

## 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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### Residential Real Property - Current

<b>Number of Sales</b>		<b>103</b>	<b>COD</b>	<b>11.15</b>
Total Sales Price	\$	6076121	<b>PRD</b>	<b>105.52</b>
Total Adj. Sales Price	\$	6098621	COV	21.40
Total Assessed Value	\$	5937292	STD	21.98
Avg. Adj. Sales Price	\$	59209.91	Avg. Abs. Dev.	10.99
Avg. Assessed Value	\$	57643.61	Min	65.24
<b>Median</b>		<b>98.59</b>	Max	224.00
Wgt. Mean		97.35	95% Median C.I.	96.15 to 100.00
Mean		102.73	95% Wgt. Mean C.I.	94.96 to 99.75
			95% Mean C.I.	98.48 to 106.97
% of Value of the Class of all Real Property Value in the County				15.34
% of Records Sold in the Study Period				8.59
% of Value Sold in the Study Period				10.88
Average Assessed Value of the Base				45,520

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>103</b>	<b>98.59</b>	<b>11.15</b>	<b>105.52</b>
<b>2006</b>	88	98.24	17.76	103.14
<b>2005</b>	85	96.00	21.68	105.54
<b>2004</b>	105	93.33	24.39	110.30
<b>2003</b>	116	96	20.55	112.26
<b>2002</b>	122	96	16.82	103.58
<b>2001</b>	122	92	21.96	97.88

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### Commercial Real Property - Current

<b>Number of Sales</b>		<b>16</b>	<b>COD</b>	<b>22.92</b>
Total Sales Price	\$	788000	<b>PRD</b>	<b>107.19</b>
Total Adj. Sales Price	\$	753000	COV	31.37
Total Assessed Value	\$	637643	STD	28.48
Avg. Adj. Sales Price	\$	47062.50	Avg. Abs. Dev.	21.66
Avg. Assessed Value	\$	39852.69	Min	25.64
<b>Median</b>		<b>94.47</b>	Max	125.00
Wgt. Mean		84.68	95% Median C.I.	64.71 to 114.00
Mean		90.77	95% Wgt. Mean C.I.	69.33 to 100.03
			95% Mean C.I.	75.60 to 105.94
% of Value of the Class of all Real Property Value in the County				9.08
% of Records Sold in the Study Period				6.04
% of Value Sold in the Study Period				1.97
Average Assessed Value of the Base				121,892

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>16</b>	<b>94.47</b>	<b>22.92</b>	<b>107.19</b>
<b>2006</b>	19	96.00	24.60	113.61
<b>2005</b>	25	96.55	34.27	117.27
<b>2004</b>	29	100.00	25.78	102.69
<b>2003</b>	27	95	32.5	98.43
<b>2002</b>	25	95	29.75	91.04
<b>2001</b>	25	95	20.12	110.93

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### Agricultural Land - Current

<b>Number of Sales</b>		<b>108</b>	<b>COD</b>	<b>10.41</b>
Total Sales Price	\$	15810330	<b>PRD</b>	<b>100.90</b>
Total Adj. Sales Price	\$	15619830	COV	14.57
Total Assessed Value	\$	11451065	STD	10.78
Avg. Adj. Sales Price	\$	144628.06	Avg. Abs. Dev.	7.51
Avg. Assessed Value	\$	106028.38	Min	52.09
<b>Median</b>		<b>72.14</b>	Max	114.19
Wgt. Mean		73.31	95% Median C.I.	70.36 to 74.52
Mean		73.97	95% Wgt. Mean C.I.	70.58 to 76.05
			95% Mean C.I.	71.94 to 76.01
% of Value of the Class of all Real Property Value in the County				76.26
% of Records Sold in the Study Period				3.61
% of Value Sold in the Study Period				3.91
Average Assessed Value of the Base				90,727

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### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>108</b>	<b>72.14</b>	<b>10.41</b>	<b>100.90</b>
<b>2006</b>	111	74.52	10.01	100.59
<b>2005</b>	109	74.92	9.43	103.55
<b>2004</b>	112	73.72	9.77	101.34
<b>2003</b>	125	75	10.66	101.55
<b>2002</b>	127	75	12.21	100.17
<b>2001</b>	138	76	11.21	101.05



## **2007 Opinions of the Property Tax Administrator for Perkins County**

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

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Perkins County is 99% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Perkins County is in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**


It is my opinion that the level of value of the class of commercial real property in Perkins County is 94% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Perkins 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 Perkins County is 72% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Perkins County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.



