03	91.71	92.08	8.30	99.60	37.50	119.24	92.65 to 96.44	124,312	114,468
150000 TO 249999	15	92.70	92.92	92.90	2.60	100.01	85.82	97.65	91.53 to 95.36	177,071	164,507
250000 TO 499999	2	82.17	82.17	82.29	9.26	99.86	74.56	89.78	N/A	325,000	267,440
ALL											
	258	95.99	97.15	93.84	10.89	103.52	37.31	186.67	95.48 to 96.79	62,610	58,755

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:	258	MEDIAN:	96	COV:	18.39	95% Median C.I.:	95.48 to 96.79
TOTAL Sales Price:	16,153,537	WGT. MEAN:	94	STD:	17.86	95% Wgt. Mean C.I.:	92.14 to 95.55
TOTAL Adj.Sales Price:	16,153,537	MEAN:	97	AVG.ABS.DEV:	10.45	95% Mean C.I.:	94.97 to 99.33
TOTAL Assessed Value:	15,158,910						
AVG. Adj. Sales Price:	62,610	COD:	10.89	MAX Sales Ratio:	186.67		
AVG. Assessed Value:	58,755	PRD:	103.52	MIN Sales Ratio:	37.31		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	14	95.16	97.75	84.98	24.54	115.03	55.87	161.00	62.45 to 128.00	2,882	2,449
5000 TO 9999	13	99.05	106.12	100.47	15.43	105.62	70.94	186.67	93.67 to 116.50	6,862	6,895
Total \$											
1 TO 9999	27	97.50	101.78	95.65	20.14	106.41	55.87	186.67	93.00 to 116.00	4,799	4,590
10000 TO 29999	52	98.63	100.12	96.89	15.20	103.33	37.31	170.06	95.48 to 104.92	19,781	19,165
30000 TO 59999	78	96.56	97.57	94.80	11.15	102.92	37.50	179.94	95.41 to 97.67	45,871	43,484
60000 TO 99999	56	95.60	93.61	92.66	5.98	101.02	66.15	108.60	94.52 to 96.49	80,554	74,641
100000 TO 149999	31	95.55	95.87	95.57	4.62	100.32	81.41	119.24	92.84 to 96.47	131,520	125,691
150000 TO 249999	13	93.77	92.02	90.99	3.87	101.13	74.56	97.65	90.93 to 95.54	192,246	174,921
250000 TO 499999	1	89.78	89.78	89.78			89.78	89.78	N/A	330,000	296,280
ALL											
	258	95.99	97.15	93.84	10.89	103.52	37.31	186.67	95.48 to 96.79	62,610	58,755

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	28	94.36	93.09	75.30	28.03	123.63	37.31	179.94	77.50 to 111.16	15,046	11,329
10	5	97.61	96.87	102.31	10.22	94.69	70.94	114.30	N/A	25,020	25,597
20	57	96.53	98.55	95.93	7.91	102.72	68.33	186.67	94.73 to 97.85	32,538	31,215
30	148	95.99	97.60	94.02	9.30	103.81	66.15	170.06	95.38 to 96.89	73,187	68,811
40	19	95.36	95.61	94.10	7.72	101.60	74.56	119.24	92.15 to 97.91	142,929	134,499
50	1	95.06	95.06	95.06			95.06	95.06	N/A	205,000	194,870
ALL											
	258	95.99	97.15	93.84	10.89	103.52	37.31	186.67	95.48 to 96.79	62,610	58,755

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	28	94.36	93.09	75.30	28.03	123.63	37.31	179.94	77.50 to 111.16	15,046	11,329
100	5	96.00	97.51	95.73	10.50	101.86	76.25	112.78	N/A	33,400	31,973
101	151	96.47	97.58	94.48	7.45	103.27	66.15	186.67	95.55 to 97.46	65,440	61,829
102	27	95.97	101.23	96.07	15.47	105.37	69.74	170.06	92.23 to 109.54	83,233	79,963
103	1	92.84	92.84	92.84			92.84	92.84	N/A	125,500	116,510
104	37	95.78	96.74	92.49	10.15	104.59	69.73	158.80	94.33 to 97.85	63,186	58,442
106	1	73.19	73.19	73.19			73.19	73.19	N/A	49,000	35,865
111	7	95.71	96.32	96.12	2.23	100.20	93.02	100.68	93.02 to 100.68	112,728	108,354
301	1	83.96	83.96	83.96			83.96	83.96	N/A	134,950	113,300
ALL											
	258	95.99	97.15	93.84	10.89	103.52	37.31	186.67	95.48 to 96.79	62,610	58,755

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:	258	MEDIAN:	96	COV:	18.39	95% Median C.I.:	95.48 to 96.79
TOTAL Sales Price:	16,153,537	WGT. MEAN:	94	STD:	17.86	95% Wgt. Mean C.I.:	92.14 to 95.55
TOTAL Adj.Sales Price:	16,153,537	MEAN:	97	AVG.ABS.DEV:	10.45	95% Mean C.I.:	94.97 to 99.33
TOTAL Assessed Value:	15,158,910						
AVG. Adj. Sales Price:	62,610	COD:	10.89	MAX Sales Ratio:	186.67		
AVG. Assessed Value:	58,755	PRD:	103.52	MIN Sales Ratio:	37.31		

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CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	28	94.36	93.09	75.30	28.03	123.63	37.31	179.94	77.50 to 111.16	15,046	11,329	
10	1	87.00	87.00	87.00			87.00	87.00	N/A	8,500	7,395	
20	21	97.50	101.04	90.48	16.80	111.67	69.74	186.67	91.17 to 110.86	23,928	21,650	
30	101	97.24	98.91	96.29	9.64	102.73	68.33	170.06	95.95 to 98.05	43,175	41,571	
40	93	95.75	96.45	94.73	6.48	101.82	66.15	129.35	95.04 to 96.47	90,930	86,134	
50	14	95.03	92.07	90.28	4.48	101.98	74.56	98.49	85.82 to 96.49	171,710	155,024	
<u>ALL</u>	<u>258</u>	<u>95.99</u>	<u>97.15</u>	<u>93.84</u>	<u>10.89</u>	<u>103.52</u>	<u>37.31</u>	<u>186.67</u>	<u>95.48 to 96.79</u>	<u>62,610</u>	<u>58,755</u>	

PA&T 2007 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	45	MEDIAN:	95	COV:	37.82	95% Median C.I.:	86.32 to 96.85
TOTAL Sales Price:	3,168,153	WGT. MEAN:	93	STD:	34.34	95% Wgt. Mean C.I.:	85.87 to 99.78
TOTAL Adj.Sales Price:	3,168,153	MEAN:	91	AVG.ABS.DEV:	21.74	95% Mean C.I.:	80.79 to 100.86
TOTAL Assessed Value:	2,940,835						
AVG. Adj. Sales Price:	70,403	COD:	22.80	MAX Sales Ratio:	216.10		
AVG. Assessed Value:	65,351	PRD:	97.84	MIN Sales Ratio:	38.67		

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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	6	96.82	116.08	97.59	21.65	118.94	93.57	216.10	93.57 to 216.10	61,591	60,109
10/01/03 TO 12/31/03	4	95.06	88.44	94.37	11.11	93.71	61.73	101.90	N/A	75,164	70,933
01/01/04 TO 03/31/04	3	93.02	76.18	76.90	20.85	99.06	38.67	96.85	N/A	27,065	20,813
04/01/04 TO 06/30/04	5	96.29	89.00	96.21	8.56	92.50	57.50	97.80	N/A	215,000	206,859
07/01/04 TO 09/30/04	4	98.27	97.12	97.82	3.72	99.28	90.30	101.63	N/A	68,125	66,640
10/01/04 TO 12/31/04	2	93.70	93.70	93.43	1.78	100.29	92.03	95.37	N/A	59,500	55,592
01/01/05 TO 03/31/05	5	97.93	104.78	107.02	27.77	97.91	58.68	160.86	N/A	30,400	32,534
04/01/05 TO 06/30/05	3	60.12	66.68	66.58	23.05	100.15	49.18	90.75	N/A	35,500	23,636
07/01/05 TO 09/30/05	6	60.81	76.21	90.15	48.66	84.54	38.93	164.66	38.93 to 164.66	68,750	61,976
10/01/05 TO 12/31/05	5	85.05	91.40	71.63	32.52	127.61	42.94	158.17	N/A	37,150	26,609
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	2	74.60	74.60	89.28	37.95	83.55	46.29	102.91	N/A	46,750	41,740
<u>Study Years</u>											
07/01/03 TO 06/30/04	18	96.21	95.76	95.33	15.65	100.45	38.67	216.10	93.57 to 97.48	101,466	96,729
07/01/04 TO 06/30/05	14	93.70	92.84	94.05	18.68	98.72	49.18	160.86	60.12 to 101.63	46,428	43,666
07/01/05 TO 06/30/06	13	73.89	81.81	85.06	40.84	96.18	38.93	164.66	46.29 to 102.91	53,211	45,260
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	14	96.28	89.24	95.27	9.13	93.67	38.67	101.63	90.30 to 97.80	110,549	105,320
01/01/05 TO 12/31/05	19	83.20	86.22	86.20	35.84	100.03	38.93	164.66	52.08 to 97.93	45,092	38,867
<u>ALL</u>											
	45	95.37	90.82	92.82	22.80	97.84	38.67	216.10	86.32 to 96.85	70,403	65,351

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AUBURN	33	94.01	89.79	93.25	24.18	96.29	38.67	216.10	85.05 to 96.96	80,366	74,941
BROCK	2	127.23	127.23	100.44	24.32	126.67	96.29	158.17	N/A	42,875	43,065
BROWNVILLE	2	70.94	70.94	80.06	17.28	88.60	58.68	83.20	N/A	86,000	68,855
JOHNSON	3	96.10	91.23	95.16	21.71	95.87	57.50	120.10	N/A	26,000	24,741
NEMAHA	1	96.62	96.62	96.62			96.62	96.62	N/A	50,000	48,310
PERU	4	96.83	89.32	93.17	12.85	95.87	61.73	101.90	N/A	32,575	30,351
<u>ALL</u>											
	45	95.37	90.82	92.82	22.80	97.84	38.67	216.10	86.32 to 96.85	70,403	65,351

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:	45	MEDIAN:	95	COV:	37.82	95% Median C.I.:	86.32 to 96.85
TOTAL Sales Price:	3,168,153	WGT. MEAN:	93	STD:	34.34	95% Wgt. Mean C.I.:	85.87 to 99.78
TOTAL Adj.Sales Price:	3,168,153	MEAN:	91	AVG.ABS.DEV:	21.74	95% Mean C.I.:	80.79 to 100.86
TOTAL Assessed Value:	2,940,835						
AVG. Adj. Sales Price:	70,403	COD:	22.80	MAX Sales Ratio:	216.10		
AVG. Assessed Value:	65,351	PRD:	97.84	MIN Sales Ratio:	38.67		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	44	94.69	89.14	90.48	21.82	98.52	38.67	216.10	85.05 to 96.85	69,730	63,095
3	1	164.66	164.66	164.66			164.66	164.66	N/A	100,000	164,655
ALL	45	95.37	90.82	92.82	22.80	97.84	38.67	216.10	86.32 to 96.85	70,403	65,351

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	42	95.85	92.38	93.49	22.33	98.80	38.67	216.10	90.75 to 96.96	71,206	66,573
2	2	61.99	61.99	72.47	37.20	85.54	38.93	85.05	N/A	13,750	9,965
3	1	83.20	83.20	83.20			83.20	83.20	N/A	150,000	124,800
ALL	45	95.37	90.82	92.82	22.80	97.84	38.67	216.10	86.32 to 96.85	70,403	65,351

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
49-0032											
49-0501											
64-0023	5	96.29	105.63	97.93	25.89	107.87	57.50	158.17	N/A	32,750	32,071
64-0029	39	93.57	88.78	92.48	23.17	96.00	38.67	216.10	83.20 to 96.96	75,753	70,055
66-0111											
74-0056											
74-0070											
74-0501	1	96.62	96.62	96.62			96.62	96.62	N/A	50,000	48,310
NonValid School											
ALL	45	95.37	90.82	92.82	22.80	97.84	38.67	216.10	86.32 to 96.85	70,403	65,351

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:	45	MEDIAN:	95	COV:	37.82	95% Median C.I.:	86.32 to 96.85
TOTAL Sales Price:	3,168,153	WGT. MEAN:	93	STD:	34.34	95% Wgt. Mean C.I.:	85.87 to 99.78
TOTAL Adj.Sales Price:	3,168,153	MEAN:	91	AVG.ABS.DEV:	21.74	95% Mean C.I.:	80.79 to 100.86
TOTAL Assessed Value:	2,940,835						
AVG. Adj. Sales Price:	70,403	COD:	22.80	MAX Sales Ratio:	216.10		
AVG. Assessed Value:	65,351	PRD:	97.84	MIN Sales Ratio:	38.67		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	3	85.05	73.41	95.54	22.47	76.84	38.93	96.26	N/A	300,833	287,401
Prior TO 1860											
1860 TO 1899	1	42.94	42.94	42.94			42.94	42.94	N/A	70,000	30,060
1900 TO 1919	15	93.02	93.43	87.59	24.02	106.66	38.67	216.10	73.89 to 96.85	35,183	30,817
1920 TO 1939	4	97.74	103.84	97.29	24.77	106.74	61.73	158.17	N/A	34,762	33,818
1940 TO 1949											
1950 TO 1959	5	97.15	80.28	74.92	17.76	107.15	48.87	97.80	N/A	60,000	44,954
1960 TO 1969	9	95.37	104.60	103.36	22.16	101.20	58.68	164.66	83.20 to 160.86	91,150	94,210
1970 TO 1979	1	101.63	101.63	101.63			101.63	101.63	N/A	8,000	8,130
1980 TO 1989	2	99.10	99.10	98.23	2.83	100.89	96.29	101.90	N/A	61,000	59,917
1990 TO 1994	1	99.91	99.91	99.91			99.91	99.91	N/A	171,000	170,840
1995 TO 1999	2	83.08	83.08	90.37	16.30	91.93	69.53	96.62	N/A	32,500	29,370
2000 TO Present	2	49.19	49.19	49.01	5.89	100.35	46.29	52.08	N/A	21,250	10,415
ALL	45	95.37	90.82	92.82	22.80	97.84	38.67	216.10	86.32 to 96.85	70,403	65,351

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	6	110.87	115.41	109.88	44.55	105.03	38.93	216.10	38.93 to 216.10	6,041	6,638
Total \$											
1 TO 9999	6	110.87	115.41	109.88	44.55	105.03	38.93	216.10	38.93 to 216.10	6,041	6,638
10000 TO 29999	9	60.12	62.80	62.34	21.00	100.73	38.67	93.02	46.29 to 85.05	20,777	12,952
30000 TO 59999	16	96.39	95.08	94.88	11.04	100.21	49.18	160.86	90.30 to 97.48	43,534	41,305
60000 TO 99999	7	96.29	89.37	89.34	9.97	100.04	42.94	102.91	42.94 to 102.91	69,714	62,280
100000 TO 149999	2	106.77	106.77	101.50	54.23	105.19	48.87	164.66	N/A	110,000	111,647
150000 TO 249999	4	94.81	93.18	93.48	4.83	99.68	83.20	99.91	N/A	166,339	155,501
500000 +	1	96.26	96.26	96.26			96.26	96.26	N/A	875,000	842,275
ALL	45	95.37	90.82	92.82	22.80	97.84	38.67	216.10	86.32 to 96.85	70,403	65,351

