

Preface

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

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

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

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

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

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

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

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

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

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

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

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

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2007 Commission Summary

67 Pawnee

Residential Real Property - Current

Number of Sales		108	COD	31.45
Total Sales Price	\$	2685126	PRD	119.17
Total Adj. Sales Price	\$	2725182	COV	48.06
Total Assessed Value	\$	2556030	STD	53.72
Avg. Adj. Sales Price	\$	25233.17	Avg. Abs. Dev.	29.95
Avg. Assessed Value	\$	23666.94	Min	52.20
Median		95.24	Max	384.44
Wgt. Mean		93.79	95% Median C.I.	90.80 to 98.97
Mean		111.77	95% Wgt. Mean C.I.	87.91 to 99.67
			95% Mean C.I.	101.64 to 121.90
% of Value of the Class of all Real Property Value in the County				11.23
% of Records Sold in the Study Period				8.15
% of Value Sold in the Study Period				8.58
Average Assessed Value of the Base				22,487

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	108	95.24	31.45	119.17
2006	101	96.88	32.58	118.78
2005	93	95.38	26.90	115.67
2004	101	97.19	26.50	115.74
2003	107	95	50.43	136.86
2002	91	97	61.35	148.7
2001	121	92	89.27	165.55

2007 Commission Summary

67 Pawnee

Commercial Real Property - Current

Number of Sales		23	COD	32.98
Total Sales Price	\$	2153522	PRD	142.26
Total Adj. Sales Price	\$	1992551	COV	60.40
Total Assessed Value	\$	1546930	STD	66.71
Avg. Adj. Sales Price	\$	86632.65	Avg. Abs. Dev.	32.71
Avg. Assessed Value	\$	67257.83	Min	18.74
Median		99.18	Max	373.00
Wgt. Mean		77.64	95% Median C.I.	88.66 to 114.60
Mean		110.44	95% Wgt. Mean C.I.	70.05 to 85.22
			95% Mean C.I.	81.59 to 139.29
% of Value of the Class of all Real Property Value in the County				2.35
% of Records Sold in the Study Period				9.35
% of Value Sold in the Study Period				24.82
Average Assessed Value of the Base				25,335

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	23	99.18	32.98	142.26
2006	27	94.65	41.81	129.36
2005	24	93.23	24.37	110.68
2004	19	94.65	31.67	122.26
2003	16	101	66.4	158.36
2002	18	97	51.43	132.17
2001	20	97	33.16	124.38

2007 Commission Summary

67 Pawnee

Agricultural Land - Current

Number of Sales	61	COD	21.41
Total Sales Price	\$ 6369352	PRD	105.34
Total Adj. Sales Price	\$ 6371737	COV	27.69
Total Assessed Value	\$ 4396510	STD	20.13
Avg. Adj. Sales Price	\$ 104454.70	Avg. Abs. Dev.	15.49
Avg. Assessed Value	\$ 72073.93	Min	37.26
Median	72.33	Max	126.94
Wgt. Mean	69.00	95% Median C.I.	64.39 to 75.13
Mean	72.68	95% Wgt. Mean C.I.	63.63 to 74.37
		95% Mean C.I.	67.63 to 77.73
% of Value of the Class of all Real Property Value in the County			86.77
% of Records Sold in the Study Period			2.64
% of Value Sold in the Study Period			0.03
Average Assessed Value of the Base			99,666

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	61	72.33	21.41	105.34
2006	46	76.42	21.17	105.36
2005	49	76.84	18.21	103.02
2004	46	76.07	15.08	99.28
2003	53	75	19.3	99.71
2002	44	79	18.32	99.23
2001	52	73	51.52	121.45

2007 Opinions of the Property Tax Administrator for Pawnee County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me about the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While I rely primarily on the median assessment sales ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the RO. Although my primary resource regarding quality of assessment are the performance standards issued by the IAAO, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Residential Real Property

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

Commercial Real Property


It is my opinion that the level of value of the class of commercial real property in Pawnee County is 99% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Pawnee County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land

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

Dated this 9th day of April, 2007.




Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Pawnee County**

Residential Real Property

I. Correlation

RESIDENTIAL: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The median and weighted mean are within the acceptable range. The mean is outside the acceptable range. Further research of the sales file shows that by hypothetically removing the influence of the seven outliers that had selling prices of \$11,000 or below with ratios over 219%, the mean is lowered to within acceptable guidelines. The coefficient of dispersion and price related differential are both outside the acceptable range. Removing the influence of low dollar sales brings the COD with the acceptable range and the PRD closer to that range, but not within. The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency.

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 Pawnee County. This subclass is not used as a valuation grouping by the assessor. There are also fourteen sales in the rural subclass that are outside the range. However, this subclass is also not used as a valuation grouping in Pawnee County. These fourteen sales are both improved and unimproved and located in three different assessor locations across the county. I do not find that any adjustments should be made to the residential class of property in Pawnee County.

**2007 Correlation Section
for Pawnee County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Department periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2007	155	108	69.68
2006	133	101	75.94
2005	120	93	77.5
2004	131	101	77.1
2003	130	107	82.31
2002	117	91	77.78
2001	148	121	81.76

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

**2007 Correlation Section
for Pawnee County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Pawnee County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	94.47	1.72	96.1	95.24
2006	99.24	-0.7	98.54	96.88
2005	95.20	2.94	98	95.38
2004	102.50	0.89	103.42	97.19
2003	95	-0.12	94.89	95
2002	96	-0.13	95.88	97
2001	93	1.14	94.06	92

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

**2007 Correlation Section
for Pawnee County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, (International Association of Assessing Officers, 1999), p. 311.

**2007 Correlation Section
for Pawnee County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
1.67	2007	1.72
8.16	2006	-0.7
3.93	2005	2.94
-0.51	2004	0.89
-2	2003	0
0.06	2002	-0.13
0.23	2001	1.14

RESIDENTIAL: After review of the percent change report, it appears that Pawnee 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 Pawnee County.

**2007 Correlation Section
for Pawnee County**

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

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2007 Correlation Section
for Pawnee County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	95.24	93.79	111.77

RESIDENTIAL: The median and weighted mean are within the acceptable range. The mean is outside the acceptable range. Further research of the sales file shows that by hypothetically removing the influence of the seven outliers that had selling prices of \$11,000 or below with ratios over 219%, the mean is lowered to within acceptable guidelines. By doing so, the qualitative statistics are also improved.

**2007 Correlation Section
for Pawnee County**

VI. Analysis of R&O COD and PRD

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

- Single-family residences: a COD of 15 percent or less.
- For newer and fairly homogeneous areas: a COD of 10 or less.
- Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.
- Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.
- Rural residential and seasonal properties: a COD of 20 or less.

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

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

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

	COD	PRD
R&O Statistics	31.45	119.17
Difference	16.45	16.17

RESIDENTIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. By hypothetically removing the influence of the eight outliers with selling prices below \$11,000 with ratios all over 213%, the COD is brought within the acceptable range. These are the same sales that negatively affected the mean measure of central tendency. This analysis also brings the PRD closer to the acceptable range but not within. This could suggest that the County may be under valuing the high dollar properties compared to the low dollar properties. Further review may be necessary in order to bring both statistics within range.

**2007 Correlation Section
for Pawnee County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	118	108	-10
Median	94.47	95.24	0.77
Wgt. Mean	92.60	93.79	1.19
Mean	110.88	111.77	0.89
COD	36.30	31.45	-4.85
PRD	119.74	119.17	-0.57
Min Sales Ratio	29.83	52.20	22.37
Max Sales Ratio	384.44	384.44	0

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 completed a reappraisal in Du Bois, increased land values at Frazier's Lake and removed the economic depreciation of the rural residential subclass. The number of sales was reduced due to properties being substantially changed and being removed from the measurement process.

**2007 Correlation Section
for Pawnee County**

Commerical Real Property

I. Correlation

COMMERCIAL: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. Preliminary reviews of the percent change between sold properties and unsold properties shows they are dissimilar and do not support each other. However, after further review, the county completed a full reappraisal of Pawnee City commercial properties. Out of 23 commercial sales during the sales period, 15 were involved in the reappraisal. There are 247 total commercial parcels in Pawnee County, of which 102 are located in Pawnee City and were reappraised this year. The sales file is over-represented with sales from Pawnee City and could be causing such a wide disparity between the movement in the sale file and the base. The median measure of central tendency is within the acceptable range. The mean measure is significantly above the acceptable range. Further analysis revealed that the influence of one sale with a \$1000 selling price and ratio of 373% pushes the mean out of the acceptable range. The weighted mean is outside the acceptable range. The coefficient of dispersion and price related differential are both outside the acceptable range. By hypothetically removing the influence of two sales with sales prices below \$2200 and ratios both over 198%, the COD is brought within the acceptable range. The removal of this influence also greatly improves the price related differential but does not bring it within range. The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency. I do not find that any adjustments should be made to the commercial class of property in Pawnee County.

**2007 Correlation Section
for Pawnee County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Department periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2007	36	23	63.89
2006	38	27	71.05
2005	31	24	77.42
2004	27	19	70.37
2003	23	16	69.57
2002	26	18	69.23
2001	28	20	71.43

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

**2007 Correlation Section
for Pawnee County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Pawnee County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	96.07	6.26	102.09	99.18
2006	92.65	13.9	105.53	94.65
2005	93.23	0.08	93.3	93.23
2004	76.33	1.64	77.58	94.65
2003	103	-0.03	102.97	101
2002	97	-0.95	96.08	97
2001	94	-0.13	93.88	97

COMMERCIAL: After review of the trended preliminary ratio and the R&O median, it is apparent that the two statistics are similar and support a level of value with the acceptable range. This has been the historical pattern for Pawnee County with the exception of 2004.

**2007 Correlation Section
for Pawnee County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, (International Association of Assessing Officers, 1999), p. 311.

**2007 Correlation Section
for Pawnee County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
31.27	2007	6.26
70.87	2006	13.9
0	2005	0.08
-11.27	2004	1.64
0	2003	0
0	2002	-0.95
0	2001	-0.13

COMMERCIAL: A preliminary review of the above table suggests that the percent change between sold properties and unsold properties are dissimilar and do not support each other. However, after further review, the county completed a full reappraisal of Pawnee City commercial properties. Out of 23 commercial sales during the sales period, 15 were involved in the reappraisal. There are 247 total commercial parcels in Pawnee County, of which 102 are located in Pawnee City and were reappraised this year. The sales file is over-represented with sales from Pawnee City and could be causing such a wide disparity between the movement in the sale file and the base. Knowledge of the county's assessment practices supports consistent treatment of the sold and unsold parcels. Appraisal uniformity has been attained for commercial real property in Pawnee County.

2007 Correlation Section for Pawnee County

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

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2007 Correlation Section
for Pawnee County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	99.18	77.64	110.44

COMMERCIAL: The median measure of central tendency is within the acceptable range. The mean measure is significantly above the acceptable range. Further analysis revealed that the influence of one sale with a \$1000 selling price and ratio of 373% pushes the mean out of the acceptable range. Removing the influence brings the mean to 98.51%. The weighted mean is also significantly outside the acceptable range. One outlier sale that remains in the sales file with a selling price of \$1,650,529 is negatively influencing that measure. The substantial difference between the mean and weighted mean could suggest a problem with the quality of assessment actions. However, the small sample size and diversity of the commercial class makes this difficult to say with certainty.

**2007 Correlation Section
for Pawnee County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	32.98	142.26
Difference	12.98	39.26

COMMERCIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. By hypothetically removing the influence of two sales with sales prices below \$2200 and ratios both over 198%, the COD is brought within the acceptable range. The removal of this influence also greatly improves the price related differential but does not bring it within range. This could suggest that the County may be under valuing the high dollar properties compared to the low dollar properties. However, the small sample size and 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 Pawnee County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	25	23	-2
Median	96.07	99.18	3.11
Wgt. Mean	71.93	77.64	5.71
Mean	95.97	110.44	14.47
COD	48.06	32.98	-15.08
PRD	133.41	142.26	8.85
Min Sales Ratio	8.75	18.74	9.99
Max Sales Ratio	373.00	373.00	0

COMMERCIAL: A review of the prepared chart indicates that the statistics have changed somewhat from the preliminary statistics to the final Reports and Opinions statistics. The changes are consistent with the assessment actions reported by the County for the 2007 commercial class of property. New values were placed on Pawnee City commercial properties. New depreciation schedules were applied to retail stores, office buildings, storage warehouses and service garages.

**2007 Correlation Section
for Pawnee County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales, which has historically been the trend. 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 measures of central tendency are similar, within range and support a level of value within the acceptable range. The coefficient of dispersion and price related differential are both slightly outside the acceptable range. No specific removal of sales brings the qualitative statistics within range. Further review may be necessary in order to bring these statistics within range. The assessment practices for the agricultural class of property in Pawnee County would support the quality of assessment to be in compliance.

The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency. I do not find that any adjustments should be made to the agricultural class of property in Pawnee County.

**2007 Correlation Section
for Pawnee County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Department periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2007	94	61	64.89
2006	76	46	60.53
2005	73	49	67.12
2004	67	46	68.66
2003	69	53	76.81
2002	62	44	70.97
2001	71	52	73.24

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

**2007 Correlation Section
for Pawnee County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Pawnee County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	71.93	0.28	72.13	72.33
2006	61.81	22.5	75.72	76.42
2005	73.94	6.25	78.56	76.84
2004	73.17	4.07	76.15	76.07
2003	71	5.18	74.68	75
2002	70	3.01	72.11	79
2001	70	7.6	75.32	73

AGRICULTURAL UNIMPROVED: 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 Pawnee County. The movement within the assessed base is consistent with the reported assessment action.

**2007 Correlation Section
for Pawnee County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, (International Association of Assessing Officers, 1999), p. 311.

**2007 Correlation Section
for Pawnee County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
2.18	2007	0.28
29.9	2006	22.5
5.69	2005	6.25
5.58	2004	4.07
6	2003	5
8.04	2002	3.01
6.03	2001	7.6

AGRICULTURAL UNIMPROVED: After review of the percent change report, it appears that Pawnee 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. Only pick up work was completed for the agricultural class of properties. Knowledge of the county's assessment practices also support consistent treatment of the sold and unsold parcels. Appraisal uniformity has been attained for agricultural real property in Pawnee County.

2007 Correlation Section for Pawnee County

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

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2007 Correlation Section
for Pawnee County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	72.33	69.00	72.68

AGRICULTURAL UNIMPROVED: 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 agricultural class has kept up with the market.