  
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Catherine D. Lang  
Property Tax Administrator

**2007 Correlation Section  
for Perkins County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: The percent of sales utilized for the development of the residential R&O statistics is very reasonable and makes one confident that the sample is representative of the population. The measures of central tendency are within the range and the R&O median has the support of the trended preliminary ratio. The percent change report indicates that sold and unsold properties are appraised similarly. The qualitative measures are indicating that the Coefficient of Dispersion is within the acceptable range while the Price Related Differential is just slightly out of the acceptable parameter. However with knowledge of the assessment practices within the residential property, it is believed that overall the county has uniform and proportionate assessments. The assessment actions for 2007 support the statistical changes from the Preliminary Report to the final R&O Analysis.

Assessor Location: The Village of Elsie is displaying a median of 126.47; however based on my analysis of this sub-class if the vacant lot sale is hypothetically removed, the median moves to 100 percent.

Based on my judgment and correlation of the information available to me, the best indicator of the level of value for the residential property class is the R&O Median of 99 percent. No recommendation for adjustments is made.

**2007 Correlation Section  
for Perkins County**

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**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>148</b>	<b>103</b>	<b>69.59</b>
<b>2006</b>	<b>121</b>	<b>88</b>	<b>72.73</b>
<b>2005</b>	<b>122</b>	<b>85</b>	<b>69.67</b>
<b>2004</b>	<b>142</b>	<b>105</b>	<b>73.94</b>
<b>2003</b>	<b>163</b>	<b>116</b>	<b>71.17</b>
<b>2002</b>	<b>165</b>	<b>122</b>	<b>73.94</b>
<b>2001</b>	<b>153</b>	<b>122</b>	<b>79.74</b>

RESIDENTIAL: The county has utilized a very reasonable percent of the total sales for development of the qualified statistics, making the sample reflective of the population.

**2007 Correlation Section  
for Perkins County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Perkins County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>96.30</b>	<b>2.59</b>	<b>98.79</b>	<b>98.59</b>
<b>2006</b>	<b>91.00</b>	<b>1.61</b>	<b>92.47</b>	<b>98.24</b>
<b>2005</b>	<b>92.31</b>	<b>0.88</b>	<b>93.12</b>	<b>96.00</b>
<b>2004</b>	<b>93.33</b>	<b>3.5</b>	<b>96.6</b>	<b>93.33</b>
<b>2003</b>	<b>95</b>	<b>1.78</b>	<b>96.69</b>	<b>96</b>
<b>2002</b>	<b>92</b>	<b>6.24</b>	<b>97.74</b>	<b>96</b>
<b>2001</b>	<b>84</b>	<b>5.18</b>	<b>88.35</b>	<b>92</b>

RESIDENTIAL: The Trended Preliminary Ratio is very supportive of the R & O Median indicating that the level of value for the residential property class is within the acceptable range. The change in the assessed base is consistent with the reported assessment actions.

**2007 Correlation Section  
for Perkins County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Perkins County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>1.98</b>	<b>2007</b>	<b>2.59</b>
<b>11.57</b>	<b>2006</b>	<b>1.61</b>
<b>1.55</b>	<b>2005</b>	<b>0.88</b>
<b>-0.4</b>	<b>2004</b>	<b>3.5</b>
<b>2.25</b>	<b>2003</b>	<b>1.78</b>
<b>7.2</b>	<b>2002</b>	<b>6.24</b>
<b>12.98</b>	<b>2001</b>	<b>5.18</b>

RESIDENTIAL: The percent change to the sales file and the percent change in assessed value are very similar and reflective of the assessment actions for 2007.

