

## Preface

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

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

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

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

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

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

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

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

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

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

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

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

# Table of Contents

## Commission Summary

## Property Tax Administrator's Opinions and Recommendations

## Correlation Section

### Residential Real Property

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

### Commercial Real Property

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

### Agricultural Land

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

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

## **Statistical Reports Section**

### R&O Statistical Reports

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

### Preliminary Statistical Reports

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

## **Assessment Survey Section**

## **County Reports Section**

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

## **Special Valuation Section**

## **Certification**

## **Map Section**

## **Valuation History Chart Section**

## 2007 Commission Summary

66 Otoe

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### Residential Real Property - Current

<b>Number of Sales</b>	<b>519</b>	<b>COD</b>	<b>20.60</b>
Total Sales Price	\$ 48313357	<b>PRD</b>	<b>104.41</b>
Total Adj. Sales Price	\$ 48333357	COV	32.16
Total Assessed Value	\$ 45014750	STD	31.27
Avg. Adj. Sales Price	\$ 93127.86	Avg. Abs. Dev.	19.51
Avg. Assessed Value	\$ 86733.62	Min	20.24
<b>Median</b>	<b>94.69</b>	Max	317.00
Wgt. Mean	93.13	95% Median C.I.	93.30 to 96.60
Mean	97.24	95% Wgt. Mean C.I.	91.48 to 94.79
		95% Mean C.I.	94.55 to 99.93
% of Value of the Class of all Real Property Value in the County			47.81
% of Records Sold in the Study Period			7.91
% of Value Sold in the Study Period			8.7
Average Assessed Value of the Base			78,904

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>519</b>	<b>94.69</b>	<b>20.60</b>	<b>104.41</b>
<b>2006</b>	592	96.81	21.37	105.89
<b>2005</b>	637	93.94	19.56	104.57
<b>2004</b>	559	95.90	20.05	106.00
<b>2003</b>	583	94	22.11	106.07
<b>2002</b>	627	94	19.37	102.07
<b>2001</b>	709	95	25.79	107.21

## 2007 Commission Summary

66 Otoe

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>81</b>	<b>COD</b>	<b>32.75</b>
Total Sales Price	\$ 9999851	<b>PRD</b>	<b>129.34</b>
Total Adj. Sales Price	\$ 10025851	COV	61.52
Total Assessed Value	\$ 8164300	STD	64.79
Avg. Adj. Sales Price	\$ 123775.94	Avg. Abs. Dev.	31.23
Avg. Assessed Value	\$ 100793.83	Min	16.18
<b>Median</b>	<b>95.35</b>	Max	486.69
Wgt. Mean	81.43	95% Median C.I.	90.53 to 99.74
Mean	105.32	95% Wgt. Mean C.I.	65.11 to 97.76
		95% Mean C.I.	91.21 to 119.43
% of Value of the Class of all Real Property Value in the County			12.54
% of Records Sold in the Study Period			9.77
% of Value Sold in the Study Period			6.01
Average Assessed Value of the Base			163,764

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>81</b>	<b>95.35</b>	<b>32.75</b>	<b>129.34</b>
<b>2006</b>	71	96.21	19.25	120.38
<b>2005</b>	66	94.23	43.68	133.07
<b>2004</b>	73	93.41	51.52	148.61
<b>2003</b>	71	94	32.82	124.57
<b>2002</b>	94	98	26.04	114.87
<b>2001</b>	95	99	25.44	114.1

## 2007 Opinions of the Property Tax Administrator for Otoe County

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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

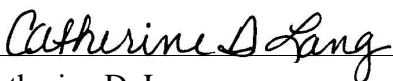
It is my opinion that the level of value of the class of residential real property in Otoe County is 95% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Otoe County is in compliance with generally accepted mass appraisal practices.

### Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Otoe County is 95% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Otoe County is not in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.



  
Catherine D. Lang  
Property Tax Administrator



**2007 Correlation Section  
for Otoe County**

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**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. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The percent change report indicates that sold and unsold properties were appraised similarly, making the statistical results representative of the population. All three measures of central tendency are within the acceptable range. The coefficient of dispersion and price related differential are both outside the acceptable range. The influence of one outlier low dollar sale with a ratio of 317% is pushing the PRD above the acceptable range. The assessment actions for 2007 support the change in statistics from the preliminary statistics to the final statistics. The County reports increases in Palmyra, rural residential, Syracuse, Talmage, and Nebraska City to bring them within the acceptable range. These assessment actions improved the county's quality statistics. These R&O statistics along with each of these analyses demonstrates that the county has achieved an acceptable level of value, and is best represented by the median measure of central tendency. Both the appraiser and assessor are new in this county for 2007. I do not find that any adjustments should be made to the residential class of property in Otoe County.

**2007 Correlation Section  
for Otoe County**

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**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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>796</b>	<b>519</b>	<b>65.2</b>
<b>2006</b>	<b>845</b>	<b>592</b>	<b>70.06</b>
<b>2005</b>	<b>790</b>	<b>637</b>	<b>80.63</b>
<b>2004</b>	<b>693</b>	<b>559</b>	<b>80.66</b>
<b>2003</b>	<b>718</b>	<b>583</b>	<b>81.2</b>
<b>2002</b>	<b>747</b>	<b>627</b>	<b>83.94</b>
<b>2001</b>	<b>836</b>	<b>709</b>	<b>84.81</b>

RESIDENTIAL: A 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 county has been affected by the substantially changed directive implemented by the department in 2006. Due to increased residential development and numerous remodeled properties, the amount of qualified sales has been reduced in Otoe County.

## 2007 Correlation Section for Otoe County

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### 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 Otoe County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>90.65</b>	<b>4.3</b>	<b>94.54</b>	<b>94.69</b>
<b>2006</b>	<b>90.65</b>	<b>8.56</b>	<b>98.41</b>	<b>96.81</b>
<b>2005</b>	<b>92.00</b>	<b>2.75</b>	<b>94.53</b>	<b>93.94</b>
<b>2004</b>	<b>95.24</b>	<b>1.48</b>	<b>96.65</b>	<b>95.90</b>
<b>2003</b>	<b>93</b>	<b>6.14</b>	<b>98.71</b>	<b>94</b>
<b>2002</b>	<b>93</b>	<b>1.94</b>	<b>94.8</b>	<b>94</b>
<b>2001</b>	<b>85</b>	<b>8.97</b>	<b>92.62</b>	<b>95</b>

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 Otoe County.

**2007 Correlation Section  
for Otoe County**

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**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 Otoe County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>6.66</b>	<b>2007</b>	<b>4.3</b>
<b>9.32</b>	<b>2006</b>	<b>8.56</b>
<b>2.81</b>	<b>2005</b>	<b>2.75</b>
<b>2.98</b>	<b>2004</b>	<b>1.48</b>
<b>2</b>	<b>2003</b>	<b>6</b>
<b>2.47</b>	<b>2002</b>	<b>1.94</b>
<b>14.24</b>	<b>2001</b>	<b>8.97</b>

RESIDENTIAL: After review of the percent change report, it appears that Otoe 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 actions. Knowledge of the county's assessment practices also support consistent treatment of the sold and unsold parcels. Appraisal uniformity has been attained for residential real property in Otoe County.

## 2007 Correlation Section for Otoe County

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### **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 Otoe County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>94.69</b>	<b>93.13</b>	<b>97.24</b>

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 Otoe County**

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**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.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>20.60</b>	<b>104.41</b>
<b>Difference</b>	<b>5.6</b>	<b>1.41</b>

RESIDENTIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. The influence of one outlier low dollar sale with a ratio of 317% is pushing the PRD above the acceptable range. I am unable to identify any sale or sales that are strongly influencing the COD. This quality statistic does not support assessment uniformity or assessment vertical uniformity. Further review may be necessary in order to bring this statistics within range.

**2007 Correlation Section  
for Otoe County**

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**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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>552</b>	<b>519</b>	<b>-33</b>
<b>Median</b>	<b>90.65</b>	<b>94.69</b>	<b>4.04</b>
<b>Wgt. Mean</b>	<b>88.47</b>	<b>93.13</b>	<b>4.66</b>
<b>Mean</b>	<b>93.11</b>	<b>97.24</b>	<b>4.13</b>
<b>COD</b>	<b>23.99</b>	<b>20.60</b>	<b>-3.39</b>
<b>PRD</b>	<b>105.25</b>	<b>104.41</b>	<b>-0.84</b>
<b>Min Sales Ratio</b>	<b>14.92</b>	<b>20.24</b>	<b>5.32</b>
<b>Max Sales Ratio</b>	<b>379.93</b>	<b>317.00</b>	<b>-62.93</b>

RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the 2007 residential class of property. The County reports increases in Palmyra, rural residential, Syracuse, Talmage, and Nebraska City to bring them within the acceptable range. These assessment actions improved the county's quality statistics. The number of sales was reduced due to properties being substantially changed and being removed from the measurement process.

**2007 Correlation Section  
for Otoe County**

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**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 report indicates that sold and unsold properties were appraised similarly, making the statistical results representative of the population. The mean measure of central tendency is within the acceptable range. Both the coefficient of dispersion and the price related differential are well outside of the acceptable range. The assessment actions for 2007 support the change in statistics from the preliminary statistics to the final statistics. The County reports decreases to commercial properties in Syracuse that included the occupancy codes of retail, warehouses, light commercial, service repair, and fast food to bring them within the acceptable range. These R&O statistics along with each of these analyses demonstrates that the county has achieved an acceptable level of value, and is best represented by the median measure of central tendency. Both the appraiser and assessor are new in this county for 2007.

After reviewing the final statistics, there are ten sales in the unimproved subclass that should not be adjusted. Further review of these ten sales confirm they are split between five different assessor locations across the county and are not representative of unimproved residential land in Otoe County. This subclass is not used as a valuation grouping by the assessor. This subclass's level of value could suggest that unimproved commercial land is undervalued, but that cannot be determined with confidence by the number of sales included in the study. I do not find that any adjustments should be made to the commercial class of property in Otoe County.

**2007 Correlation Section  
for Otoe County**

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**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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>125</b>	<b>81</b>	<b>64.8</b>
<b>2006</b>	<b>118</b>	<b>71</b>	<b>60.17</b>
<b>2005</b>	<b>98</b>	<b>66</b>	<b>67.35</b>
<b>2004</b>	<b>105</b>	<b>73</b>	<b>69.52</b>
<b>2003</b>	<b>96</b>	<b>71</b>	<b>73.96</b>
<b>2002</b>	<b>120</b>	<b>94</b>	<b>78.33</b>
<b>2001</b>	<b>122</b>	<b>95</b>	<b>77.87</b>

COMMERCIAL: A 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 measurements of the commercial properties were done as fairly as possible, using all available sales. Historically, the county has used a similar percentage of sales over the past four years. The substantially changed directive implemented by the department in 2006 has affected Otoe County by reducing the number of qualified commercial sales.

**2007 Correlation Section  
for Otoe County**

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**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 Otoe County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>95.50</b>	<b>-1.05</b>	<b>94.49</b>	<b>95.35</b>
<b>2006</b>	<b>93.35</b>	<b>5.94</b>	<b>98.89</b>	<b>96.21</b>
<b>2005</b>	<b>94.34</b>	<b>3.91</b>	<b>98.03</b>	<b>94.23</b>
<b>2004</b>	<b>93.45</b>	<b>-1.04</b>	<b>92.48</b>	<b>93.41</b>
<b>2003</b>	<b>94</b>	<b>-0.22</b>	<b>93.79</b>	<b>94</b>
<b>2002</b>	<b>98</b>	<b>0.26</b>	<b>98.25</b>	<b>98</b>
<b>2001</b>	<b>98</b>	<b>-0.02</b>	<b>97.98</b>	<b>99</b>

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 Otoe County.

**2007 Correlation Section  
for Otoe County**

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**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 Otoe County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>-0.64</b>	<b>2007</b>	<b>-1.05</b>
<b>3.95</b>	<b>2006</b>	<b>5.94</b>
<b>7.43</b>	<b>2005</b>	<b>3.91</b>
<b>-0.63</b>	<b>2004</b>	<b>-1.04</b>
<b>4</b>	<b>2003</b>	<b>0</b>
<b>3.75</b>	<b>2002</b>	<b>0.26</b>
<b>12.31</b>	<b>2001</b>	<b>-0.02</b>

COMMERCIAL: After review of the percent change report, it appears that Otoe 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 actions. The County reports making only a decrease to Syracuse commercial properties. Knowledge of the county's assessment practices also support consistent treatment of the sold and unsold parcels. Appraisal uniformity has been attained for commercial real property in Otoe County.



## 2007 Correlation Section for Otoe County

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### **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 Otoe County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>95.35</b>	<b>81.43</b>	<b>105.32</b>

COMMERCIAL: The median measure of central tendency is within the acceptable range. The weighted mean and mean are both well outside of the acceptable range. The two highest dollar sales are strongly influencing the weighted mean. Hypothetically removing their influence brings the weighted mean within acceptable guidelines. The two highest outlier ratios of 375% and 486% are pushing the mean above the acceptable range. The substantial difference between the mean and weighted mean could suggest a problem with the quality of assessment actions. However, the diversity of the commercial class makes this difficult to say with certainty.

**2007 Correlation Section  
for Otoe County**

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**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.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>32.75</b>	<b>129.34</b>
<b>Difference</b>	<b>12.75</b>	<b>26.34</b>

COMMERCIAL: Both the coefficient of dispersion and the price related differential are well outside of the acceptable range. I was unable to determine a sale or set of sales that are causing these statistics to be outside of the acceptable range. The high PRD could suggest that the County may be under valuing the high dollar properties compared to the low dollar properties. However, the diversity of the commercial class makes this difficult to say with certainty. Further review may be necessary in order to bring both statistics within range.

**2007 Correlation Section  
for Otoe County**

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**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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>86</b>	<b>81</b>	<b>-5</b>
<b>Median</b>	<b>95.50</b>	<b>95.35</b>	<b>-0.15</b>
<b>Wgt. Mean</b>	<b>80.00</b>	<b>81.43</b>	<b>1.43</b>
<b>Mean</b>	<b>103.19</b>	<b>105.32</b>	<b>2.13</b>
<b>COD</b>	<b>30.72</b>	<b>32.75</b>	<b>2.03</b>
<b>PRD</b>	<b>128.98</b>	<b>129.34</b>	<b>0.36</b>
<b>Min Sales Ratio</b>	<b>16.18</b>	<b>16.18</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>486.69</b>	<b>486.69</b>	<b>0</b>

COMMERCIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the 2007 commercial class of property. The County reports decreases to commercial properties in Syracuse that included the occupancy codes of retail, warehouses, light commercial, service repair, and fast food to bring them within the acceptable range. This decrease did not apply to industrial properties. The number of sales was reduced due to properties being substantially changed and being removed from the measurement process.

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

66 Otoe

	<b>2006 CTL County Total</b>	<b>2007 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2007 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	486,588,330	517,354,580	30,766,250	6.32	9,853,158	4.3
2. Recreational	177,820	177,820	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	69,230,670	69,177,600	-53,070	-0.08	*-----	-0.08
<b>4. Total Residential (sum lines 1-3)</b>	<b>555,996,820</b>	<b>586,710,000</b>	<b>30,713,180</b>	<b>5.52</b>	<b>9,853,158</b>	<b>3.75</b>
5. Commercial	112,777,610	118,838,360	6,060,750	5.37	7,434,350	-1.22
6. Industrial	16,915,250	16,921,840	6,590	0.04	0	0.04
7. Ag-Farmsite Land, Outbuildings	21,878,610	21,749,960	-128,650	-0.59	2,082,030	-10.1
8. Minerals	0	0	0			
<b>9. Total Commercial (sum lines 5-8)</b>	<b>151,571,470</b>	<b>157,510,160</b>	<b>5,938,690</b>	<b>3.92</b>	<b>7,434,350</b>	
<b>10. Total Non-Agland Real Property</b>	<b>707,568,290</b>	<b>744,220,220</b>	<b>36,651,930</b>	<b>5.18</b>		
11. Irrigated	4,598,500	5,084,620	486,120	10.57		
12. Dryland	334,134,430	370,591,120	36,456,690	10.91		
13. Grassland	35,508,390	38,980,290	3,471,900	9.78		
14. Wasteland	215,260	215,570	310	0.14		
15. Other Agland	60	1,740	1,680	2800		
<b>16. Total Agricultural Land</b>	<b>374,456,640</b>	<b>414,873,340</b>	<b>40,416,700</b>	<b>10.79</b>		
<b>17. Total Value of All Real Property</b> (Locally Assessed)	<b>1,082,024,930</b>	<b>1,159,093,560</b>	<b>77,068,630</b>	<b>7.12</b>		

\*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:	519	<b>MEDIAN:</b>	<b>95</b>	COV:	32.16	95% Median C.I.:	93.30 to 96.60
TOTAL Sales Price:	48,313,357	WGT. MEAN:	93	STD:	31.27	95% Wgt. Mean C.I.:	91.48 to 94.79
TOTAL Adj.Sales Price:	48,333,357	MEAN:	97	AVG.ABS.DEV:	19.51	95% Mean C.I.:	94.55 to 99.93
TOTAL Assessed Value:	45,014,750						
AVG. Adj. Sales Price:	93,127	COD:	20.60	MAX Sales Ratio:	317.00		
AVG. Assessed Value:	86,733	PRD:	104.41	MIN Sales Ratio:	20.24		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	75	101.91	102.78	99.42	17.33	103.38	35.20	209.20	96.60 to 107.10	86,959	86,451
10/01/04 TO 12/31/04	59	98.92	105.43	95.65	22.32	110.22	48.87	317.00	94.52 to 105.01	97,245	93,018
01/01/05 TO 03/31/05	51	91.76	94.91	90.48	21.51	104.89	46.02	213.00	81.83 to 97.25	96,183	87,028
04/01/05 TO 06/30/05	77	94.04	95.58	91.31	17.54	104.68	42.07	238.90	89.87 to 98.93	101,198	92,400
07/01/05 TO 09/30/05	84	94.12	93.87	92.65	18.49	101.31	27.69	208.65	90.29 to 98.72	100,732	93,331
10/01/05 TO 12/31/05	55	93.45	98.08	93.64	22.51	104.74	20.24	275.82	91.74 to 105.57	80,539	75,420
01/01/06 TO 03/31/06	55	92.86	90.18	91.76	17.05	98.27	20.70	176.60	85.15 to 96.47	82,594	75,790
04/01/06 TO 06/30/06	63	90.54	96.84	89.75	27.08	107.90	27.04	271.09	82.95 to 95.03	94,323	84,651
<u>Study Years</u>											
07/01/04 TO 06/30/05	262	96.85	99.73	94.26	19.76	105.80	35.20	317.00	94.55 to 100.00	95,256	89,791
07/01/05 TO 06/30/06	257	92.92	94.71	91.93	21.16	103.02	20.24	275.82	91.50 to 94.80	90,958	83,616
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	267	93.50	95.43	92.00	19.63	103.73	20.24	275.82	91.76 to 96.11	95,838	88,169
<u>ALL</u>											
	519	94.69	97.24	93.13	20.60	104.41	20.24	317.00	93.30 to 96.60	93,127	86,733