**2007 Correlation Section
for Pawnee County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	21.41	105.34
Difference	1.41	2.34

AGRICULTURAL UNIMPROVED: The coefficient of dispersion and price related differential are both slightly outside the acceptable range. No specific removal of sales brings the qualitative statistics within range. Further review may be necessary in order to bring these statistics within range.

**2007 Correlation Section
for Pawnee County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	62	61	-1
Median	71.93	72.33	0.4
Wgt. Mean	67.73	69.00	1.27
Mean	71.89	72.68	0.79
COD	21.73	21.41	-0.32
PRD	106.13	105.34	-0.79
Min Sales Ratio	37.26	37.26	0
Max Sales Ratio	126.94	126.94	0

AGRICULTURAL UNIMPROVED: A review of the prepared chart indicates that the statistics have changed slightly from the preliminary statistics to the final Repots and Opinions statistics. The changes are consistent with the reported assessment actions for the 2007 agricultural class of property. No major changes were made to land values. The County reports a minor increase to about 25% of the agricultural parcels because of an apparent computer error in one soil from last year.

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

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	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	28,522,010	29,393,790	871,780	3.06	432,045	1.54
2. Recreational	344,845	401,905	57,060	16.55	0	16.55
3. Ag-Homesite Land, Ag-Res Dwellings	19,323,840	19,719,015	395,175	2.05	*-----	2.05
4. Total Residential (sum lines 1-3)	48,190,695	49,514,710	1,324,015	2.75	432,045	1.85
5. Commercial	5,038,420	5,294,160	255,740	5.08	43,265	4.22
6. Industrial	786,035	938,300	152,265	19.37	0	19.37
7. Ag-Farmsite Land, Outbuildings	8,329,030	8,551,215	222,185	2.67	605,445	-4.6
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	14,153,485	14,783,675	630,190	4.45	43,265	4.15
10. Total Non-Agland Real Property	62,344,180	64,298,385	1,954,205	3.13	1,080,755	1.4
11. Irrigated	810,110	810,110	0	0		
12. Dryland	122,631,340	122,908,625	277,285	0.23		
13. Grassland	77,989,755	78,268,100	278,345	0.36		
14. Wasteland	401,695	401,695	0	0		
15. Other Agland	112,095	114,725	2,630	2.35		
16. Total Agricultural Land	201,944,995	202,503,255	558,260	0.28		
17. Total Value of All Real Property (Locally Assessed)	264,289,175	266,801,640	2,512,465	0.95	1,080,755	0.54

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

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	108	MEDIAN:	95	COV:	48.06	95% Median C.I.:	90.80 to 98.97	(! : Derived)
TOTAL Sales Price:	2,685,126	WGT. MEAN:	94	STD:	53.72	95% Wgt. Mean C.I.:	87.91 to 99.67	
TOTAL Adj.Sales Price:	2,725,182	MEAN:	112	AVG.ABS.DEV:	29.95	95% Mean C.I.:	101.64 to 121.90	
TOTAL Assessed Value:	2,556,030							
AVG. Adj. Sales Price:	25,233	COD:	31.45	MAX Sales Ratio:	384.44			
AVG. Assessed Value:	23,666	PRD:	119.17	MIN Sales Ratio:	52.20			

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	14	98.09	107.90	89.96	20.93	119.95	57.09	213.50	87.70 to 125.80	34,714	31,227
10/01/04 TO 12/31/04	17	99.79	111.67	99.65	27.27	112.07	52.83	219.89	85.43 to 123.87	23,000	22,918
01/01/05 TO 03/31/05	6	95.38	98.38	93.96	10.70	104.71	81.10	132.57	81.10 to 132.57	16,166	15,190
04/01/05 TO 06/30/05	14	92.64	122.10	88.91	48.66	137.33	66.60	384.44	72.87 to 148.38	17,198	15,291
07/01/05 TO 09/30/05	14	92.28	120.62	87.24	41.49	138.26	67.97	283.00	83.74 to 130.63	30,000	26,172
10/01/05 TO 12/31/05	10	91.70	90.17	92.06	9.09	97.94	52.20	112.92	86.74 to 101.09	25,680	23,641
01/01/06 TO 03/31/06	16	97.10	126.18	103.72	44.69	121.65	61.90	258.28	88.77 to 180.63	28,350	29,405
04/01/06 TO 06/30/06	17	90.80	103.13	92.29	27.78	111.75	61.21	276.14	75.64 to 124.55	22,352	20,629
____Study Years____											
07/01/04 TO 06/30/05	51	97.21	111.94	93.19	29.30	120.12	52.83	384.44	94.47 to 103.90	23,819	22,196
07/01/05 TO 06/30/06	57	91.59	111.62	94.28	33.53	118.39	52.20	283.00	89.52 to 99.67	26,498	24,982
____Calendar Yrs____											
01/01/05 TO 12/31/05	44	92.24	111.14	89.50	32.48	124.18	52.20	384.44	87.96 to 101.09	23,058	20,637
____ALL____											
	108	95.24	111.77	93.79	31.45	119.17	52.20	384.44	90.80 to 98.97	25,233	23,666

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURCHARD	5	97.60	92.00	87.58	9.75	105.05	77.21	103.90	N/A	30,100	26,361
DUBOIS	13	93.54	103.17	93.28	17.74	110.60	80.00	213.50	86.74 to 104.37	15,119	14,102
FRAZIERS LAKE	5	90.00	102.47	105.76	13.85	96.89	90.00	132.33	N/A	2,500	2,644
LEWISTON	2	85.97	85.97	85.82	0.34	100.18	85.68	86.26	N/A	60,625	52,027
PAWNEE CITY	50	96.19	117.44	101.23	33.76	116.01	61.21	282.25	90.84 to 112.20	19,469	19,708
PAWNEE CITY SUB	2	94.50	94.50	89.51	5.47	105.58	89.33	99.67	N/A	43,250	38,712
RURAL	8	83.79	112.17	84.77	58.31	132.32	52.83	258.28	52.83 to 258.28	56,781	48,132
STEINAUER	8	91.09	127.06	90.58	55.05	140.26	62.41	384.44	62.41 to 384.44	46,140	41,796
TABLE ROCK	15	98.19	107.40	94.54	29.61	113.60	52.20	283.00	87.27 to 114.00	24,070	22,756
____ALL____											
	108	95.24	111.77	93.79	31.45	119.17	52.20	384.44	90.80 to 98.97	25,233	23,666

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	92	95.44	112.70	95.67	31.30	117.80	52.20	384.44	90.84 to 98.97	23,281	22,273
2	2	94.50	94.50	89.51	5.47	105.58	89.33	99.67	N/A	43,250	38,712
3	14	90.43	108.11	86.45	36.90	125.06	52.83	258.28	66.60 to 136.06	35,482	30,675
____ALL____											
	108	95.24	111.77	93.79	31.45	119.17	52.20	384.44	90.80 to 98.97	25,233	23,666

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	108	MEDIAN:	95	COV:	48.06	95% Median C.I.:	90.80 to 98.97	(!: Derived)
TOTAL Sales Price:	2,685,126	WGT. MEAN:	94	STD:	53.72	95% Wgt. Mean C.I.:	87.91 to 99.67	
TOTAL Adj.Sales Price:	2,725,182	MEAN:	112	AVG.ABS.DEV:	29.95	95% Mean C.I.:	101.64 to 121.90	
TOTAL Assessed Value:	2,556,030							
AVG. Adj. Sales Price:	25,233	COD:	31.45	MAX Sales Ratio:	384.44			
AVG. Assessed Value:	23,666	PRD:	119.17	MIN Sales Ratio:	52.20			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	98	94.83	107.79	93.67	28.37	115.07	52.20	282.25	89.98 to 98.19	27,617	25,870
2	10	107.55	150.81	111.29	54.74	135.51	90.00	384.44	90.00 to 283.00	1,863	2,073
ALL	108	95.24	111.77	93.79	31.45	119.17	52.20	384.44	90.80 to 98.97	25,233	23,666

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	97	95.18	112.83	93.47	33.51	120.71	52.20	384.44	90.00 to 98.97	26,110	24,405
06	5	90.00	102.47	105.76	13.85	96.89	90.00	132.33	N/A	2,500	2,644
07	6	100.43	102.36	97.48	11.14	105.01	83.73	132.57	83.73 to 132.57	30,000	29,243
ALL	108	95.24	111.77	93.79	31.45	119.17	52.20	384.44	90.80 to 98.97	25,233	23,666

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	88.77	88.77	88.77			88.77	88.77	N/A	46,000	40,835
34-0001											
34-0100											
49-0032											
64-0023											
67-0001	70	95.66	114.07	101.34	29.52	112.55	61.21	282.25	91.59 to 101.67	17,989	18,231
67-0069	10	88.56	104.77	88.11	28.88	118.91	66.60	258.28	77.21 to 103.90	39,225	34,560
74-0070	27	94.48	109.27	86.94	38.61	125.68	52.20	384.44	76.72 to 112.92	38,062	33,089
NonValid School	1	88.77	88.77	88.77			88.77	88.77	N/A	46,000	40,835
ALL	108	95.24	111.77	93.79	31.45	119.17	52.20	384.44	90.80 to 98.97	25,233	23,666

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	108	MEDIAN:	95	COV:	48.06	95% Median C.I.:	90.80 to 98.97	(! : Derived)
TOTAL Sales Price:	2,685,126	WGT. MEAN:	94	STD:	53.72	95% Wgt. Mean C.I.:	87.91 to 99.67	
TOTAL Adj.Sales Price:	2,725,182	MEAN:	112	AVG.ABS.DEV:	29.95	95% Mean C.I.:	101.64 to 121.90	
TOTAL Assessed Value:	2,556,030							
AVG. Adj. Sales Price:	25,233	COD:	31.45	MAX Sales Ratio:	384.44			
AVG. Assessed Value:	23,666	PRD:	119.17	MIN Sales Ratio:	52.20			

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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	14	100.67	146.54	110.52	58.40	132.60	63.83	384.44	90.00 to 213.50	1,673	1,849
Prior TO 1860											
1860 TO 1899	7	112.92	124.83	70.50	34.70	177.06	57.09	244.80	57.09 to 244.80	24,214	17,071
1900 TO 1919	44	92.91	108.97	95.01	30.77	114.69	52.20	282.25	87.64 to 97.60	18,539	17,614
1920 TO 1939	18	88.36	96.75	89.57	26.15	108.02	52.83	219.89	77.21 to 99.72	27,116	24,288
1940 TO 1949	2	90.09	90.09	86.71	24.55	103.89	67.97	112.20	N/A	29,500	25,580
1950 TO 1959	2	121.17	121.17	120.31	9.21	100.71	110.00	132.33	N/A	3,250	3,910
1960 TO 1969	4	97.60	96.78	95.47	3.47	101.38	90.85	101.09	N/A	53,875	51,432
1970 TO 1979	11	97.90	110.65	100.46	21.95	110.15	83.73	190.30	83.74 to 136.82	50,990	51,223
1980 TO 1989	3	91.59	94.94	92.91	5.30	102.19	89.33	103.90	N/A	44,833	41,653
1990 TO 1994											
1995 TO 1999	3	98.19	99.36	97.33	3.71	102.09	94.48	105.42	N/A	84,000	81,758
2000 TO Present											
ALL	108	95.24	111.77	93.79	31.45	119.17	52.20	384.44	90.80 to 98.97	25,233	23,666

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	29	123.87	148.01	135.53	42.65	109.20	63.83	384.44	96.67 to 148.38	2,594	3,516
5000 TO 9999	12	109.57	115.38	118.68	28.99	97.22	52.20	219.89	80.00 to 129.59	7,195	8,540
Total \$											
1 TO 9999	41	114.00	138.46	126.53	41.25	109.43	52.20	384.44	96.67 to 133.33	3,941	4,986
10000 TO 29999	31	89.52	97.76	95.73	17.17	102.12	68.61	276.14	87.27 to 95.29	17,908	17,143
30000 TO 59999	25	93.54	96.63	96.37	23.28	100.26	52.83	190.30	83.73 to 99.72	38,342	36,951
60000 TO 99999	8	87.51	88.00	87.69	7.32	100.35	76.72	99.24	76.72 to 99.24	78,112	68,498
100000 TO 149999	2	75.79	75.79	76.12	24.67	99.56	57.09	94.48	N/A	137,500	104,667
150000 TO 249999	1	92.67	92.67	92.67			92.67	92.67	N/A	150,000	139,010
ALL	108	95.24	111.77	93.79	31.45	119.17	52.20	384.44	90.80 to 98.97	25,233	23,666

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	108	MEDIAN:	95	COV:	48.06	95% Median C.I.:	90.80 to 98.97	(! : Derived)
TOTAL Sales Price:	2,685,126	WGT. MEAN:	94	STD:	53.72	95% Wgt. Mean C.I.:	87.91 to 99.67	
TOTAL Adj.Sales Price:	2,725,182	MEAN:	112	AVG.ABS.DEV:	29.95	95% Mean C.I.:	101.64 to 121.90	
TOTAL Assessed Value:	2,556,030							
AVG. Adj. Sales Price:	25,233	COD:	31.45	MAX Sales Ratio:	384.44			
AVG. Assessed Value:	23,666	PRD:	119.17	MIN Sales Ratio:	52.20			

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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	25	99.67	128.28	101.94	43.12	125.85	52.20	384.44	90.00 to 132.33	2,633	2,684
5000 TO 9999	15	112.92	128.66	108.79	33.45	118.26	75.64	282.25	91.81 to 143.18	6,630	7,213
Total \$ _____											
1 TO 9999	40	103.94	128.42	106.06	40.01	121.08	52.20	384.44	94.00 to 125.80	4,132	4,382
10000 TO 29999	39	88.26	98.16	87.43	25.42	112.27	52.83	258.28	85.43 to 95.29	20,909	18,279
30000 TO 59999	20	97.56	116.10	106.38	26.62	109.13	80.22	276.14	90.84 to 115.46	41,422	44,066
60000 TO 99999	7	89.33	85.30	82.30	11.00	103.64	57.09	99.24	57.09 to 99.24	89,428	73,602
100000 TO 149999	2	93.58	93.58	93.54	0.97	100.03	92.67	94.48	N/A	145,000	135,637
ALL _____											
	108	95.24	111.77	93.79	31.45	119.17	52.20	384.44	90.80 to 98.97	25,233	23,666