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:	45	MEDIAN:	95	COV:	37.82	95% Median C.I.:	86.32 to 96.85
TOTAL Sales Price:	3,168,153	WGT. MEAN:	93	STD:	34.34	95% Wgt. Mean C.I.:	85.87 to 99.78
TOTAL Adj.Sales Price:	3,168,153	MEAN:	91	AVG.ABS.DEV:	21.74	95% Mean C.I.:	80.79 to 100.86
TOTAL Assessed Value:	2,940,835						
AVG. Adj. Sales Price:	70,403	COD:	22.80	MAX Sales Ratio:	216.10		
AVG. Assessed Value:	65,351	PRD:	97.84	MIN Sales Ratio:	38.67		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	48.22	48.22	46.36	19.26	104.00	38.93	57.50	N/A	6,250	2,897
5000 TO 9999	4	110.87	110.41	100.52	25.91	109.84	61.73	158.17	N/A	7,512	7,551
Total \$ _____											
1 TO 9999	6	81.68	89.68	84.61	45.25	105.99	38.93	158.17	38.93 to 158.17	7,091	6,000
10000 TO 29999	12	64.83	79.32	69.41	43.95	114.29	38.67	216.10	49.18 to 93.02	23,932	16,611
30000 TO 59999	15	96.16	87.85	83.12	10.41	105.69	42.94	101.90	90.30 to 97.48	53,336	44,333
60000 TO 99999	6	96.92	107.62	103.41	13.22	104.07	92.03	160.86	92.03 to 160.86	66,333	68,595
100000 TO 149999	1	83.20	83.20	83.20			83.20	83.20	N/A	150,000	124,800
150000 TO 249999	4	97.76	113.55	107.56	19.17	105.57	94.01	164.66	N/A	153,839	165,465
500000 +	1	96.26	96.26	96.26			96.26	96.26	N/A	875,000	842,275
ALL _____											
	45	95.37	90.82	92.82	22.80	97.84	38.67	216.10	86.32 to 96.85	70,403	65,351

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	85.05	73.41	95.54	22.47	76.84	38.93	96.26	N/A	300,833	287,401
10	9	96.10	89.48	90.15	21.42	99.25	38.67	158.17	61.73 to 96.62	40,582	36,587
15	1	57.50	57.50	57.50			57.50	57.50	N/A	5,000	2,875
20	31	95.61	94.22	92.91	22.75	101.41	42.94	216.10	90.30 to 97.80	56,303	52,311
30	1	83.20	83.20	83.20			83.20	83.20	N/A	150,000	124,800
ALL _____											
	45	95.37	90.82	92.82	22.80	97.84	38.67	216.10	86.32 to 96.85	70,403	65,351

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:	45	MEDIAN:	95	COV:	37.82	95% Median C.I.:	86.32 to 96.85
TOTAL Sales Price:	3,168,153	WGT. MEAN:	93	STD:	34.34	95% Wgt. Mean C.I.:	85.87 to 99.78
TOTAL Adj.Sales Price:	3,168,153	MEAN:	91	AVG.ABS.DEV:	21.74	95% Mean C.I.:	80.79 to 100.86
TOTAL Assessed Value:	2,940,835						
AVG. Adj. Sales Price:	70,403	COD:	22.80	MAX Sales Ratio:	216.10		
AVG. Assessed Value:	65,351	PRD:	97.84	MIN Sales Ratio:	38.67		

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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)	5	95.37	82.71	95.65	14.72	86.47	38.93	97.93	N/A	200,900	192,163
344	2	89.41	89.41	89.70	6.94	99.67	83.20	95.61	N/A	157,500	141,275
350	5	96.16	96.41	96.51	2.54	99.90	90.75	101.90	N/A	48,600	46,905
352	4	95.53	96.50	96.68	3.87	99.82	92.03	102.91	N/A	57,387	55,480
353	12	80.10	86.12	79.66	40.12	108.11	38.67	216.10	49.18 to 99.91	40,707	32,429
386	1	101.63	101.63	101.63			101.63	101.63	N/A	8,000	8,130
404	1	96.29	96.29	96.29			96.29	96.29	N/A	80,000	77,035
406	1	60.12	60.12	60.12			60.12	60.12	N/A	25,000	15,030
419	1	96.62	96.62	96.62			96.62	96.62	N/A	50,000	48,310
442	1	158.17	158.17	158.17			158.17	158.17	N/A	5,750	9,095
478	3	52.08	55.97	54.37	14.87	102.95	46.29	69.53	N/A	19,166	10,420
528	7	96.96	93.39	86.32	22.93	108.19	48.87	160.86	48.87 to 160.86	54,571	47,105
534	2	129.34	129.34	119.30	27.31	108.41	94.01	164.66	N/A	139,679	166,635
ALL	45	95.37	90.82	92.82	22.80	97.84	38.67	216.10	86.32 to 96.85	70,403	65,351

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	5	97.48	96.78	96.91	3.13	99.87	92.03	102.91	N/A	56,310	54,569
03	40	94.69	90.08	92.43	25.37	97.46	38.67	216.10	83.20 to 96.62	72,165	66,699
04											
ALL	45	95.37	90.82	92.82	22.80	97.84	38.67	216.10	86.32 to 96.85	70,403	65,351

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:	53	MEDIAN:	73	COV:	23.66	95% Median C.I.:	69.06 to 77.91	(!: Derived)
(AgLand) TOTAL Sales Price:	10,100,444	WGT. MEAN:	73	STD:	18.14	95% Wgt. Mean C.I.:	69.79 to 75.81	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,100,444	MEAN:	77	AVG.ABS.DEV:	11.63	95% Mean C.I.:	71.80 to 81.57	
(AgLand) TOTAL Assessed Value:	7,353,400							
AVG. Adj. Sales Price:	190,574	COD:	15.94	MAX Sales Ratio:	146.14			
AVG. Assessed Value:	138,743	PRD:	105.33	MIN Sales Ratio:	40.92			

Printed: 03/28/2007 00:25:56

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	7	74.77	94.55	76.41	29.70	123.74	70.69	146.14	70.69 to 146.14	258,265	197,343
01/01/04 TO 03/31/04	7	83.03	86.13	84.10	8.60	102.41	77.26	101.53	77.26 to 101.53	177,662	149,418
04/01/04 TO 06/30/04	5	80.06	83.49	83.12	8.66	100.45	74.01	95.45	N/A	193,701	161,000
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	6	80.34	86.18	81.34	15.06	105.95	72.52	113.37	72.52 to 113.37	81,003	65,887
01/01/05 TO 03/31/05	3	79.20	73.11	71.94	8.03	101.63	60.53	79.61	N/A	135,199	97,265
04/01/05 TO 06/30/05	4	66.04	66.61	64.74	13.25	102.89	51.53	82.85	N/A	105,047	68,007
07/01/05 TO 09/30/05	1	69.06	69.06	69.06			69.06	69.06	N/A	385,600	266,285
10/01/05 TO 12/31/05	5	66.12	60.29	62.28	11.22	96.81	40.92	69.08	N/A	187,972	117,072
01/01/06 TO 03/31/06	9	65.55	67.67	66.35	7.30	101.99	61.06	77.91	61.31 to 72.96	230,372	152,848
04/01/06 TO 06/30/06	6	66.35	66.58	68.23	5.10	97.58	62.24	73.19	62.24 to 73.19	228,303	155,772
<u>Study Years</u>											
07/01/03 TO 06/30/04	19	80.06	88.54	80.41	16.33	110.12	70.69	146.14	74.77 to 95.45	211,579	170,122
07/01/04 TO 06/30/05	13	76.17	77.14	73.12	14.77	105.51	51.53	113.37	64.20 to 84.50	100,908	73,780
07/01/05 TO 06/30/06	21	66.12	65.67	66.31	7.49	99.04	40.92	77.91	62.94 to 69.08	227,077	150,567
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	18	81.55	85.41	83.25	10.91	102.60	72.52	113.37	77.26 to 95.45	149,898	124,791
01/01/05 TO 12/31/05	13	67.14	65.87	65.80	12.16	100.11	40.92	82.85	58.20 to 79.20	165,480	108,882
<u>ALL</u>											
	53	72.96	76.68	72.80	15.94	105.33	40.92	146.14	69.06 to 77.91	190,574	138,743

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:	53	MEDIAN:	73	COV:	23.66	95% Median C.I.:	69.06 to 77.91	(! : Derived)
(AgLand) TOTAL Sales Price:	10,100,444	WGT. MEAN:	73	STD:	18.14	95% Wgt. Mean C.I.:	69.79 to 75.81	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,100,444	MEAN:	77	AVG.ABS.DEV:	11.63	95% Mean C.I.:	71.80 to 81.57	
(AgLand) TOTAL Assessed Value:	7,353,400							
AVG. Adj. Sales Price:	190,574	COD:	15.94	MAX Sales Ratio:	146.14			
AVG. Assessed Value:	138,743	PRD:	105.33	MIN Sales Ratio:	40.92			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3717	1	73.55	73.55	73.55			73.55	73.55	N/A	147,220	108,285	
3941	4	124.91	119.83	103.68	17.19	115.58	83.34	146.14	N/A	73,886	76,602	
3943	8	70.64	70.07	70.66	6.76	99.17	60.53	82.85	60.53 to 82.85	291,846	206,205	
3945	2	70.39	70.39	71.27	2.98	98.76	68.29	72.48	N/A	340,625	242,762	
3953	1	72.52	72.52	72.52			72.52	72.52	N/A	88,874	64,450	
3955	6	72.63	76.55	76.51	14.27	100.05	61.06	101.53	61.06 to 101.53	216,006	165,261	
3957	5	80.06	80.56	75.38	13.68	106.88	66.12	100.05	N/A	130,570	98,419	
3959	7	74.01	67.81	68.29	14.28	99.29	40.92	79.61	40.92 to 79.61	146,577	100,102	
4175	2	68.51	68.51	70.77	9.15	96.80	62.24	74.77	N/A	69,000	48,832	
4177	5	77.26	72.86	71.21	10.45	102.32	51.53	84.50	N/A	127,119	90,517	
4179	3	69.06	70.46	69.41	6.52	101.51	64.41	77.91	N/A	219,711	152,508	
4181	7	77.36	78.60	75.30	17.21	104.38	61.31	96.97	61.31 to 96.97	194,730	146,629	
4183	2	68.93	68.93	66.56	5.85	103.55	64.89	72.96	N/A	391,000	260,262	
ALL	53	72.96	76.68	72.80	15.94	105.33	40.92	146.14	69.06 to 77.91	190,574	138,743	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
8100	12	72.50	73.66	72.46	8.68	101.67	61.06	101.53	68.29 to 76.17	249,615	180,862	
8200	10	73.21	76.16	73.38	15.71	103.78	61.31	96.97	62.95 to 95.45	202,224	148,393	
8300	31	74.01	78.02	72.78	18.45	107.20	40.92	146.14	67.87 to 79.61	163,961	119,326	
ALL	53	72.96	76.68	72.80	15.94	105.33	40.92	146.14	69.06 to 77.91	190,574	138,743	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	53	72.96	76.68	72.80	15.94	105.33	40.92	146.14	69.06 to 77.91	190,574	138,743	
ALL	53	72.96	76.68	72.80	15.94	105.33	40.92	146.14	69.06 to 77.91	190,574	138,743	

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:	53	MEDIAN:	73	COV:	23.66	95% Median C.I.:	69.06 to 77.91	(! : Derived)
(AgLand) TOTAL Sales Price:	10,100,444	WGT. MEAN:	73	STD:	18.14	95% Wgt. Mean C.I.:	69.79 to 75.81	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,100,444	MEAN:	77	AVG.ABS.DEV:	11.63	95% Mean C.I.:	71.80 to 81.57	
(AgLand) TOTAL Assessed Value:	7,353,400							
AVG. Adj. Sales Price:	190,574	COD:	15.94	MAX Sales Ratio:	146.14			
AVG. Assessed Value:	138,743	PRD:	105.33	MIN Sales Ratio:	40.92			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
49-0032											
49-0501											
64-0023	16	79.39	83.89	76.80	20.77	109.23	40.92	146.14	71.79 to 84.50	121,677	93,450
64-0029	25	70.59	73.15	72.02	10.20	101.57	60.53	101.53	67.87 to 73.19	220,527	158,826
66-0111											
74-0056											
74-0070											
74-0501	12	74.57	74.42	71.49	15.04	104.10	51.53	96.97	62.95 to 90.58	220,036	157,294
NonValid School											
ALL	53	72.96	76.68	72.80	15.94	105.33	40.92	146.14	69.06 to 77.91	190,574	138,743

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	4	106.71	103.52	101.14	20.05	102.35	64.20	136.45	N/A	20,576	20,810
30.01 TO 50.00	6	74.35	72.75	72.72	14.80	100.04	40.92	90.58	40.92 to 90.58	62,857	45,708
50.01 TO 100.00	22	68.69	74.57	71.47	16.12	104.34	51.53	146.14	64.41 to 79.58	132,968	95,035
100.01 TO 180.00	15	77.36	77.27	76.25	10.32	101.34	60.53	101.53	70.59 to 83.03	251,689	191,922
180.01 TO 330.00	4	66.65	67.19	66.15	8.47	101.57	58.20	77.26	N/A	419,555	277,531
330.01 TO 650.00	2	72.57	72.57	72.59	0.12	99.97	72.48	72.65	N/A	631,062	458,077
ALL	53	72.96	76.68	72.80	15.94	105.33	40.92	146.14	69.06 to 77.91	190,574	138,743

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	19	72.96	76.90	73.00	13.46	105.34	61.31	146.14	67.87 to 78.12	204,541	149,320
DRY-N/A	27	73.19	75.59	73.00	12.66	103.54	51.53	100.05	68.41 to 82.85	216,835	158,293
GRASS	1	62.24	62.24	62.24			62.24	62.24	N/A	44,000	27,385
GRASS-N/A	6	74.35	83.33	68.12	37.81	122.32	40.92	136.45	40.92 to 136.45	52,600	35,832
ALL	53	72.96	76.68	72.80	15.94	105.33	40.92	146.14	69.06 to 77.91	190,574	138,743