## 2007 Correlation Section for Perkins County

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

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

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

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

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

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



**2007 Correlation Section  
for Perkins County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98.59</b>	<b>97.35</b>	<b>102.73</b>

RESIDENTIAL: The median and weighted mean are both within the acceptable range - the mean is just slightly over. The similarity between the measures of central tendency would indicate the level of value has been attained.

**2007 Correlation Section  
for Perkins County**

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**VI. Analysis of R&O COD and PRD**

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>11.15</b>	<b>105.52</b>
<b>Difference</b>	<b>0</b>	<b>2.52</b>

RESIDENTIAL: It appears by the chart that the Price Related Differential is slightly out of the acceptable prescribed parameter while the Coefficient of Dispersion is well within it's acceptable range. It is still believed, that overall, the county has attained uniform and proportionate assessments.

**2007 Correlation Section  
for Perkins County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>103</b>	<b>103</b>	<b>0</b>
<b>Median</b>	<b>96.30</b>	<b>98.59</b>	<b>2.29</b>
<b>Wgt. Mean</b>	<b>95.63</b>	<b>97.35</b>	<b>1.72</b>
<b>Mean</b>	<b>99.00</b>	<b>102.73</b>	<b>3.73</b>
<b>COD</b>	<b>15.13</b>	<b>11.15</b>	<b>-3.98</b>
<b>PRD</b>	<b>103.52</b>	<b>105.52</b>	<b>2</b>
<b>Min Sales Ratio</b>	<b>31.67</b>	<b>65.24</b>	<b>33.57</b>
<b>Max Sales Ratio</b>	<b>224.00</b>	<b>224.00</b>	<b>0</b>

RESIDENTIAL: The changes in the statistics are reflective of the reported assessment actions - the Villages of Madrid, Elsie, Venango, Grinton and Brandon were reviewed and updated using 2004 Marshall & Swift pricing. Single-wide mobile homes were also revalued.

**2007 Correlation Section  
for Perkins County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: The county has utilized a reasonable proportion of the available sales for the development of the commercial qualified statistics. The median is the only measure of central tendency to be within the acceptable range, the weighted mean and mean are both low. The Trended Preliminary Ratio is supportive of the median and also indicates the only assessment action was the reassessment of sub-stations for 2007. Reflected in the percent change report of the sales file to the assessed base is the revaluation of these sub-stations. The qualitative measures are both outside of the acceptable parameters prescribed for each.

The City of Grant in sub-class "Assessors Location" is indicating a level the value to be 100.84. However in my analysis and in constructing a what-if for Grant if a decrease of 4.8 percent were applied to move the midpoint to 96%, it would decrease Status Improved (1) to 87%. Therefore an adjustment was not recommended.

Based on the information available to me, the best indication of the level of value for this property class is the R&O Median of 94 percent.

**2007 Correlation Section  
for Perkins County**

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**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>32</b>	<b>16</b>	<b>50</b>
<b>2006</b>	<b>36</b>	<b>19</b>	<b>52.78</b>
<b>2005</b>	<b>38</b>	<b>25</b>	<b>65.79</b>
<b>2004</b>	<b>38</b>	<b>29</b>	<b>76.32</b>
<b>2003</b>	<b>31</b>	<b>27</b>	<b>87.1</b>
<b>2002</b>	<b>37</b>	<b>25</b>	<b>67.57</b>
<b>2001</b>	<b>40</b>	<b>25</b>	<b>62.5</b>

COMMERCIAL: The county has utilized a reasonable proportion of the total sales for the development of the qualified statistics. The proportion of sales used has varied considerably since 2001.