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURR	2	66.60	66.60	69.31	6.45	96.08	62.30	70.89	N/A	54,500	37,775
DOUGLAS	5	83.44	105.75	117.81	54.59	89.76	35.20	209.20	N/A	34,500	40,644
DUNBAR	5	56.82	67.75	54.46	30.55	124.40	42.07	100.18	N/A	46,280	25,204
LORTON	2	43.65	43.65	42.50	23.57	102.69	33.36	53.93	N/A	45,000	19,125
NEB CITY SUBURBAN	4	104.75	105.78	109.63	10.54	96.49	89.33	124.30	N/A	109,750	120,322
NEBRASKA CITY	301	95.54	99.90	94.46	20.34	105.75	27.04	317.00	93.00 to 97.84	85,165	80,451
OTOE	6	76.47	80.16	72.74	28.49	110.19	46.02	142.71	46.02 to 142.71	46,833	34,068
PALMYRA	20	93.72	92.09	95.08	12.68	96.85	20.70	135.02	89.38 to 97.83	101,727	96,726
RURAL RES	68	94.41	93.80	91.60	21.90	102.40	27.69	232.27	90.05 to 101.75	138,346	126,729
SUBURBAN	3	91.76	86.52	86.86	10.81	99.61	69.02	98.77	N/A	183,000	158,946
SYRACUSE	61	97.11	94.72	95.19	13.19	99.50	20.24	129.53	91.17 to 102.43	91,167	86,784
SYRACUSE SUBURBAN	1	94.69	94.69	94.69			94.69	94.69	N/A	29,000	27,460
TALMAGE	11	99.36	118.05	78.86	47.25	149.71	49.76	240.63	61.33 to 212.00	28,000	22,080
UNADILLA	12	97.24	91.30	83.89	20.02	108.83	34.26	131.31	72.43 to 109.45	69,508	58,311
WOODLAND HILLS	18	92.66	92.33	89.64	15.19	103.01	50.10	137.97	80.84 to 100.00	147,340	132,070
<u>ALL</u>											
	519	94.69	97.24	93.13	20.60	104.41	20.24	317.00	93.30 to 96.60	93,127	86,733

**PA&T 2007 R&O Statistics**

Base Stat

State Stat Run

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TOTAL Adj.Sales Price:	48,333,357	MEAN:	97	AVG.ABS.DEV:	19.51	95% Mean C.I.:	94.55 to 99.93
TOTAL Assessed Value:	45,014,750						
AVG. Adj. Sales Price:	93,127	COD:	20.60	MAX Sales Ratio:	317.00		
AVG. Assessed Value:	86,733	PRD:	104.41	MIN Sales Ratio:	20.24		

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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	425	94.80	97.97	93.66	20.76	104.61	20.24	317.00	93.00 to 97.11	82,613	77,375
2	15	98.77	96.42	89.67	15.81	107.53	45.63	131.00	91.50 to 109.84	126,060	113,039
3	79	93.62	93.47	92.08	20.48	101.50	27.69	232.27	90.05 to 98.92	143,440	132,084
ALL	519	94.69	97.24	93.13	20.60	104.41	20.24	317.00	93.30 to 96.60	93,127	86,733

**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	462	94.60	97.54	93.59	19.11	104.22	27.04	275.82	93.27 to 96.49	100,681	94,225
2	51	93.00	93.31	75.15	35.55	124.16	20.24	317.00	76.92 to 100.45	28,430	21,366
3	6	102.95	107.99	106.61	9.50	101.29	96.11	128.71	96.11 to 128.71	61,433	65,496
ALL	519	94.69	97.24	93.13	20.60	104.41	20.24	317.00	93.30 to 96.60	93,127	86,733

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	516	94.65	97.27	93.19	20.62	104.37	20.24	317.00	93.30 to 96.49	93,424	87,065
06											
07	3	104.20	92.57	70.13	14.08	131.99	64.75	108.77	N/A	42,166	29,573
ALL	519	94.69	97.24	93.13	20.60	104.41	20.24	317.00	93.30 to 96.60	93,127	86,733

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0056	1	66.00	66.00	66.00			66.00	66.00	N/A	78,000	51,480
13-0097	1	101.21	101.21	101.21			101.21	101.21	N/A	174,000	176,100
34-0034											
49-0033	7	109.06	106.52	103.29	35.63	103.13	35.20	209.20	35.20 to 209.20	71,071	73,407
49-0501	21	88.00	100.55	81.57	41.87	123.27	33.36	240.63	68.54 to 119.80	54,768	44,673
55-0145	19	83.36	82.29	83.74	24.75	98.27	42.59	137.97	54.97 to 93.87	165,964	138,986
55-0160											
64-0023											
66-0027	106	95.39	92.02	90.72	17.61	101.44	20.24	174.66	88.74 to 99.64	90,806	82,376
66-0111	326	95.81	100.06	95.06	20.38	105.26	27.04	317.00	93.47 to 98.33	89,289	84,880
66-0501	38	93.32	92.26	94.39	11.91	97.74	20.70	135.02	89.87 to 94.80	119,647	112,935
NonValid School											
ALL	519	94.69	97.24	93.13	20.60	104.41	20.24	317.00	93.30 to 96.60	93,127	86,733

**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:	519	<b>MEDIAN:</b>	<b>95</b>	COV:	32.16	95% Median C.I.:	93.30 to 96.60
TOTAL Sales Price:	48,313,357	WGT. MEAN:	93	STD:	31.27	95% Wgt. Mean C.I.:	91.48 to 94.79
TOTAL Adj.Sales Price:	48,333,357	MEAN:	97	AVG.ABS.DEV:	19.51	95% Mean C.I.:	94.55 to 99.93
TOTAL Assessed Value:	45,014,750						
AVG. Adj. Sales Price:	93,127	COD:	20.60	MAX Sales Ratio:	317.00		
AVG. Assessed Value:	86,733	PRD:	104.41	MIN Sales Ratio:	20.24		

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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	53	93.00	94.98	79.11	35.70	120.06	20.24	317.00	83.36 to 103.70	28,983	22,929
Prior TO 1860	1	88.60	88.60	88.60			88.60	88.60	N/A	70,000	62,020
1860 TO 1899	75	88.97	99.36	86.44	29.89	114.95	33.36	271.09	82.13 to 96.49	61,167	52,870
1900 TO 1919	73	93.24	94.06	88.88	22.94	105.83	27.04	275.82	83.44 to 98.93	75,729	67,309
1920 TO 1939	62	89.34	94.76	86.14	25.26	110.02	47.28	238.90	80.08 to 94.80	85,000	73,216
1940 TO 1949	29	96.60	104.69	97.58	20.54	107.30	70.00	232.27	86.61 to 107.42	85,475	83,403
1950 TO 1959	34	93.65	98.38	95.29	13.54	103.24	67.02	145.96	90.89 to 101.21	93,008	88,628
1960 TO 1969	57	100.77	99.91	98.94	14.75	100.98	36.63	143.69	95.03 to 108.15	100,454	99,391
1970 TO 1979	45	94.93	95.02	94.97	11.94	100.05	53.93	124.30	93.00 to 102.23	116,957	111,072
1980 TO 1989	17	98.05	98.90	98.59	12.99	100.32	61.33	130.87	88.74 to 110.76	127,408	125,607
1990 TO 1994	19	100.01	99.66	98.69	8.79	100.99	66.70	128.71	95.88 to 104.66	123,973	122,350
1995 TO 1999	25	96.87	96.83	96.45	11.45	100.40	64.75	135.02	90.96 to 100.15	162,528	156,758
2000 TO Present	29	94.78	96.74	95.40	7.27	101.40	78.23	111.62	92.91 to 103.64	211,265	201,537
ALL	519	94.69	97.24	93.13	20.60	104.41	20.24	317.00	93.30 to 96.60	93,127	86,733

**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	11	112.00	135.40	134.11	40.62	100.96	35.20	317.00	93.33 to 175.33	2,279	3,057
5000 TO 9999	10	138.73	156.89	154.41	37.82	101.61	73.25	271.09	89.33 to 240.63	6,832	10,549
Total \$											
1 TO 9999	21	121.71	145.63	148.96	41.21	97.77	35.20	317.00	103.92 to 175.33	4,447	6,624
10000 TO 29999	49	103.26	112.67	109.28	38.03	103.10	20.24	275.82	94.28 to 116.07	18,479	20,194
30000 TO 59999	96	94.13	94.01	92.50	26.61	101.63	27.04	184.48	84.49 to 100.65	45,211	41,822
60000 TO 99999	146	94.65	93.79	93.60	16.17	100.20	42.07	143.69	91.52 to 98.14	79,274	74,200
100000 TO 149999	128	93.34	93.06	93.02	12.24	100.04	57.41	135.02	91.17 to 95.59	119,563	111,218
150000 TO 249999	64	94.30	91.88	91.76	10.62	100.12	45.63	121.33	91.76 to 98.63	180,664	165,782
250000 TO 499999	15	92.91	92.01	92.06	9.99	99.95	69.81	116.71	80.84 to 98.55	303,566	279,454
ALL	519	94.69	97.24	93.13	20.60	104.41	20.24	317.00	93.30 to 96.60	93,127	86,733



**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:	519	<b>MEDIAN:</b>	<b>95</b>	COV:	32.16	95% Median C.I.:	93.30 to 96.60
TOTAL Sales Price:	48,313,357	WGT. MEAN:	93	STD:	31.27	95% Wgt. Mean C.I.:	91.48 to 94.79
TOTAL Adj.Sales Price:	48,333,357	MEAN:	97	AVG.ABS.DEV:	19.51	95% Mean C.I.:	94.55 to 99.93
TOTAL Assessed Value:	45,014,750						
AVG. Adj. Sales Price:	93,127	COD:	20.60	MAX Sales Ratio:	317.00		
AVG. Assessed Value:	86,733	PRD:	104.41	MIN Sales Ratio:	20.24		

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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	9	103.92	95.09	70.40	27.00	135.08	20.70	163.00	35.20 to 121.71	2,986	2,102
5000 TO 9999	14	99.05	111.87	66.65	58.74	167.84	20.24	317.00	36.63 to 175.33	10,264	6,841
Total \$ _____											
1 TO 9999	23	103.92	105.31	67.24	44.65	156.61	20.24	317.00	73.25 to 121.71	7,416	4,986
10000 TO 29999	56	91.81	93.97	72.49	37.88	129.63	27.04	271.09	73.80 to 100.18	26,675	19,336
30000 TO 59999	103	91.50	98.62	88.03	28.66	112.02	42.07	275.82	83.44 to 97.35	49,256	43,362
60000 TO 99999	159	93.50	95.85	91.61	17.05	104.63	45.63	184.48	90.29 to 96.82	86,011	78,795
100000 TO 149999	115	94.93	96.41	94.41	10.92	102.13	49.76	131.94	93.24 to 98.92	128,456	121,269
150000 TO 249999	53	100.15	100.25	98.00	9.52	102.30	69.81	135.02	95.03 to 101.83	188,061	184,293
250000 TO 499999	10	93.63	98.62	97.76	7.14	100.88	90.05	116.71	91.21 to 115.47	318,000	310,891
ALL _____											
	519	94.69	97.24	93.13	20.60	104.41	20.24	317.00	93.30 to 96.60	93,127	86,733

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	52	93.16	96.41	79.50	34.83	121.28	20.24	317.00	83.40 to 103.70	29,348	23,330
0	1	20.70	20.70	20.70			20.70	20.70	N/A	10,000	2,070
10	3	116.07	114.88	114.92	3.17	99.97	108.77	119.80	N/A	8,333	9,576
20	116	93.75	99.93	89.19	31.48	112.03	27.04	275.82	84.23 to 100.15	58,059	51,786
30	280	93.86	95.74	92.89	16.19	103.07	42.07	213.00	91.92 to 95.71	101,329	94,124
35	4	104.74	103.29	102.72	3.61	100.56	94.55	109.14	N/A	142,125	145,985
40	60	98.68	99.55	97.21	8.64	102.41	78.18	128.71	93.70 to 101.43	176,756	171,826
50	3	104.66	101.88	104.94	8.55	97.09	87.07	113.92	N/A	163,666	171,753
ALL _____											
	519	94.69	97.24	93.13	20.60	104.41	20.24	317.00	93.30 to 96.60	93,127	86,733

**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:	519	<b>MEDIAN:</b>	<b>95</b>	COV:	32.16	95% Median C.I.:	93.30 to 96.60
TOTAL Sales Price:	48,313,357	WGT. MEAN:	93	STD:	31.27	95% Wgt. Mean C.I.:	91.48 to 94.79
TOTAL Adj.Sales Price:	48,333,357	MEAN:	97	AVG.ABS.DEV:	19.51	95% Mean C.I.:	94.55 to 99.93
TOTAL Assessed Value:	45,014,750						
AVG. Adj. Sales Price:	93,127	COD:	20.60	MAX Sales Ratio:	317.00		
AVG. Assessed Value:	86,733	PRD:	104.41	MIN Sales Ratio:	20.24		

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STYLE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	52	93.16	96.41	79.50	34.83	121.28	20.24	317.00	83.40 to 103.70	29,348	23,330
0	1	20.70	20.70	20.70			20.70	20.70	N/A	10,000	2,070
100	9	64.75	70.49	76.86	35.17	91.71	36.63	108.77	44.52 to 104.20	47,111	36,210
101	278	96.63	99.63	95.55	17.13	104.27	27.04	275.82	94.16 to 98.77	100,685	96,202
102	33	92.93	90.50	87.27	20.19	103.70	33.36	209.20	78.18 to 95.34	135,624	118,356
103	2	91.49	91.49	91.63	4.05	99.85	87.78	95.19	N/A	112,250	102,850
104	113	90.05	95.16	89.34	23.41	106.51	45.31	271.09	84.91 to 95.59	89,206	79,698
106	2	126.43	126.43	126.17	1.22	100.20	124.88	127.97	N/A	111,450	140,615
111	16	94.72	99.16	98.17	11.22	101.01	81.83	135.02	89.38 to 110.25	117,275	115,130
301	4	97.10	96.53	96.35	5.89	100.19	87.07	104.86	N/A	119,750	115,380
304	9	102.08	106.17	100.30	11.70	105.85	86.99	166.56	87.87 to 107.20	113,777	114,122
<u>ALL</u>											
	519	94.69	97.24	93.13	20.60	104.41	20.24	317.00	93.30 to 96.60	93,127	86,733

CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	52	93.16	96.41	79.50	34.83	121.28	20.24	317.00	83.40 to 103.70	29,348	23,330
0	1	20.70	20.70	20.70			20.70	20.70	N/A	10,000	2,070
10	6	77.87	76.97	57.97	31.95	132.78	27.04	119.80	27.04 to 119.80	25,750	14,926
15	3	116.07	113.80	103.38	10.71	110.08	94.02	131.31	N/A	31,833	32,910
20	59	94.77	102.28	86.93	34.81	117.66	33.36	275.82	83.78 to 107.32	46,659	40,562
25	2	98.59	98.59	98.06	6.45	100.54	92.23	104.95	N/A	55,340	54,265
30	267	94.81	97.27	93.62	19.14	103.90	36.63	240.63	92.40 to 98.05	96,385	90,237
35	2	85.43	85.43	85.63	6.73	99.76	79.68	91.17	N/A	107,750	92,265
40	122	94.69	96.54	94.80	10.77	101.85	64.88	135.02	93.30 to 97.25	136,647	129,534
50	5	96.14	95.86	96.81	11.88	99.02	78.00	115.47	N/A	212,440	205,666
<u>ALL</u>											
	519	94.69	97.24	93.13	20.60	104.41	20.24	317.00	93.30 to 96.60	93,127	86,733

**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:	81	<b>MEDIAN:</b>	<b>95</b>	COV:	61.52	95% Median C.I.:	90.53 to 99.74	(! : Derived)
TOTAL Sales Price:	9,999,851	WGT. MEAN:	81	STD:	64.79	95% Wgt. Mean C.I.:	65.11 to 97.76	
TOTAL Adj.Sales Price:	10,025,851	MEAN:	105	AVG.ABS.DEV:	31.23	95% Mean C.I.:	91.21 to 119.43	
TOTAL Assessed Value:	8,164,300							
AVG. Adj. Sales Price:	123,775	COD:	32.75	MAX Sales Ratio:	486.69			
AVG. Assessed Value:	100,793	PRD:	129.34	MIN Sales Ratio:	16.18			

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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	5	107.55	117.46	108.83	21.80	107.93	86.26	155.75	N/A	36,800	40,050
10/01/03 TO 12/31/03	9	90.53	90.82	79.50	17.70	114.23	57.17	118.98	61.08 to 115.33	61,660	49,023
01/01/04 TO 03/31/04	4	81.94	80.55	58.15	35.59	138.51	42.57	115.73	N/A	104,000	60,475
04/01/04 TO 06/30/04	4	89.75	89.83	97.08	6.98	92.53	78.65	101.20	N/A	92,610	89,910
07/01/04 TO 09/30/04	8	103.38	109.25	105.46	10.99	103.60	90.16	148.55	90.16 to 148.55	80,518	84,911
10/01/04 TO 12/31/04	2	95.43	95.43	96.30	0.92	99.10	94.55	96.31	N/A	150,550	144,980
01/01/05 TO 03/31/05	6	99.88	103.13	103.76	11.29	99.39	84.52	128.80	84.52 to 128.80	163,333	169,481
04/01/05 TO 06/30/05	11	83.51	100.03	63.18	33.96	158.33	50.22	257.78	62.26 to 114.29	222,136	140,340
07/01/05 TO 09/30/05	5	95.99	152.79	97.06	64.96	157.42	86.45	375.00	N/A	52,750	51,200
10/01/05 TO 12/31/05	9	93.13	92.03	81.29	24.39	113.21	51.04	163.37	55.79 to 109.43	100,208	81,464
01/01/06 TO 03/31/06	8	87.51	140.30	71.38	81.11	196.56	53.07	486.69	53.07 to 486.69	216,641	154,631
04/01/06 TO 06/30/06	10	95.84	94.64	94.50	49.67	100.15	16.18	250.73	19.92 to 163.36	123,295	116,519
<u>Study Years</u>											
07/01/03 TO 06/30/04	22	93.01	94.83	81.49	20.93	116.37	42.57	155.75	84.03 to 107.55	69,335	56,500
07/01/04 TO 06/30/05	27	97.52	103.11	80.80	20.28	127.61	50.22	257.78	87.44 to 106.54	161,805	130,736
07/01/05 TO 06/30/06	32	94.58	114.41	82.08	51.64	139.38	16.18	486.69	74.98 to 101.15	129,116	105,981
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	18	99.12	97.02	90.71	14.84	106.96	42.57	148.55	90.16 to 103.68	96,205	87,266
01/01/05 TO 12/31/05	31	93.53	106.82	77.35	32.04	138.09	50.22	375.00	84.52 to 102.25	148,036	114,510
<u>ALL</u>											
	81	95.35	105.32	81.43	32.75	129.34	16.18	486.69	90.53 to 99.74	123,775	100,793

**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:	81	<b>MEDIAN:</b>	<b>95</b>	COV:	61.52	95% Median C.I.:	90.53 to 99.74	(! : Derived)
TOTAL Sales Price:	9,999,851	WGT. MEAN:	81	STD:	64.79	95% Wgt. Mean C.I.:	65.11 to 97.76	
TOTAL Adj.Sales Price:	10,025,851	MEAN:	105	AVG.ABS.DEV:	31.23	95% Mean C.I.:	91.21 to 119.43	
TOTAL Assessed Value:	8,164,300							
AVG. Adj. Sales Price:	123,775	COD:	32.75	MAX Sales Ratio:	486.69			
AVG. Assessed Value:	100,793	PRD:	129.34	MIN Sales Ratio:	16.18			

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**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURR	2	93.50	93.50	95.66	2.67	97.73	91.00	95.99	N/A	30,126	28,820
DOUGLAS	2	70.13	70.13	62.90	11.22	111.49	62.26	78.00	N/A	18,250	11,480
NEB CITY SUBURBAN	2	101.70	101.70	101.64	0.54	100.06	101.15	102.25	N/A	333,000	338,450
NEBRASKA CITY	46	94.43	108.04	75.08	40.87	143.90	16.18	486.69	84.52 to 101.20	165,839	124,515
OTOE	2	104.42	104.42	109.57	9.45	95.30	94.55	114.29	N/A	2,300	2,520
PALMYRA	1	83.51	83.51	83.51			83.51	83.51	N/A	35,000	29,230
RURAL 9000	1	118.98	118.98	118.98			118.98	118.98	N/A	65,000	77,340
RURAL 9100	1	90.16	90.16	90.16			90.16	90.16	N/A	168,650	152,060
SYRACUSE	18	94.58	107.60	106.73	34.10	100.82	19.92	250.73	86.26 to 115.73	51,874	55,366
SYRACUSE SUBURBAN	1	97.52	97.52	97.52			97.52	97.52	N/A	160,000	156,030
TALMAGE	3	99.74	97.39	95.78	8.83	101.68	83.00	109.43	N/A	22,500	21,550
UNADILLA	2	101.22	101.22	99.08	2.35	102.17	98.84	103.60	N/A	100,000	99,075
ALL	81	95.35	105.32	81.43	32.75	129.34	16.18	486.69	90.53 to 99.74	123,775	100,793