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:	53	MEDIAN:	73	COV:	23.66	95% Median C.I.:	69.06 to 77.91	(! : Derived)
(AgLand) TOTAL Sales Price:	10,100,444	WGT. MEAN:	73	STD:	18.14	95% Wgt. Mean C.I.:	69.79 to 75.81	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,100,444	MEAN:	77	AVG.ABS.DEV:	11.63	95% Mean C.I.:	71.80 to 81.57	
(AgLand) TOTAL Assessed Value:	7,353,400							
AVG. Adj. Sales Price:	190,574	COD:	15.94	MAX Sales Ratio:	146.14			
AVG. Assessed Value:	138,743	PRD:	105.33	MIN Sales Ratio:	40.92			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	31	72.96	76.49	73.31	12.01	104.33	61.31	146.14	69.06 to 77.91	225,965	165,658
DRY-N/A	15	73.19	75.39	72.21	15.03	104.40	51.53	100.05	64.41 to 88.70	182,394	131,707
GRASS	3	62.24	55.79	53.18	12.47	104.91	40.92	64.20	N/A	41,333	21,980
GRASS-N/A	4	98.94	98.71	74.89	26.48	131.81	60.53	136.45	N/A	58,901	44,110
ALL	53	72.96	76.68	72.80	15.94	105.33	40.92	146.14	69.06 to 77.91	190,574	138,743

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	46	73.07	76.13	73.00	13.00	104.28	51.53	146.14	69.08 to 77.91	211,757	154,587
GRASS	7	64.20	80.32	67.40	37.97	119.16	40.92	136.45	40.92 to 136.45	51,372	34,625
ALL	53	72.96	76.68	72.80	15.94	105.33	40.92	146.14	69.06 to 77.91	190,574	138,743

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	4	106.71	103.52	101.14	20.05	102.35	64.20	136.45	N/A	20,576	20,810
30000 TO 59999	6	78.15	73.12	72.92	18.95	100.27	40.92	90.58	40.92 to 90.58	49,491	36,090
60000 TO 99999	5	76.17	90.49	87.92	21.45	102.93	72.52	146.14	N/A	86,188	75,773
100000 TO 149999	10	75.96	75.53	75.10	9.38	100.57	61.06	96.97	65.55 to 79.61	128,133	96,233
150000 TO 249999	15	68.29	72.01	73.23	14.04	98.33	51.53	101.53	62.94 to 78.12	186,444	136,538
250000 TO 499999	11	70.69	71.45	70.70	7.31	101.05	58.20	83.03	62.95 to 80.06	346,760	245,170
500000 +	2	68.77	68.77	69.21	5.64	99.36	64.89	72.65	N/A	698,937	483,737
ALL	53	72.96	76.68	72.80	15.94	105.33	40.92	146.14	69.06 to 77.91	190,574	138,743

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:	53	MEDIAN:	73	COV:	23.66	95% Median C.I.:	69.06 to 77.91	(!: Derived)
(AgLand) TOTAL Sales Price:	10,100,444	WGT. MEAN:	73	STD:	18.14	95% Wgt. Mean C.I.:	69.79 to 75.81	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,100,444	MEAN:	77	AVG.ABS.DEV:	11.63	95% Mean C.I.:	71.80 to 81.57	
(AgLand) TOTAL Assessed Value:	7,353,400							
AVG. Adj. Sales Price:	190,574	COD:	15.94	MAX Sales Ratio:	146.14			
AVG. Assessed Value:	138,743	PRD:	105.33	MIN Sales Ratio:	40.92			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	6	82.13	86.21	73.43	37.04	117.40	40.92	136.45	40.92 to 136.45	30,217	22,188
30000 TO 59999	4	86.60	83.89	84.19	6.64	99.65	71.79	90.58	N/A	49,487	41,663
60000 TO 99999	11	72.52	70.03	68.37	10.63	102.43	51.53	82.85	60.53 to 79.61	117,801	80,544
100000 TO 149999	15	72.96	77.32	73.61	15.38	105.04	61.31	146.14	66.12 to 79.20	156,061	114,876
150000 TO 249999	11	77.36	78.22	76.06	12.19	102.84	58.20	101.53	62.95 to 95.45	275,536	209,576
250000 TO 499999	5	69.06	69.61	69.17	3.58	100.64	64.89	73.19	N/A	455,034	314,725
500000 +	1	72.65	72.65	72.65			72.65	72.65	N/A	778,375	565,510
ALL _____	53	72.96	76.68	72.80	15.94	105.33	40.92	146.14	69.06 to 77.91	190,574	138,743

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:	266	MEDIAN:	93	COV:	32.45	95% Median C.I.:	90.86 to 95.90
TOTAL Sales Price:	16,432,503	WGT. MEAN:	90	STD:	31.60	95% Wgt. Mean C.I.:	87.39 to 91.81
TOTAL Adj.Sales Price:	16,432,503	MEAN:	97	AVG.ABS.DEV:	20.19	95% Mean C.I.:	93.56 to 101.15
TOTAL Assessed Value:	14,724,240						
AVG. Adj. Sales Price:	61,776	COD:	21.65	MAX Sales Ratio:	272.00		
AVG. Assessed Value:	55,354	PRD:	108.65	MIN Sales Ratio:	16.30		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	36	93.39	93.74	90.56	13.23	103.52	61.88	129.83	87.00 to 100.45	71,093	64,382
10/01/04 TO 12/31/04	32	96.14	99.90	93.89	15.42	106.40	62.45	155.31	91.53 to 106.58	61,535	57,773
01/01/05 TO 03/31/05	15	89.83	92.42	90.90	15.40	101.66	57.36	119.00	81.41 to 109.28	57,130	51,933
04/01/05 TO 06/30/05	50	93.05	96.68	90.87	20.45	106.40	16.30	187.00	86.83 to 97.85	52,442	47,653
07/01/05 TO 09/30/05	32	92.13	97.76	88.41	23.57	110.58	17.99	181.97	87.11 to 103.17	78,192	69,127
10/01/05 TO 12/31/05	32	92.22	100.57	88.02	29.86	114.25	24.66	272.00	81.41 to 100.82	56,643	49,860
01/01/06 TO 03/31/06	33	99.29	105.51	94.39	27.31	111.78	36.36	243.79	89.92 to 113.33	40,102	37,851
04/01/06 TO 06/30/06	36	84.70	91.02	83.94	24.15	108.43	21.18	204.80	77.75 to 98.05	77,410	64,981
____Study Years____											
07/01/04 TO 06/30/05	133	94.52	96.18	91.52	16.72	105.10	16.30	187.00	90.86 to 97.31	60,207	55,099
07/01/05 TO 06/30/06	133	92.70	98.53	87.79	26.48	112.24	17.99	272.00	88.34 to 98.05	63,345	55,609
____Calendar Yrs____											
01/01/05 TO 12/31/05	129	92.23	97.42	89.42	23.05	108.94	16.30	272.00	88.71 to 97.31	60,417	54,025
____ALL____											
	266	93.26	97.36	89.60	21.65	108.65	16.30	272.00	90.86 to 95.90	61,776	55,354

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	24.66	41.63	31.73	86.86	131.19	17.99	82.25	N/A	56,683	17,988
AUBURN	149	92.49	97.16	89.74	19.75	108.27	37.31	272.00	88.85 to 95.90	71,630	64,283
BROCK	5	187.00	169.74	143.12	30.61	118.60	89.36	243.79	N/A	13,900	19,893
BROWNVILLE	11	82.49	61.95	69.12	35.73	89.62	16.30	104.15	19.60 to 94.84	35,616	24,620
JOHNSON	17	94.52	92.97	89.86	12.30	103.45	66.15	129.35	77.37 to 103.14	51,635	46,400
JULIAN	6	102.64	115.64	92.45	32.02	125.08	58.66	204.80	58.66 to 204.80	26,083	24,115
NEMAHA	5	107.16	120.44	114.53	25.20	105.16	87.00	186.67	N/A	11,500	13,171
PERU	30	96.08	102.83	92.97	23.31	110.60	69.73	170.06	83.75 to 118.47	35,243	32,765
RURAL	40	95.60	95.09	91.95	12.96	103.41	57.36	161.00	90.01 to 98.19	74,478	68,485
____ALL____											
	266	93.26	97.36	89.60	21.65	108.65	16.30	272.00	90.86 to 95.90	61,776	55,354

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
01	1	101.02	101.02	101.02			101.02	101.02	N/A	57,000	57,580
1	222	93.05	98.51	89.71	22.77	109.81	16.30	272.00	89.46 to 96.15	58,908	52,846
2	9	82.25	87.81	86.68	24.02	101.31	57.36	161.00	61.88 to 95.54	57,516	49,853
3	34	95.99	92.24	89.42	13.92	103.15	17.99	119.24	89.83 to 100.82	81,768	73,119
____ALL____											
	266	93.26	97.36	89.60	21.65	108.65	16.30	272.00	90.86 to 95.90	61,776	55,354

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:	266	MEDIAN:	93	COV:	32.45	95% Median C.I.:	90.86 to 95.90
TOTAL Sales Price:	16,432,503	WGT. MEAN:	90	STD:	31.60	95% Wgt. Mean C.I.:	87.39 to 91.81
TOTAL Adj.Sales Price:	16,432,503	MEAN:	97	AVG.ABS.DEV:	20.19	95% Mean C.I.:	93.56 to 101.15
TOTAL Assessed Value:	14,724,240						
AVG. Adj. Sales Price:	61,776	COD:	21.65	MAX Sales Ratio:	272.00		
AVG. Assessed Value:	55,354	PRD:	108.65	MIN Sales Ratio:	16.30		

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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	237	93.67	99.47	90.65	20.06	109.72	40.84	272.00	90.93 to 96.15	67,310	61,020
2	29	84.82	80.10	54.68	36.88	146.48	16.30	161.00	61.88 to 100.82	16,548	9,048
____ALL____											
	266	93.26	97.36	89.60	21.65	108.65	16.30	272.00	90.86 to 95.90	61,776	55,354

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	260	93.47	98.10	90.25	21.26	108.70	16.30	272.00	90.93 to 96.13	62,347	56,267
06	4	43.27	46.70	36.51	58.63	127.90	17.99	82.25	N/A	50,512	18,441
07	2	102.10	102.10	105.15	5.97	97.10	96.00	108.20	N/A	10,000	10,515
____ALL____											
	266	93.26	97.36	89.60	21.65	108.65	16.30	272.00	90.86 to 95.90	61,776	55,354

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
49-0032											
49-0501											
64-0023	34	96.73	105.69	91.18	21.05	115.90	66.15	243.79	90.59 to 100.82	62,209	56,724
64-0029	223	92.49	95.73	89.23	21.64	107.29	16.30	272.00	89.38 to 95.38	62,551	55,813
66-0111											
74-0056											
74-0070											
74-0501	9	98.19	106.22	94.77	21.49	112.08	61.88	186.67	87.00 to 128.35	40,944	38,803
NonValid School											
____ALL____											
	266	93.26	97.36	89.60	21.65	108.65	16.30	272.00	90.86 to 95.90	61,776	55,354

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:	266	MEDIAN:	93	COV:	32.45	95% Median C.I.:	90.86 to 95.90
TOTAL Sales Price:	16,432,503	WGT. MEAN:	90	STD:	31.60	95% Wgt. Mean C.I.:	87.39 to 91.81
TOTAL Adj.Sales Price:	16,432,503	MEAN:	97	AVG.ABS.DEV:	20.19	95% Mean C.I.:	93.56 to 101.15
TOTAL Assessed Value:	14,724,240						
AVG. Adj. Sales Price:	61,776	COD:	21.65	MAX Sales Ratio:	272.00		
AVG. Assessed Value:	55,354	PRD:	108.65	MIN Sales Ratio:	16.30		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	30	88.91	81.39	55.61	35.30	146.38	16.30	161.00	62.45 to 100.82	16,229	9,024
Prior TO 1860											
1860 TO 1899	12	90.34	106.01	82.14	35.52	129.05	43.93	243.79	78.99 to 109.28	36,941	30,345
1900 TO 1919	93	104.92	109.65	97.36	24.72	112.62	58.76	272.00	97.31 to 110.86	39,685	38,639
1920 TO 1939	28	96.61	99.45	93.38	15.15	106.50	70.32	204.80	91.53 to 105.36	57,609	53,798
1940 TO 1949	11	93.20	92.33	93.86	10.47	98.38	69.55	115.99	74.96 to 105.00	60,272	56,569
1950 TO 1959	22	87.91	90.34	89.66	12.42	100.76	70.73	117.63	80.82 to 99.62	81,150	72,758
1960 TO 1969	21	93.00	92.27	90.39	10.96	102.08	68.37	131.43	82.49 to 101.34	75,369	68,125
1970 TO 1979	21	86.38	85.14	83.58	11.09	101.88	58.66	108.60	76.25 to 91.14	109,355	91,395
1980 TO 1989	10	89.88	85.08	87.69	13.81	97.03	40.84	109.54	68.00 to 98.49	98,740	86,583
1990 TO 1994	4	90.76	91.25	91.07	1.40	100.20	89.38	94.11	N/A	163,750	149,121
1995 TO 1999	9	92.70	92.72	91.99	4.71	100.80	83.96	104.15	87.11 to 98.19	131,216	120,705
2000 TO Present	5	85.82	84.36	82.85	8.52	101.82	74.56	96.49	N/A	209,520	173,597
ALL	266	93.26	97.36	89.60	21.65	108.65	16.30	272.00	90.86 to 95.90	61,776	55,354

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	12	120.00	125.16	127.93	26.69	97.84	77.50	203.44	93.00 to 161.00	2,337	2,990
5000 TO 9999	13	100.82	127.67	123.52	47.61	103.36	57.36	272.00	70.94 to 184.83	6,593	8,144
Total \$											
1 TO 9999	25	112.00	126.47	124.60	36.41	101.49	57.36	272.00	93.67 to 132.25	4,550	5,670
10000 TO 29999	61	108.20	107.35	104.50	23.75	102.73	16.30	230.15	98.66 to 112.43	19,665	20,549
30000 TO 59999	70	93.10	94.55	94.06	19.93	100.52	21.18	152.31	86.91 to 99.29	43,589	40,998
60000 TO 99999	57	86.96	88.15	87.84	12.50	100.35	43.93	115.99	83.62 to 95.90	75,201	66,059
100000 TO 149999	36	87.05	84.64	84.79	13.15	99.82	17.99	119.24	78.35 to 91.14	124,312	105,401
150000 TO 249999	15	90.93	88.91	89.01	4.66	99.88	72.53	95.54	88.34 to 92.70	177,071	157,619
250000 TO 499999	2	82.17	82.17	82.29	9.26	99.86	74.56	89.78	N/A	325,000	267,440
ALL	266	93.26	97.36	89.60	21.65	108.65	16.30	272.00	90.86 to 95.90	61,776	55,354