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	100.67	146.54	110.52	58.40	132.60	63.83	384.44	90.00 to 213.50	1,673	1,849
10	1	72.87	72.87	72.87			72.87	72.87	N/A	6,100	4,445
20	47	97.60	115.47	101.21	31.04	114.09	52.20	282.25	94.00 to 106.21	16,355	16,552
30	43	89.98	99.05	91.08	23.21	108.76	57.09	276.14	87.70 to 99.24	37,905	34,522
40	3	85.68	86.79	88.63	5.55	97.93	80.22	94.48	N/A	99,000	87,743
ALL _____											
	108	95.24	111.77	93.79	31.45	119.17	52.20	384.44	90.80 to 98.97	25,233	23,666

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	100.67	146.54	110.52	58.40	132.60	63.83	384.44	90.00 to 213.50	1,673	1,849
100	7	105.42	108.33	98.32	13.13	110.18	83.73	132.57	83.73 to 132.57	16,642	16,363
101	63	94.47	106.82	96.11	24.73	111.14	61.90	276.14	89.33 to 97.60	29,596	28,445
102	4	59.15	67.08	64.98	20.50	103.24	52.83	97.21	N/A	64,375	41,832
104	20	96.97	113.17	98.49	35.51	114.91	52.20	282.25	87.81 to 114.00	23,160	22,810
ALL _____											
	108	95.24	111.77	93.79	31.45	119.17	52.20	384.44	90.80 to 98.97	25,233	23,666

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	108	MEDIAN:	95	COV:	48.06	95% Median C.I.:	90.80 to 98.97	(! : Derived)
TOTAL Sales Price:	2,685,126	WGT. MEAN:	94	STD:	53.72	95% Wgt. Mean C.I.:	87.91 to 99.67	
TOTAL Adj.Sales Price:	2,725,182	MEAN:	112	AVG.ABS.DEV:	29.95	95% Mean C.I.:	101.64 to 121.90	
TOTAL Assessed Value:	2,556,030							
AVG. Adj. Sales Price:	25,233	COD:	31.45	MAX Sales Ratio:	384.44			
AVG. Assessed Value:	23,666	PRD:	119.17	MIN Sales Ratio:	52.20			

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	100.67	146.54	110.52	58.40	132.60	63.83	384.44	90.00 to 213.50	1,673	1,849
10	5	96.67	123.80	116.58	46.57	106.19	52.20	258.28	N/A	4,600	5,363
20	18	103.80	121.86	94.29	36.91	129.24	52.83	282.25	87.96 to 133.33	7,600	7,166
25	1	68.61	68.61	68.61			68.61	68.61	N/A	18,000	12,350
30	55	92.67	102.33	93.53	24.10	109.41	57.09	276.14	88.26 to 99.24	34,716	32,470
40	12	89.81	102.53	93.63	16.95	109.51	85.68	219.89	87.64 to 99.72	47,545	44,515
50	3	98.97	93.29	95.26	6.29	97.93	81.10	99.79	N/A	14,666	13,971
<u>ALL</u>	<u>108</u>	<u>95.24</u>	<u>111.77</u>	<u>93.79</u>	<u>31.45</u>	<u>119.17</u>	<u>52.20</u>	<u>384.44</u>	<u>90.80 to 98.97</u>	<u>25,233</u>	<u>23,666</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:	23	MEDIAN:	99	COV:	60.40	95% Median C.I.:	88.66 to 114.60	(! : Derived)
TOTAL Sales Price:	2,153,522	WGT. MEAN:	78	STD:	66.71	95% Wgt. Mean C.I.:	70.05 to 85.22	
TOTAL Adj.Sales Price:	1,992,551	MEAN:	110	AVG.ABS.DEV:	32.71	95% Mean C.I.:	81.59 to 139.29	
TOTAL Assessed Value:	1,546,930							
AVG. Adj. Sales Price:	86,632	COD:	32.98	MAX Sales Ratio:	373.00			
AVG. Assessed Value:	67,257	PRD:	142.26	MIN Sales Ratio:	18.74			

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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	114.60	106.85	111.07	12.40	96.21	81.67	124.29	N/A	7,666	8,515
10/01/03 TO 12/31/03	3	100.30	105.28	101.91	6.47	103.30	98.03	117.50	N/A	9,333	9,511
01/01/04 TO 03/31/04	1	29.62	29.62	29.62			29.62	29.62	N/A	2,600	770
04/01/04 TO 06/30/04	2	107.81	107.81	112.40	8.00	95.91	99.18	116.44	N/A	11,750	13,207
07/01/04 TO 09/30/04	1	90.82	90.82	90.82			90.82	90.82	N/A	43,500	39,505
10/01/04 TO 12/31/04	1	74.16	74.16	74.16			74.16	74.16	N/A	1,491,058	1,105,755
01/01/05 TO 03/31/05	1	18.74	18.74	18.74			18.74	18.74	N/A	66,500	12,460
04/01/05 TO 06/30/05	5	104.07	174.48	112.11	71.85	155.63	96.23	373.00	N/A	8,420	9,440
07/01/05 TO 09/30/05	3	109.37	115.47	105.20	11.89	109.77	99.02	138.03	N/A	48,333	50,845
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	3	85.06	85.34	85.01	2.49	100.39	82.30	88.66	N/A	42,431	36,070
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/03 TO 06/30/04	9	100.30	97.96	105.40	18.20	92.94	29.62	124.29	81.67 to 117.50	8,566	9,029
07/01/04 TO 06/30/05	8	98.62	132.02	73.33	62.90	180.03	18.74	373.00	18.74 to 373.00	205,394	150,615
07/01/05 TO 06/30/06	6	93.84	100.41	95.76	16.06	104.85	82.30	138.03	82.30 to 138.03	45,382	43,457
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	5	90.82	82.04	75.13	24.63	109.21	29.62	116.44	N/A	312,131	234,489
01/01/05 TO 12/31/05	9	104.07	137.51	83.67	53.76	164.34	18.74	373.00	96.23 to 198.10	28,177	23,577
<u>ALL</u>											
	23	99.18	110.44	77.64	32.98	142.26	18.74	373.00	88.66 to 114.60	86,632	67,257

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURCHARD	2	50.21	50.21	23.94	62.67	209.67	18.74	81.67	N/A	36,250	8,680
PAWNEE CITY	14	99.66	113.84	78.04	34.36	145.88	29.62	373.00	82.30 to 117.50	129,246	100,859
PAWNEE CITY SUB	1	98.03	98.03	98.03			98.03	98.03	N/A	18,000	17,645
RURAL	1	114.60	114.60	114.60			114.60	114.60	N/A	5,000	5,730
STEINAUER	1	99.18	99.18	99.18			99.18	99.18	N/A	5,500	5,455
TABLE ROCK	3	138.03	141.60	107.28	26.43	131.98	88.66	198.10	N/A	17,366	18,631
TABLE ROCK SUB	1	109.37	109.37	109.37			109.37	109.37	N/A	30,000	32,810
<u>ALL</u>											
	23	99.18	110.44	77.64	32.98	142.26	18.74	373.00	88.66 to 114.60	86,632	67,257

PA&T 2007 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	23	MEDIAN:	99	COV:	60.40	95% Median C.I.:	88.66 to 114.60	(! : Derived)
TOTAL Sales Price:	2,153,522	WGT. MEAN:	78	STD:	66.71	95% Wgt. Mean C.I.:	70.05 to 85.22	
TOTAL Adj.Sales Price:	1,992,551	MEAN:	110	AVG.ABS.DEV:	32.71	95% Mean C.I.:	81.59 to 139.29	
TOTAL Assessed Value:	1,546,930							
AVG. Adj. Sales Price:	86,632	COD:	32.98	MAX Sales Ratio:	373.00			
AVG. Assessed Value:	67,257	PRD:	142.26	MIN Sales Ratio:	18.74			

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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	19	99.02	109.48	76.38	36.50	143.33	18.74	373.00	82.30 to 116.44	101,292	77,370
2	2	103.70	103.70	105.11	5.47	98.65	98.03	109.37	N/A	24,000	25,227
3	2	126.32	126.32	132.18	9.27	95.57	114.60	138.03	N/A	10,000	13,217
ALL	23	99.18	110.44	77.64	32.98	142.26	18.74	373.00	88.66 to 114.60	86,632	67,257

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	19	99.02	113.80	76.72	33.58	148.33	18.74	373.00	85.06 to 116.44	102,260	78,453
2	2	65.31	65.31	60.65	54.65	107.68	29.62	101.00	N/A	2,300	1,395
3	2	123.70	123.70	118.92	11.58	104.02	109.37	138.03	N/A	22,500	26,757
ALL	23	99.18	110.44	77.64	32.98	142.26	18.74	373.00	88.66 to 114.60	86,632	67,257

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0001											
34-0100											
49-0032											
64-0023											
67-0001	15	99.02	112.79	78.23	32.34	144.17	29.62	373.00	85.06 to 116.44	121,830	95,312
67-0069	4	90.43	78.55	34.39	31.34	228.39	18.74	114.60	N/A	20,750	7,136
74-0070	4	123.70	133.54	108.05	27.91	123.60	88.66	198.10	N/A	20,525	22,176
NonValid School											
ALL	23	99.18	110.44	77.64	32.98	142.26	18.74	373.00	88.66 to 114.60	86,632	67,257

PA&T 2007 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	23	MEDIAN:	99	COV:	60.40	95% Median C.I.:	88.66 to 114.60	(! : Derived)
TOTAL Sales Price:	2,153,522	WGT. MEAN:	78	STD:	66.71	95% Wgt. Mean C.I.:	70.05 to 85.22	
TOTAL Adj.Sales Price:	1,992,551	MEAN:	110	AVG.ABS.DEV:	32.71	95% Mean C.I.:	81.59 to 139.29	
TOTAL Assessed Value:	1,546,930							
AVG. Adj. Sales Price:	86,632	COD:	32.98	MAX Sales Ratio:	373.00			
AVG. Assessed Value:	67,257	PRD:	142.26	MIN Sales Ratio:	18.74			

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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	4	91.34	146.32	98.45	99.28	148.63	29.62	373.00	N/A	2,900	2,855
Prior TO 1860											
1860 TO 1899	4	103.63	101.77	92.44	14.67	110.09	82.30	117.50	N/A	28,625	26,461
1900 TO 1919	3	104.07	129.08	94.58	36.21	136.48	85.06	198.10	N/A	22,631	21,403
1920 TO 1939	2	94.48	94.48	90.11	6.16	104.85	88.66	100.30	N/A	20,000	18,022
1940 TO 1949	1	109.37	109.37	109.37			109.37	109.37	N/A	30,000	32,810
1950 TO 1959											
1960 TO 1969	3	98.03	90.40	75.97	8.45	119.00	74.16	99.02	N/A	536,352	407,473
1970 TO 1979	5	114.60	98.38	60.29	25.72	163.19	18.74	138.03	N/A	22,800	13,745
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	99.18	99.18	99.18			99.18	99.18	N/A	5,500	5,455
2000 TO Present											
ALL	23	99.18	110.44	77.64	32.98	142.26	18.74	373.00	88.66 to 114.60	86,632	67,257

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	4	149.55	175.43	138.70	73.63	126.48	29.62	373.00	N/A	1,925	2,670
5000 TO 9999	5	100.30	102.65	101.79	10.22	100.84	81.67	117.50	N/A	5,300	5,395
Total \$											
1 TO 9999	9	101.00	135.00	110.10	54.17	122.61	29.62	373.00	81.67 to 198.10	3,800	4,183
10000 TO 29999	6	110.26	112.85	111.52	12.16	101.20	96.23	138.03	96.23 to 138.03	16,666	18,585
30000 TO 59999	5	88.66	91.24	89.91	7.41	101.49	82.30	109.37	N/A	40,158	36,105
60000 TO 99999	1	18.74	18.74	18.74			18.74	18.74	N/A	66,500	12,460
100000 TO 149999	1	99.02	99.02	99.02			99.02	99.02	N/A	100,000	99,020
500000 +	1	74.16	74.16	74.16			74.16	74.16	N/A	1,491,058	1,105,755
ALL	23	99.18	110.44	77.64	32.98	142.26	18.74	373.00	88.66 to 114.60	86,632	67,257

PA&T 2007 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	23	MEDIAN:	99	COV:	60.40	95% Median C.I.:	88.66 to 114.60	(! : Derived)
TOTAL Sales Price:	2,153,522	WGT. MEAN:	78	STD:	66.71	95% Wgt. Mean C.I.:	70.05 to 85.22	
TOTAL Adj.Sales Price:	1,992,551	MEAN:	110	AVG.ABS.DEV:	32.71	95% Mean C.I.:	81.59 to 139.29	
TOTAL Assessed Value:	1,546,930							
AVG. Adj. Sales Price:	86,632	COD:	32.98	MAX Sales Ratio:	373.00			
AVG. Assessed Value:	67,257	PRD:	142.26	MIN Sales Ratio:	18.74			

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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	5	101.00	156.68	113.72	91.05	137.77	29.62	373.00	N/A	2,740	3,116
5000 TO 9999	4	107.45	107.90	107.68	7.59	100.20	99.18	117.50	N/A	5,125	5,518
Total \$											
1 TO 9999	9	101.00	135.00	110.10	54.17	122.61	29.62	373.00	81.67 to 198.10	3,800	4,183
10000 TO 29999	7	104.07	99.40	74.46	22.75	133.50	18.74	138.03	18.74 to 138.03	23,785	17,710
30000 TO 59999	5	88.66	91.24	89.91	7.41	101.49	82.30	109.37	N/A	40,158	36,105
60000 TO 99999	1	99.02	99.02	99.02			99.02	99.02	N/A	100,000	99,020
500000 +	1	74.16	74.16	74.16			74.16	74.16	N/A	1,491,058	1,105,755
ALL	23	99.18	110.44	77.64	32.98	142.26	18.74	373.00	88.66 to 114.60	86,632	67,257

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	91.34	146.32	98.45	99.28	148.63	29.62	373.00	N/A	2,900	2,855
10	11	99.18	113.03	100.41	19.26	112.57	85.06	198.10	88.66 to 138.03	24,581	24,681
15	1	109.37	109.37	109.37			109.37	109.37	N/A	30,000	32,810
20	6	97.44	88.01	66.20	24.68	132.94	18.74	117.50	18.74 to 117.50	31,583	20,908
30	1	74.16	74.16	74.16			74.16	74.16	N/A	1,491,058	1,105,755
ALL	23	99.18	110.44	77.64	32.98	142.26	18.74	373.00	88.66 to 114.60	86,632	67,257