**2007 Correlation Section  
for Perkins County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Perkins County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>94.11</b>	<b>0.28</b>	<b>94.38</b>	<b>94.47</b>
<b>2006</b>	<b>96.00</b>	<b>-0.01</b>	<b>95.99</b>	<b>96.00</b>
<b>2005</b>	<b>96.55</b>	<b>22.2</b>	<b>117.98</b>	<b>96.55</b>
<b>2004</b>	<b>83.20</b>	<b>0.28</b>	<b>83.43</b>	<b>100.00</b>
<b>2003</b>	<b>95</b>	<b>0.53</b>	<b>95.5</b>	<b>95</b>
<b>2002</b>	<b>95</b>	<b>12.72</b>	<b>107.08</b>	<b>95</b>
<b>2001</b>	<b>95</b>	<b>5.68</b>	<b>100.4</b>	<b>95</b>

COMMERCIAL: The Trended Preliminary Ratio is very supportive of the R&O Median indicating that the level of value for the commercial property class is within the acceptable range. The minor change in the assessed base as reported by the assessor are sub-stations in the county that were revalued for 2007.

**2007 Correlation Section  
for Perkins County**

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

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

**Comparison of Average Value Changes**

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

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



**2007 Correlation Section  
for Perkins County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0</b>	<b>2007</b>	<b>0.28</b>
<b>10.37</b>	<b>2006</b>	<b>-0.01</b>
<b>0</b>	<b>2005</b>	<b>22.2</b>
<b>14.22</b>	<b>2004</b>	<b>0.28</b>
<b>1.08</b>	<b>2003</b>	<b>0.53</b>
<b>0</b>	<b>2002</b>	<b>12.72</b>
<b>0</b>	<b>2001</b>	<b>5.68</b>

COMMERCIAL: The only change to the assessed base was sub-stations that the assessor revalued for 2007. This is reflective of the reported assessment actions.

## 2007 Correlation Section for Perkins County

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

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

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

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

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

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

**2007 Correlation Section  
for Perkins County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>94.47</b>	<b>84.68</b>	<b>90.77</b>

COMMERCIAL: The median is the only measure of central tendency within the range, The weighted mean and mean are both low and outside the acceptable range. Currently there is no other information available to suggest that the overall county level of value is not best represented by the R & O Median.

**2007 Correlation Section  
for Perkins County**

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**VI. Analysis of R&O COD and PRD**

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>22.92</b>	<b>107.19</b>
<b>Difference</b>	<b>2.92</b>	<b>4.19</b>

COMMERCIAL: The qualitative measures are outside of the acceptable parameters prescribed for each. The assessor is aware that there are issues with the commercial property that needs addressed and in her 2006 Plan of Assessment indication is that the commercial property will be reviewed and updated for the 2008 assessment year.

**2007 Correlation Section  
for Perkins County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>16</b>	<b>16</b>	<b>0</b>
<b>Median</b>	<b>94.11</b>	<b>94.47</b>	<b>0.36</b>
<b>Wgt. Mean</b>	<b>84.60</b>	<b>84.68</b>	<b>0.08</b>
<b>Mean</b>	<b>90.68</b>	<b>90.77</b>	<b>0.09</b>
<b>COD</b>	<b>22.92</b>	<b>22.92</b>	<b>0</b>
<b>PRD</b>	<b>107.19</b>	<b>107.19</b>	<b>0</b>
<b>Min Sales Ratio</b>	<b>25.64</b>	<b>25.64</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>125.00</b>	<b>125.00</b>	<b>0</b>

COMMERCIAL: The table above confirms the reported assessment action that, within the commercial property, there were no overall changes to the property class.

**2007 Correlation Section  
for Perkins County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: The percent of sales utilized for the development of the unimproved agricultural sales file resulting in the statistical measures appears reasonable. The measures of central tendency are within the acceptable level of value and the Trended Preliminary Ratio also supports the median as being within the acceptable range. The Percent Change Report indicates that sold and unsold properties are similarly appraised indicating the sample is representative of the population. The qualitative measures are both within the prescribed parameters indicating the county has uniform and proportionate assessments. The assessment actions for 2007 which involved a limited number of parcels that were given an adjustment due to low-water producing wells are reflected in the statistics from the preliminary to the final analysis.

Based on the information available to me, my judgment and knowledge of the assessment practices, the best indicator of the level of value is the R&O Median of 72 percent. I can not identify any area where an adjustment should be recommended.