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:	266	MEDIAN:	93	COV:	32.45	95% Median C.I.:	90.86 to 95.90
TOTAL Sales Price:	16,432,503	WGT. MEAN:	90	STD:	31.60	95% Wgt. Mean C.I.:	87.39 to 91.81
TOTAL Adj.Sales Price:	16,432,503	MEAN:	97	AVG.ABS.DEV:	20.19	95% Mean C.I.:	93.56 to 101.15
TOTAL Assessed Value:	14,724,240						
AVG. Adj. Sales Price:	61,776	COD:	21.65	MAX Sales Ratio:	272.00		
AVG. Assessed Value:	55,354	PRD:	108.65	MIN Sales Ratio:	16.30		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	16	93.66	87.50	57.61	34.31	151.88	16.30	161.00	57.36 to 128.00	4,496	2,590
5000 TO 9999	10	97.25	102.39	59.16	44.11	173.08	21.18	203.44	24.66 to 186.67	12,321	7,289
Total \$											
1 TO 9999	26	93.99	93.22	58.59	38.59	159.12	16.30	203.44	70.94 to 116.50	7,506	4,397
10000 TO 29999	64	104.03	110.51	93.60	28.54	118.07	17.99	272.00	97.70 to 111.16	21,535	20,156
30000 TO 59999	83	89.83	95.72	91.08	19.73	105.09	43.93	181.97	86.13 to 97.31	49,083	44,703
60000 TO 99999	54	93.81	91.84	89.33	12.42	102.81	66.15	137.93	86.14 to 97.60	85,416	76,303
100000 TO 149999	28	90.22	89.55	88.90	9.14	100.73	68.00	119.24	83.96 to 92.23	136,909	121,718
150000 TO 249999	10	91.50	89.95	88.83	4.31	101.26	74.56	95.54	85.82 to 95.36	200,920	178,470
250000 TO 499999	1	89.78	89.78	89.78			89.78	89.78	N/A	330,000	296,280
ALL	266	93.26	97.36	89.60	21.65	108.65	16.30	272.00	90.86 to 95.90	61,776	55,354

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	31	84.82	80.09	54.80	37.48	146.14	16.30	161.00	61.88 to 100.82	16,609	9,102
10	5	105.00	110.67	102.84	28.55	107.61	70.94	184.83	N/A	25,020	25,731
20	60	97.54	106.17	93.24	24.78	113.86	58.76	272.00	89.83 to 107.77	32,584	30,383
30	150	92.60	97.75	90.25	18.40	108.32	43.93	230.15	89.78 to 96.13	72,778	65,680
40	19	91.14	91.52	90.41	9.60	101.23	74.56	119.24	80.05 to 95.36	142,929	129,215
50	1	89.38	89.38	89.38			89.38	89.38	N/A	205,000	183,220
ALL	266	93.26	97.36	89.60	21.65	108.65	16.30	272.00	90.86 to 95.90	61,776	55,354

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	31	84.82	80.09	54.80	37.48	146.14	16.30	161.00	61.88 to 100.82	16,609	9,102
100	5	96.00	94.34	90.97	10.21	103.70	76.25	108.20	N/A	33,400	30,385
101	155	94.52	99.42	90.29	18.87	110.10	43.93	272.00	90.93 to 98.05	64,882	58,584
102	28	100.69	107.19	96.20	22.96	111.43	69.74	230.15	92.15 to 115.99	80,617	77,551
103	1	92.84	92.84	92.84			92.84	92.84	N/A	125,500	116,510
104	37	89.33	99.14	89.45	23.93	110.83	68.52	204.80	80.82 to 97.85	63,186	56,521
106	1	73.19	73.19	73.19			73.19	73.19	N/A	49,000	35,865
111	7	89.46	87.69	86.32	7.85	101.59	73.82	105.98	73.82 to 105.98	112,728	97,302
301	1	83.96	83.96	83.96			83.96	83.96	N/A	134,950	113,300
ALL	266	93.26	97.36	89.60	21.65	108.65	16.30	272.00	90.86 to 95.90	61,776	55,354

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:	266	MEDIAN:	93	COV:	32.45	95% Median C.I.:	90.86 to 95.90
TOTAL Sales Price:	16,432,503	WGT. MEAN:	90	STD:	31.60	95% Wgt. Mean C.I.:	87.39 to 91.81
TOTAL Adj.Sales Price:	16,432,503	MEAN:	97	AVG.ABS.DEV:	20.19	95% Mean C.I.:	93.56 to 101.15
TOTAL Assessed Value:	14,724,240						
AVG. Adj. Sales Price:	61,776	COD:	21.65	MAX Sales Ratio:	272.00		
AVG. Assessed Value:	55,354	PRD:	108.65	MIN Sales Ratio:	16.30		

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CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	31	84.82	80.09	54.80	37.48	146.14	16.30	161.00	61.88 to 100.82	16,609	9,102	
10	1	87.00	87.00	87.00			87.00	87.00	N/A	8,500	7,395	
20	22	106.60	120.83	94.78	35.09	127.48	58.76	272.00	78.70 to 146.04	23,136	21,928	
30	103	97.70	101.82	93.28	21.15	109.16	43.93	243.79	92.36 to 100.84	42,709	39,838	
40	95	91.53	93.99	89.99	14.13	104.44	66.15	152.31	88.54 to 94.11	90,495	81,439	
50	14	90.32	89.49	87.86	6.09	101.86	74.56	98.49	83.96 to 96.49	171,710	150,861	
<u>ALL</u>	<u>266</u>	<u>93.26</u>	<u>97.36</u>	<u>89.60</u>	<u>21.65</u>	<u>108.65</u>	<u>16.30</u>	<u>272.00</u>	<u>90.86 to 95.90</u>	<u>61,776</u>	<u>55,354</u>	

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	46	MEDIAN:	95	COV:	37.69	95% Median C.I.:	86.32 to 96.96
TOTAL Sales Price:	3,188,153	WGT. MEAN:	93	STD:	34.19	95% Wgt. Mean C.I.:	85.92 to 99.75
TOTAL Adj.Sales Price:	3,188,153	MEAN:	91	AVG.ABS.DEV:	21.60	95% Mean C.I.:	80.82 to 100.57
TOTAL Assessed Value:	2,959,650						
AVG. Adj. Sales Price:	69,307	COD:	22.62	MAX Sales Ratio:	216.10		
AVG. Assessed Value:	64,340	PRD:	97.70	MIN Sales Ratio:	38.67		

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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	6	97.51	116.77	98.15	20.87	118.97	95.61	216.10	95.61 to 216.10	61,591	60,453
10/01/03 TO 12/31/03	4	95.06	88.44	94.37	11.11	93.71	61.73	101.90	N/A	75,164	70,933
01/01/04 TO 03/31/04	3	93.02	76.18	76.90	20.85	99.06	38.67	96.85	N/A	27,065	20,813
04/01/04 TO 06/30/04	5	96.29	89.00	96.21	8.56	92.50	57.50	97.80	N/A	215,000	206,859
07/01/04 TO 09/30/04	4	98.27	97.12	97.82	3.72	99.28	90.30	101.63	N/A	68,125	66,640
10/01/04 TO 12/31/04	2	93.70	93.70	93.43	1.78	100.29	92.03	95.37	N/A	59,500	55,592
01/01/05 TO 03/31/05	5	97.93	104.78	107.02	27.77	97.91	58.68	160.86	N/A	30,400	32,534
04/01/05 TO 06/30/05	3	60.12	66.68	66.58	23.05	100.15	49.18	90.75	N/A	35,500	23,636
07/01/05 TO 09/30/05	6	54.86	74.23	89.72	50.32	82.74	38.93	164.66	38.93 to 164.66	68,750	61,679
10/01/05 TO 12/31/05	6	88.87	91.61	73.67	27.37	124.36	42.94	158.17	42.94 to 158.17	34,291	25,263
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	2	74.60	74.60	89.28	37.95	83.55	46.29	102.91	N/A	46,750	41,740
<u>Study Years</u>											
07/01/03 TO 06/30/04	18	96.28	95.99	95.44	15.57	100.58	38.67	216.10	94.01 to 97.54	101,466	96,843
07/01/04 TO 06/30/05	14	93.70	92.84	94.05	18.68	98.72	49.18	160.86	60.12 to 101.63	46,428	43,666
07/01/05 TO 06/30/06	14	78.55	81.73	85.02	38.47	96.13	38.93	164.66	46.29 to 102.91	50,839	43,223
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	14	96.28	89.24	95.27	9.13	93.67	38.67	101.63	90.30 to 97.80	110,549	105,320
01/01/05 TO 12/31/05	20	84.13	85.95	86.14	34.95	99.78	38.93	164.66	57.63 to 96.96	43,837	37,761
<u>ALL</u>											
	46	95.49	90.69	92.83	22.62	97.70	38.67	216.10	86.32 to 96.96	69,307	64,340

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AUBURN	34	94.69	89.65	93.26	23.81	96.13	38.67	216.10	85.05 to 97.15	78,591	73,290
BROCK	2	127.23	127.23	100.44	24.32	126.67	96.29	158.17	N/A	42,875	43,065
BROWNVILLE	2	70.94	70.94	80.06	17.28	88.60	58.68	83.20	N/A	86,000	68,855
JOHNSON	3	96.10	91.23	95.16	21.71	95.87	57.50	120.10	N/A	26,000	24,741
NEMAHA	1	96.62	96.62	96.62			96.62	96.62	N/A	50,000	48,310
PERU	4	96.83	89.32	93.17	12.85	95.87	61.73	101.90	N/A	32,575	30,351
<u>ALL</u>											
	46	95.49	90.69	92.83	22.62	97.70	38.67	216.10	86.32 to 96.96	69,307	64,340

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	46	MEDIAN:	95	COV:	37.69	95% Median C.I.:	86.32 to 96.96
TOTAL Sales Price:	3,188,153	WGT. MEAN:	93	STD:	34.19	95% Wgt. Mean C.I.:	85.92 to 99.75
TOTAL Adj.Sales Price:	3,188,153	MEAN:	91	AVG.ABS.DEV:	21.60	95% Mean C.I.:	80.82 to 100.57
TOTAL Assessed Value:	2,959,650						
AVG. Adj. Sales Price:	69,307	COD:	22.62	MAX Sales Ratio:	216.10		
AVG. Assessed Value:	64,340	PRD:	97.70	MIN Sales Ratio:	38.67		

(!: AVTot=0)

(!: Derived)

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	45	95.37	89.05	90.51	21.53	98.39	38.67	216.10	86.32 to 96.85	68,625	62,111
3	1	164.66	164.66	164.66			164.66	164.66	N/A	100,000	164,655
ALL	46	95.49	90.69	92.83	22.62	97.70	38.67	216.10	86.32 to 96.96	69,307	64,340

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	43	96.10	92.20	93.50	22.10	98.62	38.67	216.10	90.75 to 97.15	70,015	65,463
2	2	61.99	61.99	72.47	37.20	85.54	38.93	85.05	N/A	13,750	9,965
3	1	83.20	83.20	83.20			83.20	83.20	N/A	150,000	124,800
ALL	46	95.49	90.69	92.83	22.62	97.70	38.67	216.10	86.32 to 96.96	69,307	64,340

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
49-0032											
49-0501											
64-0023	5	96.29	105.63	97.93	25.89	107.87	57.50	158.17	N/A	32,750	32,071
64-0029	40	93.52	88.68	92.49	23.06	95.88	38.67	216.10	85.05 to 96.96	74,360	68,774
66-0111											
74-0056											
74-0070											
74-0501	1	96.62	96.62	96.62			96.62	96.62	N/A	50,000	48,310
NonValid School											
ALL	46	95.49	90.69	92.83	22.62	97.70	38.67	216.10	86.32 to 96.96	69,307	64,340

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:	46	MEDIAN:	95	COV:	37.69	95% Median C.I.:	86.32 to 96.96
TOTAL Sales Price:	3,188,153	WGT. MEAN:	93	STD:	34.19	95% Wgt. Mean C.I.:	85.92 to 99.75
TOTAL Adj.Sales Price:	3,188,153	MEAN:	91	AVG.ABS.DEV:	21.60	95% Mean C.I.:	80.82 to 100.57
TOTAL Assessed Value:	2,959,650						
AVG. Adj. Sales Price:	69,307	COD:	22.62	MAX Sales Ratio:	216.10		
AVG. Assessed Value:	64,340	PRD:	97.70	MIN Sales Ratio:	38.67		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	3	85.05	73.41	95.54	22.47	76.84	38.93	96.26	N/A	300,833	287,401
Prior TO 1860											
1860 TO 1899	1	42.94	42.94	42.94			42.94	42.94	N/A	70,000	30,060
1900 TO 1919	16	92.85	93.64	88.15	22.87	106.23	38.67	216.10	73.89 to 97.74	34,234	30,178
1920 TO 1939	4	97.74	103.84	97.29	24.77	106.74	61.73	158.17	N/A	34,762	33,818
1940 TO 1949											
1950 TO 1959	5	97.15	80.28	74.92	17.76	107.15	48.87	97.80	N/A	60,000	44,954
1960 TO 1969	9	95.37	104.60	103.36	22.16	101.20	58.68	164.66	83.20 to 160.86	91,150	94,210
1970 TO 1979	1	101.63	101.63	101.63			101.63	101.63	N/A	8,000	8,130
1980 TO 1989	2	99.10	99.10	98.23	2.83	100.89	96.29	101.90	N/A	61,000	59,917
1990 TO 1994	1	99.91	99.91	99.91			99.91	99.91	N/A	171,000	170,840
1995 TO 1999	2	77.13	77.13	87.62	25.28	88.02	57.63	96.62	N/A	32,500	28,477
2000 TO Present	2	49.19	49.19	49.01	5.89	100.35	46.29	52.08	N/A	21,250	10,415
ALL	46	95.49	90.69	92.83	22.62	97.70	38.67	216.10	86.32 to 96.96	69,307	64,340

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	6	110.87	115.41	109.88	44.55	105.03	38.93	216.10	38.93 to 216.10	6,041	6,638
Total \$											
1 TO 9999	6	110.87	115.41	109.88	44.55	105.03	38.93	216.10	38.93 to 216.10	6,041	6,638
10000 TO 29999	10	59.40	64.60	64.41	23.44	100.29	38.67	93.02	46.29 to 92.68	20,699	13,332
30000 TO 59999	16	96.74	95.34	95.18	10.87	100.17	49.18	160.86	90.30 to 97.74	43,534	41,435
60000 TO 99999	7	96.29	89.37	89.34	9.97	100.04	42.94	102.91	42.94 to 102.91	69,714	62,280
100000 TO 149999	2	106.77	106.77	101.50	54.23	105.19	48.87	164.66	N/A	110,000	111,647
150000 TO 249999	4	94.81	93.18	93.48	4.83	99.68	83.20	99.91	N/A	166,339	155,501
500000 +	1	96.26	96.26	96.26			96.26	96.26	N/A	875,000	842,275
ALL	46	95.49	90.69	92.83	22.62	97.70	38.67	216.10	86.32 to 96.96	69,307	64,340

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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TOTAL Adj.Sales Price:	3,188,153	MEAN:	91	AVG.ABS.DEV:	21.60	95% Mean C.I.:	80.82 to 100.57
TOTAL Assessed Value:	2,959,650						
AVG. Adj. Sales Price:	69,307	COD:	22.62	MAX Sales Ratio:	216.10		
AVG. Assessed Value:	64,340	PRD:	97.70	MIN Sales Ratio:	38.67		