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	81.67	120.81	30.58	104.23	395.10	18.74	373.00	N/A	15,620	4,776
330	1	74.16	74.16	74.16			74.16	74.16	N/A	1,491,058	1,105,755
344	3	99.02	96.05	95.94	6.40	100.11	85.06	104.07	N/A	55,264	53,023
353	2	86.56	86.56	86.35	4.92	100.24	82.30	90.82	N/A	45,750	39,505
381	1	124.29	124.29	124.29			124.29	124.29	N/A	12,000	14,915
389	1	114.60	114.60	114.60			114.60	114.60	N/A	5,000	5,730
404	1	99.18	99.18	99.18			99.18	99.18	N/A	5,500	5,455
406	4	108.90	128.03	108.57	27.33	117.93	96.23	198.10	N/A	6,900	7,491
430	1	98.03	98.03	98.03			98.03	98.03	N/A	18,000	17,645
442	1	88.66	88.66	88.66			88.66	88.66	N/A	35,000	31,030
534	1	116.44	116.44	116.44			116.44	116.44	N/A	18,000	20,960
554	2	123.70	123.70	118.92	11.58	104.02	109.37	138.03	N/A	22,500	26,757
ALL	23	99.18	110.44	77.64	32.98	142.26	18.74	373.00	88.66 to 114.60	86,632	67,257

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:	23	MEDIAN:	99	COV:	60.40	95% Median C.I.:	88.66 to 114.60	(!: Derived)
TOTAL Sales Price:	2,153,522	WGT. MEAN:	78	STD:	66.71	95% Wgt. Mean C.I.:	70.05 to 85.22	
TOTAL Adj.Sales Price:	1,992,551	MEAN:	110	AVG.ABS.DEV:	32.71	95% Mean C.I.:	81.59 to 139.29	
TOTAL Assessed Value:	1,546,930							
AVG. Adj. Sales Price:	86,632	COD:	32.98	MAX Sales Ratio:	373.00			
AVG. Assessed Value:	67,257	PRD:	142.26	MIN Sales Ratio:	18.74			

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	23	99.18	110.44	77.64	32.98	142.26	18.74	373.00	88.66 to 114.60	86,632	67,257
04											
<u>ALL</u>	<u>23</u>	<u>99.18</u>	<u>110.44</u>	<u>77.64</u>	<u>32.98</u>	<u>142.26</u>	<u>18.74</u>	<u>373.00</u>	<u>88.66 to 114.60</u>	<u>86,632</u>	<u>67,257</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:	61	MEDIAN:	72	COV:	27.69	95% Median C.I.:	64.39 to 75.13	(!: Derived)
(AgLand) TOTAL Sales Price:	6,369,352	WGT. MEAN:	69	STD:	20.13	95% Wgt. Mean C.I.:	63.63 to 74.37	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,371,737	MEAN:	73	AVG.ABS.DEV:	15.49	95% Mean C.I.:	67.63 to 77.73	
(AgLand) TOTAL Assessed Value:	4,396,510							
AVG. Adj. Sales Price:	104,454	COD:	21.41	MAX Sales Ratio:	126.94			
AVG. Assessed Value:	72,073	PRD:	105.34	MIN Sales Ratio:	37.26			

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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	101.72	95.74	98.63	13.04	97.07	72.85	112.65	N/A	65,236	64,341
10/01/03 TO 12/31/03	3	77.32	92.64	88.78	22.97	104.35	73.67	126.94	N/A	95,287	84,595
01/01/04 TO 03/31/04	7	80.95	87.65	82.86	19.39	105.78	60.12	108.62	60.12 to 108.62	98,653	81,740
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	3	72.00	78.53	72.74	26.33	107.96	53.36	110.23	N/A	47,433	34,503
10/01/04 TO 12/31/04	4	75.34	77.54	77.98	18.67	99.44	54.62	104.88	N/A	93,445	72,868
01/01/05 TO 03/31/05	10	67.25	66.85	64.58	15.02	103.51	53.05	87.68	54.28 to 79.56	121,890	78,716
04/01/05 TO 06/30/05	5	74.37	70.86	67.60	17.25	104.83	43.65	97.00	N/A	76,770	51,893
07/01/05 TO 09/30/05	4	60.41	63.48	60.98	19.36	104.10	47.24	85.88	N/A	78,349	47,777
10/01/05 TO 12/31/05	8	71.33	68.86	73.55	22.81	93.62	38.70	99.69	38.70 to 99.69	113,885	83,763
01/01/06 TO 03/31/06	7	73.95	71.22	66.87	16.01	106.50	52.31	100.00	52.31 to 100.00	127,201	85,059
04/01/06 TO 06/30/06	7	56.62	54.73	49.62	16.43	110.29	37.26	67.44	37.26 to 67.44	137,981	68,467
<u>Study Years</u>											
07/01/03 TO 06/30/04	13	80.95	90.67	86.93	21.60	104.30	60.12	126.94	73.13 to 108.62	90,165	78,384
07/01/04 TO 06/30/05	22	72.16	71.30	68.04	17.74	104.79	43.65	110.23	55.77 to 78.34	96,310	65,527
07/01/05 TO 06/30/06	26	64.43	64.86	62.84	20.75	103.22	37.26	100.00	52.62 to 75.13	118,490	74,457
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	14	78.23	82.81	80.15	21.18	103.31	53.36	110.23	60.12 to 106.53	86,189	69,083
01/01/05 TO 12/31/05	27	64.47	67.69	67.48	20.22	100.31	38.70	99.69	56.34 to 78.27	104,712	70,660
<u>ALL</u>											
	61	72.33	72.68	69.00	21.41	105.34	37.26	126.94	64.39 to 75.13	104,454	72,073

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
4201	5	77.32	86.18	84.68	14.87	101.77	73.67	126.94	N/A	87,822	74,372
4203	3	100.00	91.03	92.53	14.72	98.38	64.47	108.62	N/A	51,361	47,523
4205	11	63.26	63.77	61.87	18.26	103.06	43.65	85.88	44.12 to 79.56	59,673	36,920
4207	1	65.10	65.10	65.10			65.10	65.10	N/A	145,700	94,855
4409	4	83.33	83.48	69.79	31.34	119.61	54.62	112.65	N/A	73,120	51,031
4411	4	64.92	60.56	54.46	19.92	111.20	37.26	75.13	N/A	189,900	103,415
4413	6	78.16	76.33	81.52	36.59	93.63	38.70	110.23	38.70 to 110.23	80,463	65,596
4415	6	64.32	63.95	64.21	12.45	99.59	47.24	78.34	47.24 to 78.34	136,283	87,505
4447	6	60.40	67.38	63.11	25.62	106.77	49.29	106.07	49.29 to 106.07	77,933	49,180
4449	4	78.77	81.71	78.71	11.29	103.82	72.32	97.00	N/A	61,500	48,403
4453	11	78.12	74.02	70.98	13.72	104.27	52.31	101.72	54.28 to 87.68	173,661	123,272
<u>ALL</u>											
	61	72.33	72.68	69.00	21.41	105.34	37.26	126.94	64.39 to 75.13	104,454	72,073

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:	61	MEDIAN:	72	COV:	27.69	95% Median C.I.:	64.39 to 75.13	(!: Derived)
(AgLand) TOTAL Sales Price:	6,369,352	WGT. MEAN:	69	STD:	20.13	95% Wgt. Mean C.I.:	63.63 to 74.37	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,371,737	MEAN:	73	AVG.ABS.DEV:	15.49	95% Mean C.I.:	67.63 to 77.73	
(AgLand) TOTAL Assessed Value:	4,396,510							
AVG. Adj. Sales Price:	104,454	COD:	21.41	MAX Sales Ratio:	126.94			
AVG. Assessed Value:	72,073	PRD:	105.34	MIN Sales Ratio:	37.26			

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
9500	61	72.33	72.68	69.00	21.41	105.34	37.26	126.94	64.39 to 75.13	104,454	72,073
____ALL____	61	72.33	72.68	69.00	21.41	105.34	37.26	126.94	64.39 to 75.13	104,454	72,073

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	61	72.33	72.68	69.00	21.41	105.34	37.26	126.94	64.39 to 75.13	104,454	72,073
____ALL____	61	72.33	72.68	69.00	21.41	105.34	37.26	126.94	64.39 to 75.13	104,454	72,073

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0001											
34-0100											
49-0032	1	100.00	100.00	100.00			100.00	100.00	N/A	2,385	2,385
64-0023											
67-0001	20	72.72	72.87	70.63	23.38	103.17	38.70	110.23	56.34 to 84.21	95,153	67,202
67-0069	28	68.88	70.20	66.41	20.52	105.71	37.26	112.65	59.38 to 78.27	122,891	81,611
74-0070	12	74.02	75.89	74.61	20.00	101.72	44.12	126.94	64.39 to 78.60	85,442	63,746
NonValid School											
____ALL____	61	72.33	72.68	69.00	21.41	105.34	37.26	126.94	64.39 to 75.13	104,454	72,073

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	4	84.50	80.41	71.52	21.41	112.43	52.62	100.00	N/A	4,228	3,023
10.01 TO 30.00	4	57.66	57.96	62.03	21.14	93.43	43.65	72.85	N/A	20,702	12,841
30.01 TO 50.00	5	64.47	68.98	61.79	28.39	111.64	38.70	112.65	N/A	52,140	32,219
50.01 TO 100.00	22	72.32	72.24	68.52	19.09	105.44	47.24	110.23	56.62 to 79.56	79,690	54,602
100.01 TO 180.00	24	75.09	75.62	70.32	21.48	107.53	37.26	126.94	64.25 to 84.21	161,671	113,686
180.01 TO 330.00	2	65.56	65.56	64.08	11.55	102.31	57.99	73.13	N/A	189,000	121,110
____ALL____	61	72.33	72.68	69.00	21.41	105.34	37.26	126.94	64.39 to 75.13	104,454	72,073

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:	61	MEDIAN:	72	COV:	27.69	95% Median C.I.:	64.39 to 75.13	(!: Derived)
(AgLand) TOTAL Sales Price:	6,369,352	WGT. MEAN:	69	STD:	20.13	95% Wgt. Mean C.I.:	63.63 to 74.37	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,371,737	MEAN:	73	AVG.ABS.DEV:	15.49	95% Mean C.I.:	67.63 to 77.73	
(AgLand) TOTAL Assessed Value:	4,396,510							
AVG. Adj. Sales Price:	104,454	COD:	21.41	MAX Sales Ratio:	126.94			
AVG. Assessed Value:	72,073	PRD:	105.34	MIN Sales Ratio:	37.26			

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	7	64.25	69.20	67.86	25.09	101.98	38.70	104.88	38.70 to 104.88	174,914	118,691
DRY-N/A	23	72.32	73.33	71.61	19.04	102.40	49.29	112.65	63.26 to 78.35	104,266	74,665
GRASS	23	72.33	72.85	66.80	24.79	109.06	37.26	126.94	56.62 to 78.27	90,123	60,202
GRASS-N/A	8	74.40	73.37	68.56	15.50	107.02	47.24	100.00	47.24 to 100.00	84,545	57,964
ALL	61	72.33	72.68	69.00	21.41	105.34	37.26	126.94	64.39 to 75.13	104,454	72,073

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	17	72.32	72.31	68.76	17.27	105.16	38.70	112.65	62.64 to 80.95	124,879	85,869
DRY-N/A	13	67.44	72.45	72.58	25.14	99.82	49.29	106.07	53.05 to 99.69	115,351	83,719
GRASS	26	72.73	73.23	66.40	24.28	110.28	37.26	126.94	56.62 to 78.27	87,019	57,780
GRASS-N/A	5	75.13	71.74	71.11	12.08	100.89	47.24	85.88	N/A	97,339	69,217
ALL	61	72.33	72.68	69.00	21.41	105.34	37.26	126.94	64.39 to 75.13	104,454	72,073

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	30	69.88	72.37	70.34	20.87	102.88	38.70	112.65	63.26 to 78.34	120,750	84,937
GRASS	31	73.13	72.99	67.23	22.34	108.56	37.26	126.94	57.99 to 78.27	88,684	59,625
ALL	61	72.33	72.68	69.00	21.41	105.34	37.26	126.94	64.39 to 75.13	104,454	72,073

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	97.00	89.67	93.15	9.62	96.26	72.00	100.00	N/A	2,628	2,448
5000 TO 9999	1	52.62	52.62	52.62			52.62	52.62	N/A	9,027	4,750
Total \$											
1 TO 9999	4	84.50	80.41	71.52	21.41	112.43	52.62	100.00	N/A	4,228	3,023
10000 TO 29999	3	47.88	52.99	54.96	16.56	96.42	43.65	67.44	N/A	16,700	9,178
30000 TO 59999	9	74.37	86.25	85.46	25.26	100.92	55.77	112.65	64.47 to 110.23	45,295	38,710
60000 TO 99999	19	72.33	72.04	70.94	20.28	101.56	38.70	126.94	56.34 to 79.56	82,035	58,194
100000 TO 149999	12	77.79	77.18	77.66	20.00	99.38	49.29	104.88	60.12 to 99.69	125,732	97,648
150000 TO 249999	13	64.39	64.97	64.07	13.02	101.40	44.12	78.35	54.28 to 75.13	194,153	124,396
250000 TO 499999	1	37.26	37.26	37.26			37.26	37.26	N/A	305,600	113,865
ALL	61	72.33	72.68	69.00	21.41	105.34	37.26	126.94	64.39 to 75.13	104,454	72,073