**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	74	94.78	106.41	79.56	34.80	133.75	16.18	486.69	89.02 to 99.74	116,835	92,954
2	5	97.52	89.46	92.14	11.69	97.09	51.04	102.25	N/A	229,275	211,252
3	2	104.57	104.57	98.18	13.78	106.51	90.16	118.98	N/A	116,825	114,700
ALL	81	95.35	105.32	81.43	32.75	129.34	16.18	486.69	90.53 to 99.74	123,775	100,793

**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	71	95.99	104.07	82.30	29.34	126.45	19.92	486.69	91.00 to 101.15	131,693	108,385
2	10	88.80	114.21	69.41	58.50	164.55	16.18	375.00	51.04 to 163.37	67,559	46,890
ALL	81	95.35	105.32	81.43	32.75	129.34	16.18	486.69	90.53 to 99.74	123,775	100,793

**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:	81	<b>MEDIAN:</b>	<b>95</b>	COV:	61.52	95% Median C.I.:	90.53 to 99.74	(!: Derived)
TOTAL Sales Price:	9,999,851	WGT. MEAN:	81	STD:	64.79	95% Wgt. Mean C.I.:	65.11 to 97.76	
TOTAL Adj.Sales Price:	10,025,851	MEAN:	105	AVG.ABS.DEV:	31.23	95% Mean C.I.:	91.21 to 119.43	
TOTAL Assessed Value:	8,164,300							
AVG. Adj. Sales Price:	123,775	COD:	32.75	MAX Sales Ratio:	486.69			
AVG. Assessed Value:	100,793	PRD:	129.34	MIN Sales Ratio:	16.18			

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SCHOOL DISTRICT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0056											
13-0097											
34-0034											
49-0033	1	91.00	91.00	91.00			91.00	91.00	N/A	4,000	3,640
49-0501	4	97.86	97.04	95.88	7.71	101.21	83.00	109.43	N/A	30,938	29,662
55-0145											
55-0160											
64-0023											
66-0027	24	96.91	105.92	102.90	26.37	102.93	19.92	250.73	87.44 to 114.87	66,597	68,530
66-0111	48	96.44	108.25	76.84	39.13	140.88	16.18	486.69	88.49 to 101.65	167,908	129,021
66-0501	4	80.76	78.48	85.05	10.34	92.28	62.26	90.16	N/A	60,037	51,062
NonValid School											
ALL	81	95.35	105.32	81.43	32.75	129.34	16.18	486.69	90.53 to 99.74	123,775	100,793

YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	11	90.16	121.08	88.36	62.42	137.02	16.18	375.00	51.04 to 257.78	76,054	67,202
Prior TO 1860											
1860 TO 1899	2	112.18	112.18	112.86	10.30	99.40	100.63	123.73	N/A	42,500	47,965
1900 TO 1919	21	95.99	97.77	92.30	20.36	105.93	45.66	155.75	83.51 to 109.43	39,814	36,749
1920 TO 1939	7	89.02	88.52	82.93	11.10	106.75	69.51	111.04	69.51 to 111.04	66,500	55,147
1940 TO 1949	5	101.65	89.41	75.54	14.56	118.35	42.57	106.54	N/A	107,100	80,908
1950 TO 1959	7	102.58	147.54	100.21	71.28	147.23	59.61	486.69	59.61 to 486.69	77,407	77,568
1960 TO 1969	8	88.92	89.33	90.23	28.25	99.00	19.92	163.37	19.92 to 163.37	109,805	99,076
1970 TO 1979	7	107.55	119.74	108.53	18.69	110.33	96.31	163.36	96.31 to 163.36	157,600	171,047
1980 TO 1989	7	91.00	94.52	72.46	17.96	130.44	53.07	128.80	53.07 to 128.80	267,875	194,100
1990 TO 1994	1	250.73	250.73	250.73			250.73	250.73	N/A	100,000	250,730
1995 TO 1999	3	91.65	83.23	87.40	16.90	95.23	55.79	102.25	N/A	205,000	179,176
2000 TO Present	2	53.70	53.70	50.47	6.47	106.38	50.22	57.17	N/A	1,076,763	543,475
ALL	81	95.35	105.32	81.43	32.75	129.34	16.18	486.69	90.53 to 99.74	123,775	100,793

**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:	81	<b>MEDIAN:</b>	<b>95</b>	COV:	61.52	95% Median C.I.:	90.53 to 99.74	(! : Derived)
TOTAL Sales Price:	9,999,851	WGT. MEAN:	81	STD:	64.79	95% Wgt. Mean C.I.:	65.11 to 97.76	
TOTAL Adj.Sales Price:	10,025,851	MEAN:	105	AVG.ABS.DEV:	31.23	95% Mean C.I.:	91.21 to 119.43	
TOTAL Assessed Value:	8,164,300							
AVG. Adj. Sales Price:	123,775	COD:	32.75	MAX Sales Ratio:	486.69			
AVG. Assessed Value:	100,793	PRD:	129.34	MIN Sales Ratio:	16.18			

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$</u>												
1 TO 4999	6	101.99	143.71	135.77	54.77	105.85	78.00	375.00	78.00 to 375.00	2,600	3,530	
5000 TO 9999	3	102.58	118.99	119.30	18.56	99.74	98.63	155.75	N/A	7,806	9,313	
<u>Total \$</u>												
1 TO 9999	9	102.58	135.47	125.88	42.49	107.61	78.00	375.00	91.00 to 155.75	4,335	5,457	
10000 TO 29999	11	89.00	98.34	96.44	15.23	101.97	78.65	142.73	83.00 to 115.73	17,045	16,439	
30000 TO 59999	19	99.40	115.99	111.07	37.00	104.43	19.92	486.69	83.51 to 111.04	41,408	45,993	
60000 TO 99999	14	95.86	99.85	100.73	22.38	99.12	45.66	163.37	84.03 to 118.98	72,519	73,050	
100000 TO 149999	9	95.35	130.29	126.06	56.12	103.35	60.20	257.78	69.51 to 250.73	116,133	146,402	
150000 TO 249999	12	72.80	73.15	73.29	34.94	99.80	16.18	128.80	51.04 to 97.52	184,085	134,923	
250000 TO 499999	5	101.15	94.97	95.33	6.56	99.63	73.96	102.25	N/A	304,388	290,162	
500000 +	2	51.65	51.65	51.23	2.76	100.81	50.22	53.07	N/A	1,610,565	825,130	
<u>ALL</u>	81	95.35	105.32	81.43	32.75	129.34	16.18	486.69	90.53 to 99.74	123,775	100,793	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$</u>												
1 TO 4999	5	94.55	97.45	100.59	11.57	96.88	78.00	114.29	N/A	2,720	2,736	
5000 TO 9999	4	100.61	165.62	113.76	72.73	145.58	86.26	375.00	N/A	7,230	8,225	
<u>Total \$</u>												
1 TO 9999	9	98.63	127.75	109.55	39.60	116.61	78.00	375.00	86.26 to 114.29	4,724	5,175	
10000 TO 29999	17	87.44	86.95	57.71	29.56	150.68	16.18	155.75	62.26 to 115.33	33,911	19,568	
30000 TO 59999	18	97.06	98.67	95.23	14.31	103.61	57.17	158.03	89.02 to 103.68	48,015	45,726	
60000 TO 99999	13	90.53	84.15	74.60	21.86	112.80	42.57	118.98	55.79 to 106.54	109,933	82,007	
100000 TO 149999	8	93.50	99.58	89.71	31.15	111.00	59.61	163.37	59.61 to 163.37	133,000	119,320	
150000 TO 249999	7	97.52	156.44	107.04	73.28	146.15	73.96	486.69	73.96 to 486.69	168,050	179,880	
250000 TO 499999	7	102.25	148.32	123.00	47.31	120.58	96.31	257.78	96.31 to 257.78	235,991	290,271	
500000 +	2	51.65	51.65	51.23	2.76	100.81	50.22	53.07	N/A	1,610,565	825,130	
<u>ALL</u>	81	95.35	105.32	81.43	32.75	129.34	16.18	486.69	90.53 to 99.74	123,775	100,793	

**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:	81	<b>MEDIAN:</b>	<b>95</b>	COV:	61.52	95% Median C.I.:	90.53 to 99.74	(!: Derived)
TOTAL Sales Price:	9,999,851	WGT. MEAN:	81	STD:	64.79	95% Wgt. Mean C.I.:	65.11 to 97.76	
TOTAL Adj.Sales Price:	10,025,851	MEAN:	105	AVG.ABS.DEV:	31.23	95% Mean C.I.:	91.21 to 119.43	
TOTAL Assessed Value:	8,164,300							
AVG. Adj. Sales Price:	123,775	COD:	32.75	MAX Sales Ratio:	486.69			
AVG. Assessed Value:	100,793	PRD:	129.34	MIN Sales Ratio:	16.18			

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<b>COST RANK</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	15	93.81	111.90	87.24	47.43	128.27	16.18	375.00	78.00 to 99.74	71,425	62,310	
10	46	95.66	105.54	94.16	31.87	112.08	19.92	486.69	89.00 to 103.16	77,340	72,825	
15	2	91.82	91.82	95.16	9.60	96.49	83.00	100.63	N/A	29,000	27,595	
20	17	101.15	101.35	71.62	24.64	141.52	50.22	163.36	73.96 to 128.80	313,813	224,754	
30	1	91.00	91.00	91.00			91.00	91.00	N/A	4,000	3,640	
<u>ALL</u>	<u>81</u>	<u>95.35</u>	<u>105.32</u>	<u>81.43</u>	<u>32.75</u>	<u>129.34</u>	<u>16.18</u>	<u>486.69</u>	<u>90.53 to 99.74</u>	<u>123,775</u>	<u>100,793</u>	

**PA&T 2007 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	81	<b>MEDIAN:</b>	<b>95</b>	COV:	61.52	95% Median C.I.:	90.53 to 99.74	(! : Derived)
TOTAL Sales Price:	9,999,851	WGT. MEAN:	81	STD:	64.79	95% Wgt. Mean C.I.:	65.11 to 97.76	
TOTAL Adj.Sales Price:	10,025,851	MEAN:	105	AVG.ABS.DEV:	31.23	95% Mean C.I.:	91.21 to 119.43	
TOTAL Assessed Value:	8,164,300							
AVG. Adj. Sales Price:	123,775	COD:	32.75	MAX Sales Ratio:	486.69			
AVG. Assessed Value:	100,793	PRD:	129.34	MIN Sales Ratio:	16.18			

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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)	12	92.76	119.58	89.13	56.78	134.17	16.18	375.00	78.00 to 103.60	73,508	65,514
300	1	98.84	98.84	98.84			98.84	98.84	N/A	190,000	187,790
303	1	97.52	97.52	97.52			97.52	97.52	N/A	160,000	156,030
309	1	95.01	95.01	95.01			95.01	95.01	N/A	34,500	32,780
323	1	101.65	101.65	101.65			101.65	101.65	N/A	80,000	81,320
325	3	93.13	85.14	86.63	14.36	98.28	61.08	101.20	N/A	183,646	159,093
326	1	88.49	88.49	88.49			88.49	88.49	N/A	68,000	60,170
340	1	99.74	99.74	99.74			99.74	99.74	N/A	46,001	45,880
341	1	50.22	50.22	50.22			50.22	50.22	N/A	2,075,000	1,042,060
344	4	88.78	89.28	88.02	8.79	101.43	78.93	100.63	N/A	43,625	38,397
346	1	83.00	83.00	83.00			83.00	83.00	N/A	18,000	14,940
349	5	93.81	91.79	71.92	46.73	127.62	19.92	163.36	N/A	317,066	228,048
350	1	59.61	59.61	59.61			59.61	59.61	N/A	175,000	104,310
352	3	93.84	90.49	80.83	10.56	111.96	73.96	103.68	N/A	132,500	107,093
353	14	91.78	98.51	81.09	28.27	121.49	45.66	158.03	69.51 to 142.73	49,667	40,274
384	1	74.98	74.98	74.98			74.98	74.98	N/A	105,000	78,730
389	3	102.58	102.81	94.37	8.06	108.94	90.53	115.33	N/A	32,951	31,096
406	2	136.40	136.40	161.08	19.77	84.68	109.43	163.37	N/A	41,250	66,445
407	2	99.28	99.28	99.25	2.99	100.03	96.31	102.25	N/A	297,500	295,275
412	6	100.60	96.04	78.45	31.92	122.43	42.57	148.55	42.57 to 148.55	100,333	78,708
419	1	118.98	118.98	118.98			118.98	118.98	N/A	65,000	77,340
442	4	90.26	85.22	85.41	13.11	99.78	62.26	98.13	N/A	84,563	72,225
471	3	99.40	101.97	95.87	7.79	106.36	91.65	114.87	N/A	73,333	70,306
472	1	91.00	91.00	91.00			91.00	91.00	N/A	4,000	3,640
493	1	107.55	107.55	107.55			107.55	107.55	N/A	115,000	123,680
494	2	175.94	175.94	132.91	42.51	132.38	101.15	250.73	N/A	235,500	313,000
526	1	114.29	114.29	114.29			114.29	114.29	N/A	3,500	4,000
528	4	97.28	184.60	152.14	117.46	121.34	57.17	486.69	N/A	48,381	73,607
ALL	81	95.35	105.32	81.43	32.75	129.34	16.18	486.69	90.53 to 99.74	123,775	100,793

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	78	95.18	103.79	78.88	31.74	131.58	16.18	486.69	90.16 to 99.74	122,049	96,270
04	3	101.15	145.13	129.49	55.11	112.08	83.51	250.73	N/A	168,666	218,410
ALL	81	95.35	105.32	81.43	32.75	129.34	16.18	486.69	90.53 to 99.74	123,775	100,793



**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:	552	<b>MEDIAN:</b>	<b>91</b>	COV:	38.21	95% Median C.I.:	88.93 to 92.89
TOTAL Sales Price:	49,348,997	WGT. MEAN:	88	STD:	35.58	95% Wgt. Mean C.I.:	86.77 to 90.16
TOTAL Adj.Sales Price:	49,368,997	MEAN:	93	AVG. ABS.DEV:	21.75	95% Mean C.I.:	90.15 to 96.08
TOTAL Assessed Value:	43,675,390						
AVG. Adj. Sales Price:	89,436	COD:	23.99	MAX Sales Ratio:	379.93		
AVG. Assessed Value:	79,122	PRD:	105.25	MIN Sales Ratio:	14.92		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	76	98.78	99.99	95.35	18.09	104.87	35.20	209.20	93.91 to 103.70	86,282	82,268
10/01/04 TO 12/31/04	61	97.60	101.51	91.67	22.70	110.72	46.98	317.00	91.86 to 102.23	96,147	88,142
01/01/05 TO 03/31/05	54	90.05	94.11	87.27	22.64	107.83	46.02	197.20	80.20 to 93.50	91,688	80,020
04/01/05 TO 06/30/05	83	90.94	91.86	88.05	20.06	104.33	40.56	221.17	85.97 to 95.68	96,152	84,666
07/01/05 TO 09/30/05	86	91.13	90.92	88.17	20.57	103.11	14.92	226.40	84.80 to 97.29	98,850	87,159
10/01/05 TO 12/31/05	59	92.91	94.95	89.35	25.70	106.27	19.48	262.36	85.74 to 100.00	76,320	68,191
01/01/06 TO 03/31/06	61	85.21	80.37	83.28	25.09	96.50	16.50	245.80	76.23 to 87.78	77,552	64,583
04/01/06 TO 06/30/06	72	84.76	91.36	83.43	33.38	109.51	16.50	379.93	77.27 to 90.00	87,220	72,767
<u>Study Years</u>											
07/01/04 TO 06/30/05	274	93.83	96.71	90.63	21.17	106.71	35.20	317.00	91.13 to 96.75	92,534	83,859
07/01/05 TO 06/30/06	278	87.34	89.57	86.19	26.48	103.93	14.92	379.93	85.15 to 90.00	86,383	74,452
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	282	90.63	92.65	88.17	22.07	105.08	14.92	262.36	88.28 to 93.45	91,971	81,090
<u>ALL</u>											
	552	90.65	93.11	88.47	23.99	105.25	14.92	379.93	88.93 to 92.89	89,436	79,122

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURR	2	66.60	66.60	69.31	6.45	96.08	62.30	70.89	N/A	54,500	37,775
DOUGLAS	6	79.60	96.05	102.83	43.40	93.41	35.20	209.20	35.20 to 209.20	32,083	32,991
DUNBAR	5	56.46	68.77	56.37	28.80	122.01	47.56	100.18	N/A	46,280	26,086
LORTON	2	43.65	43.65	42.50	23.57	102.69	33.36	53.93	N/A	45,000	19,125
NEB CITY SUBURBAN	4	100.72	102.58	105.49	9.69	97.24	89.33	119.53	N/A	109,750	115,775
NEBRASKA CITY	314	91.31	95.34	89.73	22.48	106.24	27.04	317.00	88.60 to 94.28	82,622	74,139
OTOE	6	76.02	80.01	72.45	28.46	110.43	46.02	142.71	46.02 to 142.71	46,833	33,931
PALMYRA	21	86.18	86.02	83.09	25.61	103.53	20.70	160.06	66.04 to 99.40	98,074	81,488
RURAL RES	78	90.94	90.72	87.65	26.54	103.50	14.92	379.93	86.42 to 97.83	125,173	109,709
SUBURBAN	3	88.23	83.19	83.52	10.81	99.61	66.36	94.97	N/A	183,000	152,833
SYRACUSE	65	90.97	86.82	90.00	17.54	96.47	16.50	124.53	86.52 to 98.15	87,213	78,491
SYRACUSE SUBURBAN	3	91.03	90.52	90.51	0.56	100.00	89.49	91.03	N/A	29,166	26,400
TALMAGE	12	101.83	122.91	63.99	58.39	192.08	21.13	261.50	66.66 to 230.38	38,166	24,421
UNADILLA	13	95.19	96.07	83.90	34.60	114.51	27.00	226.40	57.41 to 131.31	64,930	54,479
WOODLAND HILLS	18	92.66	92.33	89.64	15.19	103.01	50.10	137.97	80.84 to 100.00	147,340	132,070
<u>ALL</u>											
	552	90.65	93.11	88.47	23.99	105.25	14.92	379.93	88.93 to 92.89	89,436	79,122

**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	552	<b>MEDIAN:</b>	<b>91</b>	COV:	38.21	95% Median C.I.:	88.93 to 92.89
TOTAL Sales Price:	49,348,997	WGT. MEAN:	88	STD:	35.58	95% Wgt. Mean C.I.:	86.77 to 90.16
TOTAL Adj.Sales Price:	49,368,997	MEAN:	93	AVG.ABS.DEV:	21.75	95% Mean C.I.:	90.15 to 96.08
TOTAL Assessed Value:	43,675,390						
AVG. Adj. Sales Price:	89,436	COD:	23.99	MAX Sales Ratio:	379.93		
AVG. Assessed Value:	79,122	PRD:	105.25	MIN Sales Ratio:	14.92		