Printed: 02/17/2007 13:23:06

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	48.22	48.22	46.36	19.26	104.00	38.93	57.50	N/A	6,250	2,897
5000 TO 9999	5	101.63	99.85	86.24	31.27	115.79	57.63	158.17	N/A	9,010	7,770
Total \$											
1 TO 9999	7	61.73	85.10	77.58	52.26	109.70	38.93	158.17	38.93 to 158.17	8,221	6,377
10000 TO 29999	12	72.58	81.25	70.99	41.90	114.45	38.67	216.10	49.18 to 93.02	24,349	17,286
30000 TO 59999	15	96.62	88.12	83.38	10.26	105.69	42.94	101.90	90.30 to 97.74	53,336	44,470
60000 TO 99999	6	96.92	107.62	103.41	13.22	104.07	92.03	160.86	92.03 to 160.86	66,333	68,595
100000 TO 149999	1	83.20	83.20	83.20			83.20	83.20	N/A	150,000	124,800
150000 TO 249999	4	97.76	113.55	107.56	19.17	105.57	94.01	164.66	N/A	153,839	165,465
500000 +	1	96.26	96.26	96.26			96.26	96.26	N/A	875,000	842,275
ALL	46	95.49	90.69	92.83	22.62	97.70	38.67	216.10	86.32 to 96.96	69,307	64,340

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	85.05	73.41	95.54	22.47	76.84	38.93	96.26	N/A	300,833	287,401
10	9	96.10	88.16	89.67	22.80	98.32	38.67	158.17	57.63 to 96.62	40,582	36,388
15	1	57.50	57.50	57.50			57.50	57.50	N/A	5,000	2,875
20	32	96.23	94.30	93.02	22.00	101.37	42.94	216.10	90.30 to 97.80	55,169	51,320
30	1	83.20	83.20	83.20			83.20	83.20	N/A	150,000	124,800
ALL	46	95.49	90.69	92.83	22.62	97.70	38.67	216.10	86.32 to 96.96	69,307	64,340

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:	46	MEDIAN:	95	COV:	37.69	95% Median C.I.:	86.32 to 96.96
TOTAL Sales Price:	3,188,153	WGT. MEAN:	93	STD:	34.19	95% Wgt. Mean C.I.:	85.92 to 99.75
TOTAL Adj.Sales Price:	3,188,153	MEAN:	91	AVG.ABS.DEV:	21.60	95% Mean C.I.:	80.82 to 100.57
TOTAL Assessed Value:	2,959,650						
AVG. Adj. Sales Price:	69,307	COD:	22.62	MAX Sales Ratio:	216.10		
AVG. Assessed Value:	64,340	PRD:	97.70	MIN Sales Ratio:	38.67		

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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)	5	95.37	82.71	95.65	14.72	86.47	38.93	97.93	N/A	200,900	192,163
344	2	89.41	89.41	89.70	6.94	99.67	83.20	95.61	N/A	157,500	141,275
350	5	96.16	96.41	96.51	2.54	99.90	90.75	101.90	N/A	48,600	46,905
352	4	97.61	97.54	97.58	2.85	99.96	92.03	102.91	N/A	57,387	55,996
353	12	80.10	86.12	79.66	40.12	108.11	38.67	216.10	49.18 to 99.91	40,707	32,429
384	1	92.68	92.68	92.68			92.68	92.68	N/A	20,000	18,535
386	1	101.63	101.63	101.63			101.63	101.63	N/A	8,000	8,130
404	1	96.29	96.29	96.29			96.29	96.29	N/A	80,000	77,035
406	1	60.12	60.12	60.12			60.12	60.12	N/A	25,000	15,030
419	1	96.62	96.62	96.62			96.62	96.62	N/A	50,000	48,310
442	1	158.17	158.17	158.17			158.17	158.17	N/A	5,750	9,095
478	3	52.08	52.00	51.26	7.26	101.44	46.29	57.63	N/A	19,166	9,825
528	7	96.96	93.39	86.32	22.93	108.19	48.87	160.86	48.87 to 160.86	54,571	47,105
534	2	129.34	129.34	119.30	27.31	108.41	94.01	164.66	N/A	139,679	166,635
ALL	46	95.49	90.69	92.83	22.62	97.70	38.67	216.10	86.32 to 96.96	69,307	64,340

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	5	97.74	97.62	97.64	2.32	99.98	92.03	102.91	N/A	56,310	54,982
03	41	94.01	89.85	92.37	25.28	97.28	38.67	216.10	83.20 to 96.62	70,892	65,481
04											
ALL	46	95.49	90.69	92.83	22.62	97.70	38.67	216.10	86.32 to 96.96	69,307	64,340

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:	57	MEDIAN:	61	COV:	33.77	95% Median C.I.:	55.21 to 70.30	(!: Derived)
(AgLand) TOTAL Sales Price:	10,504,884	WGT. MEAN:	60	STD:	21.84	95% Wgt. Mean C.I.:	55.65 to 63.67	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,504,884	MEAN:	65	AVG.ABS.DEV:	14.77	95% Mean C.I.:	59.00 to 70.34	
(AgLand) TOTAL Assessed Value:	6,266,866							
AVG. Adj. Sales Price:	184,296	COD:	24.28	MAX Sales Ratio:	141.28			
AVG. Assessed Value:	109,945	PRD:	108.40	MIN Sales Ratio:	0.00			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	7	70.69	86.73	65.59	35.49	132.23	50.58	141.28	50.58 to 141.28	258,265	169,401
01/01/04 TO 03/31/04	8	75.01	69.88	63.85	20.79	109.45	0.00	107.11	0.00 to 107.11	169,767	108,392
04/01/04 TO 06/30/04	5	73.44	73.57	73.27	5.72	100.41	66.41	79.01	N/A	193,701	141,928
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	6	69.63	72.84	64.41	21.73	113.09	53.07	109.09	53.07 to 109.09	81,003	52,174
01/01/05 TO 03/31/05	3	75.39	68.26	66.92	9.91	102.00	53.49	75.90	N/A	135,199	90,481
04/01/05 TO 06/30/05	4	57.78	59.53	56.38	16.69	105.59	45.47	77.09	N/A	105,047	59,226
07/01/05 TO 09/30/05	1	47.29	47.29	47.29			47.29	47.29	N/A	385,600	182,365
10/01/05 TO 12/31/05	7	54.17	49.23	52.09	16.74	94.52	22.12	64.20	22.12 to 64.20	175,357	91,341
01/01/06 TO 03/31/06	9	51.56	54.70	53.32	9.32	102.59	48.25	67.36	49.61 to 60.25	230,372	122,844
04/01/06 TO 06/30/06	7	55.74	55.39	55.06	5.76	100.60	49.56	60.82	49.56 to 60.82	196,017	107,932
<u>Study Years</u>											
07/01/03 TO 06/30/04	20	73.26	76.70	66.82	22.13	114.79	0.00	141.28	70.30 to 79.01	206,725	138,129
07/01/04 TO 06/30/05	13	64.85	67.69	62.62	20.10	108.10	45.47	109.09	53.49 to 77.09	100,908	63,184
07/01/05 TO 06/30/06	24	53.50	53.00	53.04	10.93	99.93	22.12	67.36	49.71 to 57.99	210,774	111,786
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	19	73.44	71.79	67.19	16.95	106.84	0.00	109.09	66.41 to 79.01	148,035	99,464
01/01/05 TO 12/31/05	15	54.30	55.66	54.54	18.75	102.05	22.12	77.09	47.29 to 64.20	162,592	88,673
<u>ALL</u>											
	57	60.82	64.67	59.66	24.28	108.40	0.00	141.28	55.21 to 70.30	184,296	109,945

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:	57	MEDIAN:	61	COV:	33.77	95% Median C.I.:	55.21 to 70.30	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	10,504,884	MEAN:	65	AVG.ABS.DEV:	14.77	95% Mean C.I.:	59.00 to 70.34	
(AgLand) TOTAL Assessed Value:	6,266,866							
AVG. Adj. Sales Price:	184,296	COD:	24.28	MAX Sales Ratio:	141.28			
AVG. Assessed Value:	109,945	PRD:	108.40	MIN Sales Ratio:	0.00			

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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
3717		1	53.07	53.07	53.07			53.07	53.07	N/A	147,220	78,130
3941		4	119.77	113.22	94.67	18.91	119.59	72.04	141.28	N/A	73,886	69,950
3943		8	60.54	61.42	61.92	9.10	99.20	53.49	77.09	53.49 to 77.09	291,846	180,714
3945		3	50.58	41.69	46.90	19.94	88.91	22.12	52.38	N/A	265,613	124,560
3953		2	55.54	55.54	55.23	0.59	100.56	55.21	55.87	N/A	45,587	25,177
3955		7	52.83	52.80	51.16	31.24	103.20	0.00	79.25	0.00 to 79.25	201,505	103,088
3957		5	79.01	77.79	71.38	18.46	108.98	54.30	107.11	N/A	130,570	93,200
3959		8	65.78	64.29	64.41	16.76	99.81	39.02	78.61	39.02 to 78.61	149,761	96,458
4175		2	65.63	65.63	67.46	7.72	97.28	60.56	70.69	N/A	69,000	46,547
4177		5	73.07	68.44	66.73	11.90	102.57	45.47	80.42	N/A	127,119	84,822
4179		3	49.56	51.61	49.66	7.20	103.93	47.29	57.99	N/A	219,711	109,110
4181		7	66.41	63.41	60.64	16.28	104.56	49.61	78.71	49.61 to 78.71	194,730	118,087
4183		2	53.80	53.80	52.27	4.87	102.92	51.18	56.42	N/A	391,000	204,380
ALL		57	60.82	64.67	59.66	24.28	108.40	0.00	141.28	55.21 to 70.30	184,296	109,945

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
8100	15	52.83	51.09	50.58	20.17	101.02	0.00	79.25	50.58 to 56.42	215,185	108,836
8200	10	54.78	59.87	57.06	18.84	104.92	47.29	78.71	49.56 to 74.40	202,224	115,394
8300	32	68.83	72.53	66.23	21.90	109.51	39.02	141.28	60.56 to 76.95	164,214	108,762
ALL	57	60.82	64.67	59.66	24.28	108.40	0.00	141.28	55.21 to 70.30	184,296	109,945

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	57	60.82	64.67	59.66	24.28	108.40	0.00	141.28	55.21 to 70.30	184,296	109,945
ALL	57	60.82	64.67	59.66	24.28	108.40	0.00	141.28	55.21 to 70.30	184,296	109,945

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:	57	MEDIAN:	61	COV:	33.77	95% Median C.I.:	55.21 to 70.30	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	10,504,884	MEAN:	65	AVG.ABS.DEV:	14.77	95% Mean C.I.:	59.00 to 70.34	
(AgLand) TOTAL Assessed Value:	6,266,866							
AVG. Adj. Sales Price:	184,296	COD:	24.28	MAX Sales Ratio:	141.28			
AVG. Assessed Value:	109,945	PRD:	108.40	MIN Sales Ratio:	0.00			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
49-0032											
49-0501											
64-0023	17	75.39	78.81	71.94	21.77	109.55	39.02	141.28	60.56 to 80.42	124,640	89,671
64-0029	28	55.48	57.55	55.63	20.61	103.45	0.00	107.11	52.83 to 61.26	205,198	114,154
66-0111											
74-0056											
74-0070											
74-0501	12	60.64	61.24	58.56	17.44	104.58	45.47	78.71	49.71 to 73.44	220,036	128,844
NonValid School											
ALL	57	60.82	64.67	59.66	24.28	108.40	0.00	141.28	55.21 to 70.30	184,296	109,945

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	1	0.00	0.00	0.00			0.00	0.00	N/A	204,000	1
0.01 TO 10.00	1	55.87	55.87	55.87			55.87	55.87	N/A	2,300	1,285
10.01 TO 30.00	4	108.10	101.98	99.54	16.46	102.45	61.26	130.45	N/A	20,576	20,481
30.01 TO 50.00	6	66.10	64.26	62.92	17.00	102.14	39.02	80.42	39.02 to 80.42	62,857	39,547
50.01 TO 100.00	23	56.42	64.56	60.60	23.05	106.52	45.47	141.28	52.38 to 74.40	132,165	80,096
100.01 TO 180.00	16	65.74	62.82	62.78	15.88	100.06	22.12	79.01	53.49 to 73.44	241,186	151,427
180.01 TO 330.00	4	53.58	57.85	55.57	10.91	104.10	51.18	73.07	N/A	419,555	233,150
330.01 TO 650.00	2	57.67	57.67	59.32	12.29	97.21	50.58	64.76	N/A	631,062	374,362
ALL	57	60.82	64.67	59.66	24.28	108.40	0.00	141.28	55.21 to 70.30	184,296	109,945

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	0.00	0.00	0.00			0.00	0.00	N/A	204,000	1
DRY	19	56.42	65.21	59.76	24.23	109.12	47.29	141.28	51.56 to 75.39	199,831	119,426
DRY-N/A	28	64.48	65.52	62.15	16.56	105.42	45.47	107.11	55.74 to 73.07	215,235	133,779
GRASS	3	55.87	46.18	33.05	22.93	139.75	22.12	60.56	N/A	53,963	17,833
GRASS-N/A	6	70.84	78.96	62.87	39.10	125.58	39.02	130.45	39.02 to 130.45	52,600	33,070
ALL	57	60.82	64.67	59.66	24.28	108.40	0.00	141.28	55.21 to 70.30	184,296	109,945

PA&T 2007 Preliminary Statistics

Base Stat

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(AgLand) TOTAL Adj.Sales Price:	10,504,884	MEAN:	65	AVG.ABS.DEV:	14.77	95% Mean C.I.:	59.00 to 70.34	
(AgLand) TOTAL Assessed Value:	6,266,866							
AVG. Adj. Sales Price:	184,296	COD:	24.28	MAX Sales Ratio:	141.28			
AVG. Assessed Value:	109,945	PRD:	108.40	MIN Sales Ratio:	0.00			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	0.00	0.00	0.00			0.00	0.00	N/A	204,000	1
DRY	31	64.76	65.33	61.65	18.06	105.96	47.29	141.28	54.17 to 72.03	223,078	137,525
DRY-N/A	16	62.51	65.54	60.24	20.33	108.81	45.47	107.11	50.58 to 75.90	181,747	109,478
GRASS	5	55.87	47.77	37.32	21.72	127.99	22.12	61.26	N/A	48,378	18,055
GRASS-N/A	4	94.76	93.36	68.61	27.87	136.08	53.49	130.45	N/A	58,901	40,412
ALL	57	60.82	64.67	59.66	24.28	108.40	0.00	141.28	55.21 to 70.30	184,296	109,945

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	0.00	0.00	0.00			0.00	0.00	N/A	204,000	1
DRY	47	64.20	65.40	61.23	18.77	106.81	45.47	141.28	55.21 to 70.69	209,008	127,977
GRASS	9	60.56	68.03	52.76	38.66	128.95	22.12	130.45	39.02 to 109.09	53,055	27,991
ALL	57	60.82	64.67	59.66	24.28	108.40	0.00	141.28	55.21 to 70.30	184,296	109,945