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:	61	MEDIAN:	72	COV:	27.69	95% Median C.I.:	64.39 to 75.13	(! : Derived)
(AgLand) TOTAL Sales Price:	6,369,352	WGT. MEAN:	69	STD:	20.13	95% Wgt. Mean C.I.:	63.63 to 74.37	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,371,737	MEAN:	73	AVG.ABS.DEV:	15.49	95% Mean C.I.:	67.63 to 77.73	
(AgLand) TOTAL Assessed Value:	4,396,510							
AVG. Adj. Sales Price:	104,454	COD:	21.41	MAX Sales Ratio:	126.94			
AVG. Assessed Value:	72,073	PRD:	105.34	MIN Sales Ratio:	37.26			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	84.50	80.41	71.52	21.41	112.43	52.62	100.00	N/A	4,228	3,023
5000 TO 9999	2	45.77	45.77	45.58	4.62	100.41	43.65	47.88	N/A	14,300	6,517
Total \$											
1 TO 9999	6	62.31	68.86	55.22	33.39	124.71	43.65	100.00	43.65 to 100.00	7,585	4,188
10000 TO 29999	3	67.44	65.35	64.10	8.44	101.96	55.77	72.85	N/A	32,403	20,770
30000 TO 59999	22	72.32	72.53	67.38	22.02	107.64	38.70	112.65	56.34 to 79.56	71,761	48,350
60000 TO 99999	9	65.10	72.08	67.44	23.79	106.88	44.12	126.94	54.62 to 80.95	109,347	73,745
100000 TO 149999	21	75.13	75.24	70.42	18.56	106.85	37.26	108.62	64.25 to 84.21	174,578	122,936
ALL	61	72.33	72.68	69.00	21.41	105.34	37.26	126.94	64.39 to 75.13	104,454	72,073

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	118	MEDIAN:	94	COV:	112.77	95% Median C.I.:	89.33 to 99.67	(! : Derived)
TOTAL Sales Price:	2,907,227	WGT. MEAN:	94	STD:	138.13	95% Wgt. Mean C.I.:	86.80 to 100.84	
TOTAL Adj.Sales Price:	2,958,283	MEAN:	122	AVG.ABS.DEV:	45.90	95% Mean C.I.:	97.57 to 147.42	
TOTAL Assessed Value:	2,775,425							
AVG. Adj. Sales Price:	25,070	COD:	48.59	MAX Sales Ratio:	1475.83			
AVG. Assessed Value:	23,520	PRD:	130.56	MIN Sales Ratio:	29.83			

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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	14	98.09	106.11	85.97	23.33	123.42	49.87	230.50	84.29 to 120.48	34,714	29,845
10/01/04 TO 12/31/04	17	99.79	190.15	108.22	108.07	175.71	47.77	1475.83	82.50 to 141.01	20,706	22,408
01/01/05 TO 03/31/05	6	115.09	139.77	133.97	40.05	104.32	88.26	285.70	88.26 to 285.70	16,166	21,659
04/01/05 TO 06/30/05	17	89.33	114.10	84.52	43.46	134.99	61.08	384.44	72.87 to 143.18	21,110	17,843
07/01/05 TO 09/30/05	16	90.49	112.85	85.65	41.78	131.75	29.83	283.00	83.74 to 112.20	27,437	23,501
10/01/05 TO 12/31/05	13	93.00	97.80	93.78	33.71	104.28	31.78	207.91	57.19 to 112.92	23,176	21,736
01/01/06 TO 03/31/06	16	97.10	128.04	104.71	46.62	122.28	61.90	258.28	88.77 to 180.63	28,350	29,685
04/01/06 TO 06/30/06	19	82.05	96.44	87.10	31.89	110.73	60.00	276.14	73.09 to 99.67	24,763	21,567
<u>Study Years</u>											
07/01/04 TO 06/30/05	54	97.90	138.82	95.22	58.74	145.79	47.77	1475.83	89.33 to 103.90	23,960	22,816
07/01/05 TO 06/30/06	64	91.19	108.72	92.73	39.02	117.25	29.83	283.00	86.29 to 99.67	26,006	24,114
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	52	93.50	112.60	91.28	40.45	123.35	29.83	384.44	87.96 to 102.33	23,003	20,997
<u>ALL</u>											
	118	94.47	122.49	93.82	48.59	130.56	29.83	1475.83	89.33 to 99.67	25,070	23,520

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	1475.83	1475.83	1475.83			1475.83	1475.83	N/A	3,000	44,275
BURCHARD	5	97.60	92.00	87.58	9.75	105.05	77.21	103.90	N/A	30,100	26,361
DUBOIS	14	93.91	123.70	100.94	56.30	122.55	31.78	285.70	78.14 to 207.91	17,610	17,775
DUBOIS SUBURBAN	1	77.22	77.22	77.22			77.22	77.22	N/A	50,001	38,610
FRAZIERS LAKE	5	60.00	73.32	76.96	22.21	95.28	60.00	102.33	N/A	2,500	1,924
LEWISTON	2	85.97	85.97	85.82	0.34	100.18	85.68	86.26	N/A	60,625	52,027
PAWNEE CITY	54	95.24	114.13	98.70	33.71	115.63	29.83	282.25	90.84 to 102.67	18,889	18,644
PAWNEE CITY SUB	3	99.67	99.73	93.78	6.97	106.35	89.33	110.18	N/A	36,333	34,071
RURAL	10	83.26	108.12	80.24	55.37	134.74	47.77	258.28	49.87 to 166.85	51,525	41,345
STEINAUER	8	91.09	127.06	90.58	55.05	140.26	62.41	384.44	62.41 to 384.44	46,140	41,796
TABLE ROCK	15	98.19	107.40	94.54	29.61	113.60	52.20	283.00	87.27 to 114.00	24,070	22,756
<u>ALL</u>											
	118	94.47	122.49	93.82	48.59	130.56	29.83	1475.83	89.33 to 99.67	25,070	23,520

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	118	MEDIAN:	94	COV:	112.77	95% Median C.I.:	89.33 to 99.67	(! : Derived)
TOTAL Sales Price:	2,907,227	WGT. MEAN:	94	STD:	138.13	95% Wgt. Mean C.I.:	86.80 to 100.84	
TOTAL Adj.Sales Price:	2,958,283	MEAN:	122	AVG.ABS.DEV:	45.90	95% Mean C.I.:	97.57 to 147.42	
TOTAL Assessed Value:	2,775,425							
AVG. Adj. Sales Price:	25,070	COD:	48.59	MAX Sales Ratio:	1475.83			
AVG. Assessed Value:	23,520	PRD:	130.56	MIN Sales Ratio:	29.83			

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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	98	95.24	127.82	97.27	51.00	131.41	29.83	1475.83	90.00 to 99.79	22,872	22,248
2	4	94.50	94.10	88.57	11.46	106.25	77.22	110.18	N/A	39,750	35,206
3	16	83.17	96.98	81.44	42.95	119.08	47.77	258.28	60.00 to 120.48	34,859	28,390
ALL	118	94.47	122.49	93.82	48.59	130.56	29.83	1475.83	89.33 to 99.67	25,070	23,520

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	106	94.47	121.82	93.84	46.55	129.83	31.78	1475.83	88.77 to 99.24	27,690	25,983
2	12	96.34	128.41	91.76	65.33	139.94	29.83	384.44	60.00 to 141.67	1,927	1,768
ALL	118	94.47	122.49	93.82	48.59	130.56	29.83	1475.83	89.33 to 99.67	25,070	23,520

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	107	94.48	113.11	92.35	38.09	122.48	29.83	384.44	89.33 to 99.72	26,212	24,208
06	5	60.00	73.32	76.96	22.21	95.28	60.00	102.33	N/A	2,500	1,924
07	6	100.43	330.76	124.44	238.57	265.80	83.73	1475.83	83.73 to 1475.83	23,500	29,243
ALL	118	94.47	122.49	93.82	48.59	130.56	29.83	1475.83	89.33 to 99.67	25,070	23,520

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	88.77	88.77	88.77			88.77	88.77	N/A	46,000	40,835
34-0001											
34-0100											
49-0032											
64-0023											
67-0001	78	95.24	130.33	102.05	54.67	127.72	29.83	1475.83	90.00 to 102.33	18,350	18,726
67-0069	12	85.97	107.06	89.31	33.28	119.88	61.08	258.28	80.22 to 103.90	37,770	33,731
74-0070	27	94.48	107.96	84.57	38.77	127.65	47.77	384.44	73.80 to 112.92	38,062	32,190
NonValid School	1	88.77	88.77	88.77			88.77	88.77	N/A	46,000	40,835
ALL	118	94.47	122.49	93.82	48.59	130.56	29.83	1475.83	89.33 to 99.67	25,070	23,520

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	118	MEDIAN:	94	COV:	112.77	95% Median C.I.:	89.33 to 99.67	(! : Derived)
TOTAL Sales Price:	2,907,227	WGT. MEAN:	94	STD:	138.13	95% Wgt. Mean C.I.:	86.80 to 100.84	
TOTAL Adj.Sales Price:	2,958,283	MEAN:	122	AVG.ABS.DEV:	45.90	95% Mean C.I.:	97.57 to 147.42	
TOTAL Assessed Value:	2,775,425							
AVG. Adj. Sales Price:	25,070	COD:	48.59	MAX Sales Ratio:	1475.83			
AVG. Assessed Value:	23,520	PRD:	130.56	MIN Sales Ratio:	29.83			

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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	16	96.34	131.34	95.07	65.30	138.15	29.83	384.44	60.00 to 189.17	1,745	1,659
Prior TO 1860											
1860 TO 1899	10	109.57	115.01	70.79	31.09	162.47	49.87	244.80	77.22 to 143.18	24,360	17,243
1900 TO 1919	46	92.42	109.18	92.13	36.11	118.50	31.78	282.25	86.29 to 100.00	19,309	17,790
1920 TO 1939	19	87.96	103.60	87.90	37.43	117.87	47.77	285.70	64.49 to 99.79	28,847	25,355
1940 TO 1949	4	98.33	108.26	100.08	31.80	108.17	69.53	166.85	N/A	30,000	30,025
1950 TO 1959	2	93.31	93.31	92.62	9.67	100.75	84.29	102.33	N/A	3,250	3,010
1960 TO 1969	4	97.60	94.58	91.95	5.72	102.86	82.05	101.09	N/A	53,875	49,538
1970 TO 1979	11	102.67	114.62	103.73	23.97	110.50	83.73	190.30	83.74 to 139.29	50,990	52,891
1980 TO 1989	3	91.59	94.94	92.91	5.30	102.19	89.33	103.90	N/A	44,833	41,653
1990 TO 1994											
1995 TO 1999	3	98.19	556.17	115.15	468.94	482.98	94.48	1475.83	N/A	71,000	81,758
2000 TO Present											
ALL	118	94.47	122.49	93.82	48.59	130.56	29.83	1475.83	89.33 to 99.67	25,070	23,520

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	32	119.65	183.55	181.10	83.88	101.35	29.83	1475.83	93.00 to 163.33	2,585	4,682
5000 TO 9999	13	112.92	116.19	118.92	27.05	97.70	52.20	219.89	78.56 to 138.30	7,265	8,640
Total \$											
1 TO 9999	45	114.00	164.09	147.96	70.42	110.90	29.83	1475.83	97.60 to 138.30	3,937	5,825
10000 TO 29999	34	90.79	104.22	99.53	28.56	104.71	31.78	285.70	87.27 to 99.79	18,063	17,978
30000 TO 59999	27	87.81	93.99	93.75	24.69	100.26	47.77	190.30	77.22 to 99.72	39,150	36,702
60000 TO 99999	9	83.74	83.58	83.58	10.13	100.00	64.49	99.24	69.31 to 98.19	76,100	63,605
100000 TO 149999	2	72.18	72.18	72.58	30.90	99.44	49.87	94.48	N/A	137,500	99,795
150000 TO 249999	1	92.67	92.67	92.67			92.67	92.67	N/A	150,000	139,010
ALL	118	94.47	122.49	93.82	48.59	130.56	29.83	1475.83	89.33 to 99.67	25,070	23,520

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

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TOTAL Sales Price:	2,907,227	WGT. MEAN:	94	STD:	138.13	95% Wgt. Mean C.I.:	86.80 to 100.84	
TOTAL Adj.Sales Price:	2,958,283	MEAN:	122	AVG.ABS.DEV:	45.90	95% Mean C.I.:	97.57 to 147.42	
TOTAL Assessed Value:	2,775,425							
AVG. Adj. Sales Price:	25,070	COD:	48.59	MAX Sales Ratio:	1475.83			
AVG. Assessed Value:	23,520	PRD:	130.56	MIN Sales Ratio:	29.83			

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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	27	97.60	117.89	92.23	47.43	127.83	29.83	384.44	78.56 to 123.87	2,677	2,469
5000 TO 9999	16	114.44	131.32	96.98	39.59	135.41	31.78	282.25	94.00 to 148.38	7,662	7,431
Total \$											
1 TO 9999	43	101.67	122.89	95.22	46.71	129.06	29.83	384.44	90.80 to 123.87	4,532	4,315
10000 TO 29999	43	88.26	102.49	89.77	30.46	114.16	47.77	285.70	85.43 to 95.29	21,091	18,934
30000 TO 59999	23	97.90	174.01	107.73	90.03	161.52	64.49	1475.83	87.81 to 136.82	40,889	44,050
60000 TO 99999	7	85.68	81.95	78.47	14.26	104.44	49.87	99.24	49.87 to 99.24	89,428	70,176
100000 TO 149999	2	93.58	93.58	93.54	0.97	100.03	92.67	94.48	N/A	145,000	135,637
ALL	118	94.47	122.49	93.82	48.59	130.56	29.83	1475.83	89.33 to 99.67	25,070	23,520

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	16	96.34	131.34	95.07	65.30	138.15	29.83	384.44	60.00 to 189.17	1,745	1,659
10	1	72.87	72.87	72.87			72.87	72.87	N/A	6,100	4,445
20	51	97.60	111.49	97.38	32.55	114.48	31.78	282.25	91.59 to 102.67	16,966	16,522
30	47	89.52	134.76	93.00	64.56	144.91	49.87	1475.83	87.70 to 99.79	37,488	34,862
40	3	85.68	86.79	88.63	5.55	97.93	80.22	94.48	N/A	99,000	87,743
ALL	118	94.47	122.49	93.82	48.59	130.56	29.83	1475.83	89.33 to 99.67	25,070	23,520

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	16	96.34	131.34	95.07	65.30	138.15	29.83	384.44	60.00 to 189.17	1,745	1,659
100	7	102.33	296.14	145.48	202.63	203.57	83.73	1475.83	83.73 to 1475.83	11,071	16,106
101	66	94.83	110.36	96.05	31.79	114.89	31.78	285.70	88.77 to 99.79	29,591	28,424
102	4	55.54	64.02	60.56	27.36	105.71	47.77	97.21	N/A	64,375	38,985
104	25	89.98	109.61	94.07	36.88	116.52	52.20	282.25	82.50 to 114.00	25,692	24,167
ALL	118	94.47	122.49	93.82	48.59	130.56	29.83	1475.83	89.33 to 99.67	25,070	23,520