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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	446	90.32	93.54	88.41	24.25	105.80	16.50	317.00	87.78 to 92.92	80,116	70,830
2	19	91.03	87.80	85.55	19.59	102.63	20.27	126.00	69.38 to 105.14	105,652	90,390
3	87	92.11	92.11	89.15	23.59	103.32	14.92	379.93	86.59 to 97.20	133,675	119,170
<u>ALL</u>	<u>552</u>	<u>90.65</u>	<u>93.11</u>	<u>88.47</u>	<u>23.99</u>	<u>105.25</u>	<u>14.92</u>	<u>379.93</u>	<u>88.93 to 92.89</u>	<u>89,436</u>	<u>79,122</u>

**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	469	90.46	94.20	89.03	21.40	105.81	21.13	379.93	88.60 to 92.91	99,921	88,956
2	77	89.33	85.25	72.78	40.83	117.13	14.92	317.00	67.88 to 96.71	27,757	20,201
3	6	105.00	109.29	108.30	8.07	100.91	98.72	128.71	98.72 to 128.71	61,433	66,531
<u>ALL</u>	<u>552</u>	<u>90.65</u>	<u>93.11</u>	<u>88.47</u>	<u>23.99</u>	<u>105.25</u>	<u>14.92</u>	<u>379.93</u>	<u>88.93 to 92.89</u>	<u>89,436</u>	<u>79,122</u>

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	549	90.54	93.05	88.51	23.95	105.13	14.92	379.93	88.93 to 92.78	89,694	79,391
06											
07	3	118.31	104.45	70.71	19.88	147.72	62.25	132.80	N/A	42,166	29,816
<u>ALL</u>	<u>552</u>	<u>90.65</u>	<u>93.11</u>	<u>88.47</u>	<u>23.99</u>	<u>105.25</u>	<u>14.92</u>	<u>379.93</u>	<u>88.93 to 92.89</u>	<u>89,436</u>	<u>79,122</u>

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	90.75	90.75	90.75			90.75	90.75	N/A	72,000	65,340
13-0056	1	63.46	63.46	63.46			63.46	63.46	N/A	78,000	49,500
13-0097	1	97.31	97.31	97.31			97.31	97.31	N/A	174,000	169,320
34-0034											
49-0033	8	91.30	95.45	95.69	39.62	99.74	35.20	209.20	35.20 to 209.20	63,687	60,945
49-0501	22	87.66	102.48	73.31	51.22	139.80	21.13	261.50	63.42 to 118.31	59,097	43,322
55-0145	20	82.10	78.83	80.95	26.43	97.37	14.92	137.97	63.67 to 90.42	161,166	130,471
55-0160											
64-0023											
66-0027	116	90.44	87.43	86.83	20.93	100.69	16.50	226.40	85.08 to 94.97	85,587	74,314
66-0111	342	91.89	95.80	90.47	23.06	105.90	20.27	379.93	89.64 to 95.34	86,191	77,973
66-0501	41	87.78	88.94	88.00	21.14	101.07	20.70	160.06	80.14 to 94.55	112,356	98,870
NonValid School	1	90.75	90.75	90.75			90.75	90.75	N/A	72,000	65,340
<u>ALL</u>	<u>552</u>	<u>90.65</u>	<u>93.11</u>	<u>88.47</u>	<u>23.99</u>	<u>105.25</u>	<u>14.92</u>	<u>379.93</u>	<u>88.93 to 92.89</u>	<u>89,436</u>	<u>79,122</u>

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

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TOTAL Adj.Sales Price:	49,368,997	MEAN:	93	AVG.ABS.DEV:	21.75	95% Mean C.I.:	90.15 to 96.08
TOTAL Assessed Value:	43,675,390						
AVG. Adj. Sales Price:	89,436	COD:	23.99	MAX Sales Ratio:	379.93		
AVG. Assessed Value:	79,122	PRD:	105.25	MIN Sales Ratio:	14.92		

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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	77	87.49	84.54	73.09	40.63	115.65	14.92	317.00	69.01 to 94.29	28,195	20,609
Prior TO 1860	2	64.58	64.58	72.28	37.19	89.34	40.56	88.60	N/A	53,000	38,310
1860 TO 1899	79	84.80	97.41	81.03	34.30	120.22	21.13	271.09	78.97 to 94.28	61,086	49,495
1900 TO 1919	74	89.50	91.33	82.45	26.19	110.77	27.04	262.36	79.74 to 93.09	74,807	61,678
1920 TO 1939	62	83.06	91.18	81.39	27.26	112.02	42.54	245.80	77.75 to 88.38	85,000	69,183
1940 TO 1949	30	91.29	105.35	93.24	27.26	112.99	70.00	379.93	83.49 to 104.87	83,459	77,813
1950 TO 1959	36	88.30	93.65	90.21	17.41	103.81	53.15	151.16	85.08 to 97.31	90,450	81,596
1960 TO 1969	57	95.71	95.37	93.87	15.17	101.60	36.63	133.05	89.82 to 103.99	100,454	94,297
1970 TO 1979	45	90.97	91.75	90.89	13.02	100.94	53.93	132.80	87.89 to 98.66	116,957	106,304
1980 TO 1989	17	97.20	94.16	94.12	10.55	100.04	66.66	125.83	85.33 to 102.56	127,408	119,914
1990 TO 1994	19	100.01	99.31	97.83	8.47	101.51	66.70	128.71	96.14 to 104.66	123,973	121,287
1995 TO 1999	25	94.55	93.97	93.72	10.95	100.26	62.25	135.02	87.07 to 97.83	162,528	152,328
2000 TO Present	29	93.45	93.84	92.49	7.53	101.47	76.91	108.24	89.78 to 100.01	211,265	195,393
ALL	552	90.65	93.11	88.47	23.99	105.25	14.92	379.93	88.93 to 92.89	89,436	79,122

**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	116.86	129.07	125.75	41.68	102.64	35.20	317.00	93.33 to 163.00	2,402	3,020
5000 TO 9999	14	137.60	155.23	148.91	40.87	104.24	60.32	271.09	89.33 to 245.80	7,404	11,025
Total \$											
1 TO 9999	26	126.87	143.16	143.87	42.11	99.50	35.20	317.00	100.45 to 163.00	5,095	7,331
10000 TO 29999	66	96.19	105.52	100.07	47.11	105.45	16.50	379.93	87.13 to 107.32	19,380	19,393
30000 TO 59999	103	88.46	89.41	88.27	28.74	101.29	20.27	170.80	83.44 to 97.60	44,812	39,557
60000 TO 99999	149	90.29	88.70	88.56	16.35	100.15	14.92	133.05	85.99 to 94.37	79,003	69,968
100000 TO 149999	128	89.51	89.03	88.96	13.29	100.08	55.20	135.02	85.74 to 91.92	119,563	106,362
150000 TO 249999	65	90.42	85.56	85.80	13.59	99.72	21.13	107.32	86.39 to 93.75	180,192	154,610
250000 TO 499999	15	89.78	88.69	88.74	9.80	99.94	64.64	112.22	80.84 to 94.76	303,566	269,398
ALL	552	90.65	93.11	88.47	23.99	105.25	14.92	379.93	88.93 to 92.89	89,436	79,122

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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

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TOTAL Adj.Sales Price:	49,368,997	MEAN:	93	AVG.ABS.DEV:	21.75	95% Mean C.I.:	90.15 to 96.08
TOTAL Assessed Value:	43,675,390						
AVG. Adj. Sales Price:	89,436	COD:	23.99	MAX Sales Ratio:	379.93		
AVG. Assessed Value:	79,122	PRD:	105.25	MIN Sales Ratio:	14.92		

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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 \$											
1 TO 4999	15	41.23	68.46	31.60	105.22	216.68	16.50	163.00	20.70 to 112.00	9,108	2,878
5000 TO 9999	18	76.03	92.81	56.08	68.37	165.50	20.27	317.00	36.63 to 126.00	12,011	6,735
Total \$											
1 TO 9999	33	67.88	81.74	46.60	72.01	175.42	16.50	317.00	35.20 to 100.89	10,691	4,982
10000 TO 29999	77	91.03	97.92	71.85	46.05	136.28	14.92	271.09	75.75 to 97.29	27,630	19,852
30000 TO 59999	112	85.91	94.45	83.70	28.67	112.84	21.13	379.93	79.61 to 91.05	52,255	43,738
60000 TO 99999	174	90.15	91.50	87.12	17.02	105.03	45.51	170.80	86.20 to 93.27	90,121	78,512
100000 TO 149999	102	92.32	92.80	90.83	11.50	102.17	47.85	122.16	89.64 to 96.17	133,558	121,310
150000 TO 249999	45	97.20	96.52	94.22	9.40	102.44	64.64	135.02	93.45 to 99.24	196,016	184,691
250000 TO 499999	9	91.21	94.95	94.04	7.36	100.97	86.46	112.22	86.59 to 106.91	323,444	304,172
ALL											
	552	90.65	93.11	88.47	23.99	105.25	14.92	379.93	88.93 to 92.89	89,436	79,122

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	75	87.49	85.32	73.11	40.67	116.70	14.92	317.00	69.01 to 96.71	28,421	20,779
0	2	55.10	55.10	72.08	62.43	76.44	20.70	89.49	N/A	19,750	14,235
10	3	118.31	121.53	119.48	3.98	101.71	116.07	130.20	N/A	8,333	9,956
20	122	90.15	100.08	86.13	36.85	116.21	27.04	379.93	79.84 to 96.60	56,361	48,542
30	283	89.64	91.47	88.02	17.44	103.92	21.13	230.38	87.19 to 91.78	101,172	89,048
35	4	102.69	101.24	100.79	3.64	100.44	94.55	105.01	N/A	142,125	143,245
40	60	95.97	95.46	93.02	9.38	102.62	66.04	128.71	92.40 to 99.80	176,756	164,415
50	3	104.66	99.07	101.42	5.86	97.69	87.07	105.48	N/A	163,666	165,986
ALL											
	552	90.65	93.11	88.47	23.99	105.25	14.92	379.93	88.93 to 92.89	89,436	79,122

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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TOTAL Assessed Value:	43,675,390						
AVG. Adj. Sales Price:	89,436	COD:	23.99	MAX Sales Ratio:	379.93		
AVG. Assessed Value:	79,122	PRD:	105.25	MIN Sales Ratio:	14.92		

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<b>STYLE</b>											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	75	87.49	85.32	73.11	40.67	116.70	14.92	317.00	69.01 to 96.71		28,421	20,779
0	2	55.10	55.10	72.08	62.43	76.44	20.70	89.49	N/A		19,750	14,235
100	9	62.25	73.23	75.26	42.04	97.30	36.63	132.80	42.81 to 118.31		47,111	35,457
101	283	93.27	97.10	91.81	19.45	105.76	27.04	379.93	90.97 to 96.14		99,466	91,322
102	34	85.93	87.85	81.18	24.78	108.22	33.36	209.20	70.88 to 93.75		131,855	107,037
103	2	91.49	91.49	91.63	4.05	99.85	87.78	95.19	N/A		112,250	102,850
104	116	85.27	90.68	83.38	25.78	108.75	21.13	271.09	79.74 to 89.69		88,921	74,144
106	2	117.06	117.06	116.82	1.21	100.20	115.64	118.48	N/A		111,450	130,200
111	16	91.57	95.74	94.95	12.22	100.83	75.76	135.02	85.96 to 104.05		117,275	111,355
301	4	95.18	94.56	94.61	3.94	99.95	87.07	100.82	N/A		119,750	113,290
304	9	96.17	102.02	96.10	13.24	106.16	83.65	166.56	84.49 to 103.08		113,777	109,343
<u>ALL</u>												
	552	90.65	93.11	88.47	23.99	105.25	14.92	379.93	88.93 to 92.89		89,436	79,122

<b>CONDITION</b>											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	75	87.49	85.32	73.11	40.67	116.70	14.92	317.00	69.01 to 96.71		28,421	20,779
0	2	55.10	55.10	72.08	62.43	76.44	20.70	89.49	N/A		19,750	14,235
10	6	75.18	84.61	59.29	52.72	142.70	27.04	160.06	27.04 to 160.06		25,750	15,268
15	3	116.07	100.30	75.40	22.34	133.02	53.53	131.31	N/A		31,833	24,003
20	65	90.94	101.92	79.62	40.30	128.01	21.13	271.09	79.84 to 103.05		46,278	36,845
25	2	98.55	98.55	98.02	6.41	100.54	92.23	104.87	N/A		55,340	54,245
30	270	90.43	94.01	89.57	20.98	104.96	36.63	379.93	87.52 to 94.76		95,853	85,860
35	2	80.06	80.06	80.32	9.51	99.67	72.44	87.67	N/A		107,750	86,545
40	122	91.33	92.22	90.42	11.63	101.99	60.99	135.02	89.50 to 93.91		136,647	123,560
50	5	96.14	92.89	93.37	11.41	99.49	78.00	106.91	N/A		212,440	198,346
<u>ALL</u>												
	552	90.65	93.11	88.47	23.99	105.25	14.92	379.93	88.93 to 92.89		89,436	79,122

**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:	86	<b>MEDIAN:</b>	<b>96</b>	COV:	59.57	95% Median C.I.:	91.65 to 99.40	(! : Derived)
TOTAL Sales Price:	10,536,951	WGT. MEAN:	80	STD:	61.47	95% Wgt. Mean C.I.:	65.42 to 94.59	
TOTAL Adj.Sales Price:	10,562,951	MEAN:	103	AVG.ABS.DEV:	29.34	95% Mean C.I.:	90.20 to 116.18	
TOTAL Assessed Value:	8,450,720							
AVG. Adj. Sales Price:	122,825	COD:	30.72	MAX Sales Ratio:	486.69			
AVG. Assessed Value:	98,264	PRD:	128.98	MIN Sales Ratio:	16.18			

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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	5	107.55	120.90	110.11	22.60	109.80	92.70	155.75	N/A	36,800	40,520
10/01/03 TO 12/31/03	10	97.99	95.43	83.67	16.78	114.07	57.17	124.00	61.08 to 118.98	60,604	50,706
01/01/04 TO 03/31/04	4	81.94	82.72	58.54	38.24	141.31	42.57	124.43	N/A	104,000	60,877
04/01/04 TO 06/30/04	4	89.75	91.32	97.52	5.33	93.64	84.58	101.20	N/A	92,610	90,317
07/01/04 TO 09/30/04	9	103.16	102.84	104.55	15.35	98.36	51.55	148.55	90.16 to 123.73	72,794	76,106
10/01/04 TO 12/31/04	2	95.43	95.43	96.30	0.92	99.10	94.55	96.31	N/A	150,550	144,980
01/01/05 TO 03/31/05	6	99.23	102.91	103.55	11.58	99.39	84.52	128.80	84.52 to 128.80	163,333	169,131
04/01/05 TO 06/30/05	11	83.00	82.90	54.88	18.01	151.04	50.22	114.29	60.97 to 111.04	222,136	121,917
07/01/05 TO 09/30/05	5	95.99	155.38	98.18	64.94	158.27	91.65	375.00	N/A	52,750	51,788
10/01/05 TO 12/31/05	10	90.34	92.57	83.08	24.07	111.41	51.04	175.67	55.79 to 109.43	110,187	91,547
01/01/06 TO 03/31/06	10	89.97	131.92	73.14	67.15	180.37	53.07	486.69	73.96 to 169.90	200,813	146,866
04/01/06 TO 06/30/06	10	98.00	95.17	94.28	48.29	100.95	16.18	250.73	19.92 to 163.36	123,295	116,241
<u>Study Years</u>											
07/01/03 TO 06/30/04	23	97.34	98.04	83.38	20.25	117.59	42.57	155.75	89.02 to 107.55	68,542	57,149
07/01/04 TO 06/30/05	28	95.38	94.49	76.05	16.63	124.25	50.22	148.55	84.52 to 103.16	156,419	118,957
07/01/05 TO 06/30/06	35	93.13	113.53	82.61	49.75	137.43	16.18	486.69	80.21 to 100.63	131,620	108,728
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	19	98.84	95.40	90.65	16.77	105.24	42.57	148.55	88.49 to 103.68	91,720	83,142
01/01/05 TO 12/31/05	32	93.05	101.00	73.71	27.02	137.01	50.22	375.00	83.51 to 101.65	149,660	110,321
<u>ALL</u>	86	95.50	103.19	80.00	30.72	128.98	16.18	486.69	91.65 to 99.40	122,825	98,264

**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:	86	<b>MEDIAN:</b>	<b>96</b>	COV:	59.57	95% Median C.I.:	91.65 to 99.40	(! : Derived)
TOTAL Sales Price:	10,536,951	WGT. MEAN:	80	STD:	61.47	95% Wgt. Mean C.I.:	65.42 to 94.59	
TOTAL Adj.Sales Price:	10,562,951	MEAN:	103	AVG.ABS.DEV:	29.34	95% Mean C.I.:	90.20 to 116.18	
TOTAL Assessed Value:	8,450,720							
AVG. Adj. Sales Price:	122,825	COD:	30.72	MAX Sales Ratio:	486.69			
AVG. Assessed Value:	98,264	PRD:	128.98	MIN Sales Ratio:	16.18			

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**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	80.21	80.21	80.21			80.21	80.21	N/A	245,000	196,520
BURR	2	93.50	93.50	95.66	2.67	97.73	91.00	95.99	N/A	30,126	28,820
DOUGLAS	2	69.49	69.49	61.67	12.25	112.67	60.97	78.00	N/A	18,250	11,255
NEB CITY SUBURBAN	2	100.81	100.81	100.65	1.43	100.16	99.37	102.25	N/A	333,000	335,155
NEBRASKA CITY	48	93.33	102.43	72.80	37.68	140.69	16.18	486.69	78.93 to 99.40	163,325	118,906
OTOE	2	104.42	104.42	109.57	9.45	95.30	94.55	114.29	N/A	2,300	2,520
PALMYRA	1	83.51	83.51	83.51			83.51	83.51	N/A	35,000	29,230
RURAL 9000	1	118.98	118.98	118.98			118.98	118.98	N/A	65,000	77,340
RURAL 9100	1	90.16	90.16	90.16			90.16	90.16	N/A	168,650	152,060
SYRACUSE	19	100.87	113.16	110.08	32.35	102.79	19.92	250.73	91.68 to 124.43	50,722	55,837
SYRACUSE SUBURBAN	2	101.83	101.83	98.92	5.51	102.93	96.21	107.44	N/A	105,550	104,415
TALMAGE	3	99.74	97.39	95.78	8.83	101.68	83.00	109.43	N/A	22,500	21,550
UNADILLA	2	101.22	101.22	99.08	2.35	102.17	98.84	103.60	N/A	100,000	99,075
ALL	86	95.50	103.19	80.00	30.72	128.98	16.18	486.69	91.65 to 99.40	122,825	98,264

**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	78	94.78	104.06	78.01	32.76	133.40	16.18	486.69	90.37 to 99.74	117,074	91,330
2	6	97.79	91.33	91.65	11.95	99.65	51.04	107.44	51.04 to 107.44	199,579	182,920
3	2	104.57	104.57	98.18	13.78	106.51	90.16	118.98	N/A	116,825	114,700
ALL	86	95.50	103.19	80.00	30.72	128.98	16.18	486.69	91.65 to 99.40	122,825	98,264

**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	73	95.99	101.89	80.47	27.43	126.61	19.92	486.69	91.65 to 99.74	134,498	108,235
2	13	94.00	110.47	73.81	49.03	149.67	16.18	375.00	51.55 to 110.32	57,273	42,273
ALL	86	95.50	103.19	80.00	30.72	128.98	16.18	486.69	91.65 to 99.40	122,825	98,264

**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:	10,562,951	MEAN:	103	AVG.ABS.DEV:	29.34	95% Mean C.I.:	90.20 to 116.18	
TOTAL Assessed Value:	8,450,720							
AVG. Adj. Sales Price:	122,825	COD:	30.72	MAX Sales Ratio:	486.69			
AVG. Assessed Value:	98,264	PRD:	128.98	MIN Sales Ratio:	16.18			