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	55.87	55.87	55.87			55.87	55.87	N/A	2,300	1,285
Total \$											
1 TO 9999	1	55.87	55.87	55.87			55.87	55.87	N/A	2,300	1,285
10000 TO 29999	4	108.10	101.98	99.54	16.46	102.45	61.26	130.45	N/A	20,576	20,481
30000 TO 59999	6	73.04	68.40	67.92	17.46	100.70	39.02	84.31	39.02 to 84.31	49,491	33,614
60000 TO 99999	5	70.69	81.82	79.19	27.81	103.33	55.21	141.28	N/A	86,188	68,249
100000 TO 149999	12	64.15	61.60	61.52	21.89	100.13	22.12	79.25	49.61 to 75.90	125,952	77,485
150000 TO 249999	16	54.96	55.05	55.31	18.94	99.53	0.00	76.95	49.71 to 66.41	185,544	102,624
250000 TO 499999	11	60.25	60.62	58.93	14.10	102.87	47.29	79.01	50.58 to 73.07	346,760	204,342
500000 +	2	57.97	57.97	58.74	11.71	98.69	51.18	64.76	N/A	698,937	410,570
ALL	57	60.82	64.67	59.66	24.28	108.40	0.00	141.28	55.21 to 70.30	184,296	109,945

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	109,945	PRD:	108.40	MIN Sales Ratio:	0.00			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	2	27.94	27.94	0.62	100.00	4481.33	0.00	55.87	N/A	103,150	643	
Total \$ _____												
1 TO 9999	2	27.94	27.94	0.62	100.00	4481.33	0.00	55.87	N/A	103,150	643	
10000 TO 29999	7	61.26	75.66	52.41	52.46	144.36	22.12	130.45	22.12 to 130.45	42,413	22,228	
30000 TO 59999	7	67.36	68.44	64.32	15.93	106.42	48.25	84.31	48.25 to 84.31	69,734	44,850	
60000 TO 99999	18	57.21	65.36	61.53	23.77	106.21	45.47	141.28	53.07 to 74.40	134,863	82,988	
100000 TO 149999	8	65.25	65.30	64.37	16.20	101.45	52.36	78.61	52.36 to 78.61	174,185	112,119	
150000 TO 249999	13	60.82	62.05	60.17	14.19	103.13	47.29	79.01	51.56 to 73.07	330,356	198,780	
250000 TO 499999	1	51.18	51.18	51.18			51.18	51.18	N/A	619,500	317,080	
500000 +	1	64.76	64.76	64.76			64.76	64.76	N/A	778,375	504,060	
ALL _____												
	57	60.82	64.67	59.66	24.28	108.40	0.00	141.28	55.21 to 70.30	184,296	109,945	

2007 Assessment Survey for Nemaha County

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff: 1
2. Appraiser(s) on staff: 0
3. Other full-time employees: 0
4. Other part-time employees: 1
5. Number of shared employees: 0
6. Assessor's requested budget for current fiscal year: \$106,650
7. Part of the budget that is dedicated to the computer system: None. Data processing pays for new equipment and software.
8. Adopted budget, or granted budget if different from above: \$106,650
9. Amount of total budget set aside for appraisal work: \$20,000
10. Amount of the total budget set aside for education/workshops: \$1450
11. Appraisal/Reappraisal budget, if not part of the total budget: None
12. Other miscellaneous funds: None
13. Total budget: \$106,650

a. Was any of last year's budget not used? \$605 was not used.

B. Residential Appraisal Information

1. Data collection done by: Assessor/Part time contract appraiser
2. Valuation done by: Assessor and occasionally the contracted appraiser assists.
3. Pickup work done by:
 - Res. Urban- Assessor
 - Res. Ag- Contractor
 - Res. Sub & Res. Rural- Contractor

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	175	50		225

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 06-01-2005
5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?**
 2005- Res. Ag
 2006- Res. Urban
 2005- Res. Suburban
 2005- Res. Rural
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?**
 2005- Res. Ag
 2006- Res. Urban
 2005- Res. Suburban
 2005- Res. Rural
7. **Number of market areas/neighborhoods for this property class:**
 Res. Urban- 2(Auburn and the small towns)
 Res. Sub- 1
 Res. Rural- 1
 Res. Ag- 3
8. **How are these defined?** The market areas are defined by geographical location.
9. **Is “Assessor Location” a usable valuation identity?** Yes
10. **Does the assessor location “suburban” mean something other than rural residential?** Yes. The suburban market is looked at separately.
11. **Are the county’s ag residential and rural residential improvements classified and valued in the same manner?** Yes

C. Commercial/Industrial Appraisal Information

1. **Data collection done by:** Contractor
2. **Valuation done by:** Assessor with contractor assistance
3. **Pickup work done by whom:** Contractor

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	35	4		39
Industrial	1	0		1

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

2005-Commerical
2005-Industrial

5. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?

2005- Commercial
2003- Industrial

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?

2005- Commercial
Industrial- The income approach has not been used

7. When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? 2005

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

Commercial- 2(Auburn and small towns)
Industrial- 1(all suburban Auburn)

9. How are these defined? The market areas are defined by geographical location.

10. Is “Assessor Location” a usable valuation identity? Yes

11. Does the assessor location “suburban” mean something other than rural commercial? Yes

D. Agricultural Appraisal Information

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

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural		65		65

4. Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages? There is a policy that defines rural residential. This definition describes rural residential as a parcel of less than 20 acres or parcels that are over 20 acres where the use is not agricultural or horticultural.

How is your agricultural land defined? Agricultural land is defined as anything used for cropping or grazing.

5. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?

The income approach was not used to estimate or establish market value.

6. What is the date of the soil survey currently used? 1985

7. What date was the last countywide land use study completed? 1998 with updates in 2003

a. By what method? Completed using a combination of physical inspections and FSA maps.

b. By whom? The contractor and the assessor.

c. What proportion is complete / implemented at this time? 100% complete

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

9. How are these defined? The market areas are defined by geographical location.

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

E. Computer, Automation Information and GIS

1. Administrative software: TerraScan

2. CAMA software: TerraScan

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

a. Who maintains the Cadastral Maps? Deputy

4. Does the county have GIS software? No

a. Who maintains the GIS software and maps? N/A

5. Personal Property software: TerraScan

F. Zoning Information

1. Does the county have zoning? Yes, in one municipality

a. If so, is the zoning countywide? No

b. What municipalities in the county are zoned? City of Auburn

c. When was zoning implemented? The county is unsure about when the zoning was implemented but is known to have occurred over 30 years ago.

G. Contracted Services

1. Appraisal Services: Ron Elliot

2. Other Services: None

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

No additional comments provided.

II. Assessment Actions

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

1. **Residential**— Pick up work was completed. Complete revaluations were done in Brock, Brownville, Julian and 2/3 of Auburn properties were completed by subdivision. The remainder of Auburn will be revalued for 2008.
2. **Commercial**— Only pick up work was completed.
3. **Agricultural**— Pick up work was completed. All new values were assigned by individual soils within each market area.

County 64 - Nemaha

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,029	Value 471,923,355	Total Growth 3,677,780 (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	414	1,515,230	68	454,060	50	251,915	532	2,221,205	
2. Res Improv Land	2,019	8,832,540	113	1,498,985	330	4,659,820	2,462	14,991,345	
3. Res Improvements	2,042	97,980,365	136	8,130,720	347	23,610,360	2,525	129,721,445	
4. Res Total	2,456	108,328,135	204	10,083,765	397	28,522,095	3,057	146,933,995	2,904,005
% of Total	80.34	73.72	6.67	6.86	12.98	19.41	50.70	31.13	78.96
5. Rec UnImp Land	0	0	9	514,805	11	588,975	20	1,103,780	
6. Rec Improv Land	0	0	3	126,665	3	176,575	6	303,240	
7. Rec Improvements	0	0	3	44,520	3	8,835	6	53,355	
8. Rec Total	0	0	12	685,990	14	774,385	26	1,460,375	0
% of Total	0.00	0.00	46.15	46.97	53.84	53.02	0.43	0.30	0.00
Res+Rec Total	2,456	108,328,135	216	10,769,755	411	29,296,480	3,083	148,394,370	2,904,005
% of Total	79.66	73.00	7.00	7.25	13.33	19.74	51.13	31.44	78.96

County 64 - Nemaha

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,029	Value 471,923,355	Total Growth 3,677,780 (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	70	257,015	2	22,740	2	14,335	74	294,090	
10. Comm Improv Land	331	2,202,130	16	195,685	11	98,715	358	2,496,530	
11. Comm Improvements	344	16,835,630	21	904,075	14	519,040	379	18,258,745	
12. Comm Total	414	19,294,775	23	1,122,500	16	632,090	453	21,049,365	95,055
% of Total	91.39	91.66	5.07	5.33	3.53	3.00	7.51	4.46	2.58
13. Ind UnImp Land	0	0	0	0	1	965	1	965	
14. Ind Improv Land	0	0	5	102,600	1	61,145	6	163,745	
15. Ind Improvements	0	0	5	5,354,855	1	26,775	6	5,381,630	
16. Ind Total	0	0	5	5,457,455	2	88,885	7	5,546,340	127,220
% of Total	0.00	0.00	71.42	98.39	28.57	1.60	0.11	1.17	3.45
Comm+Ind Total	414	19,294,775	28	6,579,955	18	720,975	460	26,595,705	222,275
% of Total	90.00	72.54	6.08	24.74	3.91	2.71	7.62	5.63	6.04
17. Taxable Total	2,870	127,622,910	244	17,349,710	429	30,017,455	3,543	174,990,075	3,126,280
% of Total	81.00	72.93	6.88	6.15	12.10	16.74	58.76	37.08	85.00

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	327	10,148,730	5,143,725	0	0	0
19. Commercial	202	7,713,925	2,888,965	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	327	10,148,730	5,143,725
19. Commercial	0	0	0	202	7,713,925	2,888,965
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				529	17,862,655	8,032,690

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	241	51	94	386

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	11	158,355	138	8,916,875	1,387	138,226,520	1,536	147,301,750
28. Ag-Improved Land	2	114,885	84	8,919,960	830	111,717,335	916	120,752,180
29. Ag-Improvements	2	221,705	86	2,845,355	862	25,812,290	950	28,879,350
30. Ag-Total Taxable							2,486	296,933,280

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	1	1.000	2,500	55	57.000	148,250	
33. HomeSite Improvements	1		204,225	57		2,226,940	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	5	10.850	13,960	
36. FarmSite Impr Land	1	1.000	1,050	56	104.630	105,855	
37. FarmSite Improv	2		17,480	82		618,415	
38. FarmSite Total							
39. Road & Ditches		2.550			302.610		
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	7	7.000	18,125	7	7.000	18,125	
32. HomeSite Improv Land	518	536.000	1,392,575	574	594.000	1,543,325	
33. HomeSite Improvements	500		19,247,145	558		21,678,310	551,500
34. HomeSite Total				565	601.000	23,239,760	
35. FarmSite UnImp Land	30	237.640	183,185	35	248.490	197,145	
36. FarmSite Impr Land	639	1,574.220	1,615,215	696	1,679.850	1,722,120	
37. FarmSite Improv	833		6,565,145	917		7,201,040	0
38. FarmSite Total				952	1,928.340	9,120,305	
39. Road & Ditches		4,469.960			4,775.120		
40. Other-Non Ag Use		13.500	2,800		13.500	2,800	
41. Total Section VI				1,517	7,317.960	32,362,865	551,500

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	1	173.000	119,000
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	10	728.460	501,320	11	901.460	620,320

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: 81

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	33.000	72,780	33.000	72,780
46. 1A	0.000	0	0.000	0	39.000	88,010	39.000	88,010
47. 2A1	0.000	0	49.000	60,025	1,543.000	2,148,635	1,592.000	2,208,660
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	14.000	12,600	168.000	158,400	182.000	171,000
50. 3A	0.000	0	0.000	0	50.000	104,325	50.000	104,325
51. 4A1	0.000	0	0.000	0	20.000	13,315	20.000	13,315
52. 4A	0.000	0	0.000	0	30.000	23,550	30.000	23,550
53. Total	0.000	0	63.000	72,625	1,883.000	2,609,015	1,946.000	2,681,640
Dryland:								
54. 1D1	0.000	0	9.000	18,270	554.500	1,115,730	563.500	1,134,000
55. 1D	2.000	4,640	49.630	114,080	2,932.200	6,192,195	2,983.830	6,310,915
56. 2D1	0.000	0	824.510	1,242,390	13,482.520	20,039,375	14,307.030	21,281,765
57. 2D	0.000	0	161.570	332,025	930.030	1,716,025	1,091.600	2,048,050
58. 3D1	0.000	0	322.410	377,345	1,726.160	2,023,835	2,048.570	2,401,180
59. 3D	6.000	12,480	468.280	883,600	10,025.580	18,853,525	10,499.860	19,749,605
60. 4D1	14.000	16,030	363.320	410,760	4,189.090	4,381,345	4,566.410	4,808,135
61. 4D	0.000	0	134.500	99,940	860.590	604,975	995.090	704,915
62. Total	22.000	33,150	2,333.220	3,478,410	34,700.670	54,927,005	37,055.890	58,438,565
Grass:								
63. 1G1	0.000	0	0.000	0	16.000	16,570	16.000	16,570
64. 1G	0.000	0	20.410	15,055	603.440	530,650	623.850	545,705
65. 2G1	0.000	0	55.270	46,165	1,650.670	1,139,325	1,705.940	1,185,490
66. 2G	2.000	1,620	44.920	33,935	73.000	46,880	119.920	82,435
67. 3G1	0.000	0	44.000	18,980	183.900	72,445	227.900	91,425
68. 3G	7.000	4,725	211.330	123,545	1,261.250	758,345	1,479.580	886,615
69. 4G1	6.000	3,615	268.470	166,755	1,820.780	953,165	2,095.250	1,123,535
70. 4G	38.000	19,850	1,591.670	624,800	5,955.990	2,060,755	7,585.660	2,705,405
71. Total	53.000	29,810	2,236.070	1,029,235	11,565.030	5,578,135	13,854.100	6,637,180
72. Waste	0.000	0	31.660	950	508.920	15,270	540.580	16,220
73. Other	0.000	0	20.520	660	418.150	18,545	438.670	19,205
74. Exempt	0.000		116.000		233.420		349.420	
75. Total	75.000	62,960	4,684.470	4,581,880	49,075.770	63,147,970	53,835.240	67,792,810