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	118	MEDIAN:	94	COV:	112.77	95% Median C.I.:	89.33 to 99.67	(!: Derived)
TOTAL Sales Price:	2,907,227	WGT. MEAN:	94	STD:	138.13	95% Wgt. Mean C.I.:	86.80 to 100.84	
TOTAL Adj.Sales Price:	2,958,283	MEAN:	122	AVG.ABS.DEV:	45.90	95% Mean C.I.:	97.57 to 147.42	
TOTAL Assessed Value:	2,775,425							
AVG. Adj. Sales Price:	25,070	COD:	48.59	MAX Sales Ratio:	1475.83			
AVG. Assessed Value:	23,520	PRD:	130.56	MIN Sales Ratio:	29.83			

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	16	96.34	131.34	95.07	65.30	138.15	29.83	384.44	60.00 to 189.17	1,745	1,659
10	6	107.44	122.87	116.30	37.23	105.65	52.20	258.28	52.20 to 258.28	5,183	6,028
20	19	97.60	118.85	94.55	38.98	125.70	47.77	282.25	82.50 to 133.33	8,384	7,927
25	1	68.61	68.61	68.61			68.61	68.61	N/A	18,000	12,350
30	60	92.13	124.43	92.74	53.51	134.17	31.78	1475.83	85.43 to 101.09	34,290	31,801
40	13	88.77	102.97	93.34	19.32	110.31	78.14	219.89	86.26 to 99.72	47,734	44,557
50	3	99.79	161.49	141.76	62.37	113.91	98.97	285.70	N/A	14,666	20,791
<u>ALL</u>	<u>118</u>	<u>94.47</u>	<u>122.49</u>	<u>93.82</u>	<u>48.59</u>	<u>130.56</u>	<u>29.83</u>	<u>1475.83</u>	<u>89.33 to 99.67</u>	<u>25,070</u>	<u>23,520</u>

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	25	MEDIAN:	96	COV:	77.85	95% Median C.I.:	73.26 to 107.58
TOTAL Sales Price:	2,156,522	WGT. MEAN:	72	STD:	74.71	95% Wgt. Mean C.I.:	64.79 to 79.07
TOTAL Adj.Sales Price:	1,995,551	MEAN:	96	AVG.ABS.DEV:	46.17	95% Mean C.I.:	65.13 to 126.81
TOTAL Assessed Value:	1,435,450						
AVG. Adj. Sales Price:	79,822	COD:	48.06	MAX Sales Ratio:	373.00		
AVG. Assessed Value:	57,418	PRD:	133.41	MIN Sales Ratio:	8.75		

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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	107.58	101.28	102.35	10.20	98.96	81.67	114.60	N/A	7,666	7,846
10/01/03 TO 12/31/03	3	139.60	129.63	116.75	10.87	111.03	101.89	147.40	N/A	9,333	10,896
01/01/04 TO 03/31/04	1	29.62	29.62	29.62			29.62	29.62	N/A	2,600	770
04/01/04 TO 06/30/04	2	94.94	94.94	92.68	4.47	102.43	90.69	99.18	N/A	11,750	10,890
07/01/04 TO 09/30/04	1	18.10	18.10	18.10			18.10	18.10	N/A	43,500	7,875
10/01/04 TO 12/31/04	1	73.26	73.26	73.26			73.26	73.26	N/A	1,491,058	1,092,310
01/01/05 TO 03/31/05	1	18.74	18.74	18.74			18.74	18.74	N/A	66,500	12,460
04/01/05 TO 06/30/05	6	98.54	149.58	101.94	75.56	146.73	46.00	373.00	46.00 to 373.00	7,183	7,322
07/01/05 TO 09/30/05	3	109.37	115.46	105.17	11.90	109.78	98.99	138.03	N/A	48,333	50,833
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	3	19.21	41.43	37.25	125.37	111.22	16.41	88.66	N/A	42,431	15,805
04/01/06 TO 06/30/06	1	8.75	8.75	8.75			8.75	8.75	N/A	2,000	175
<u>Study Years</u>											
07/01/03 TO 06/30/04	9	101.89	101.36	102.18	22.68	99.20	29.62	147.40	81.67 to 139.60	8,566	8,753
07/01/04 TO 06/30/05	9	83.29	111.95	70.34	81.65	159.15	18.10	373.00	18.74 to 198.10	182,684	128,508
07/01/05 TO 06/30/06	7	88.66	68.49	72.95	48.66	93.89	8.75	138.03	8.75 to 138.03	39,184	28,584
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	5	73.26	62.17	71.94	38.81	86.42	18.10	99.18	N/A	312,131	224,547
01/01/05 TO 12/31/05	10	100.00	126.26	82.05	57.64	153.88	18.74	373.00	46.00 to 198.10	25,460	20,889
<u>ALL</u>											
	25	96.07	95.97	71.93	48.06	133.41	8.75	373.00	73.26 to 107.58	79,822	57,418

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURCHARD	2	50.21	50.21	23.94	62.67	209.67	18.74	81.67	N/A	36,250	8,680
LEWISTON	1	8.75	8.75	8.75			8.75	8.75	N/A	2,000	175
PAWNEE CITY	14	93.38	99.59	71.80	56.07	138.70	16.41	373.00	19.21 to 139.60	129,246	92,801
PAWNEE CITY SUB	1	101.89	101.89	101.89			101.89	101.89	N/A	18,000	18,340
RURAL	1	114.60	114.60	114.60			114.60	114.60	N/A	5,000	5,730
STEINAUER	2	72.59	72.59	91.00	36.63	79.77	46.00	99.18	N/A	3,250	2,957
TABLE ROCK	3	138.03	141.60	107.28	26.43	131.98	88.66	198.10	N/A	17,366	18,631
TABLE ROCK SUB	1	109.37	109.37	109.37			109.37	109.37	N/A	30,000	32,810
<u>ALL</u>											
	25	96.07	95.97	71.93	48.06	133.41	8.75	373.00	73.26 to 107.58	79,822	57,418

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	25	MEDIAN:	96	COV:	77.85	95% Median C.I.:	73.26 to 107.58
TOTAL Sales Price:	2,156,522	WGT. MEAN:	72	STD:	74.71	95% Wgt. Mean C.I.:	64.79 to 79.07
TOTAL Adj.Sales Price:	1,995,551	MEAN:	96	AVG.ABS.DEV:	46.17	95% Mean C.I.:	65.13 to 126.81
TOTAL Assessed Value:	1,435,450						
AVG. Adj. Sales Price:	79,822	COD:	48.06	MAX Sales Ratio:	373.00		
AVG. Assessed Value:	57,418	PRD:	133.41	MIN Sales Ratio:	8.75		

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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	21	88.66	92.16	70.45	56.75	130.82	8.75	373.00	29.62 to 101.00	91,788	64,660
2	2	105.63	105.63	106.56	3.54	99.12	101.89	109.37	N/A	24,000	25,575
3	2	126.32	126.32	132.18	9.27	95.57	114.60	138.03	N/A	10,000	13,217
ALL	25	96.07	95.97	71.93	48.06	133.41	8.75	373.00	73.26 to 107.58	79,822	57,418

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	20	93.38	100.62	70.94	50.35	141.85	16.41	373.00	73.26 to 107.58	97,197	68,948
2	3	29.62	46.46	44.92	103.81	103.41	8.75	101.00	N/A	2,200	988
3	2	123.70	123.70	118.92	11.58	104.02	109.37	138.03	N/A	22,500	26,757
ALL	25	96.07	95.97	71.93	48.06	133.41	8.75	373.00	73.26 to 107.58	79,822	57,418

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0001											
34-0100											
49-0032											
64-0023											
67-0001	15	96.07	99.74	72.10	51.27	138.34	16.41	373.00	29.62 to 107.58	121,830	87,837
67-0069	5	81.67	64.59	33.79	45.62	191.16	8.75	114.60	N/A	17,000	5,744
74-0070	5	109.37	116.03	107.30	36.84	108.14	46.00	198.10	N/A	16,620	17,833
NonValid School											
ALL	25	96.07	95.97	71.93	48.06	133.41	8.75	373.00	73.26 to 107.58	79,822	57,418

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	25	MEDIAN:	96	COV:	77.85	95% Median C.I.:	73.26 to 107.58
TOTAL Sales Price:	2,156,522	WGT. MEAN:	72	STD:	74.71	95% Wgt. Mean C.I.:	64.79 to 79.07
TOTAL Adj.Sales Price:	1,995,551	MEAN:	96	AVG.ABS.DEV:	46.17	95% Mean C.I.:	65.13 to 126.81
TOTAL Assessed Value:	1,435,450						
AVG. Adj. Sales Price:	79,822	COD:	48.06	MAX Sales Ratio:	373.00		
AVG. Assessed Value:	57,418	PRD:	133.41	MIN Sales Ratio:	8.75		

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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	6	63.84	106.67	82.57	123.05	129.19	8.75	373.00	8.75 to 373.00	2,433	2,009
Prior TO 1860											
1860 TO 1899	4	54.40	68.15	34.45	93.57	197.82	16.41	147.40	N/A	28,625	9,861
1900 TO 1919	3	96.07	104.46	49.08	62.07	212.82	19.21	198.10	N/A	22,631	11,108
1920 TO 1939	2	114.13	114.13	95.03	22.32	120.11	88.66	139.60	N/A	20,000	19,005
1940 TO 1949	1	109.37	109.37	109.37			109.37	109.37	N/A	30,000	32,810
1950 TO 1959											
1960 TO 1969	3	98.99	91.38	75.18	9.64	121.55	73.26	101.89	N/A	536,352	403,211
1970 TO 1979	5	107.58	92.45	56.77	28.00	162.85	18.74	138.03	N/A	22,800	12,943
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	99.18	99.18	99.18			99.18	99.18	N/A	5,500	5,455
2000 TO Present											
ALL	25	96.07	95.97	71.93	48.06	133.41	8.75	373.00	73.26 to 107.58	79,822	57,418

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	6	73.50	126.08	105.75	133.27	119.23	8.75	373.00	8.75 to 373.00	1,783	1,885
5000 TO 9999	5	114.60	116.49	114.85	18.53	101.43	81.67	147.40	N/A	5,300	6,087
Total \$											
1 TO 9999	11	101.00	121.72	112.23	63.68	108.45	8.75	373.00	29.62 to 198.10	3,381	3,795
10000 TO 29999	6	98.98	102.93	101.85	13.04	101.06	83.29	138.03	83.29 to 138.03	16,666	16,974
30000 TO 59999	5	19.21	50.35	43.88	170.24	114.76	16.41	109.37	N/A	40,158	17,620
60000 TO 99999	1	18.74	18.74	18.74			18.74	18.74	N/A	66,500	12,460
100000 TO 149999	1	98.99	98.99	98.99			98.99	98.99	N/A	100,000	98,985
500000 +	1	73.26	73.26	73.26			73.26	73.26	N/A	1,491,058	1,092,310
ALL	25	96.07	95.97	71.93	48.06	133.41	8.75	373.00	73.26 to 107.58	79,822	57,418

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	25	MEDIAN:	96	COV:	77.85	95% Median C.I.:	73.26 to 107.58
TOTAL Sales Price:	2,156,522	WGT. MEAN:	72	STD:	74.71	95% Wgt. Mean C.I.:	64.79 to 79.07
TOTAL Adj.Sales Price:	1,995,551	MEAN:	96	AVG.ABS.DEV:	46.17	95% Mean C.I.:	65.13 to 126.81
TOTAL Assessed Value:	1,435,450						
AVG. Adj. Sales Price:	79,822	COD:	48.06	MAX Sales Ratio:	373.00		
AVG. Assessed Value:	57,418	PRD:	133.41	MIN Sales Ratio:	8.75		

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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
<u>Low \$</u>											
1 TO 4999	7	81.67	119.73	97.10	102.81	123.32	8.75	373.00	8.75 to 373.00	2,385	2,316
5000 TO 9999	7	99.18	79.21	31.86	50.11	248.63	16.41	147.40	16.41 to 147.40	22,327	7,113
<u>Total \$</u>											
1 TO 9999	14	90.43	99.47	38.16	75.29	260.69	8.75	373.00	18.10 to 147.40	12,356	4,715
10000 TO 29999	7	96.07	90.90	68.65	23.02	132.41	18.74	138.03	18.74 to 138.03	23,785	16,329
30000 TO 59999	2	99.02	99.02	98.22	10.46	100.81	88.66	109.37	N/A	32,500	31,920
60000 TO 99999	1	98.99	98.99	98.99			98.99	98.99	N/A	100,000	98,985
500000 +	1	73.26	73.26	73.26			73.26	73.26	N/A	1,491,058	1,092,310
<u>ALL</u>	25	96.07	95.97	71.93	48.06	133.41	8.75	373.00	73.26 to 107.58	79,822	57,418

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	63.84	106.67	82.57	123.05	129.19	8.75	373.00	8.75 to 373.00	2,433	2,009
10	11	99.18	105.93	87.40	27.90	121.21	19.21	198.10	83.29 to 139.60	24,581	21,482
15	1	109.37	109.37	109.37			109.37	109.37	N/A	30,000	32,810
20	6	57.40	68.55	32.70	88.50	209.65	16.41	147.40	16.41 to 147.40	31,583	10,327
30	1	73.26	73.26	73.26			73.26	73.26	N/A	1,491,058	1,092,310
<u>ALL</u>	25	96.07	95.97	71.93	48.06	133.41	8.75	373.00	73.26 to 107.58	79,822	57,418

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	46.00	94.11	30.23	154.83	311.34	8.75	373.00	8.75 to 373.00	11,585	3,502
330	1	73.26	73.26	73.26			73.26	73.26	N/A	1,491,058	1,092,310
344	3	96.07	71.42	77.30	27.68	92.40	19.21	98.99	N/A	55,264	42,716
353	2	17.26	17.26	17.21	4.90	100.24	16.41	18.10	N/A	45,750	7,875
381	1	107.58	107.58	107.58			107.58	107.58	N/A	12,000	12,910
389	1	114.60	114.60	114.60			114.60	114.60	N/A	5,000	5,730
404	1	99.18	99.18	99.18			99.18	99.18	N/A	5,500	5,455
406	4	143.50	142.10	113.84	21.36	124.82	83.29	198.10	N/A	6,900	7,855
430	1	101.89	101.89	101.89			101.89	101.89	N/A	18,000	18,340
442	1	88.66	88.66	88.66			88.66	88.66	N/A	35,000	31,030
534	1	90.69	90.69	90.69			90.69	90.69	N/A	18,000	16,325
554	2	123.70	123.70	118.92	11.58	104.02	109.37	138.03	N/A	22,500	26,757
<u>ALL</u>	25	96.07	95.97	71.93	48.06	133.41	8.75	373.00	73.26 to 107.58	79,822	57,418