**2007 Correlation Section  
for Perkins County**

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**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>163</b>	<b>108</b>	<b>66.26</b>
<b>2006</b>	<b>171</b>	<b>111</b>	<b>64.91</b>
<b>2005</b>	<b>185</b>	<b>109</b>	<b>58.92</b>
<b>2004</b>	<b>207</b>	<b>112</b>	<b>54.11</b>
<b>2003</b>	<b>207</b>	<b>125</b>	<b>60.39</b>
<b>2002</b>	<b>190</b>	<b>127</b>	<b>66.84</b>
<b>2001</b>	<b>185</b>	<b>138</b>	<b>74.59</b>

**AGRICULTURAL UNIMPROVED:** The county has utilized a very reasonable proportion of the total sales for development of the qualified statistics making the sample reflective of the population.

**2007 Correlation Section  
for Perkins County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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



**2007 Correlation Section  
for Perkins County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>72.14</b>	<b>-0.46</b>	<b>71.81</b>	<b>72.14</b>
<b>2006</b>	<b>73.97</b>	<b>4.18</b>	<b>77.06</b>	<b>74.52</b>
<b>2005</b>	<b>74.12</b>	<b>4.59</b>	<b>77.52</b>	<b>74.92</b>
<b>2004</b>	<b>73.72</b>	<b>0.03</b>	<b>73.74</b>	<b>73.72</b>
<b>2003</b>	<b>73</b>	<b>2.81</b>	<b>75.05</b>	<b>75</b>
<b>2002</b>	<b>73</b>	<b>2.52</b>	<b>74.84</b>	<b>75</b>
<b>2001</b>	<b>73</b>	<b>11.09</b>	<b>81.1</b>	<b>76</b>

AGRICULTURAL UNIMPROVED: The Trended Preliminary Ratio and the R&O Median are supportive of each other and also consistent with the reported assessment actions. The minor change reflected in the assessed value as reported by the assessor to be - an adjustment was applied to low-water producing irrigation wells.

**2007 Correlation Section  
for Perkins County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Perkins County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0</b>	<b>2007</b>	<b>-0.46</b>
<b>3.86</b>	<b>2006</b>	<b>4.18</b>
<b>4.03</b>	<b>2005</b>	<b>4.59</b>
<b>0</b>	<b>2004</b>	<b>0.03</b>
<b>2.9</b>	<b>2003</b>	<b>2.81</b>
<b>4.88</b>	<b>2002</b>	<b>3.49</b>
<b>7.75</b>	<b>2001</b>	<b>11.09</b>

AGRICULTURAL UNIMPROVED: The only change to the assessed base was a limited number of agricultural properties that had a reduction in value due to an adjustment applied for low-water producing wells.

## 2007 Correlation Section for Perkins County

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

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

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

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

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

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

**2007 Correlation Section  
for Perkins County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>72.14</b>	<b>73.31</b>	<b>73.97</b>

AGRICULTURAL UNIMPROVED: The measures of central tendency are within the acceptable range indicating the county has attained an acceptable level of value for the unimproved agricultural property.

**2007 Correlation Section  
for Perkins County**

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**VI. Analysis of R&O COD and PRD**

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>10.41</b>	<b>100.90</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

AGRICULTURAL UNIMPROVED: Both qualitative measures are within the acceptable range prescribed for each and it is believed that assessment uniformity has been attained within the unimproved agricultural property class.

**2007 Correlation Section  
for Perkins County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>108</b>	<b>108</b>	<b>0</b>
<b>Median</b>	<b>72.14</b>	<b>72.14</b>	<b>0</b>
<b>Wgt. Mean</b>	<b>73.55</b>	<b>73.31</b>	<b>-0.24</b>
<b>Mean</b>	<b>74.11</b>	<b>73.97</b>	<b>-0.14</b>
<b>COD</b>	<b>10.58</b>	<b>10.41</b>	<b>-0.17</b>
<b>PRD</b>	<b>100.76</b>	<b>100.90</b>	<b>0.14</b>
<b>Min Sales Ratio</b>	<b>52.09</b>	<b>52.09</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>114.19</b>	<b>114.19</b>	<b>0</b>

AGRICULTURAL UNIMPROVED: The above table reflects the reported action that the only change in the unimproved agricultural land was a limited number of parcels where an adjustment was given for low-water producing wells.