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 82

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	44.000	104,280	44.000	104,280
46. 1A	0.000	0	0.000	0	25.490	43,080	25.490	43,080
47. 2A1	0.000	0	0.000	0	168.490	266,735	168.490	266,735
48. 2A	0.000	0	0.000	0	102.000	139,320	102.000	139,320
49. 3A1	0.000	0	0.000	0	67.920	75,600	67.920	75,600
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	22.000	16,280	22.000	16,280
52. 4A	0.000	0	0.000	0	1.000	585	1.000	585
53. Total	0.000	0	0.000	0	430.900	645,880	430.900	645,880
Dryland:								
54. 1D1	13.000	23,530	108.000	198,360	355.390	875,910	476.390	1,097,800
55. 1D	6.000	10,100	160.350	267,880	4,721.150	8,192,650	4,887.500	8,470,630
56. 2D1	35.250	43,015	594.060	727,620	6,766.670	10,405,520	7,395.980	11,176,155
57. 2D	2.600	2,185	15.000	14,080	2,385.990	3,234,880	2,403.590	3,251,145
58. 3D1	5.160	3,485	332.670	276,640	3,649.240	4,362,990	3,987.070	4,643,115
59. 3D	1.000	1,265	62.150	92,720	12,858.490	17,071,870	12,921.640	17,165,855
60. 4D1	0.000	0	0.000	0	3,303.920	1,772,570	3,303.920	1,772,570
61. 4D	0.410	250	0.000	0	343.150	180,025	343.560	180,275
62. Total	63.420	83,830	1,272.230	1,577,300	34,384.000	46,096,415	35,719.650	47,757,545
Grass:								
63. 1G1	0.000	0	1.000	1,035	97.390	60,555	98.390	61,590
64. 1G	0.000	0	3.000	1,810	792.410	645,175	795.410	646,985
65. 2G1	0.000	0	31.980	12,310	904.330	699,925	936.310	712,235
66. 2G	0.000	0	1.000	850	452.690	298,765	453.690	299,615
67. 3G1	0.000	0	5.560	1,865	402.000	325,920	407.560	327,785
68. 3G	0.000	0	7.000	4,050	1,166.520	718,740	1,173.520	722,790
69. 4G1	0.000	0	0.000	0	1,446.770	723,345	1,446.770	723,345
70. 4G	0.000	0	3.000	1,770	1,771.670	653,480	1,774.670	655,250
71. Total	0.000	0	52.540	23,690	7,033.780	4,125,905	7,086.320	4,149,595
72. Waste	0.500	15	153.010	4,590	551.600	16,550	705.110	21,155
73. Other	0.000	0	3.500	0	5.000	0	8.500	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	63.920	83,845	1,481.280	1,605,580	42,405.280	50,884,750	43,950.480	52,574,175

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 83

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	11.000	26,510	66.000	159,060	77.000	185,570
46. 1A	0.000	0	12.000	22,920	226.000	395,915	238.000	418,835
47. 2A1	0.000	0	95.000	155,700	541.000	857,270	636.000	1,012,970
48. 2A	0.000	0	174.230	268,630	381.380	577,150	555.610	845,780
49. 3A1	0.000	0	15.720	19,805	971.000	1,085,920	986.720	1,105,725
50. 3A	0.000	0	30.000	37,800	42.000	52,920	72.000	90,720
51. 4A1	0.000	0	7.000	4,960	113.680	101,885	120.680	106,845
52. 4A	0.000	0	0.000	0	1.000	650	1.000	650
53. Total	0.000	0	344.950	536,325	2,342.060	3,230,770	2,687.010	3,767,095
Dryland:								
54. 1D1	0.000	0	225.880	490,045	1,252.460	2,516,495	1,478.340	3,006,540
55. 1D	4.000	7,000	601.350	1,055,575	7,833.600	13,408,780	8,438.950	14,471,355
56. 2D1	10.000	17,400	2,242.370	3,390,395	18,203.980	28,197,245	20,456.350	31,605,040
57. 2D	16.360	16,090	1,032.000	1,216,580	11,471.860	12,724,470	12,520.220	13,957,140
58. 3D1	18.000	16,380	1,407.810	1,356,685	27,553.810	25,539,815	28,979.620	26,912,880
59. 3D	30.000	34,350	1,549.330	1,773,990	17,287.730	22,297,805	18,867.060	24,106,145
60. 4D1	36.000	18,860	1,050.010	725,440	14,270.330	9,680,085	15,356.340	10,424,385
61. 4D	0.000	0	102.000	63,260	1,250.410	840,125	1,352.410	903,385
62. Total	114.360	110,080	8,210.750	10,071,970	99,124.180	115,204,820	107,449.290	125,386,870
Grass:								
63. 1G1	0.000	0	10.000	5,850	139.330	86,835	149.330	92,685
64. 1G	3.000	3,090	99.510	80,620	1,453.860	1,277,265	1,556.370	1,360,975
65. 2G1	0.000	0	265.430	156,315	3,632.020	2,653,590	3,897.450	2,809,905
66. 2G	4.000	1,815	190.210	125,510	3,748.120	2,136,930	3,942.330	2,264,255
67. 3G1	0.000	0	87.360	67,705	2,214.830	1,610,595	2,302.190	1,678,300
68. 3G	0.000	0	260.120	146,280	2,234.310	1,267,845	2,494.430	1,414,125
69. 4G1	16.000	6,360	140.490	67,375	6,102.970	2,762,485	6,259.460	2,836,220
70. 4G	7.000	1,540	313.210	115,635	6,756.740	2,408,275	7,076.950	2,525,450
71. Total	30.000	12,805	1,366.330	765,290	26,282.180	14,203,820	27,678.510	14,981,915
72. Waste	0.000	0	237.250	7,125	1,917.200	57,490	2,154.450	64,615
73. Other	0.000	0	20.000	600	51.000	2,335	71.000	2,935
74. Exempt	0.000		0.070		68.810		68.880	
75. Total	144.360	122,885	10,179.280	11,381,310	129,716.620	132,699,235	140,040.260	144,203,430

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	407.950	608,950	4,655.960	6,485,665	5,063.910	7,094,615
77.Dry Land	199.780	227,060	11,816.200	15,127,680	168,208.850	216,228,240	180,224.830	231,582,980
78.Grass	83.000	42,615	3,654.940	1,818,215	44,880.990	23,907,860	48,618.930	25,768,690
79.Waste	0.500	15	421.920	12,665	2,977.720	89,310	3,400.140	101,990
80.Other	0.000	0	44.020	1,260	474.150	20,880	518.170	22,140
81.Exempt	0.000	0	116.070	0	302.230	0	418.300	0
82.Total	283.280	269,690	16,345.030	17,568,770	221,197.670	246,731,955	237,825.980	264,570,415

2007 Agricultural Land Detail

County 64 - Nemaha

Market Area: **81**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	33.000	1.70%	72,780	2.71%	2,205.454
1A	39.000	2.00%	88,010	3.28%	2,256.666
2A1	1,592.000	81.81%	2,208,660	82.36%	1,387.349
2A	0.000	0.00%	0	0.00%	0.000
3A1	182.000	9.35%	171,000	6.38%	939.560
3A	50.000	2.57%	104,325	3.89%	2,086.500
4A1	20.000	1.03%	13,315	0.50%	665.750
4A	30.000	1.54%	23,550	0.88%	785.000
Irrigated Total	1,946.000	100.00%	2,681,640	100.00%	1,378.026

Dry:

1D1	563.500	1.52%	1,134,000	1.94%	2,012.422
1D	2,983.830	8.05%	6,310,915	10.80%	2,115.038
2D1	14,307.030	38.61%	21,281,765	36.42%	1,487.504
2D	1,091.600	2.95%	2,048,050	3.50%	1,876.190
3D1	2,048.570	5.53%	2,401,180	4.11%	1,172.124
3D	10,499.860	28.34%	19,749,605	33.80%	1,880.939
4D1	4,566.410	12.32%	4,808,135	8.23%	1,052.935
4D	995.090	2.69%	704,915	1.21%	708.393
Dry Total	37,055.890	100.00%	58,438,565	100.00%	1,577.038

Grass:

1G1	16.000	0.12%	16,570	0.25%	1,035.625
1G	623.850	4.50%	545,705	8.22%	874.737
2G1	1,705.940	12.31%	1,185,490	17.86%	694.918
2G	119.920	0.87%	82,435	1.24%	687.416
3G1	227.900	1.65%	91,425	1.38%	401.162
3G	1,479.580	10.68%	886,615	13.36%	599.234
4G1	2,095.250	15.12%	1,123,535	16.93%	536.229
4G	7,585.660	54.75%	2,705,405	40.76%	356.647
Grass Total	13,854.100	100.00%	6,637,180	100.00%	479.076

Irrigated Total	1,946.000	3.61%	2,681,640	3.96%	1,378.026
Dry Total	37,055.890	68.83%	58,438,565	86.20%	1,577.038
Grass Total	13,854.100	25.73%	6,637,180	9.79%	479.076
Waste	540.580	1.00%	16,220	0.02%	30.004
Other	438.670	0.81%	19,205	0.03%	43.780
Exempt	349.420	0.65%			
Market Area Total	53,835.240	100.00%	67,792,810	100.00%	1,259.264

As Related to the County as a Whole

Irrigated Total	1,946.000	38.43%	2,681,640	37.80%	
Dry Total	37,055.890	20.56%	58,438,565	25.23%	
Grass Total	13,854.100	28.50%	6,637,180	25.76%	
Waste	540.580	15.90%	16,220	15.90%	
Other	438.670	84.66%	19,205	86.74%	
Exempt	349.420	83.53%			
Market Area Total	53,835.240	22.64%	67,792,810	25.62%	

2007 Agricultural Land Detail

County 64 - Nemaha

Market Area: **82**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	44.000	10.21%	104,280	16.15%	2,370.000
1A	25.490	5.92%	43,080	6.67%	1,690.074
2A1	168.490	39.10%	266,735	41.30%	1,583.090
2A	102.000	23.67%	139,320	21.57%	1,365.882
3A1	67.920	15.76%	75,600	11.70%	1,113.074
3A	0.000	0.00%	0	0.00%	0.000
4A1	22.000	5.11%	16,280	2.52%	740.000
4A	1.000	0.23%	585	0.09%	585.000
Irrigated Total	430.900	100.00%	645,880	100.00%	1,498.909

Dry:

1D1	476.390	1.33%	1,097,800	2.30%	2,304.414
1D	4,887.500	13.68%	8,470,630	17.74%	1,733.121
2D1	7,395.980	20.71%	11,176,155	23.40%	1,511.112
2D	2,403.590	6.73%	3,251,145	6.81%	1,352.620
3D1	3,987.070	11.16%	4,643,115	9.72%	1,164.543
3D	12,921.640	36.18%	17,165,855	35.94%	1,328.457
4D1	3,303.920	9.25%	1,772,570	3.71%	536.505
4D	343.560	0.96%	180,275	0.38%	524.726
Dry Total	35,719.650	100.00%	47,757,545	100.00%	1,337.010

Grass:

1G1	98.390	1.39%	61,590	1.48%	625.978
1G	795.410	11.22%	646,985	15.59%	813.398
2G1	936.310	13.21%	712,235	17.16%	760.682
2G	453.690	6.40%	299,615	7.22%	660.395
3G1	407.560	5.75%	327,785	7.90%	804.261
3G	1,173.520	16.56%	722,790	17.42%	615.916
4G1	1,446.770	20.42%	723,345	17.43%	499.972
4G	1,774.670	25.04%	655,250	15.79%	369.223
Grass Total	7,086.320	100.00%	4,149,595	100.00%	585.578

Irrigated Total	430.900	0.98%	645,880	1.23%	1,498.909
Dry Total	35,719.650	81.27%	47,757,545	90.84%	1,337.010
Grass Total	7,086.320	16.12%	4,149,595	7.89%	585.578
Waste	705.110	1.60%	21,155	0.04%	30.002
Other	8.500	0.02%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	43,950.480	100.00%	52,574,175	100.00%	1,196.213

As Related to the County as a Whole

Irrigated Total	430.900	8.51%	645,880	9.10%	
Dry Total	35,719.650	19.82%	47,757,545	20.62%	
Grass Total	7,086.320	14.58%	4,149,595	16.10%	
Waste	705.110	20.74%	21,155	20.74%	
Other	8.500	1.64%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	43,950.480	18.48%	52,574,175	19.87%	

2007 Agricultural Land Detail

County 64 - Nemaha

Market Area: **83**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	77.000	2.87%	185,570	4.93%	2,410.000
1A	238.000	8.86%	418,835	11.12%	1,759.810
2A1	636.000	23.67%	1,012,970	26.89%	1,592.720
2A	555.610	20.68%	845,780	22.45%	1,522.254
3A1	986.720	36.72%	1,105,725	29.35%	1,120.606
3A	72.000	2.68%	90,720	2.41%	1,260.000
4A1	120.680	4.49%	106,845	2.84%	885.357
4A	1.000	0.04%	650	0.02%	650.000
Irrigated Total	2,687.010	100.00%	3,767,095	100.00%	1,401.965

Dry:

1D1	1,478.340	1.38%	3,006,540	2.40%	2,033.727
1D	8,438.950	7.85%	14,471,355	11.54%	1,714.828
2D1	20,456.350	19.04%	31,605,040	25.21%	1,544.998
2D	12,520.220	11.65%	13,957,140	11.13%	1,114.767
3D1	28,979.620	26.97%	26,912,880	21.46%	928.682
3D	18,867.060	17.56%	24,106,145	19.23%	1,277.684
4D1	15,356.340	14.29%	10,424,385	8.31%	678.832
4D	1,352.410	1.26%	903,385	0.72%	667.981
Dry Total	107,449.290	100.00%	125,386,870	100.00%	1,166.939

Grass:

1G1	149.330	0.54%	92,685	0.62%	620.672
1G	1,556.370	5.62%	1,360,975	9.08%	874.454
2G1	3,897.450	14.08%	2,809,905	18.76%	720.959
2G	3,942.330	14.24%	2,264,255	15.11%	574.344
3G1	2,302.190	8.32%	1,678,300	11.20%	729.001
3G	2,494.430	9.01%	1,414,125	9.44%	566.913
4G1	6,259.460	22.61%	2,836,220	18.93%	453.109
4G	7,076.950	25.57%	2,525,450	16.86%	356.855
Grass Total	27,678.510	100.00%	14,981,915	100.00%	541.283

Irrigated Total	2,687.010	1.92%	3,767,095	2.61%	1,401.965
Dry Total	107,449.290	76.73%	125,386,870	86.95%	1,166.939
Grass Total	27,678.510	19.76%	14,981,915	10.39%	541.283
Waste	2,154.450	1.54%	64,615	0.04%	29.991
Other	71.000	0.05%	2,935	0.00%	41.338
Exempt	68.880	0.05%			
Market Area Total	140,040.260	100.00%	144,203,430	100.00%	1,029.728

As Related to the County as a Whole

Irrigated Total	2,687.010	53.06%	3,767,095	53.10%	
Dry Total	107,449.290	59.62%	125,386,870	54.14%	
Grass Total	27,678.510	56.93%	14,981,915	58.14%	
Waste	2,154.450	63.36%	64,615	63.35%	
Other	71.000	13.70%	2,935	13.26%	
Exempt	68.880	16.47%			
Market Area Total	140,040.260	58.88%	144,203,430	54.50%	