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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)											
13-0056											
13-0097											
34-0034											
49-0033	1	91.00	91.00	91.00			91.00	91.00	N/A	4,000	3,640
49-0501	4	97.86	97.04	95.88	7.71	101.21	83.00	109.43	N/A	30,938	29,662
55-0145											
55-0160											
64-0023											
66-0027	26	99.86	110.05	104.91	25.43	104.90	19.92	250.73	94.00 to 114.29	64,593	67,763
66-0111	51	93.53	102.38	74.72	36.44	137.01	16.18	486.69	84.52 to 99.40	166,972	124,760
66-0501	4	80.76	78.16	84.86	10.74	92.10	60.97	90.16	N/A	60,037	50,950
NonValid School											
ALL	86	95.50	103.19	80.00	30.72	128.98	16.18	486.69	91.65 to 99.40	122,825	98,264

**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	13	90.16	100.46	66.13	44.78	151.92	16.18	375.00	51.55 to 103.60	69,130	45,713
Prior TO 1860											
1860 TO 1899	2	112.18	112.18	112.86	10.30	99.40	100.63	123.73	N/A	42,500	47,965
1900 TO 1919	22	96.93	99.21	93.17	20.32	106.48	45.66	155.75	83.51 to 109.43	39,368	36,678
1920 TO 1939	7	92.70	89.44	83.09	10.23	107.65	69.51	111.04	69.51 to 111.04	66,500	55,252
1940 TO 1949	6	97.39	87.88	77.01	16.33	114.11	42.57	106.54	42.57 to 106.54	130,083	100,176
1950 TO 1959	7	110.32	149.88	100.50	67.40	149.14	59.61	486.69	59.61 to 486.69	77,407	77,792
1960 TO 1969	9	90.37	92.12	91.58	26.50	100.59	19.92	175.67	73.96 to 101.20	119,826	109,732
1970 TO 1979	7	107.55	121.00	108.08	20.68	111.95	96.21	169.90	96.21 to 169.90	157,600	170,331
1980 TO 1989	7	97.34	96.41	72.85	17.66	132.34	53.07	128.80	53.07 to 128.80	267,875	195,154
1990 TO 1994	1	250.73	250.73	250.73			250.73	250.73	N/A	100,000	250,730
1995 TO 1999	3	91.65	83.23	87.40	16.90	95.23	55.79	102.25	N/A	205,000	179,176
2000 TO Present	2	53.70	53.70	50.47	6.47	106.38	50.22	57.17	N/A	1,076,763	543,475
ALL	86	95.50	103.19	80.00	30.72	128.98	16.18	486.69	91.65 to 99.40	122,825	98,264



**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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AVG. Assessed Value:	98,264	PRD:	128.98	MIN Sales Ratio:	16.18			

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	6	101.99	143.71	135.77	54.77	105.85	78.00	375.00	78.00 to 375.00	2,600	3,530
5000 TO 9999	3	110.32	121.57	121.56	17.26	100.00	98.63	155.75	N/A	7,806	9,490
Total \$ _____											
1 TO 9999	9	109.43	136.33	127.24	39.92	107.14	78.00	375.00	91.00 to 155.75	4,335	5,516
10000 TO 29999	12	93.25	98.90	98.40	17.80	100.51	51.55	153.47	84.58 to 124.00	16,541	16,276
30000 TO 59999	21	100.63	116.19	111.67	34.34	104.05	19.92	486.69	95.01 to 107.44	41,326	46,150
60000 TO 99999	14	97.61	101.67	102.61	21.92	99.08	45.66	175.67	88.49 to 118.98	72,519	74,414
100000 TO 149999	9	91.68	108.36	106.13	41.93	102.10	60.20	250.73	64.09 to 163.36	116,133	123,254
150000 TO 249999	14	82.36	74.67	75.02	27.10	99.54	16.18	128.80	51.04 to 96.21	189,573	142,215
250000 TO 499999	5	99.37	94.62	94.89	6.68	99.71	73.96	102.25	N/A	304,388	288,844
500000 +	2	51.65	51.65	51.23	2.76	100.81	50.22	53.07	N/A	1,610,565	825,130
ALL	86	95.50	103.19	80.00	30.72	128.98	16.18	486.69	91.65 to 99.40	122,825	98,264

**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	5	94.55	97.45	100.59	11.57	96.88	78.00	114.29	N/A	2,720	2,736
5000 TO 9999	4	104.48	158.88	102.67	80.20	154.74	51.55	375.00	N/A	7,105	7,295
Total \$ _____											
1 TO 9999	9	98.63	124.75	102.00	44.38	122.31	51.55	375.00	78.00 to 114.29	4,668	4,762
10000 TO 29999	18	92.84	89.82	59.69	27.86	150.48	16.18	155.75	83.00 to 103.60	32,666	19,497
30000 TO 59999	20	100.19	101.00	97.60	13.62	103.48	57.17	169.90	93.84 to 104.70	47,269	46,136
60000 TO 99999	14	90.81	83.20	74.23	22.85	112.08	42.57	118.98	55.79 to 106.54	109,580	81,345
100000 TO 149999	8	91.67	100.66	90.16	32.95	111.65	59.61	175.67	59.61 to 175.67	133,000	119,916
150000 TO 249999	9	90.16	140.30	100.60	63.79	139.46	73.96	486.69	80.21 to 163.36	180,150	181,233
250000 TO 499999	6	101.73	129.78	113.43	30.29	114.41	96.31	250.73	96.31 to 250.73	257,823	292,440
500000 +	2	51.65	51.65	51.23	2.76	100.81	50.22	53.07	N/A	1,610,565	825,130
ALL	86	95.50	103.19	80.00	30.72	128.98	16.18	486.69	91.65 to 99.40	122,825	98,264

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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<b>COST RANK</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	18	90.92	97.14	72.82	35.77	133.39	16.18	375.00	64.09 to 99.74	74,082	53,946	
10	47	95.01	106.50	93.72	32.79	113.64	19.92	486.69	91.65 to 103.16	80,907	75,827	
15	2	91.82	91.82	95.16	9.60	96.49	83.00	100.63	N/A	29,000	27,595	
20	18	100.51	102.53	71.89	23.34	142.61	50.22	163.36	78.93 to 121.30	298,046	214,275	
30	1	91.00	91.00	91.00			91.00	91.00	N/A	4,000	3,640	
<u>ALL</u>	<u>86</u>	<u>95.50</u>	<u>103.19</u>	<u>80.00</u>	<u>30.72</u>	<u>128.98</u>	<u>16.18</u>	<u>486.69</u>	<u>91.65 to 99.40</u>	<u>122,825</u>	<u>98,264</u>	

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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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)	14	90.92	100.65	67.91	42.26	148.21	16.18	375.00	51.55 to 103.60	67,442	45,801
300	1	98.84	98.84	98.84			98.84	98.84	N/A	190,000	187,790
303	1	96.21	96.21	96.21			96.21	96.21	N/A	160,000	153,930
309	1	95.01	95.01	95.01			95.01	95.01	N/A	34,500	32,780
323	1	101.65	101.65	101.65			101.65	101.65	N/A	80,000	81,320
325	4	90.94	86.04	87.20	12.23	98.68	61.08	101.20	N/A	187,735	163,700
326	1	88.49	88.49	88.49			88.49	88.49	N/A	68,000	60,170
340	1	99.74	99.74	99.74			99.74	99.74	N/A	46,001	45,880
341	1	50.22	50.22	50.22			50.22	50.22	N/A	2,075,000	1,042,060
344	4	91.95	90.87	90.27	6.76	100.66	78.93	100.63	N/A	43,625	39,380
346	1	83.00	83.00	83.00			83.00	83.00	N/A	18,000	14,940
349	5	100.87	93.20	72.16	43.46	129.15	19.92	163.36	N/A	317,066	228,810
350	1	59.61	59.61	59.61			59.61	59.61	N/A	175,000	104,310
352	4	87.03	87.92	80.59	12.45	109.10	73.96	103.68	N/A	160,625	129,450
353	14	93.76	101.67	82.33	29.07	123.49	45.66	169.90	69.51 to 153.47	49,667	40,892
384	1	74.98	74.98	74.98			74.98	74.98	N/A	105,000	78,730
389	3	110.32	110.55	101.47	8.06	108.95	97.34	124.00	N/A	32,951	33,436
406	3	109.43	129.93	154.68	21.62	84.00	104.70	175.67	N/A	37,500	58,006
407	2	99.28	99.28	99.25	2.99	100.03	96.31	102.25	N/A	297,500	295,275
412	6	100.60	96.04	78.45	31.92	122.43	42.57	148.55	42.57 to 148.55	100,333	78,708
419	1	118.98	118.98	118.98			118.98	118.98	N/A	65,000	77,340
442	4	90.26	84.90	85.28	13.47	99.56	60.97	98.13	N/A	84,563	72,112
471	3	99.40	104.12	96.75	9.94	107.61	91.65	121.30	N/A	73,333	70,950
472	1	91.00	91.00	91.00			91.00	91.00	N/A	4,000	3,640
493	1	107.55	107.55	107.55			107.55	107.55	N/A	115,000	123,680
494	2	175.05	175.05	131.51	43.23	133.11	99.37	250.73	N/A	235,500	309,705
526	1	114.29	114.29	114.29			114.29	114.29	N/A	3,500	4,000
528	4	97.28	184.60	152.14	117.46	121.34	57.17	486.69	N/A	48,381	73,607
ALL	86	95.50	103.19	80.00	30.72	128.98	16.18	486.69	91.65 to 99.40	122,825	98,264

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	83	95.01	101.69	77.58	29.82	131.08	16.18	486.69	91.65 to 99.40	121,168	94,000
04	3	99.37	144.54	128.19	56.09	112.75	83.51	250.73	N/A	168,666	216,213
ALL	86	95.50	103.19	80.00	30.72	128.98	16.18	486.69	91.65 to 99.40	122,825	98,264

## 2007 Assessment Survey for Otoe County

### I. General Information

#### A. Staffing and Funding Information

1. **Deputy(ies) on staff:** 1
2. **Appraiser(s) on staff:** 1 contracted appraiser (104 hours a month)
3. **Other full-time employees:** 1-administrative assistant and 1 appraisal assistant & 1 temporary GIS technician (will also cover while admin assistant is on maternity leave)
4. **Other part-time employees:** 0
5. **Number of shared employees:** 0
6. **Assessor's requested budget for current fiscal year:** \$182,200
7. **Part of the budget that is dedicated to the computer system:** None. The annual fee for TerraScan is calculated in the County General Budget
8. **Adopted budget, or granted budget if different from above:** \$182,200
9. **Amount of total budget set aside for appraisal work:** \$3000
10. **Amount of the total budget set aside for education/workshops:** \$900
11. **Appraisal/Reappraisal budget, if not part of the total budget:** None
12. **Other miscellaneous funds:** \$0
13. **Total budget:** \$182,200
  - a. **Was any of last year's budget not used?** Approximately \$6,500 was unused in salary due to employee turnover.

#### B. Residential Appraisal Information

1. **Data collection done by:** Primarily completed by the appraisal assistant with additional help from the assessor and appraiser.

2. **Valuation done by:** Assessor or Appraiser
3. **Pickup work done by:** Appraisal Assistant, Assessor & Appraiser

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	450			450

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** The County is currently using June 2000 data, but will be implementing June 2005 data for Nebraska City in 2007.
5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?**  
Nebraska City- 2006  
Ag Residential- Half of properties using 2005 and half using 2006  
All Others- utilizing schedules between 1998 and 2005
6. **What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** The market or sales comparison approach was used in 2005.
7. **Number of market areas/neighborhoods for this property class:** 26 assessor locations
8. **How are these defined?** The market areas are defined by geographical location.
9. **Is “Assessor Location” a usable valuation identity?** To some extent. The properties within an assessor location are too diverse. It is a good location indicator, but would not feel that adjusting and valuing by assessor location would be a good representation.
10. **Does the assessor location “suburban” mean something other than rural residential?** Suburban around Nebraska City & Syracuse have their own market area. Outside of these two locations, there is no difference and properties are valued the same as rural.
11. **Are the county’s ag residential and rural residential improvements classified and valued in the same manner?** Yes

**C. Commercial/Industrial Appraisal Information**

- 1. **Data collection done by:** Appraiser and Appraisal Assistant
- 2. **Valuation done by:** Appraiser
- 3. **Pickup work done by whom:** Appraiser

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Commercial	50			50

- 4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2004
- 5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?**  
Small towns- 2005  
Small towns and Nebraska City- 2006
- 6. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** The income approach is now used on all properties.
- 7. **When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** The market or sales comparison approach was used in 2006.
- 8. **Number of market areas/neighborhoods for this property class?** 26 assessor locations
- 9. **How are these defined?** They are defined by location.
- 10. **Is “Assessor Location” a usable valuation identity?** To some extent. The properties within an assessor location are too diverse. It is a good location indicator, but would not feel that adjusting and valuing by assessor location would be a good representation.
- 11. **Does the assessor location “suburban” mean something other than rural commercial?** No

**D. Agricultural Appraisal Information**

**1. Data collection done by:**

Land-Appraiser  
Buildings-Assessor, Appraiser, and Appraisal assistant

**2. Valuation done by:**

Land-Appraiser  
Improvements-Appraiser

**3. Pickup work done by whom:** Appraisal assistant, Assessor, and appraiser

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Agricultural	180			180

**4. Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** No. The county is not currently working on such a policy. Many parcels have been moved from ag to rural res because the were either not being used for agricultural purposes and/or they had been improved.

**How is your agricultural land defined?** Highest & best use. The parcel's predominant use is considered.

**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.

**6. What is the date of the soil survey currently used?** 1973

**7. What date was the last countywide land use study completed?** 2003-2004

**a. By what method?** FSA maps with physical inspections completed for follow up.

**b. By whom?** Ron Elliot- contract appraiser

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

**8. Number of market areas/neighborhoods for this property class:** There are 4 market areas.

- 9. How are these defined?** The market areas are defined by location.
- 10. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** The entire county has been implemented with special value.

**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?** Assessor's office staff
- 4. Does the county have GIS software?** Yes
- a. Who maintains the GIS software and maps?** Assessor, Deputy Assessor, & GIS Technician
- 4. Personal Property software:** TerraScan

**F. Zoning Information**

- 1. Does the county have zoning?** Yes
- a. If so, is the zoning countywide?** Yes
- b. What municipalities in the county are zoned?** Nebraska City and Syracuse
- c. When was zoning implemented?** April 2002

**G. Contracted Services**

- 1. Appraisal Services:** Ron Elliot- contract appraiser establishes values for pick-up work; help maintain cost/depreciation tables.
- 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—**

In Palmyra-

2-Sty (built 1850-1929) in average to average+ condition +10%

11/2 Sty (built 1850-1929) in average to average+ condition +10

1-Sty (built 1850-1929) in average to good condition +10%

2-Sty (built 1850-1929) in good to excellent condition +45%

11/2 Sty (built 1850-1929) in good to excellent condition +45%

All Rural Residential Parcels +4%

In Syracuse-

NBHD 3040 (Eastview Add), all improved and unimproved lots +325%

All of Syracuse +4%

In Talmage-

Decrease All of Talmage by 8%

In Nebraska City-

Increased following NBHDS By 8%:

1005, 1170, 1015, 1175, 1020, 1190, 1025, 1195, 1070, 1215, 1075, 1240, 1105, 1260, 1115, 1295, 1135, 1155

In Timberlake-

Increased Lots Sold to \$55,000. Remaining Unsold Lots Remain At DCF Values (Discounted Cash Flow)

**2. Commercial—**

Decreased Syracuse Commercial- 7%

Included Occupancy Codes:

353- Retail

406- Warehouse

471- Lt Commercial  
528- Service Repair  
349- Fast Food  
This does not include industrial property

**3. Agricultural—**

Increased Special Value- 13%  
Increased Market Area 7000- 10%  
Increased Market Area 8000- 6%  
Increased Market Area 9000- 13%  
Decreased Market Area 9100- 5%

County 66 - Otoe

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 11,340	<b>Value</b> 1,159,093,560	<b>Total Growth</b> 19,369,538 (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	789	4,213,120	69	1,161,350	231	5,703,770	1,089	11,078,240	
2. Res Improv Land	4,204	29,150,170	195	6,102,360	894	29,615,000	5,293	64,867,530	
3. Res Improvements	4,347	300,322,890	197	23,914,540	906	117,171,380	5,450	441,408,810	
4. Res Total	5,136	333,686,180	266	31,178,250	1,137	152,490,150	6,539	517,354,580	9,853,158
% of Total	78.54	64.49	4.06	6.02	17.38	29.47	57.66	44.63	50.86
5. Rec UnImp Land	0	0	1	3,730	0	0	1	3,730	
6. Rec Improv Land	0	0	0	0	2	89,080	2	89,080	
7. Rec Improvements	0	0	0	0	19	85,010	19	85,010	
8. Rec Total	0	0	1	3,730	19	174,090	20	177,820	0
% of Total	0.00	0.00	5.00	2.09	95.00	97.90	0.17	0.01	0.00
Res+Rec Total	5,136	333,686,180	267	31,181,980	1,156	152,664,240	6,559	517,532,400	9,853,158
% of Total	78.30	64.47	4.07	6.02	17.62	29.49	57.83	44.64	50.86

**County 66 - Otoe**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 11,340	<b>Value</b> 1,159,093,560	<b>Total Growth</b> 19,369,538 (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	140	2,297,530	16	1,187,530	8	383,320	164	3,868,380	
10. Comm Improv Land	562	11,448,440	41	3,201,250	23	1,239,570	626	15,889,260	
11. Comm Improvements	584	76,080,760	42	17,820,740	26	5,179,220	652	99,080,720	
12. Comm Total	724	89,826,730	58	22,209,520	34	6,802,110	816	118,838,360	7,434,350
% of Total	88.72	75.58	7.10	18.68	4.16	5.72	7.19	10.25	38.38
13. Ind UnImp Land	1	25,630	0	0	0	0	1	25,630	
14. Ind Improv Land	7	424,700	5	487,280	0	0	12	911,980	
15. Ind Improvements	7	8,559,210	5	7,425,020	0	0	12	15,984,230	
16. Ind Total	8	9,009,540	5	7,912,300	0	0	13	16,921,840	0
% of Total	61.53	53.24	38.46	46.75	0.00	0.00	0.11	1.45	0.00
Comm+Ind Total	732	98,836,270	63	30,121,820	34	6,802,110	829	135,760,200	7,434,350
% of Total	88.29	72.80	7.59	22.18	4.10	5.01	7.31	11.71	38.38
17. Taxable Total	5,868	432,522,450	330	61,303,800	1,190	159,466,350	7,388	653,292,600	17,287,508
% of Total	79.42	66.20	4.46	4.77	16.10	23.36	65.14	56.36	89.25

**County 66 - Otoe**

**2007 County Abstract of Assessment for Real Property, Form 45**

**Schedule II: Tax Increment Financing (TIF)**

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

**Schedule III: Mineral Interest Records**

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

**Schedule IV: Exempt Records: Non-Agricultural**

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	595	80	340	<b>1,015</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	22,000	297	25,574,800	2,178	219,686,500	2,476	245,283,300
28. Ag-Improved Land	0	0	168	19,859,140	1,250	163,176,610	1,418	183,035,750
29. Ag-Improvements	0	0	169	8,798,450	1,307	68,683,460	1,476	77,481,910
<b>30. Ag-Total Taxable</b>							<b>3,952</b>	<b>505,800,960</b>