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

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TOTAL Assessed Value:	1,435,450						
AVG. Adj. Sales Price:	79,822	COD:	48.06	MAX Sales Ratio:	373.00		
AVG. Assessed Value:	57,418	PRD:	133.41	MIN Sales Ratio:	8.75		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	25	96.07	95.97	71.93	48.06	133.41	8.75	373.00	73.26 to 107.58	79,822	57,418
04											
<u>ALL</u>	<u>25</u>	<u>96.07</u>	<u>95.97</u>	<u>71.93</u>	<u>48.06</u>	<u>133.41</u>	<u>8.75</u>	<u>373.00</u>	<u>73.26 to 107.58</u>	<u>79,822</u>	<u>57,418</u>

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	62	MEDIAN:	72	COV:	28.07	95% Median C.I.:	64.25 to 74.37	(!: Derived)
(AgLand) TOTAL Sales Price:	6,593,927	WGT. MEAN:	68	STD:	20.18	95% Wgt. Mean C.I.:	62.52 to 72.94	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,596,312	MEAN:	72	AVG.ABS.DEV:	15.63	95% Mean C.I.:	66.86 to 76.91	
(AgLand) TOTAL Assessed Value:	4,467,690							
AVG. Adj. Sales Price:	106,392	COD:	21.73	MAX Sales Ratio:	126.94			
AVG. Assessed Value:	72,059	PRD:	106.13	MIN Sales Ratio:	37.26			

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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	101.72	95.74	98.63	13.04	97.07	72.85	112.65	N/A	65,236	64,341
10/01/03 TO 12/31/03	3	77.32	92.64	88.78	22.97	104.35	73.67	126.94	N/A	95,287	84,595
01/01/04 TO 03/31/04	7	80.95	87.65	82.86	19.39	105.78	60.12	108.62	60.12 to 108.62	98,653	81,740
04/01/04 TO 06/30/04	1	50.02	50.02	50.02			50.02	50.02	N/A	225,000	112,545
07/01/04 TO 09/30/04	3	72.00	78.53	72.74	26.33	107.96	53.36	110.23	N/A	47,433	34,503
10/01/04 TO 12/31/04	4	75.34	77.54	77.98	18.67	99.44	54.62	104.88	N/A	93,445	72,868
01/01/05 TO 03/31/05	10	67.25	66.85	64.58	15.02	103.51	53.05	87.68	54.28 to 79.56	121,890	78,716
04/01/05 TO 06/30/05	5	74.37	70.86	67.60	17.25	104.83	43.65	97.00	N/A	76,770	51,893
07/01/05 TO 09/30/05	4	60.41	63.48	60.98	19.36	104.10	47.24	85.88	N/A	78,349	47,777
10/01/05 TO 12/31/05	8	64.41	65.52	69.06	20.09	94.88	38.70	99.69	38.70 to 99.69	113,885	78,645
01/01/06 TO 03/31/06	7	73.95	71.20	66.85	15.99	106.51	52.31	100.00	52.31 to 100.00	127,141	84,998
04/01/06 TO 06/30/06	7	56.62	54.73	49.62	16.43	110.29	37.26	67.44	37.26 to 67.44	137,981	68,467
<u>Study Years</u>											
07/01/03 TO 06/30/04	14	79.54	87.77	80.99	23.19	108.37	50.02	126.94	72.85 to 108.62	99,796	80,824
07/01/04 TO 06/30/05	22	72.16	71.30	68.04	17.74	104.79	43.65	110.23	55.77 to 78.34	96,310	65,527
07/01/05 TO 06/30/06	26	64.41	63.83	61.50	19.16	103.78	37.26	100.00	52.62 to 67.44	118,474	72,866
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	15	78.12	80.62	75.42	22.19	106.90	50.02	110.23	60.12 to 106.07	95,443	71,981
01/01/05 TO 12/31/05	27	64.42	66.70	66.03	18.71	101.01	38.70	99.69	56.34 to 74.37	104,712	69,144
<u>ALL</u>	62	71.93	71.89	67.73	21.73	106.13	37.26	126.94	64.25 to 74.37	106,392	72,059

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
4201	5	77.32	86.16	84.67	14.85	101.76	73.67	126.94	N/A	87,737	74,287
4203	3	100.00	91.03	92.53	14.72	98.38	64.47	108.62	N/A	51,361	47,523
4205	12	61.32	62.62	58.85	19.07	106.41	43.65	85.88	50.02 to 72.85	73,450	43,222
4207	1	65.10	65.10	65.10			65.10	65.10	N/A	145,700	94,855
4409	4	83.33	83.48	69.79	31.34	119.61	54.62	112.65	N/A	73,120	51,031
4411	4	64.92	60.56	54.46	19.92	111.20	37.26	75.13	N/A	189,900	103,415
4413	6	78.16	76.33	81.52	36.59	93.63	38.70	110.23	38.70 to 110.23	80,463	65,596
4415	6	64.32	63.95	64.21	12.45	99.59	47.24	78.34	47.24 to 78.34	136,283	87,505
4447	6	60.40	67.38	63.11	25.62	106.77	49.29	106.07	49.29 to 106.07	77,933	49,180
4449	4	78.77	81.71	78.71	11.29	103.82	72.32	97.00	N/A	61,500	48,403
4453	11	65.91	71.59	68.84	17.00	103.99	52.31	101.72	54.28 to 87.68	173,661	119,550
<u>ALL</u>	62	71.93	71.89	67.73	21.73	106.13	37.26	126.94	64.25 to 74.37	106,392	72,059

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
9500	62	71.93	71.89	67.73	21.73	106.13	37.26	126.94	64.25 to 74.37	106,392	72,059
____ALL____	62	71.93	71.89	67.73	21.73	106.13	37.26	126.94	64.25 to 74.37	106,392	72,059

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	62	71.93	71.89	67.73	21.73	106.13	37.26	126.94	64.25 to 74.37	106,392	72,059
____ALL____	62	71.93	71.89	67.73	21.73	106.13	37.26	126.94	64.25 to 74.37	106,392	72,059

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0001											
34-0100											
49-0032	1	100.00	100.00	100.00			100.00	100.00	N/A	2,385	2,385
64-0023											
67-0001	20	72.72	72.87	70.63	23.38	103.17	38.70	110.23	56.34 to 84.21	95,153	67,202
67-0069	29	65.10	68.58	64.29	20.51	106.68	37.26	112.65	57.99 to 73.95	126,412	81,266
74-0070	12	74.02	75.89	74.60	19.99	101.73	44.12	126.94	64.39 to 78.50	85,407	63,710
NonValid School											
____ALL____	62	71.93	71.89	67.73	21.73	106.13	37.26	126.94	64.25 to 74.37	106,392	72,059

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	4	84.50	80.41	71.52	21.41	112.43	52.62	100.00	N/A	4,228	3,023
10.01 TO 30.00	4	57.66	57.96	62.03	21.14	93.43	43.65	72.85	N/A	20,702	12,841
30.01 TO 50.00	5	64.47	68.98	61.79	28.39	111.64	38.70	112.65	N/A	52,140	32,219
50.01 TO 100.00	22	72.32	72.24	68.51	19.08	105.44	47.24	110.23	56.62 to 79.56	79,671	54,582
100.01 TO 180.00	25	65.91	73.53	68.21	25.15	107.79	37.26	126.94	64.25 to 78.12	164,204	112,003
180.01 TO 330.00	2	65.56	65.56	64.08	11.55	102.31	57.99	73.13	N/A	189,000	121,110
____ALL____	62	71.93	71.89	67.73	21.73	106.13	37.26	126.94	64.25 to 74.37	106,392	72,059

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Base Stat

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	7	64.25	69.20	67.86	25.09	101.98	38.70	104.88	38.70 to 104.88	174,914	118,691
DRY-N/A	24	66.68	71.83	68.89	20.62	104.26	49.29	112.65	60.12 to 78.34	109,296	75,294
GRASS	23	72.00	72.25	65.92	25.00	109.60	37.26	126.94	56.62 to 78.12	90,123	59,413
GRASS-N/A	8	74.40	73.36	68.54	15.48	107.03	47.24	100.00	47.24 to 100.00	84,492	57,911
ALL	62	71.93	71.89	67.73	21.73	106.13	37.26	126.94	64.25 to 74.37	106,392	72,059

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	17	72.32	72.31	68.76	17.27	105.16	38.70	112.65	62.64 to 80.95	124,879	85,869
DRY-N/A	14	64.96	69.93	68.31	24.74	102.36	49.29	106.07	52.62 to 99.69	123,183	84,151
GRASS	26	72.16	72.69	65.60	24.57	110.82	37.26	126.94	56.62 to 78.12	87,019	57,081
GRASS-N/A	5	75.13	71.72	71.08	12.06	100.90	47.24	85.88	N/A	97,254	69,132
ALL	62	71.93	71.89	67.73	21.73	106.13	37.26	126.94	64.25 to 74.37	106,392	72,059

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	31	65.91	71.23	68.56	21.75	103.90	38.70	112.65	62.64 to 77.32	124,113	85,093
GRASS	31	72.33	72.54	66.57	22.71	108.97	37.26	126.94	57.99 to 78.12	88,670	59,025
ALL	62	71.93	71.89	67.73	21.73	106.13	37.26	126.94	64.25 to 74.37	106,392	72,059

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	97.00	89.67	93.15	9.62	96.26	72.00	100.00	N/A	2,628	2,448
5000 TO 9999	1	52.62	52.62	52.62			52.62	52.62	N/A	9,027	4,750
Total \$											
1 TO 9999	4	84.50	80.41	71.52	21.41	112.43	52.62	100.00	N/A	4,228	3,023
10000 TO 29999	3	47.88	52.99	54.96	16.56	96.42	43.65	67.44	N/A	16,700	9,178
30000 TO 59999	9	74.37	86.25	85.46	25.26	100.92	55.77	112.65	64.47 to 110.23	45,295	38,710
60000 TO 99999	19	72.33	72.04	70.93	20.28	101.56	38.70	126.94	56.34 to 79.56	82,013	58,171
100000 TO 149999	12	71.21	76.03	76.46	23.25	99.43	49.29	104.88	60.12 to 99.69	125,732	96,135
150000 TO 249999	14	64.32	62.98	62.09	12.28	101.43	44.12	78.12	52.31 to 73.95	196,357	121,922
250000 TO 499999	1	37.26	37.26	37.26			37.26	37.26	N/A	305,600	113,865
ALL	62	71.93	71.89	67.73	21.73	106.13	37.26	126.94	64.25 to 74.37	106,392	72,059

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	72,059	PRD:	106.13	MIN Sales Ratio:	37.26			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	4	84.50	80.41	71.52	21.41	112.43	52.62	100.00	N/A	4,228	3,023
5000 TO 9999	2	45.77	45.77	45.58	4.62	100.41	43.65	47.88	N/A	14,300	6,517
Total \$ _____											
1 TO 9999	6	62.31	68.86	55.22	33.39	124.71	43.65	100.00	43.65 to 100.00	7,585	4,188
10000 TO 29999	3	67.44	65.35	64.10	8.44	101.96	55.77	72.85	N/A	32,403	20,770
30000 TO 59999	22	72.32	72.53	67.38	22.02	107.64	38.70	112.65	56.34 to 79.56	71,761	48,350
60000 TO 99999	10	64.76	71.31	67.07	21.62	106.31	44.12	126.94	54.62 to 80.95	111,490	74,781
100000 TO 149999	21	73.13	73.29	68.32	20.63	107.27	37.26	108.62	62.64 to 84.21	179,044	122,320
ALL _____											
	62	71.93	71.89	67.73	21.73	106.13	37.26	126.94	64.25 to 74.37	106,392	72,059

2007 Assessment Survey for Pawnee County

I. General Information

A. Staffing and Funding Information

1. Deputy (ies) on staff: 1
2. Appraiser(s) on staff: 0
3. Other full-time employees: 0
4. Other part-time employees: 1
5. Number of shared employees: 0
6. Assessor's requested budget for current fiscal year: \$64,112.67
7. Part of the budget that is dedicated to the computer system: \$3000, which was moved to the County General budget.
8. Adopted budget, or granted budget if different from above: \$64,112.67
9. Amount of total budget set aside for appraisal work: \$9000
10. Amount of the total budget set aside for education/workshops: \$300
11. Appraisal/Reappraisal budget, if not part of the total budget: None
12. Other miscellaneous funds: None
13. Total budget: \$64,112.67

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

B. Residential Appraisal Information

1. Data collection done by: Assessor/Other
2. Valuation done by: Assessor
1. Pickup work done by: Assessor/Other

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	19	4		23

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 1999
5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?**
2005- Pawnee City
2006- Table Rock and Burchard
2007- Du Bois
1. **What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?**
2005- Pawnee City
2006- Table Rock and Burchard
2007- Du Bois
2. **Number of market areas/neighborhoods for this property class:** Zero market areas
 1. **How are these defined?** N/A
9. **Is “Assessor Location” a usable valuation identity?** Yes
10. **Does the assessor location “suburban” mean something other than rural residential?** Suburban is located within one (1) mile of the city identified ie, Pawnee City Suburban. Suburban and rural residential properties are valued about the same.
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:** Assessor/Other
2. **Valuation done by:** Assessor
1. **Pickup work done by whom:** Assessor/Other

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

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 1999
5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?**
2000
2007- some subclasses in Pawnee City
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?** 2000
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?**
2000
2007- some subclasses in Pawnee City
8. **Number of market areas/neighborhoods for this property class?** Zero market areas
9. **How are these defined?** N/A
10. **Is “Assessor Location” a usable valuation identity?** Yes
11. **Does the assessor location “suburban” mean something other than rural commercial?** Suburban commercial properties would basically be valued the same. There is not much suburban commercial and would be treated as urban.

D. Agricultural Appraisal Information

1. **Data collection done by:** Assessor/Other
2. **Valuation done by:** Assessor
3. **Pickup work done by whom:** Assessor/Other

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	12	16		28

3. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** The County does not have a written office standard, but have been using the wording from the zoning regulations. That may change as they are talking to the County Commissioners. Currently the Assessor considers anything that is less than 20 acres and is improved to be rural residential. This will be further reviewed for 2008.