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

68 Perkins

	<b>2006 CTL County Total</b>	<b>2007 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2007 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	52,826,397	54,578,628	1,752,231	3.32	383,988	2.59
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	24,418,639	24,601,251	182,612	0.75	*-----	0.75
<b>4. Total Residential (sum lines 1-3)</b>	<b>77,245,036</b>	<b>79,179,879</b>	<b>1,934,843</b>	<b>2.5</b>	<b>383,988</b>	<b>2.01</b>
5. Commercial	31,807,608	32,193,376	385,768	1.21	363,132	0.07
6. Industrial	0	107,970	107,970		40,972	
7. Ag-Farmsite Land, Outbuildings	7,787,696	8,379,607	591,911	7.6	989,502	-5.11
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>39,595,304</b>	<b>40,680,953</b>	<b>1,085,649</b>	<b>2.74</b>	<b>404,104</b>	<b>1.72</b>
<b>10. Total Non-Agland Real Property</b>	<b>116,840,340</b>	<b>119,860,832</b>	<b>3,020,492</b>	<b>2.59</b>	<b>1,777,594</b>	<b>1.06</b>
11. Irrigated	116,984,150	115,853,587	-1,130,563	-0.97		
12. Dryland	104,307,469	104,331,980	24,511	0.02		
13. Grassland	16,959,204	16,960,670	1,466	0.01		
14. Wasteland	432,037	432,001	-36	-0.01		
15. Other Agland	79,216	79,427	211	0.27		
<b>16. Total Agricultural Land</b>	<b>238,762,076</b>	<b>237,657,665</b>	<b>-1,104,411</b>	<b>-0.46</b>		
<b>17. Total Value of All Real Property</b> (Locally Assessed)	<b>355,602,416</b>	<b>357,518,497</b>	<b>1,916,081</b>	<b>0.54</b>	<b>1,777,594</b>	<b>0.04</b>

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



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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	103	<b>MEDIAN:</b>	<b>99</b>	COV:	21.40	95% Median C.I.:	96.15 to 100.00
TOTAL Sales Price:	6,076,121	WGT. MEAN:	97	STD:	21.98	95% Wgt. Mean C.I.:	94.96 to 99.75
TOTAL Adj.Sales Price:	6,098,621	MEAN:	103	AVG.ABS.DEV:	10.99	95% Mean C.I.:	98.48 to 106.97
TOTAL Assessed Value:	5,937,292						
AVG. Adj. Sales Price:	59,209	COD:	11.15	MAX Sales Ratio:	224.00		
AVG. Assessed Value:	57,643	PRD:	105.52	MIN Sales Ratio:	65.24		

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Qrtrs</u>												
07/01/04 TO 09/30/04	14	97.35	106.99	98.66	16.83	108.44	71.43	189.30	92.00 to 117.95	61,821	60,992	
10/01/04 TO 12/31/04	11	97.21	99.74	100.45	5.93	99.29	90.00	123.08	92.50 to 107.62	80,181	80,545	
01/01/05 TO 03/31/05	7	100.00	116.97	98.71	21.63	118.50	90.91	224.00	90.91 to 224.00	59,500	58,731	
04/01/05 TO 06/30/05	13	96.86	98.37	96.22	6.40	102.23	88.00	123.75	91.26 to 100.00	65,578	63,100	
07/01/05 TO 09/30/05	10	100.00	108.86	97.82	15.48	111.29	89.52	193.20	89.74 to 117.39	28,300	27,683	
10/01/05 TO 12/31/05	14	100.61	103.46	98.33	11.82	105.21	65.24	160.00	93.69 to 111.11	63,407	62,349	
01/01/06 TO 03/31/06	17	98.00	98.20	93.50	7.67	105.03	70.34	128.80	93.33 to 101.11	55,108	51,526	
04/01/06 TO 06/30/06	17	96.30	98.92	96.48	8.47	102.53	74.73	135.00	93.75 to 104.17	57,326	55,310	
<u>Study Years</u>												
07/01/04 TO 06/30/05	45	96.88	104.28	98.50	12.12	105.87	71.43	224.00	95.24 to 100.00	67,033	66,029	
07/01/05 TO 06/30/06	58	100.00	101.52	96.23	10.28	105.49	65.24	193.20	96.00 to 100.00	53,139	51,137	
<u>Calendar Yrs</u>												
01/01/05 TO 12/31/05	44	99.84	105.33	97.60	12.89	107.92	65.24	224.00	95.56 to 100.00	55,448	54,117	
<u>ALL</u>												
	103	98.59	102.73	97.35	11.15	105.52	65.24	224.00	96.15 to 100.00	59,209	57,643	