County 66 - Otoe

2007 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	2	1.140	3,410	
32. HomeSite Improv Land	0	0.000	0	105	107.000	1,098,720	
33. HomeSite Improvements	0		0	98		6,980,250	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	16	37.980	50,500	
36. FarmSite Impr Land	0	0.000	0	148	319.020	359,210	
37. FarmSite Improv	0		0	164		1,818,200	
38. FarmSite Total							
39. Road & Ditches		0.000			589.010		
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	17	37.250	152,510	19	38.390	155,920	
32. HomeSite Improv Land	809	835.500	8,630,130	914	942.500	9,728,850	
33. HomeSite Improvements	806		52,312,580	904		59,292,830	2,082,030
34. HomeSite Total				923	980.890	69,177,600	
35. FarmSite UnImp Land	102	1,220.990	749,110	118	1,258.970	799,610	
36. FarmSite Impr Land	1,103	2,190.270	2,402,060	1,251	2,509.290	2,761,270	
37. FarmSite Improv	1,237		16,370,880	1,401		18,189,080	0
38. FarmSite Total				1,519	3,768.260	21,749,960	
39. Road & Ditches		6,659.920			7,248.930		
40. Other-Non Ag Use		2.000	60		2.000	60	
41. Total Section VI				2,442	12,000.080	90,927,620	2,082,030

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	2	77.000	66,320	2	77.000	66,320

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	275	24,603.910	27,125,620
44. Recapture Val			0			31,627,440
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	2,200	225,653.990	243,364,000	2,475	250,257.900	270,489,620
44. Recapture Val			291,719,610			323,347,050

County 66 - Otoe

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	0.000	0	0.000	0
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	1.370	2,630	0.000	0	1.370	2,630
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	0.000	0	0.000	0
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	3.000	2,850	0.000	0	3.000	2,850
61. 4D	0.000	0	0.000	0	0.000	0	0.000	0
62. Total	0.000	0	4.370	5,480	0.000	0	4.370	5,480
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	0.000	0	0.000	0
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	0.000	0	0.000	0
70. 4G	0.000	0	0.000	0	0.000	0	0.000	0
71. Total	0.000	0	0.000	0	0.000	0	0.000	0
72. Waste	0.000	0	0.000	0	0.000	0	0.000	0
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		6.210		104.710		110.920	
75. Total	0.000	0	4.370	5,480	0.000	0	4.370	5,480

County 66 - Otoe

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	86.000	164,300	93.000	173,740	179.000	338,040
46. 1A	0.000	0	42.000	80,280	420.000	775,600	462.000	855,880
47. 2A1	0.000	0	67.000	103,490	250.280	380,570	317.280	484,060
48. 2A	0.000	0	382.000	487,160	409.000	520,590	791.000	1,007,750
49. 3A1	0.000	0	19.000	20,640	478.200	521,700	497.200	542,340
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	28.000	22,480	254.340	205,430	282.340	227,910
52. 4A	0.000	0	0.000	0	44.000	23,320	44.000	23,320
53. Total	0.000	0	624.000	878,350	1,948.820	2,600,950	2,572.820	3,479,300
<b>Dryland:</b>								
54. 1D1	0.000	0	329.600	603,470	624.900	1,174,740	954.500	1,778,210
55. 1D	0.000	0	963.520	1,630,710	6,075.920	10,550,530	7,039.440	12,181,240
56. 2D1	0.000	0	663.910	1,073,930	4,719.140	7,691,710	5,383.050	8,765,640
57. 2D	0.000	0	1,444.760	1,859,240	8,713.990	11,430,250	10,158.750	13,289,490
58. 3D1	0.000	0	3,031.470	4,205,360	27,866.170	38,822,370	30,897.640	43,027,730
59. 3D	0.000	0	11.000	11,220	0.000	0	11.000	11,220
60. 4D1	0.000	0	986.870	836,460	11,662.510	10,034,300	12,649.380	10,870,760
61. 4D	0.000	0	11.000	5,610	260.830	141,580	271.830	147,190
62. Total	0.000	0	7,442.130	10,226,000	59,923.460	79,845,480	67,365.590	90,071,480
<b>Grass:</b>								
63. 1G1	0.000	0	27.030	18,380	23.000	18,550	50.030	36,930
64. 1G	0.000	0	85.520	65,930	904.880	699,410	990.400	765,340
65. 2G1	0.000	0	355.170	221,570	2,769.240	1,965,960	3,124.410	2,187,530
66. 2G	0.000	0	150.550	114,320	2,071.440	1,579,050	2,221.990	1,693,370
67. 3G1	0.000	0	199.400	135,190	2,328.760	1,572,100	2,528.160	1,707,290
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	294.720	168,750	4,284.530	2,430,620	4,579.250	2,599,370
70. 4G	0.000	0	158.000	52,260	931.050	301,730	1,089.050	353,990
71. Total	0.000	0	1,270.390	776,400	13,312.900	8,567,420	14,583.290	9,343,820
72. Waste	0.000	0	320.520	9,610	1,702.390	51,110	2,022.910	60,720
73. Other	0.000	0	13.000	390	0.000	0	13.000	390
74. Exempt	0.000		1.000		2.210		3.210	
75. Total	0.000	0	9,670.040	11,890,750	76,887.570	91,064,960	86,557.610	102,955,710



County 66 - Otoe

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	84.000	166,670	84.000	166,670
46. 1A	0.000	0	0.000	0	114.000	206,520	114.000	206,520
47. 2A1	0.000	0	0.000	0	100.000	154,220	100.000	154,220
48. 2A	0.000	0	76.000	93,480	208.000	255,840	284.000	349,320
49. 3A1	0.000	0	0.000	0	126.000	141,980	126.000	141,980
50. 3A	0.000	0	0.000	0	113.000	120,040	113.000	120,040
51. 4A1	0.000	0	0.000	0	157.000	122,460	157.000	122,460
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	76.000	93,480	902.000	1,167,730	978.000	1,261,210
<b>Dryland:</b>								
54. 1D1	0.000	0	183.600	331,220	456.000	835,540	639.600	1,166,760
55. 1D	4.000	7,680	2,031.960	3,439,340	12,781.020	21,569,200	14,816.980	25,016,220
56. 2D1	3.000	5,400	2,131.570	3,360,560	10,532.940	16,681,240	12,667.510	20,047,200
57. 2D	0.000	0	2,056.570	2,613,600	5,705.050	7,239,370	7,761.620	9,852,970
58. 3D1	5.600	7,450	5,148.480	6,847,490	29,709.740	39,514,030	34,863.820	46,368,970
59. 3D	0.000	0	2,818.890	3,071,840	22,116.540	24,167,600	24,935.430	27,239,440
60. 4D1	0.000	0	2,147.390	1,739,020	14,325.780	11,501,770	16,473.170	13,240,790
61. 4D	0.000	0	96.800	52,320	669.350	351,530	766.150	403,850
62. Total	12.600	20,530	16,615.260	21,455,390	96,296.420	121,860,280	112,924.280	143,336,200
<b>Grass:</b>								
63. 1G1	0.000	0	6.000	4,260	12.000	7,770	18.000	12,030
64. 1G	0.000	0	191.120	150,150	1,501.220	1,123,840	1,692.340	1,273,990
65. 2G1	0.000	0	857.430	620,330	5,460.240	3,919,470	6,317.670	4,539,800
66. 2G	0.000	0	332.830	240,530	1,691.410	1,241,940	2,024.240	1,482,470
67. 3G1	1.890	1,470	348.350	233,640	2,133.800	1,279,630	2,484.040	1,514,740
68. 3G	0.000	0	227.590	113,560	1,472.980	683,800	1,700.570	797,360
69. 4G1	0.000	0	605.880	331,490	4,942.290	2,486,270	5,548.170	2,817,760
70. 4G	0.000	0	676.650	193,130	4,825.350	1,467,240	5,502.000	1,660,370
71. Total	1.890	1,470	3,245.850	1,887,090	22,039.290	12,209,960	25,287.030	14,098,520
72. Waste	0.000	0	474.850	14,280	1,696.520	52,300	2,171.370	66,580
73. Other	0.000	0	21.700	650	3.000	90	24.700	740
74. Exempt	0.000		0.000		33.350		33.350	
75. Total	14.490	22,000	20,433.660	23,450,890	120,937.230	135,290,360	141,385.380	158,763,250

County 66 - Otoe

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	13.000	21,580	13.000	21,580
47. 2A1	0.000	0	49.000	73,010	31.000	46,190	80.000	119,200
48. 2A	0.000	0	36.000	45,720	23.000	29,210	59.000	74,930
49. 3A1	0.000	0	33.000	35,640	57.000	61,560	90.000	97,200
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	20.000	16,000	19.000	15,200	39.000	31,200
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	138.000	170,370	143.000	173,740	281.000	344,110
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	1,024.500	1,896,690	1,024.500	1,896,690
55. 1D	0.000	0	198.680	349,580	9,347.170	15,931,260	9,545.850	16,280,840
56. 2D1	0.000	0	363.070	585,480	5,460.400	8,603,360	5,823.470	9,188,840
57. 2D	0.000	0	241.190	321,730	2,127.540	2,868,890	2,368.730	3,190,620
58. 3D1	0.000	0	608.900	860,740	18,736.660	27,011,610	19,345.560	27,872,350
59. 3D	0.000	0	171.400	182,110	10,135.600	11,482,430	10,307.000	11,664,540
60. 4D1	0.000	0	627.300	541,940	6,829.800	5,999,000	7,457.100	6,540,940
61. 4D	0.000	0	11.220	7,740	174.640	107,830	185.860	115,570
62. Total	0.000	0	2,221.760	2,849,320	53,836.310	73,901,070	56,058.070	76,750,390
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	24.530	18,990	24.530	18,990
64. 1G	0.000	0	39.000	25,530	745.320	583,930	784.320	609,460
65. 2G1	0.000	0	98.830	62,170	2,659.480	1,923,190	2,758.310	1,985,360
66. 2G	0.000	0	58.000	45,690	701.720	528,690	759.720	574,380
67. 3G1	0.000	0	35.180	20,100	1,244.720	774,820	1,279.900	794,920
68. 3G	0.000	0	59.340	23,350	1,153.680	539,860	1,213.020	563,210
69. 4G1	0.000	0	183.620	105,520	2,030.410	1,137,720	2,214.030	1,243,240
70. 4G	0.000	0	254.070	88,120	1,608.670	491,240	1,862.740	579,360
71. Total	0.000	0	728.040	370,480	10,168.530	5,998,440	10,896.570	6,368,920
72. Waste	0.000	0	142.200	4,290	1,024.390	30,790	1,166.590	35,080
73. Other	0.000	0	0.000	0	17.220	520	17.220	520
74. Exempt	0.000		0.000		11.590		11.590	
75. Total	0.000	0	3,230.000	3,394,460	65,189.450	80,104,560	68,419.450	83,499,020

County 66 - Otoe

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 5

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	0.000	0	0.000	0
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	193.000	346,210	193.000	346,210
55. 1D	0.000	0	354.780	568,290	3,622.290	5,901,770	3,977.070	6,470,060
56. 2D1	0.000	0	495.310	749,420	3,626.490	5,468,550	4,121.800	6,217,970
57. 2D	0.000	0	526.010	665,650	4,553.450	5,717,240	5,079.460	6,382,890
58. 3D1	0.000	0	1,746.670	2,447,760	22,434.300	31,026,700	24,180.970	33,474,460
59. 3D	0.000	0	0.000	0	15.000	15,300	15.000	15,300
60. 4D1	0.000	0	519.210	413,310	8,725.290	7,014,200	9,244.500	7,427,510
61. 4D	0.000	0	0.000	0	166.000	93,170	166.000	93,170
62. Total	0.000	0	3,641.980	4,844,430	43,335.820	55,583,140	46,977.800	60,427,570
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	18.000	13,970	18.000	13,970
64. 1G	0.000	0	22.470	19,510	858.760	703,480	881.230	722,990
65. 2G1	0.000	0	123.760	84,350	2,717.070	1,939,920	2,840.830	2,024,270
66. 2G	0.000	0	64.850	49,390	2,070.860	1,573,970	2,135.710	1,623,360
67. 3G1	0.000	0	55.100	34,380	1,971.150	1,199,800	2,026.250	1,234,180
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	203.870	117,770	5,128.610	2,917,290	5,332.480	3,035,060
70. 4G	0.000	0	66.000	25,740	1,157.700	489,460	1,223.700	515,200
71. Total	0.000	0	536.050	331,140	13,922.150	8,837,890	14,458.200	9,169,030
72. Waste	0.000	0	161.380	4,860	1,610.190	48,330	1,771.570	53,190
73. Other	0.000	0	3.000	90	0.000	0	3.000	90
74. Exempt	0.000		11.020		12.590		23.610	
75. Total	0.000	0	4,342.410	5,180,520	58,868.160	64,469,360	63,210.570	69,649,880

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76.Irrigated</b>	0.000	0	838.000	1,142,200	2,993.820	3,942,420	3,831.820	5,084,620
<b>77.Dry Land</b>	12.600	20,530	29,925.500	39,380,620	253,392.010	331,189,970	283,330.110	370,591,120
<b>78.Grass</b>	1.890	1,470	5,780.330	3,365,110	59,442.870	35,613,710	65,225.090	38,980,290
<b>79.Waste</b>	0.000	0	1,098.950	33,040	6,033.490	182,530	7,132.440	215,570
<b>80.Other</b>	0.000	0	37.700	1,130	20.220	610	57.920	1,740
<b>81.Exempt</b>	0.000	0	18.230	0	164.450	0	182.680	0
<b>82.Total</b>	14.490	22,000	37,680.480	43,922,100	321,882.410	370,929,240	<b>359,577.380</b>	<b>414,873,340</b>

## 2007 Agricultural Land Detail

### County 66 - Otoe

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	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
<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	1.370	31.35%	2,630	47.99%	1,919.708
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	3.000	68.65%	2,850	52.01%	950.000
4D	0.000	0.00%	0	0.00%	0.000
<b>Dry Total</b>	<b>4.370</b>	<b>100.00%</b>	<b>5,480</b>	<b>100.00%</b>	<b>1,254.004</b>

**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
<b>Grass Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Dry Total</b>	<b>4.370</b>	<b>100.00%</b>	<b>5,480</b>	<b>100.00%</b>	<b>1,254.004</b>
<b>Grass Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
Waste	0.000	0.00%	0	0.00%	0.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	110.920	***.***%			
<b>Market Area Total</b>	<b>4.370</b>	<b>100.00%</b>	<b>5,480</b>	<b>100.00%</b>	<b>1,254.004</b>

**As Related to the County as a Whole**

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Dry Total</b>	<b>4.370</b>	<b>0.00%</b>	<b>5,480</b>	<b>0.00%</b>	
<b>Grass Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
Waste	0.000	0.00%	0	0.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	110.920	60.72%			
<b>Market Area Total</b>	<b>4.370</b>	<b>0.00%</b>	<b>5,480</b>	<b>0.00%</b>	

## 2007 Agricultural Land Detail

### County 66 - Otoe

Market Area: **2**

<b>Irrigated:</b>	<b>Acres</b>	<b>% of Acres*</b>	<b>Value</b>	<b>% of Value*</b>	<b>Average Assessed Value*</b>
1A1	179.000	6.96%	338,040	9.72%	1,888.491
1A	462.000	17.96%	855,880	24.60%	1,852.554
2A1	317.280	12.33%	484,060	13.91%	1,525.655
2A	791.000	30.74%	1,007,750	28.96%	1,274.020
3A1	497.200	19.33%	542,340	15.59%	1,090.788
3A	0.000	0.00%	0	0.00%	0.000
4A1	282.340	10.97%	227,910	6.55%	807.218
4A	44.000	1.71%	23,320	0.67%	530.000
<b>Irrigated Total</b>	<b>2,572.820</b>	<b>100.00%</b>	<b>3,479,300</b>	<b>100.00%</b>	<b>1,352.329</b>

**Dry:**

1D1	954.500	1.42%	1,778,210	1.97%	1,862.975
1D	7,039.440	10.45%	12,181,240	13.52%	1,730.427
2D1	5,383.050	7.99%	8,765,640	9.73%	1,628.377
2D	10,158.750	15.08%	13,289,490	14.75%	1,308.181
3D1	30,897.640	45.87%	43,027,730	47.77%	1,392.589
3D	11.000	0.02%	11,220	0.01%	1,020.000
4D1	12,649.380	18.78%	10,870,760	12.07%	859.390
4D	271.830	0.40%	147,190	0.16%	541.478
<b>Dry Total</b>	<b>67,365.590</b>	<b>100.00%</b>	<b>90,071,480</b>	<b>100.00%</b>	<b>1,337.054</b>

**Grass:**

1G1	50.030	0.34%	36,930	0.40%	738.157
1G	990.400	6.79%	765,340	8.19%	772.758
2G1	3,124.410	21.42%	2,187,530	23.41%	700.141
2G	2,221.990	15.24%	1,693,370	18.12%	762.096
3G1	2,528.160	17.34%	1,707,290	18.27%	675.309
3G	0.000	0.00%	0	0.00%	0.000
4G1	4,579.250	31.40%	2,599,370	27.82%	567.640
4G	1,089.050	7.47%	353,990	3.79%	325.044
<b>Grass Total</b>	<b>14,583.290</b>	<b>100.00%</b>	<b>9,343,820</b>	<b>100.00%</b>	<b>640.720</b>

<b>Irrigated Total</b>	<b>2,572.820</b>	<b>2.97%</b>	<b>3,479,300</b>	<b>3.38%</b>	<b>1,352.329</b>
<b>Dry Total</b>	<b>67,365.590</b>	<b>77.83%</b>	<b>90,071,480</b>	<b>87.49%</b>	<b>1,337.054</b>
<b>Grass Total</b>	<b>14,583.290</b>	<b>16.85%</b>	<b>9,343,820</b>	<b>9.08%</b>	<b>640.720</b>
Waste	2,022.910	2.34%	60,720	0.06%	30.016
Other	13.000	0.02%	390	0.00%	30.000
Exempt	3.210	0.00%			
<b>Market Area Total</b>	<b>86,557.610</b>	<b>100.00%</b>	<b>102,955,710</b>	<b>100.00%</b>	<b>1,189.447</b>

**As Related to the County as a Whole**

<b>Irrigated Total</b>	<b>2,572.820</b>	<b>67.14%</b>	<b>3,479,300</b>	<b>68.43%</b>	
<b>Dry Total</b>	<b>67,365.590</b>	<b>23.78%</b>	<b>90,071,480</b>	<b>24.30%</b>	
<b>Grass Total</b>	<b>14,583.290</b>	<b>22.36%</b>	<b>9,343,820</b>	<b>23.97%</b>	
Waste	2,022.910	28.36%	60,720	28.17%	
Other	13.000	22.44%	390	22.41%	
Exempt	3.210	1.76%			
<b>Market Area Total</b>	<b>86,557.610</b>	<b>24.07%</b>	<b>102,955,710</b>	<b>24.82%</b>	