How is your agricultural land defined? The land is defined by its agricultural and horticultural use. The Assessor refers to the land use manual for direction.

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?** 1976

7. **What date was the last countywide land use study completed?** 1980

a. **By what method?** The county is unsure of the method used in 1980.

b. **By whom?** Staff

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

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

9. **How are these defined?** N/A

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

E. Computer, Automation Information and GIS

1. **Administrative software:** TerraScan

2. **CAMA software:** TerraScan

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

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

4. **Does the county have GIS software?** No

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

4. Personal Property software: TerraScan

F. Zoning Information

1. Does the county have zoning? Yes

a. If so, is the zoning countywide? Yes- outside city limits.

b. What municipalities in the county are zoned? Pawnee City has separate zoning.

c. When was zoning implemented?

July 2001- county zoning

2002- Pawnee City zoning

G. Contracted Services

1. Appraisal Services: Ron Elliot- part time

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— Pawnee County did an in house reappraisal of Du Bois for 2007. This included on-site inspection, new pictures, and interior inspections whenever possible. Through the study of sales review, the County increased the lot value of Frazier's Lake and did away with the economic depreciation of the sub-class of Rural Residential. They completed county wide pickup work for the residential classes.

2. Commercial— The County did an in house inspection of Pawnee City commercial properties. After market studies, they applied new depreciation schedules to retail stores, office buildings, storage warehouses, and service garages. Any other changes were based on record information corrections.

3. Agricultural— After a study of market sales, they made no changes to land values as the median is within the accepted range. There is a minor increase in about 25% of the agricultural parcels because of an apparent computer error in one soil from last year. They also completed pick-up work for the agricultural class and improvements within.

County 67 - Pawnee

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 3,941	Value 266,801,640	Total Growth 1,080,755 (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	210	469,385	10	29,265	3	18,425	223	517,075	
2. Res Improv Land	869	2,167,240	42	312,010	75	621,520	986	3,100,770	
3. Res Improvements	880	20,321,545	43	1,829,375	79	3,625,025	1,002	25,775,945	
4. Res Total	1,090	22,958,170	53	2,170,650	82	4,264,970	1,225	29,393,790	432,045
% of Total	88.97	78.10	4.32	7.38	6.69	14.50	31.08	11.01	39.97
5. Rec UnImp Land	0	0	0	0	45	75,990	45	75,990	
6. Rec Improv Land	0	0	0	0	50	100,745	50	100,745	
7. Rec Improvements	0	0	0	0	55	225,170	55	225,170	
8. Rec Total	0	0	0	0	100	401,905	100	401,905	0
% of Total	0.00	0.00	0.00	0.00	***	***	2.53	0.15	0.00
Res+Rec Total	1,090	22,958,170	53	2,170,650	182	4,666,875	1,325	29,795,695	432,045
% of Total	82.26	77.05	4.00	7.28	13.73	15.66	33.62	11.16	39.97

County 67 - Pawnee

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 3,941	Value 266,801,640	Total Growth 1,080,755 (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	41	43,015	8	35,145	2	11,675	51	89,835	
10. Comm Improv Land	162	247,645	4	35,890	7	20,080	173	303,615	
11. Comm Improvements	172	4,295,315	11	469,970	9	135,425	192	4,900,710	
12. Comm Total	213	4,585,975	19	541,005	11	167,180	243	5,294,160	43,265
% of Total	87.65	86.62	7.81	10.21	4.52	3.15	6.16	1.98	4.00
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	1	3,320	1	25,325	1	8,940	3	37,585	
15. Ind Improvements	1	26,165	1	745,565	1	128,985	3	900,715	
16. Ind Total	1	29,485	1	770,890	1	137,925	3	938,300	0
% of Total	33.33	3.14	33.33	82.15	33.33	14.69	0.07	0.35	0.00
Comm+Ind Total	214	4,615,460	20	1,311,895	12	305,105	246	6,232,460	43,265
% of Total	86.99	74.05	8.13	21.04	4.87	4.89	6.24	2.33	4.00
17. Taxable Total	1,304	27,573,630	73	3,482,545	194	4,971,980	1,571	36,028,155	475,310
% of Total	83.00	76.53	4.64	6.02	12.34	12.95	39.86	13.50	43.97

County 67 - Pawnee

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	26,385	577,525
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	1	26,385	577,525
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	26,385	577,525

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	88	18	84	190

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	113	7,241,895	1,322	98,348,545	1,435	105,590,440
28. Ag-Improved Land	0	0	80	7,630,440	826	93,790,560	906	101,421,000
29. Ag-Improvements	0	0	81	3,169,905	854	20,592,140	935	23,762,045
30. Ag-Total Taxable							2,370	230,773,485

County 67 - Pawnee

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	1	0.060	360	
32. HomeSite Improv Land	0	0.000	0	52	53.380	320,280	
33. HomeSite Improvements	0		0	49		2,470,880	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	6	3.500	2,975	
36. FarmSite Impr Land	0	0.000	0	67	107.960	120,115	
37. FarmSite Improv	0		0	79		699,025	
38. FarmSite Total							
39. Road & Ditches		0.000			325.590		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	1	1.000	6,000	2	1.060	6,360	
32. HomeSite Improv Land	451	457.000	2,741,000	503	510.380	3,061,280	
33. HomeSite Improvements	469		14,180,495	518		16,651,375	605,445
34. HomeSite Total				520	511.440	19,719,015	
35. FarmSite UnImp Land	49	36.100	34,085	55	39.600	37,060	
36. FarmSite Impr Land	756	1,161.360	1,283,370	823	1,269.320	1,403,485	
37. FarmSite Improv	832		6,411,645	911		7,110,670	0
38. FarmSite Total				966	1,308.920	8,551,215	
39. Road & Ditches		4,849.240			5,174.830		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,486	6,995.190	28,270,230	605,445

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	1	109.590	60,555
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	9	1,298.390	753,130	10	1,407.980	813,685

Schedule VIII: Agricultural Records:

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

County 67 - Pawnee

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	166.000	330,870	166.000	330,870
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	232.000	300,925	232.000	300,925
49. 3A1	0.000	0	0.000	0	80.000	89,455	80.000	89,455
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	103.000	87,035	103.000	87,035
52. 4A	0.000	0	0.000	0	3.000	1,825	3.000	1,825
53. Total	0.000	0	0.000	0	584.000	810,110	584.000	810,110
Dryland:								
54. 1D1	0.000	0	582.820	990,795	3,462.760	5,879,585	4,045.580	6,870,380
55. 1D	0.000	0	977.440	1,581,835	11,744.820	18,773,885	12,722.260	20,355,720
56. 2D1	0.000	0	35.050	39,955	254.200	282,950	289.250	322,905
57. 2D	0.000	0	3,325.030	3,285,715	49,063.630	47,927,145	52,388.660	51,212,860
58. 3D1	0.000	0	2,212.430	1,910,325	24,371.520	20,699,235	26,583.950	22,609,560
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	1,889.760	1,196,015	29,627.090	18,630,895	31,516.850	19,826,910
61. 4D	0.000	0	171.980	80,720	3,583.580	1,629,570	3,755.560	1,710,290
62. Total	0.000	0	9,194.510	9,085,360	122,107.600	113,823,265	131,302.110	122,908,625
Grass:								
63. 1G1	0.000	0	97.450	63,175	741.600	529,225	839.050	592,400
64. 1G	0.000	0	472.580	441,360	5,756.620	4,753,025	6,229.200	5,194,385
65. 2G1	0.000	0	7.050	7,525	28.500	23,340	35.550	30,865
66. 2G	0.000	0	1,860.200	1,573,235	28,097.300	23,711,625	29,957.500	25,284,860
67. 3G1	0.000	0	2,429.080	1,658,735	29,392.380	18,827,935	31,821.460	20,486,670
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	1,535.790	762,575	30,118.880	14,289,025	31,654.670	15,051,600
70. 4G	0.000	0	1,784.640	797,265	24,034.140	10,830,055	25,818.780	11,627,320
71. Total	0.000	0	8,186.790	5,303,870	118,169.420	72,964,230	126,356.210	78,268,100
72. Waste	0.000	0	332.620	38,775	2,400.990	362,920	2,733.610	401,695
73. Other	0.000	0	6.000	600	200.300	114,125	206.300	114,725
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	17,719.920	14,428,605	243,462.310	188,074,650	261,182.230	202,503,255

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	584.000	810,110	584.000	810,110
77.Dry Land	0.000	0	9,194.510	9,085,360	122,107.600	113,823,265	131,302.110	122,908,625
78.Grass	0.000	0	8,186.790	5,303,870	118,169.420	72,964,230	126,356.210	78,268,100
79.Waste	0.000	0	332.620	38,775	2,400.990	362,920	2,733.610	401,695
80.Other	0.000	0	6.000	600	200.300	114,125	206.300	114,725
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	17,719.920	14,428,605	243,462.310	188,074,650	261,182.230	202,503,255

2007 Agricultural Land Detail

County 67 - Pawnee

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	166.000	28.42%	330,870	40.84%	1,993.192
2A1	0.000	0.00%	0	0.00%	0.000
2A	232.000	39.73%	300,925	37.15%	1,297.090
3A1	80.000	13.70%	89,455	11.04%	1,118.187
3A	0.000	0.00%	0	0.00%	0.000
4A1	103.000	17.64%	87,035	10.74%	845.000
4A	3.000	0.51%	1,825	0.23%	608.333
Irrigated Total	584.000	100.00%	810,110	100.00%	1,387.174

Dry:

1D1	4,045.580	3.08%	6,870,380	5.59%	1,698.243
1D	12,722.260	9.69%	20,355,720	16.56%	1,600.008
2D1	289.250	0.22%	322,905	0.26%	1,116.352
2D	52,388.660	39.90%	51,212,860	41.67%	977.556
3D1	26,583.950	20.25%	22,609,560	18.40%	850.496
3D	0.000	0.00%	0	0.00%	0.000
4D1	31,516.850	24.00%	19,826,910	16.13%	629.089
4D	3,755.560	2.86%	1,710,290	1.39%	455.402
Dry Total	131,302.110	100.00%	122,908,625	100.00%	936.075

Grass:

1G1	839.050	0.66%	592,400	0.76%	706.036
1G	6,229.200	4.93%	5,194,385	6.64%	833.876
2G1	35.550	0.03%	30,865	0.04%	868.213
2G	29,957.500	23.71%	25,284,860	32.31%	844.024
3G1	31,821.460	25.18%	20,486,670	26.17%	643.800
3G	0.000	0.00%	0	0.00%	0.000
4G1	31,654.670	25.05%	15,051,600	19.23%	475.493
4G	25,818.780	20.43%	11,627,320	14.86%	450.343
Grass Total	126,356.210	100.00%	78,268,100	100.00%	619.424

Irrigated Total	584.000	0.22%	810,110	0.40%	1,387.174
Dry Total	131,302.110	50.27%	122,908,625	60.69%	936.075
Grass Total	126,356.210	48.38%	78,268,100	38.65%	619.424
Waste	2,733.610	1.05%	401,695	0.20%	146.946
Other	206.300	0.08%	114,725	0.06%	556.107
Exempt	0.000	0.00%			
Market Area Total	261,182.230	100.00%	202,503,255	100.00%	775.333

As Related to the County as a Whole

Irrigated Total	584.000	100.00%	810,110	100.00%
Dry Total	131,302.110	100.00%	122,908,625	100.00%
Grass Total	126,356.210	100.00%	78,268,100	100.00%
Waste	2,733.610	100.00%	401,695	100.00%
Other	206.300	100.00%	114,725	100.00%
Exempt	0.000	0.00%		
Market Area Total	261,182.230	100.00%	202,503,255	100.00%

2007 Agricultural Land Detail

County 67 - Pawnee

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	584.000	810,110
Dry	0.000	0	9,194.510	9,085,360	122,107.600	113,823,265
Grass	0.000	0	8,186.790	5,303,870	118,169.420	72,964,230
Waste	0.000	0	332.620	38,775	2,400.990	362,920
Other	0.000	0	6.000	600	200.300	114,125
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	17,719.920	14,428,605	243,462.310	188,074,650

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	584.000	810,110	584.000	0.22%	810,110	0.40%	1,387.174
Dry	131,302.110	122,908,625	131,302.110	50.27%	122,908,625	60.69%	936.075
Grass	126,356.210	78,268,100	126,356.210	48.38%	78,268,100	38.65%	619.424
Waste	2,733.610	401,695	2,733.610	1.05%	401,695	0.20%	146.946
Other	206.300	114,725	206.300	0.08%	114,725	0.06%	556.107
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	261,182.230	202,503,255	261,182.230	100.00%	202,503,255	100.00%	775.333

* Department of Property Assessment & Taxation Calculates

PAWNEE COUNTY ASSESSOR'S OFFICE
PAWNEE CITY, NE

In accordance with 77-1311 section 9, as amended by LB 263, the Pawnee County Assessor's office has made a four-year plan to inspect properties in Pawnee County. The schedule of inspections is to be as follows:

2007: Lewiston and Steinauer residential, Lewiston, Steinauer and Table Rock commercial and the Townships of Turkey Creek, Plum Creek and Mission Creek

2008: Pawnee City residential and the Townships of Miles, Pawnee and Sheridan.

2009: Table Rock and Burchard residential, Burchard commercial and the Townships of Steinauer, Clear Creek and Table Rock

2010: Du Bois residential, Pawnee City commercial and the Townships of West Branch, Clay, and South Fork

The purpose of the inspections is to make sure all information on the property record card of each parcel is correct and to correct any information that is needed and to take an updated picture of the parcel. The Assessor's office shall then make any changes that are needed to have all parcels comply with the rulings and guidelines set forth by the statues of the Legislative body and the Department of Property Assessment and Taxation.

This may include updated Marshall & Swift pricing, either Marshall & Swift or in house depreciation schedules, based on the study of sales rosters, that will give a uniform level of assessment to all classes and subclasses of property.

This schedule of events may change based on the need of the properties to meet the level of assessment set forth by the state or if the budgeted amount needed to make these inspections may change on a yearly basis.

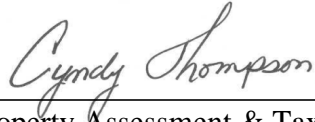
Jonathan Bailey
Pawnee County Assessor

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 Pawnee County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9614.

Dated this 9th day of April, 2007.



Property Assessment & Taxation