<b>ASSESSOR LOCATION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
BRANDON	1	100.00	100.00	100.00			100.00	100.00	N/A	30,000	30,000	
ELSIE	6	126.47	132.15	105.53	27.89	125.22	93.75	189.30	93.75 to 189.30	19,216	20,279	
GRAINTON	1	90.00	90.00	90.00			90.00	90.00	N/A	30,000	27,000	
GRANT	66	97.60	98.71	98.09	7.22	100.64	71.43	135.00	95.60 to 100.00	64,955	63,711	
KENTON HEIGHTS	2	103.24	103.24	103.65	4.25	99.60	98.85	107.62	N/A	96,000	99,500	
MADRID	14	98.08	108.33	99.41	13.95	108.97	92.00	193.20	94.71 to 117.39	25,060	24,912	
RURAL	10	96.43	93.91	91.52	11.61	102.60	65.24	112.50	70.34 to 107.14	102,240	93,574	
VENANGO	3	100.00	140.28	98.76	42.39	142.04	96.84	224.00	N/A	23,666	23,373	
<u>ALL</u>												
	103	98.59	102.73	97.35	11.15	105.52	65.24	224.00	96.15 to 100.00	59,209	57,643	

<b>LOCATIONS: URBAN, SUBURBAN &amp; RURAL</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	84	98.30	104.29	98.52	11.93	105.86	71.43	224.00	96.15 to 100.00	48,303	47,589	
2	8	99.20	98.37	98.71	4.95	99.65	83.51	112.50	83.51 to 112.50	113,337	111,875	
3	11	98.48	93.91	92.10	9.92	101.97	65.24	107.62	70.34 to 107.14	103,127	94,976	
<u>ALL</u>												
	103	98.59	102.73	97.35	11.15	105.52	65.24	224.00	96.15 to 100.00	59,209	57,643	

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	103	<b>MEDIAN:</b>	<b>99</b>	COV:	21.40	95% Median C.I.:	96.15 to 100.00
TOTAL Sales Price:	6,076,121	WGT. MEAN:	97	STD:	21.98	95% Wgt. Mean C.I.:	94.96 to 99.75
TOTAL Adj.Sales Price:	6,098,621	MEAN:	103	AVG.ABS.DEV:	10.99	95% Mean C.I.:	98.48 to 106.97
TOTAL Assessed Value:	5,937,292						
AVG. Adj. Sales Price:	59,209	COD:	11.15	MAX Sales Ratio:	224.00		
AVG. Assessed Value:	57,643	PRD:	105.52	MIN Sales Ratio:	65.24		

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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	97	98.00	99.37	97.24	8.13	102.19	65.24	160.00	96.00 to 100.00	62,641	60,912
2	6	159.05	157.00	128.74	28.40	121.95	94.71	224.00	94.71 to 224.00	3,725	4,795
____ALL____											
	103	98.59	102.73	97.35	11.15	105.52	65.24	224.00	96.15 to 100.00	59,209	57,643

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	100	98.72	103.03	97.38	11.29	105.80	65.24	224.00	96.30 to 100.00	60,741	59,146
06											
07	3	93.33	92.63	92.24	2.65	100.42	88.57	96.00	N/A	8,166	7,533
____ALL____											
	103	98.59	102.73	97.35	11.15	105.52	65.24	224.00	96.15 to 100.00	59,209	57,643