## 2007 Agricultural Land Detail

### County 66 - Otoe

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	84.000	8.59%	166,670	13.22%	1,984.166
1A	114.000	11.66%	206,520	16.37%	1,811.578
2A1	100.000	10.22%	154,220	12.23%	1,542.200
2A	284.000	29.04%	349,320	27.70%	1,230.000
3A1	126.000	12.88%	141,980	11.26%	1,126.825
3A	113.000	11.55%	120,040	9.52%	1,062.300
4A1	157.000	16.05%	122,460	9.71%	780.000
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>978.000</b>	<b>100.00%</b>	<b>1,261,210</b>	<b>100.00%</b>	<b>1,289.580</b>
<b>Dry:</b>					
1D1	639.600	0.57%	1,166,760	0.81%	1,824.202
1D	14,816.980	13.12%	25,016,220	17.45%	1,688.348
2D1	12,667.510	11.22%	20,047,200	13.99%	1,582.568
2D	7,761.620	6.87%	9,852,970	6.87%	1,269.447
3D1	34,863.820	30.87%	46,368,970	32.35%	1,330.002
3D	24,935.430	22.08%	27,239,440	19.00%	1,092.399
4D1	16,473.170	14.59%	13,240,790	9.24%	803.779
4D	766.150	0.68%	403,850	0.28%	527.116
<b>Dry Total</b>	<b>112,924.280</b>	<b>100.00%</b>	<b>143,336,200</b>	<b>100.00%</b>	<b>1,269.312</b>
<b>Grass:</b>					
1G1	18.000	0.07%	12,030	0.09%	668.333
1G	1,692.340	6.69%	1,273,990	9.04%	752.797
2G1	6,317.670	24.98%	4,539,800	32.20%	718.587
2G	2,024.240	8.01%	1,482,470	10.52%	732.358
3G1	2,484.040	9.82%	1,514,740	10.74%	609.788
3G	1,700.570	6.73%	797,360	5.66%	468.878
4G1	5,548.170	21.94%	2,817,760	19.99%	507.871
4G	5,502.000	21.76%	1,660,370	11.78%	301.775
<b>Grass Total</b>	<b>25,287.030</b>	<b>100.00%</b>	<b>14,098,520</b>	<b>100.00%</b>	<b>557.539</b>
<hr/>					
<b>Irrigated Total</b>	<b>978.000</b>	<b>0.69%</b>	<b>1,261,210</b>	<b>0.79%</b>	<b>1,289.580</b>
<b>Dry Total</b>	<b>112,924.280</b>	<b>79.87%</b>	<b>143,336,200</b>	<b>90.28%</b>	<b>1,269.312</b>
<b>Grass Total</b>	<b>25,287.030</b>	<b>17.89%</b>	<b>14,098,520</b>	<b>8.88%</b>	<b>557.539</b>
Waste	2,171.370	1.54%	66,580	0.04%	30.662
Other	24.700	0.02%	740	0.00%	29.959
Exempt	33.350	0.02%			
<b>Market Area Total</b>	<b>141,385.380</b>	<b>100.00%</b>	<b>158,763,250</b>	<b>100.00%</b>	<b>1,122.911</b>

#### As Related to the County as a Whole

<b>Irrigated Total</b>	<b>978.000</b>	<b>25.52%</b>	<b>1,261,210</b>	<b>24.80%</b>	
<b>Dry Total</b>	<b>112,924.280</b>	<b>39.86%</b>	<b>143,336,200</b>	<b>38.68%</b>	
<b>Grass Total</b>	<b>25,287.030</b>	<b>38.77%</b>	<b>14,098,520</b>	<b>36.17%</b>	
Waste	2,171.370	30.44%	66,580	30.89%	
Other	24.700	42.65%	740	42.53%	
Exempt	33.350	18.26%			
<b>Market Area Total</b>	<b>141,385.380</b>	<b>39.32%</b>	<b>158,763,250</b>	<b>38.27%</b>	

## 2007 Agricultural Land Detail

### County 66 - Otoe

Market Area: **4**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	13.000	4.63%	21,580	6.27%	1,660.000
2A1	80.000	28.47%	119,200	34.64%	1,490.000
2A	59.000	21.00%	74,930	21.78%	1,270.000
3A1	90.000	32.03%	97,200	28.25%	1,080.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	39.000	13.88%	31,200	9.07%	800.000
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>281.000</b>	<b>100.00%</b>	<b>344,110</b>	<b>100.00%</b>	<b>1,224.590</b>
<b>Dry:</b>					
1D1	1,024.500	1.83%	1,896,690	2.47%	1,851.332
1D	9,545.850	17.03%	16,280,840	21.21%	1,705.541
2D1	5,823.470	10.39%	9,188,840	11.97%	1,577.897
2D	2,368.730	4.23%	3,190,620	4.16%	1,346.974
3D1	19,345.560	34.51%	27,872,350	36.32%	1,440.762
3D	10,307.000	18.39%	11,664,540	15.20%	1,131.710
4D1	7,457.100	13.30%	6,540,940	8.52%	877.142
4D	185.860	0.33%	115,570	0.15%	621.812
<b>Dry Total</b>	<b>56,058.070</b>	<b>100.00%</b>	<b>76,750,390</b>	<b>100.00%</b>	<b>1,369.122</b>
<b>Grass:</b>					
1G1	24.530	0.23%	18,990	0.30%	774.154
1G	784.320	7.20%	609,460	9.57%	777.055
2G1	2,758.310	25.31%	1,985,360	31.17%	719.774
2G	759.720	6.97%	574,380	9.02%	756.041
3G1	1,279.900	11.75%	794,920	12.48%	621.079
3G	1,213.020	11.13%	563,210	8.84%	464.303
4G1	2,214.030	20.32%	1,243,240	19.52%	561.528
4G	1,862.740	17.09%	579,360	9.10%	311.025
<b>Grass Total</b>	<b>10,896.570</b>	<b>100.00%</b>	<b>6,368,920</b>	<b>100.00%</b>	<b>584.488</b>
<hr/>					
<b>Irrigated Total</b>	<b>281.000</b>	<b>0.41%</b>	<b>344,110</b>	<b>0.41%</b>	<b>1,224.590</b>
<b>Dry Total</b>	<b>56,058.070</b>	<b>81.93%</b>	<b>76,750,390</b>	<b>91.92%</b>	<b>1,369.122</b>
<b>Grass Total</b>	<b>10,896.570</b>	<b>15.93%</b>	<b>6,368,920</b>	<b>7.63%</b>	<b>584.488</b>
Waste	1,166.590	1.71%	35,080	0.04%	30.070
Other	17.220	0.03%	520	0.00%	30.197
Exempt	11.590	0.02%			
<b>Market Area Total</b>	<b>68,419.450</b>	<b>100.00%</b>	<b>83,499,020</b>	<b>100.00%</b>	<b>1,220.398</b>

#### As Related to the County as a Whole

<b>Irrigated Total</b>	<b>281.000</b>	<b>7.33%</b>	<b>344,110</b>	<b>6.77%</b>	
<b>Dry Total</b>	<b>56,058.070</b>	<b>19.79%</b>	<b>76,750,390</b>	<b>20.71%</b>	
<b>Grass Total</b>	<b>10,896.570</b>	<b>16.71%</b>	<b>6,368,920</b>	<b>16.34%</b>	
Waste	1,166.590	16.36%	35,080	16.27%	
Other	17.220	29.73%	520	29.89%	
Exempt	11.590	6.34%			
<b>Market Area Total</b>	<b>68,419.450</b>	<b>19.03%</b>	<b>83,499,020</b>	<b>20.13%</b>	



## 2007 Agricultural Land Detail

### County 66 - Otoe

Market Area: **5**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	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
<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

**Dry:**

1D1	193.000	0.41%	346,210	0.57%	1,793.834
1D	3,977.070	8.47%	6,470,060	10.71%	1,626.840
2D1	4,121.800	8.77%	6,217,970	10.29%	1,508.556
2D	5,079.460	10.81%	6,382,890	10.56%	1,256.607
3D1	24,180.970	51.47%	33,474,460	55.40%	1,384.330
3D	15.000	0.03%	15,300	0.03%	1,020.000
4D1	9,244.500	19.68%	7,427,510	12.29%	803.451
4D	166.000	0.35%	93,170	0.15%	561.265
<b>Dry Total</b>	<b>46,977.800</b>	<b>100.00%</b>	<b>60,427,570</b>	<b>100.00%</b>	<b>1,286.300</b>

**Grass:**

1G1	18.000	0.12%	13,970	0.15%	776.111
1G	881.230	6.10%	722,990	7.89%	820.432
2G1	2,840.830	19.65%	2,024,270	22.08%	712.562
2G	2,135.710	14.77%	1,623,360	17.70%	760.103
3G1	2,026.250	14.01%	1,234,180	13.46%	609.095
3G	0.000	0.00%	0	0.00%	0.000
4G1	5,332.480	36.88%	3,035,060	33.10%	569.164
4G	1,223.700	8.46%	515,200	5.62%	421.018
<b>Grass Total</b>	<b>14,458.200</b>	<b>100.00%</b>	<b>9,169,030</b>	<b>100.00%</b>	<b>634.175</b>

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Dry Total</b>	<b>46,977.800</b>	<b>74.32%</b>	<b>60,427,570</b>	<b>86.76%</b>	<b>1,286.300</b>
<b>Grass Total</b>	<b>14,458.200</b>	<b>22.87%</b>	<b>9,169,030</b>	<b>13.16%</b>	<b>634.175</b>
Waste	1,771.570	2.80%	53,190	0.08%	30.024
Other	3.000	0.00%	90	0.00%	30.000
Exempt	23.610	0.04%			
<b>Market Area Total</b>	<b>63,210.570</b>	<b>100.00%</b>	<b>69,649,880</b>	<b>100.00%</b>	<b>1,101.870</b>

**As Related to the County as a Whole**

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Dry Total</b>	<b>46,977.800</b>	<b>16.58%</b>	<b>60,427,570</b>	<b>16.31%</b>	
<b>Grass Total</b>	<b>14,458.200</b>	<b>22.17%</b>	<b>9,169,030</b>	<b>23.52%</b>	
Waste	1,771.570	24.84%	53,190	24.67%	
Other	3.000	5.18%	90	5.17%	
Exempt	23.610	12.92%			
<b>Market Area Total</b>	<b>63,210.570</b>	<b>17.58%</b>	<b>69,649,880</b>	<b>16.79%</b>	

## 2007 Agricultural Land Detail

### County 66 - Otoe

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	
<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>	
<b>Dry:</b>						
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	
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>	
<b>Grass:</b>						
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	
<b>Grass Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>	
<hr/>						
<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>	
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>	
<b>Grass Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>	
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%				
<b>Market Area Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>	

#### As Related to the County as a Whole

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>		
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>		
<b>Grass Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>		
Waste	0.000	0.00%	0	0.00%		
Other	0.000	0.00%	0	0.00%		
Exempt	0.000	0.00%				
<b>Market Area Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>		

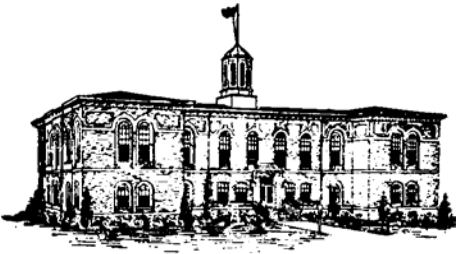
## 2007 Agricultural Land Detail

### County 66 - Otoe

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	838.000	1,142,200	2,993.820	3,942,420
Dry	12.600	20,530	29,925.500	39,380,620	253,392.010	331,189,970
Grass	1.890	1,470	5,780.330	3,365,110	59,442.870	35,613,710
Waste	0.000	0	1,098.950	33,040	6,033.490	182,530
Other	0.000	0	37.700	1,130	20.220	610
Exempt	0.000	0	18.230	0	164.450	0
<b>Total</b>	<b>14.490</b>	<b>22,000</b>	<b>37,680.480</b>	<b>43,922,100</b>	<b>321,882.410</b>	<b>370,929,240</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	3,831.820	5,084,620	3,831.820	1.07%	5,084,620	1.23%	1,326.946
Dry	283,330.110	370,591,120	283,330.110	78.80%	370,591,120	89.33%	1,307.983
Grass	65,225.090	38,980,290	65,225.090	18.14%	38,980,290	9.40%	597.627
Waste	7,132.440	215,570	7,132.440	1.98%	215,570	0.05%	30.223
Other	57.920	1,740	57.920	0.02%	1,740	0.00%	30.041
Exempt	182.680	0	182.680	0.05%	0	0.00%	0.000
<b>Total</b>	<b>359,577.380</b>	<b>414,873,340</b>	<b>359,577.380</b>	<b>100.00%</b>	<b>414,873,340</b>	<b>100.00%</b>	<b>1,153.780</b>

\* Department of Property Assessment & Taxation Calculates



**Andrea L. Walters**  
County Assessor

**Therese E. Trombino**  
Deputy Assessor

## Office of Otoe County Assessor

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### **\*\* *Three Year Plan* \*\***

	<u># of Parcels</u>
<b>Residential</b>	6517
<b>Commercial</b>	817
<b>Industrial</b>	13
<b>Agriculture</b>	3985
<b>Special Value</b>	2489

#### **Assessment Action Planned for Assessment Year 2007:**

Residential – We will study subclasses in Palmyra, Syracuse, Talmage, Rural Residential, and vacant lots and adjust those accordingly. We will be using a discounted cash flow method to adjust the values at Timberlake.

Commercial – We will study occupancy codes in Syracuse as it applies to value and will adjust accordingly.

Agricultural – We will study our Greenbelt values and adjust to 75% of the market value. And we will adjust all agland to 100% of market value. Research how wetlands were being valued and adjust to 100% of market value if warranted.

#### **Assessment Action Planned for Assessment Year 2008:**

Residential – Begin physical review of the 9 smaller villages or towns within our County. I believe a complete physical review has not been undertaken since 1998. Also physical review of all rural residential parcels. Make any changes necessary to reflect current condition of the residences. Adjust to market value.

Commercial – Begin physical review of the 9 smaller villages or towns within our County. Start a new physical review of Nebraska City. Adjust depreciation tables & occupancy codes to reflect current use & condition. Adjust to market value.

Agricultural – Mail survey/questionnaire to all agricultural properties with added emphasis on special value. This will help us determine a better methodology for the value of our greenbelt parcels. Adjust values accordingly. Begin building the soil & land use layers in our GIS system.

**Assessment Action Planned for Assessment Year 2009:**

Residential –Begin physical review of Nebraska City. Correct property record cards to show current condition & dwelling information. Adjust to market value.

Commercial – Complete our physical review of Nebraska City. Adjust depreciation tables & occupancy codes to reflect current use & condition. Adjust to market value.

Agricultural – Begin our physical review of agriculture parcels. Finish building the soil & land use layers in our GIS system and implementing it to assist researching land use studies.

**Current Resources:**

The Otoe County Assessor’s Office has four full-time & one part-time staff. Consisting of Assessor, Deputy Assessor, Administrative Assistant, Appraisal Assistant, a temporary GIS Specialist (dependant upon whether we can get further funding to keep on staff), and Appraiser 104 hours a month.

The cadastral maps are current in our office and are continually maintained by the staff. We are also continually working on our GIS system. We had additional funds in our budget from staff turnover during the first half of the budget year, so I have temporarily hired a GIS Specialist to complete our parcel layer & to do additional verifications to make sure the cadastral, GIS, & TerraScan all match. We are finding this has been a very valuable verification method to get our records in check. She has found several areas where new surveys have been filed since our initial implementation of GIS & GIS was not being updated on a regular basis. Late 2006 we started allowing access to our website. We are planning to implement the next step in our GIS process by adding in the soil & land use layer by the middle of 2007.

Physical and electronic property record cards are maintained for all real property parcels in Otoe County. We do an annual inventory to all the physical cards to match the electronic updated card.

Otoe County currently physically reviews 100% of all qualified sales in each class of property. We make an attempt to briefly interview either a buyer, seller, or real estate agent involved with the sale. We also conduct interviews on any questionable disqualified sales. After inclusion or exclusion from the sales files, we continually review sales in order to determine if a change in qualification occurs.

Respectfully submitted,

Andrea L. Walters  
Otoe County Assessor

## **2007 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Otoe County**

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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.

### **Agricultural Land**

Not Applicable

### **Special Valuation of Agricultural Land**

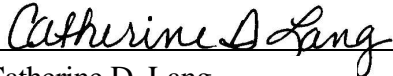
It is my opinion that the level of value of the special valuation of the class of agricultural land in Otoe County is 69% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Otoe County is in compliance with generally accepted mass appraisal practices.

### **Recapture Valuation of Agricultural Land**

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Otoe County is 71% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Otoe County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.



  
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Catherine D. Lang  
Property Tax Administrator

# Special Value Section Correlation for Otoe County

## I. Agricultural Land Value Correlation

This correlation section does not apply to Otoe County as Otoe County is 100% special value, and is measured by the 994 analysis.

Special Value Section  
Correlation for  
Otoe County

II. Special Value Correlation

The measurement methodology was developed by the Department utilizing information from counties where only agricultural influence was recognized. I have reviewed the rents and rent to value ratios used to develop the preliminary measurements of Otoe County with the assessor. The County accepted the results and offered no additional information to dispute the preliminary measurement process. Based upon a review of the preliminary statistics, the County adjusted irrigated, dry, and grasslands and is within the accepted range for indicated level of value



COUNTY REPORT OF THE 2007 SPECIAL VALUATION PROCESS

OTOE

2006 ABSTRACT DATA			2007 ABSTRACT DATA		Rates Used
MAJOR AGLAND USE	2006 % of ALL CLASSIFIED AGLAND	2006 ABSTRACT ACRES	2007 % of ALL CLASSIFIED AGLAND	2007 ABSTRACT ACRES	ESTIMATED CORRELATED RATE (for each major land use)
Irrigated	1.01%	3,705	1.07%	3,832	IRRIGATED RATE
Dryland	77.24%	283,629	78.80%	283,330	7.50%
Grassland	17.81%	65,387	18.14%	65,225	DRYLAND RATE
* Waste	1.93%	7,098	1.98%	7,132	5.40%
* Other	0.02%	58	0.02%	58	GRASS RATE
All Agland	98.00%	359,877	100.00%	359,577	3.80%
Non-Agland	2.00%	7,330			

PRELIMINARY LEVEL OF VALUE BASED ON THE 2006 ABSTRACT

Estimated Rent	2006 Assessed Value	USE	Estimated Value	Average Rent per Acre	Preliminary Indicated Level of Value
485,202	4,004,144	IRRIGATED	6,469,356	130.96	61.89%
26,636,682	300,578,477	DRYLAND	493,271,880	93.91	60.94%
1,655,708	31,985,761	GRASSLAND	43,571,276	25.32	73.41%
28,777,592	336,568,382	All IRR-DRY-GRASS	543,312,512	81.59	61.95%

ESTIMATED LEVEL OF VALUE BASED ON THE 2007 ABSTRACT

Estimated Rent	2007 Assessed Value	USE	Estimated Value	Average Rent per Acre	2007 Indicated Level of Value
501,834	4,608,374	IRRIGATED	6,691,124	130.96	68.87%
26,608,602	334,840,857	DRYLAND	492,751,893	93.91	67.95%
1,651,597	35,175,961	GRASSLAND	43,463,073	25.32	80.93%
28,762,033	374,625,192	All IRR-DRY-GRASS	542,906,090	81.59	69.00%

CHANGES BY AVERAGE VALUE PER ACRE FOR EACH MAJOR USE

Average Value Per Acre of IRRIGATED Agricultural Land - Special Valuation	
2006	@ \$ 1,080.79
2007	@ \$ 1,202.66
PERCENT CHANGE	= 11.28%

Average Value Per Acre of DRY Agricultural Land - Special Valuation	
2006	@ \$ 1,059.76
2007	@ \$ 1,181.80
PERCENT CHANGE	= 11.52%

Average Value Per Acre of GRASS Agricultural Land - Special Valuation	
2006	@ \$ 489.17
2007	@ \$ 539.30
PERCENT CHANGE	= 10.25%

NOTES: \* Waste and other classes are excluded from the measurement process.