2007 Agricultural Land Detail

County 64 - Nemaha

Irrigated:	Acres	% of Acres*	Value	% of Value*	Market Area: Average Assessed Value*	**
1A1	0.000	0.00%	0	0.00%	0.000	
1A	0.000	0.00%	0	0.00%	0.000	
2A1	0.000	0.00%	0	0.00%	0.000	
2A	0.000	0.00%	0	0.00%	0.000	
3A1	0.000	0.00%	0	0.00%	0.000	
3A	0.000	0.00%	0	0.00%	0.000	
4A1	0.000	0.00%	0	0.00%	0.000	
4A	0.000	0.00%	0	0.00%	0.000	
Irrigated Total	0.000	0.00%	0	0.00%	0.000	
Dry:						
1D1	0.000	0.00%	0	0.00%	0.000	
1D	0.000	0.00%	0	0.00%	0.000	
2D1	0.000	0.00%	0	0.00%	0.000	
2D	0.000	0.00%	0	0.00%	0.000	
3D1	0.000	0.00%	0	0.00%	0.000	
3D	0.000	0.00%	0	0.00%	0.000	
4D1	0.000	0.00%	0	0.00%	0.000	
4D	0.000	0.00%	0	0.00%	0.000	
Dry Total	0.000	0.00%	0	0.00%	0.000	
Grass:						
1G1	0.000	0.00%	0	0.00%	0.000	
1G	0.000	0.00%	0	0.00%	0.000	
2G1	0.000	0.00%	0	0.00%	0.000	
2G	0.000	0.00%	0	0.00%	0.000	
3G1	0.000	0.00%	0	0.00%	0.000	
3G	0.000	0.00%	0	0.00%	0.000	
4G1	0.000	0.00%	0	0.00%	0.000	
4G	0.000	0.00%	0	0.00%	0.000	
Grass Total	0.000	0.00%	0	0.00%	0.000	
<hr/>						
Irrigated Total	0.000	0.00%	0	0.00%	0.000	
Dry Total	0.000	0.00%	0	0.00%	0.000	
Grass Total	0.000	0.00%	0	0.00%	0.000	
Waste	0.000	0.00%	0	0.00%	0.000	
Other	0.000	0.00%	0	0.00%	0.000	
Exempt	0.000	0.00%				
Market Area Total	0.000	0.00%	0	0.00%	0.000	

As Related to the County as a Whole

Irrigated Total	0.000	0.00%	0	0.00%		
Dry Total	0.000	0.00%	0	0.00%		
Grass Total	0.000	0.00%	0	0.00%		
Waste	0.000	0.00%	0	0.00%		
Other	0.000	0.00%	0	0.00%		
Exempt	0.000	0.00%				
Market Area Total	0.000	0.00%	0	0.00%		

2007 Agricultural Land Detail

County 64 - Nemaha

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	407.950	608,950	4,655.960	6,485,665
Dry	199.780	227,060	11,816.200	15,127,680	168,208.850	216,228,240
Grass	83.000	42,615	3,654.940	1,818,215	44,880.990	23,907,860
Waste	0.500	15	421.920	12,665	2,977.720	89,310
Other	0.000	0	44.020	1,260	474.150	20,880
Exempt	0.000	0	116.070	0	302.230	0
Total	283.280	269,690	16,345.030	17,568,770	221,197.670	246,731,955

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	5,063.910	7,094,615	5,063.910	2.13%	7,094,615	2.68%	1,401.015
Dry	180,224.830	231,582,980	180,224.830	75.78%	231,582,980	87.53%	1,284.967
Grass	48,618.930	25,768,690	48,618.930	20.44%	25,768,690	9.74%	530.013
Waste	3,400.140	101,990	3,400.140	1.43%	101,990	0.04%	29.995
Other	518.170	22,140	518.170	0.22%	22,140	0.01%	42.727
Exempt	418.300	0	418.300	0.18%	0	0.00%	0.000
Total	237,825.980	264,570,415	237,825.980	100.00%	264,570,415	100.00%	1,112.453

* Department of Property Assessment & Taxation Calculates

2006 PLAN OF ASSESSMENT FOR NEMAHA COUNTY
ASSESSMENT YEARS 2007, 2008, 2009
June 15, 2006

TO: Nemaha County Board of Equalization

CC: Department of Property Assessment & Taxation

From: Lila Gottula, Nemaha County Assessor

Plan of Assessment Requirements:

Pursuant to Neb. Laws 205, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the (“plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the county board approves the budget. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for 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.” Nebr. Rev. Stat. # 77-112 (Reissue 2003)

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 80% of actual land for agricultural and horticultural land for 2006 and 75% for 2007, 2008, 2009;
- 3) 80% of special value for agricultural and horticultural land which meets the qualifications for special valuation under # 77-1344 and 80% of its recapture value as defined in #77-1343 when the land is disqualified for special valuation under # 77-1347 for 2006 and 75% for 2007, 2008 and 2009.

Reference, Neb. Rev. Stat. # 77-201 (R. S. Supp 2004).

General Description of Real Property in Nemaha County:

Per the 2005 Nemaha County Abstract, we consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	3,044	50%	32%
Commercial	452	7%	5%
Industrial	5	.50%	1%
Recreational	5	.50%	<1%
Agricultural	2,512	42%	62%
Special Value	0	0%	0%

Agricultural land - taxable acres 242,379 is the predominant property in the county.
Of the predominant uses, crop acres make up 76% of the land uses

New Property: For assessment year, an estimated 307 building permits and/or information statements were filed for new property construction/additions or removals.

All the current resources, the current assessment procedures for real property information is available in the 2006 Reports & Opinions, Abstract and Assessor Survey. It would be repetitive to repeat it here.

Current Resources:

- A. Staff/Budget Training: Current Budget submitted in June 2006, which includes \$20,000 for Contract Appraisal work, is \$107,672 . The staff consists of the Assessor, Deputy Assessor and one part time clerk that works 3 days a week.
- B. Cadastral Maps: The 1985 edition of cadastral maps in use have been kept current from all the transfer statement and subdivision/plats recorded. They show considerable wear and tear. Land use maps are of the same year with Mylar overlays to show soil from the 1983 Soil Conservation Study. We also use FSA slides to help with land use.
- C. Property Records Cards: Current Property Record Cards are a 1991 edition, which holds the history of each property from that time forward. All photo, sketches, property information, situs on all parcels now include the 911 addresses and current listing is in the computer and a computer property card can be and is printed for each parcel.
- D. Software for CAMA, Assessment Administration: Our computer system is Terra Scan from Lincoln, NE. This system is used by a number of Nebraska Counties. We have no GIS system at this time.
- E. Web Based: We do not have e-mail, consequentially no web site. E-mail was requested in this years budget but is yet to be approved.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory: As Real Estate Transfers are received the property record cards, computer, and maps are changed as necessary or a split off is filed and changes are made to make records current with deeds or surveys filed. All sales are reviewed unless it's an obvious non-arms length transaction, such as immediate family, foreclosure, or to or from a political subdivision. Building permits that are filed with the city of Auburn and occasionally from the small town plus information statements in the rural area are used to list and measure new construction or the removal of property. Some new construction is found as we review sales or that is observed by the assessor's office.
- B. Data Collection: Each time a certain class or subclass falls out of the required levels of value then a physical review is completed, wheather it be City of Auburn, small towns, rural residential properties, agricultural land or commercial properties. Data is collected to bring the listing for each property as up to date as possible. We gather market and income data each time that commercial properties are revalued.
- C. Review assessment sales ratio studies before assessment actions: Once all sales are filed for the current years study then a computer generated sales study is done for each type of property with it being broken down by town, rural residential, agricultural land, commercial/industrial properties. We review this listing with the Field Liaison to match that the county and state are using the same sales.
- D. Approaches to Value: We break down sales by type, quality and condition, grouping them together so depreciation can be set from the market.
 - 1) Market Approach: sales comparison: Our computer systems will do sales comparisons approach which we verify with the spreadsheet we do for each type of property.
 - 2) Cost Approach: The cost manual used is the Marshall-Swift pricing service that is also loaded into the computer. The date of the manual is June of 2005. The latest depreciation study is 2002 for Auburn, 2003 for small town. Agricultural buildings were revalued for 2005 with

new depreciation study done and used. Rural residential properties were reviewed, new depreciation study done and applied to all rural residential properties for 2006.

- 3) Income Approach; income and expense data collection/analysis is collected from the market with our Appraiser Ron Elliott doing this as he has the credentials to do so.
- 4) Land valuation studies, establish market areas: All unimproved agricultural land sales are broke down by township, range, soils and use to determine if they are in the right land valuation area. Adjustments to the areas are sometimes required to make sure the ratios and statistical report is as close to market as can be established.

- E. Reconciliation of Final Value and documentation: After all classes or subclasses are revalued they are compared to the sales studies to make sure the ratios and statistics are within the guidelines. The documentation is the sales analysis and any other information used to verify that the values are as correct as can be.
- F. Review assessment sales ratio studies after assessment action: Once all values are finalized new ratio reports are ran to verify that the values are within the guidelines.
- G. Notices and Public Relations: About a week prior to the notices being sent a article is published in the local newspaper stating what properties were revalued, why they were revalued and our level of values for all types of property. When the notices are received than they have some idea what was done and why. All taxpayers are invited into the office to review their property record card to make sure we have it correct.

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

<u>Property Class</u>	<u>Median COD*</u>	<u>PRD*</u>	
Residential	96	14.42	104.81
Commercial	95	14.17	99.89
Agricultural Land	76	17.37	106.15
Special Value Agland	00	00	00

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

Assessment Actions Report for Nemaha for the 2006 year: For residential properties the rural residential were reviewed to make sure the listing was correct with new pictures taken and making sure the sketches were correct using the June 2005 pricing. New depreciation study was done on rural residential so new values could be set on this type of property. A sales analysis was done on all residential property sales to make sure we are in compliance with state requirements. The county builds the depreciation schedule by style of house, age and condition. The county completed a sales review for all residential property and completed pick-up work.

For commercial property a sales review was completed for each sale so statistics could be analysed. The analysis showed that the commercial property met the state guidelines. The county completed all pick-up work.

For agricultural property a sales analysis was completed, which revealed a 5% increase was necessary and applied to land valuation areas 8200 and 8300. A complete sales review of agricultural and the pick-up work were completed.

Assessment Action Planned for Assessment Year 2007:

Residential (and/or subclasses): This year we'll be the reviewing and/or make new listing on all residential in Auburn, Brock, Brownville and Nemaha, with a sales analysis of this subclass. New depreciation with

pricing of June 2005 will be established and applied to the properties in Brock, Brownville and Nemaha. Auburn is being review but values are maintaining at the acceptable level so will not change for 2007. A sales analysis will be done on all residential property sales to make sure we are in compliance with state requirements. All new construction will be listed, measured and valued.

Commercial (and/or subclasses): All commercials sales will be reviewed for the correctness of the listings, making the necessary changes. A sales analysis will be completed and to make sure we are in compliance with the state guidelines, which it appears we are at this time. We will be checking to make sure the different occupancy codes are in compliance. All new construction will be listed measured and valued.

Agricultural Land (and/or subclasses): We will be doing a complete land sales study for 2007 and we will continue with the land use study for 2007. Use of the FSA slides and physical inspection where necessary. This may be a two-year project. A sales analysis of all agricultural land will be done and necessary changes made either by area or if needed new areas established so that agricultural land is in compliance. All new rural buildings will be listed, measured and valued.

Assessment Action Planned for Assessment Year 2008:

Residential (and/or subclasses): For this year we will finish the review of Auburn to make sure all listings and conditions are correct. A sales analysis will be completed with new depreciation set so new values can be established for Auburn. A sales analysis will be completed for the whole county to make sure values are in compliance. All new construction will be listed, measured and valued.

Commercial (and/or subclasses): A sales analysis will be completed to make sure all commercials meet the state guidelines. All new construction will be listed, measured and valued.

Agricultural Land (and/or subclasses): The land use study and review will be completed and all changes made to all records as necessary, revalue land if necessary and new values established. A sales analysis will be completed to make sure all agricultural land is valued within the state guidelines. List, measure and value all new construction in the rural area.

Assessment Action Planned for Assessment Year 2009:

Residential (and/or subclasses): The plan for this year will be to review the small towns of Johnson, Julian and Peru to make sure all listings and condition are correct with new pictures being taken. A sales analysis will be completed with new depreciation set so new values can be established. A sales analysis will be completed for the whole county to make sure the values are in compliance with the state. All new construction will be listed, measured and valued. Any buildings that have been removed will be taken off the listing. All new construction will be listed, measured and valued. Should a class or subclass be out of compliance it will be corrected.

Commercial (and/or subclasses): A sales analysis will be completed of all commercial sales, making sure the commercial properties are in compliance with state guidelines. All new construction will be listed, measured and valued. Should some of the occupancy codes not meet the guidelines they will be revalued. All new construction will be listed, measured and valued.

Agricultural Land (and/or subclasses): A complete sales analysis will be completed to make sure we are in compliance with the state guidelines. Should the analysis indicate that an area is out of compliance or area lines need to be changed we will react to the information the sales dictate. All new construction will be listed, measured and valued in the rural area.

During each of these years we will look at our sales and determine which type of property needs attention the most and focus on bringing our properties to the required market value. So these plans could change or be altered from year to year.

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

1. Record maintenance, mapping updates and ownership changes are an on going duty as deeds or surveys are filed.
2. Annually prepare and file Assessor Administrative Reports required by law/regulations:
 - a. Abstracts (Real Property on March 19th, Personal Property on June 15): This is an accumulation of all values.
 - b. Assessor Survey
 - c. Sales information to PA&T rosters & annual Assessed Value Update with abstract.
 - d. Certification of Value to Political Subdivision by August 20th.
 - e. School District Taxable Value Report to the PA&T and to all the schools.
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer) also collect all the homestead application and verify ownership and value to the Department of Revenue.
 - g. Certificate of Taxes Levied Report-This report list all the values for each political subdivision, their levy and the amount of taxes to be collected.
 - h. Report of current values for properties owned by Board of Education Lands & Funds.
 - i. Report of all Exempt Property and Taxable Government Owner Property
 - j. Annual Plan of Assessment Report.
3. Personal Property; administer annual filing of 650 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property - annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer 350 annual filings of applications, approval /denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed - review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for the tax list.
8. Tax Increment Financing - management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates - management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax List; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed property.
11. Tax List Corrections - prepare tax list correction documents for county board approval.
12. County Board of Equalization - attend county board of equalization meetings for valuation protest - assemble and provide information.
13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization - Attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor and/or Appraisal Education - attend meetings, workshops, and educational classes to obtain required 60 hours in a four-year term, unless changed by the PA&T of continuing education to maintain assessor certification and/or appraiser license.

Conclusion:

The budget for this year will probably see a three percent increase to cover salary increases of the assessor, deputy assessor, and health insurance cost. Supplies, operating expense will be similar to the previous year. The contract for reappraisal will increase approximately 1.1%. The request in the budget will be to have the internet brought into our office for this year.

Respectfully submitted:

Lila Gottula, Nemaha County Assessor

Date: July 15, 2006

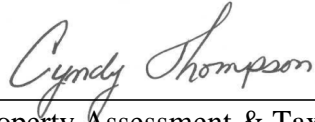
Copy distribution: Copy to the county board of equalization on or before July 31 of each year. A Copy of the plan and any amendments to Department of Property Assessment & Taxation on or before October 31 of each year.

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 Nemaha County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9584.

Dated this 9th day of April, 2007.



Property Assessment & Taxation