COUNTY REPORT OF THE 2007 SPECIAL VALUATION PROCESS

OTOE

2006 ABSTRACT DATA		2007 ABSTRACT DATA		Rates Used	
MAJOR AGLAND USE	2006 % of ALL CLASSIFIED AGLAND	2006 ABSTRACT ACRES	2007 % of ALL CLASSIFIED AGLAND	2007 ABSTRACT ACRES	ESTIMATED CORRELATED RATE (for each major land use)
Irrigated	1.01%	3,705			IRRIGATED RATE 7.50%
Dryland	77.24%	283,629			DRYLAND RATE 5.40%
Grassland	17.81%	65,387			GRASS RATE 3.80%
* Waste	1.93%	7,098			
* Other	0.02%	58			
All Agland	98.00%	359,877			
Non-Agland	2.00%	7,330			

PRELIMINARY LEVEL OF VALUE BASED ON THE 2006 ABSTRACT

Estimated Rent	2006 Assessed Value	USE	Estimated Value	Average Rent per Acre	Preliminary Indicated Level of Value
485,202	4,004,144	IRRIGATED	6,469,356	130.96	61.89%
26,636,682	300,578,477	DRYLAND	493,271,880	93.91	60.94%
1,655,708	31,985,761	GRASSLAND	43,571,276	25.32	73.41%
28,777,592	336,568,382	All IRR-DRY-GRASS	543,312,512	81.59	61.95%

ESTIMATED LEVEL OF VALUE BASED ON THE 2007 ABSTRACT

Estimated Rent	2007 Assessed Value	USE	Estimated Value	Average Rent per Acre	2007 Indicated Level of Value
		IRRIGATED			
		DRYLAND			
		GRASSLAND			
		All IRR-DRY-GRASS			

CHANGES BY AVERAGE VALUE PER ACRE FOR EACH MAJOR USE

Average Value Per Acre of IRRIGATED Agricultural Land - Special Valuation			Average Value Per Acre of DRY Agricultural Land - Special Valuation			Average Value Per Acre of GRASS Agricultural Land - Special Valuation		
2006	@ \$	1,080.79	2006	@ \$	1,059.76	2006	@ \$	489.17
2007	@		2007	@		2007	@	
PERCENT CHANGE	=	0.00%	PERCENT CHANGE	=	0.00%	PERCENT CHANGE	=	0.00%

NOTES:\* Waste and other classes are excluded from the measurement process.

## Special Value Section Correlation for Otoe County

### III. Recapture Value Correlation

Otoe County has been recognized as having a value that has influence outside of the agricultural market. The County's recapture values are set from the influenced sales that occur in Otoe County. The County is divided into four market areas, in which each market area has a different schedule of recapture values. The market areas are defined by geographical location. The County's overall calculated median is 71%. The preliminary median was 66%, and the County had increases in three of the four market areas to accommodate the change in market value. The fourth market area was decreased in value to bring values within the acceptable range. The median and mean measures of central tendency support a level of value within the acceptable range. The statistical change from the preliminary statistics to the final Reports and Opinion statistics reflect that the recapture analysis is consistent with the County's reported assessment action. The Reports and Opinion statistics along with the assessment practices in Otoe County support a level of value at 71% for the recapture value.

**PA&T 2007 Recapture Value Statistics**

Base Stat

Query: 5867

Type: Qualified

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

NUMBER of Sales:	76	<b>MEDIAN:</b>	<b>71</b>	COV:	26.02	95% Median C.I.:	66.05 to 76.99	(! : Derived)
(AgLand) TOTAL Sales Price:	16,934,727	WGT. MEAN:	67	STD:	19.10	95% Wgt. Mean C.I.:	59.55 to 75.35	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,934,727	MEAN:	73	AVG.ABS.DEV:	14.93	95% Mean C.I.:	69.08 to 77.67	
(AgLand) TOTAL Assessed Value:	11,422,000							
AVG. Adj. Sales Price:	222,825	COD:	20.91	MAX Sales Ratio:	134.42			
AVG. Assessed Value:	150,289	PRD:	108.79	MIN Sales Ratio:	36.22			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	3	69.38	76.66	74.77	15.08	102.54	64.61	96.00	N/A	165,035	123,390
10/01/03 TO 12/31/03	5	89.14	92.65	92.99	11.00	99.63	76.99	109.07	N/A	177,440	164,998
01/01/04 TO 03/31/04	7	73.81	74.75	79.10	12.27	94.49	55.07	89.54	55.07 to 89.54	144,383	114,214
04/01/04 TO 06/30/04	6	76.19	79.46	76.45	18.85	103.94	55.99	101.03	55.99 to 101.03	176,709	135,101
07/01/04 TO 09/30/04	7	74.89	78.20	71.22	19.97	109.81	52.48	116.00	52.48 to 116.00	106,390	75,770
10/01/04 TO 12/31/04	7	66.61	74.07	68.40	15.68	108.28	58.78	95.18	58.78 to 95.18	379,086	259,312
01/01/05 TO 03/31/05	10	74.24	77.44	76.08	16.33	101.78	57.48	115.72	59.85 to 91.23	201,738	153,485
04/01/05 TO 06/30/05	7	67.88	77.85	52.86	37.19	147.25	38.94	134.42	38.94 to 134.42	447,830	236,744
07/01/05 TO 09/30/05	6	67.82	68.24	64.71	23.87	105.45	42.55	91.81	42.55 to 91.81	144,462	93,483
10/01/05 TO 12/31/05	5	70.03	63.51	63.57	15.08	99.91	41.43	79.28	N/A	168,800	107,310
01/01/06 TO 03/31/06	7	63.61	63.82	65.78	17.97	97.03	37.63	78.31	37.63 to 78.31	254,247	167,232
04/01/06 TO 06/30/06	6	56.47	54.06	56.30	9.67	96.01	36.22	61.63	36.22 to 61.63	240,073	135,168
<u>Study Years</u>											
07/01/03 TO 06/30/04	21	80.39	80.63	81.24	15.80	99.26	55.07	109.07	69.43 to 89.54	164,440	133,584
07/01/04 TO 06/30/05	31	73.98	76.94	64.76	21.37	118.80	38.94	134.42	64.00 to 83.43	275,823	178,633
07/01/05 TO 06/30/06	24	58.72	62.42	62.44	19.91	99.96	36.22	91.81	55.18 to 76.38	205,456	128,295
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	27	73.81	76.52	72.33	16.84	105.79	52.48	116.00	66.59 to 86.48	202,565	146,507
01/01/05 TO 12/31/05	28	72.38	73.08	62.50	22.89	116.93	38.94	134.42	58.41 to 83.09	245,106	153,196
<u>ALL</u>											
	76	71.39	73.38	67.45	20.91	108.79	36.22	134.42	66.05 to 76.99	222,825	150,289

**PA&T 2007 Recapture Value Statistics**

Base Stat

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Type: Qualified

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AVG. Assessed Value:	150,289	PRD:	108.79	MIN Sales Ratio:	36.22			

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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
3489	1	89.17	89.17	89.17			89.17	89.17	N/A	35,000	31,210
3491	8	73.46	80.37	77.34	17.49	103.91	64.00	115.72	64.00 to 115.72	241,073	186,441
3493	5	69.38	69.21	67.62	9.09	102.35	55.99	83.27	N/A	301,532	203,902
3495	7	64.61	74.58	77.74	34.38	95.93	42.55	134.42	42.55 to 134.42	165,639	128,771
3497	6	77.83	72.00	74.28	20.93	96.93	36.22	102.49	36.22 to 102.49	161,195	119,730
3499	1	59.03	59.03	59.03			59.03	59.03	N/A	110,000	64,930
3699	2	65.54	65.54	67.99	13.68	96.40	56.57	74.50	N/A	201,873	137,245
3701	2	86.63	86.63	88.39	18.19	98.02	70.88	102.39	N/A	135,000	119,325
3703	6	90.19	87.94	83.88	9.76	104.84	67.88	101.03	67.88 to 101.03	253,100	212,291
3705	3	55.84	62.62	57.44	13.10	109.03	55.04	76.99	N/A	328,545	188,713
3707	1	61.37	61.37	61.37			61.37	61.37	N/A	100,000	61,370
3709	2	48.68	48.68	41.85	20.00	116.30	38.94	58.41	N/A	1,258,125	526,545
3719	1	61.63	61.63	61.63			61.63	61.63	N/A	372,000	229,260
3721	5	55.18	56.63	64.19	25.32	88.22	37.63	75.03	N/A	155,109	99,566
3723	3	73.98	74.63	67.75	15.19	110.15	58.10	91.81	N/A	217,351	147,256
3725	7	71.90	76.95	72.61	20.51	105.98	55.07	116.00	55.07 to 116.00	65,864	47,822
3727	7	69.88	72.79	67.49	16.70	107.85	57.48	92.29	57.48 to 92.29	207,868	140,295
3729	1	82.50	82.50	82.50			82.50	82.50	N/A	216,000	178,210
3731	8	76.06	75.93	70.87	18.26	107.14	54.65	109.07	54.65 to 109.07	187,607	132,956
ALL	76	71.39	73.38	67.45	20.91	108.79	36.22	134.42	66.05 to 76.99	222,825	150,289

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
7000	23	73.81	75.57	70.43	18.42	107.30	54.65	116.00	60.62 to 83.43	157,956	111,247
8000	23	70.88	70.27	60.66	22.23	115.83	37.63	102.39	58.10 to 80.39	312,612	189,646
9000	21	70.03	76.20	74.37	21.42	102.47	42.55	134.42	64.61 to 85.55	220,510	163,983
9100	9	74.50	69.12	71.43	20.12	96.77	36.22	102.49	54.52 to 83.09	164,546	117,533
ALL	76	71.39	73.38	67.45	20.91	108.79	36.22	134.42	66.05 to 76.99	222,825	150,289

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	76	71.39	73.38	67.45	20.91	108.79	36.22	134.42	66.05 to 76.99	222,825	150,289
ALL	76	71.39	73.38	67.45	20.91	108.79	36.22	134.42	66.05 to 76.99	222,825	150,289

**PA&T 2007 Recapture Value Statistics**

Base Stat

Query: 5867

Type: Qualified

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

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(AgLand) TOTAL Assessed Value:	11,422,000							
AVG. Adj. Sales Price:	222,825	COD:	20.91	MAX Sales Ratio:	134.42			
AVG. Assessed Value:	150,289	PRD:	108.79	MIN Sales Ratio:	36.22			

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<b>SCHOOL DISTRICT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
13-0056	1	55.99	55.99	55.99			55.99	55.99	N/A	231,161	129,430	
13-0097	1	76.38	76.38	76.38			76.38	76.38	N/A	276,900	211,500	
34-0034												
49-0033	3	89.54	91.94	90.08	11.86	102.07	77.22	109.07	N/A	155,860	140,403	
49-0501	7	78.31	77.33	68.37	16.80	113.10	57.48	95.18	57.48 to 95.18	219,991	150,417	
55-0145												
55-0160												
64-0023												
66-0027	34	72.86	76.86	74.45	20.95	103.24	42.55	134.42	66.05 to 83.27	192,335	143,187	
66-0111	20	69.73	70.07	59.76	20.95	117.25	37.63	115.72	61.37 to 76.88	300,171	179,379	
66-0501	10	58.91	61.24	61.34	15.44	99.84	36.22	83.43	54.52 to 74.89	187,629	115,098	
NonValid School												
ALL	76	71.39	73.38	67.45	20.91	108.79	36.22	134.42	66.05 to 76.99	222,825	150,289	

<b>ACRES IN SALE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	2	100.13	100.13	86.12	15.86	116.27	84.25	116.00	N/A	2,125	1,830	
10.01 TO 30.00	6	50.22	56.39	52.37	35.03	107.68	36.22	89.17	36.22 to 89.17	43,528	22,795	
30.01 TO 50.00	12	63.71	67.06	65.38	15.46	102.57	52.48	101.03	55.07 to 73.81	78,333	51,211	
50.01 TO 100.00	20	75.49	74.54	73.08	15.68	101.99	41.43	96.00	69.43 to 83.43	134,865	98,563	
100.01 TO 180.00	27	76.38	79.98	75.71	21.01	105.65	54.52	134.42	64.61 to 91.23	262,421	198,672	
180.01 TO 330.00	8	64.11	68.01	65.63	15.25	103.63	55.04	89.14	55.04 to 89.14	475,795	312,266	
650.01 +	1	38.94	38.94	38.94			38.94	38.94	N/A	2,140,250	833,480	
ALL	76	71.39	73.38	67.45	20.91	108.79	36.22	134.42	66.05 to 76.99	222,825	150,289	

<b>MAJORITY LAND USE &gt; 95%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	24	75.96	77.58	74.72	15.31	103.82	54.52	115.72	67.88 to 86.48	206,641	154,405	
DRY-N/A	40	69.63	72.76	70.58	20.38	103.09	37.63	134.42	61.37 to 76.38	222,715	157,191	
GRASS	5	83.09	81.32	73.34	21.33	110.88	42.55	116.00	N/A	43,195	31,680	
GRASS-N/A	7	55.07	56.82	44.56	28.41	127.53	36.22	91.81	36.22 to 91.81	407,250	181,461	
ALL	76	71.39	73.38	67.45	20.91	108.79	36.22	134.42	66.05 to 76.99	222,825	150,289	

**PA&T 2007 Recapture Value Statistics**

Base Stat

Query: 5867

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

NUMBER of Sales:	76	<b>MEDIAN:</b>	<b>71</b>	COV:	26.02	95% Median C.I.:	66.05 to 76.99	(! : Derived)
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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	51	74.50	76.47	73.96	16.51	103.40	54.52	115.72	69.43 to 80.39	213,530	157,919
DRY-N/A	13	58.78	67.07	65.13	23.43	102.99	37.63	134.42	55.04 to 73.88	229,070	149,189
GRASS	6	86.58	83.07	79.46	18.74	104.54	42.55	116.00	42.55 to 116.00	53,829	42,773
GRASS-N/A	6	48.25	50.99	42.71	25.14	119.38	36.22	78.31	36.22 to 78.31	457,291	195,331
ALL	76	71.39	73.38	67.45	20.91	108.79	36.22	134.42	66.05 to 76.99	222,825	150,289

**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	64	71.39	74.56	72.06	19.05	103.47	37.63	134.42	66.59 to 76.99	216,687	156,146
GRASS	12	65.44	67.03	46.58	33.61	143.89	36.22	116.00	41.43 to 90.07	255,560	119,052
ALL	76	71.39	73.38	67.45	20.91	108.79	36.22	134.42	66.05 to 76.99	222,825	150,289

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	100.13	100.13	86.12	15.86	116.27	84.25	116.00	N/A	2,125	1,830
Total \$											
1 TO 9999	2	100.13	100.13	86.12	15.86	116.27	84.25	116.00	N/A	2,125	1,830
10000 TO 29999	1	74.89	74.89	74.89			74.89	74.89	N/A	22,500	16,850
30000 TO 59999	7	57.89	64.94	64.84	40.44	100.15	36.22	101.03	36.22 to 101.03	50,266	32,592
60000 TO 99999	10	70.64	68.87	69.02	11.53	99.78	52.48	83.09	55.07 to 79.28	74,525	51,434
100000 TO 149999	14	72.38	72.77	72.80	20.84	99.95	41.43	109.07	56.57 to 91.81	120,929	88,039
150000 TO 249999	19	86.48	86.01	86.09	18.04	99.90	55.18	134.42	69.88 to 97.96	187,421	161,360
250000 TO 499999	18	67.25	68.24	68.04	11.05	100.30	54.52	89.14	61.63 to 75.03	332,762	226,417
500000 +	5	57.48	55.37	50.03	10.92	110.66	38.94	66.59	N/A	913,422	457,016
ALL	76	71.39	73.38	67.45	20.91	108.79	36.22	134.42	66.05 to 76.99	222,825	150,289

**PA&T 2007 Recapture Value Statistics**

Base Stat

Query: 5867

Type: Qualified

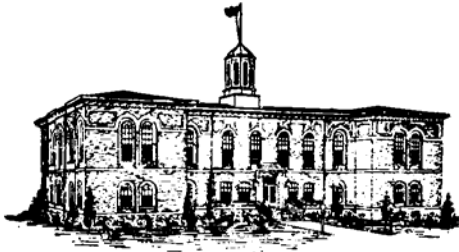
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<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	2	100.13	100.13	86.12	15.86	116.27	84.25	116.00	N/A	2,125	1,830	
Total \$ _____												
1 TO 9999	2	100.13	100.13	86.12	15.86	116.27	84.25	116.00	N/A	2,125	1,830	
10000 TO 29999	5	42.55	49.84	46.67	27.70	106.78	36.22	74.89	N/A	45,233	21,112	
30000 TO 59999	13	69.38	69.61	66.08	19.40	105.34	41.43	101.03	54.65 to 89.17	71,692	47,375	
60000 TO 99999	10	66.13	68.87	67.36	15.83	102.24	55.18	91.81	56.57 to 83.09	118,215	79,628	
100000 TO 149999	14	77.77	77.70	74.20	15.97	104.72	54.52	109.07	55.99 to 95.18	167,951	124,614	
150000 TO 249999	21	76.38	79.58	75.16	19.80	105.89	55.84	134.42	64.00 to 91.23	265,084	199,226	
250000 TO 499999	10	68.72	73.56	69.26	18.42	106.21	55.04	115.72	57.48 to 89.14	453,181	313,879	
500000 +	1	38.94	38.94	38.94			38.94	38.94	N/A	2,140,250	833,480	
ALL	76	71.39	73.38	67.45	20.91	108.79	36.22	134.42	66.05 to 76.99	222,825	150,289	





**Andrea L. Walters**  
County Assessor

**Therese E. Trombino**  
Deputy Assessor

## **Office of Otoe County Assessor**

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March 1, 2007

Ms. Catherine Lang  
Property Tax Administrator  
Department of Property Assessment & Taxation  
1033 "O" Street, Suite 600  
Lincoln, NE 68508

Re: Special Valuation Methodology – 2007

### ***Introduction***

From a geographic standpoint, Otoe County is located directly to the south of Cass County, east of Lancaster County, north of Nemaha and Johnson Counties, and west of the Missouri River. Two of the bordering counties, Lancaster and Cass have a high degree of real estate sales activity and have also implemented special valuation for their entire county agriculture base. Neither Nemaha nor Johnson Counties have the same degree of activity as Lancaster, Cass, or Otoe. Our county has a relatively high degree of activity in the agricultural market. Syracuse is an activity center due to its' location on the four-lane Highway 2 and it's proximity to the prison in Tecumseh. The villages of Unadilla and Palmyra are also seeing increases in activity, with this activity comes the added increase in the acreage market surrounding these villages.

### ***Market Areas in Otoe County***

Starting in 2006, Otoe County was divided into five market areas for agricultural land valuation purposes. In 2007 there will only be four market areas, as we felt the fifth market area wasn't of use. The four remaining market areas were developed to account for the overall differences in sale price within comparable soil groups and use. The four market areas are geographically based to determine value.

### ***Recapture Values***

Recapture values in Otoe County are determined by utilizing the sales comparison approach. All sales are reviewed and verified in relation to other sales. LVG guidelines, soil classes, overall use, as well as location within the market area are considered. Unique sale factors are also analyzed to further break down the differences in an agricultural sale versus an influenced sale. Each sale is recorded in a book and computer file and later plotted on a map. An impact analysis is done to see the influence each sale has within its neighborhood. Through this, the most appropriate value per acre is determined for each land capability group.

### ***Special Values***

According to current state policy, Otoe County's special values are constructed using the sales comparison approach. Until recently, Greenbelt values were determined by using the agricultural market area on the southern edge of the county, bordering Johnson and Nemaha Counties. Starting in 2006 and continuing in 2007, Otoe County is continuing to use the sales comparison approach in order to determine greenbelt values, however, we are now using the following sales to establish those values. First, a sale must include 80 or more acres and be completely unimproved. Second, extensive research is done with the buyer, seller, and any real estate agents involved in the sale to determine if it was influenced by commercial or rural residential factors (i.e. acreage or subdivision development, etc.) If the determination of the assessor and/or appraiser is that the sale is uninfluenced by factors other than agricultural use for the land, and the sale meets the first criteria, it is included in the sales analysis study to help determine greenbelt values. This analysis is done on all sales on a countywide basis, and is not restricted to a certain market area.

### ***Certification***

The previous narrative is a true and accurate representation of the methodology of the special valuation procedures in Otoe County.

Sincerely,

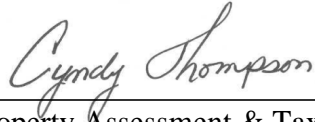
Andrea L. Walters  
Otoe County Assessor

## Certification

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

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Otoe County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9607.

Dated this 9th day of April, 2007.

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Property Assessment & Taxation