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0095											
43-0079											
51-0001											
51-0006											
56-0565	1	90.00	90.00	90.00			90.00	90.00	N/A	30,000	27,000
68-0020	102	98.65	102.85	97.39	11.17	105.61	65.24	224.00	96.15 to 100.00	59,496	57,944
NonValid School											
____ALL____											
	103	98.59	102.73	97.35	11.15	105.52	65.24	224.00	96.15 to 100.00	59,209	57,643

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

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	103	<b>MEDIAN:</b>	<b>99</b>	COV:	21.40	95% Median C.I.:	96.15 to 100.00
TOTAL Sales Price:	6,076,121	WGT. MEAN:	97	STD:	21.98	95% Wgt. Mean C.I.:	94.96 to 99.75
TOTAL Adj.Sales Price:	6,098,621	MEAN:	103	AVG.ABS.DEV:	10.99	95% Mean C.I.:	98.48 to 106.97
TOTAL Assessed Value:	5,937,292						
AVG. Adj. Sales Price:	59,209	COD:	11.15	MAX Sales Ratio:	224.00		
AVG. Assessed Value:	57,643	PRD:	105.52	MIN Sales Ratio:	65.24		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	7	128.80	148.64	118.82	33.42	125.10	94.71	224.00	94.71 to 224.00	4,750	5,643
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	7	96.15	103.45	95.68	11.73	108.12	89.52	160.00	89.52 to 160.00	37,328	35,714
1920 TO 1939	29	98.73	100.24	94.29	10.45	106.31	65.24	152.94	93.33 to 100.00	32,964	31,083
1940 TO 1949	11	95.65	98.47	96.50	8.83	102.04	71.43	123.53	89.74 to 111.11	34,363	33,161
1950 TO 1959	9	94.38	92.61	89.44	5.58	103.55	70.34	103.23	90.20 to 98.73	75,566	67,587
1960 TO 1969	6	98.08	97.51	96.64	6.79	100.90	80.83	112.50	80.83 to 112.50	66,916	64,666
1970 TO 1979	18	98.78	99.54	99.62	5.84	99.93	88.57	112.40	92.50 to 104.19	85,638	85,311
1980 TO 1989	8	100.61	102.32	102.56	6.14	99.76	93.33	123.08	93.33 to 123.08	75,562	77,500
1990 TO 1994	1	100.00	100.00	100.00			100.00	100.00	N/A	157,000	157,000
1995 TO 1999	4	98.44	99.45	98.89	3.09	100.56	95.60	105.32	N/A	150,125	148,461
2000 TO Present	3	100.00	99.69	98.73	5.07	100.97	91.93	107.14	N/A	161,666	159,619
ALL	103	98.59	102.73	97.35	11.15	105.52	65.24	224.00	96.15 to 100.00	59,209	57,643

**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	191.25	175.63	157.58	17.24	111.45	96.00	224.00	N/A	1,625	2,560
5000 TO 9999	7	112.00	119.57	120.24	20.21	99.45	88.57	160.00	88.57 to 160.00	6,550	7,875
Total \$											
1 TO 9999	11	128.80	139.96	124.88	30.22	112.08	88.57	224.00	94.71 to 193.20	4,759	5,943
10000 TO 29999	23	98.48	100.82	99.53	10.71	101.30	71.43	135.00	93.75 to 104.17	20,563	20,466
30000 TO 59999	28	96.86	96.40	96.08	4.39	100.34	83.51	105.56	93.69 to 100.00	42,278	40,622
60000 TO 99999	22	97.97	100.57	100.38	6.68	100.18	80.83	123.08	95.59 to 109.23	76,840	77,136
100000 TO 149999	10	100.46	97.10	97.07	7.90	100.03	65.24	107.62	90.91 to 107.14	118,300	114,839
150000 TO 249999	9	96.00	93.28	93.56	5.51	99.70	70.34	100.00	90.07 to 99.67	168,444	157,596
ALL	103	98.59	102.73	97.35	11.15	105.52	65.24	224.00	96.15 to 100.00	59,209	57,643

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

Base Stat

State Stat Run

Type: Qualified

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

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

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TOTAL Assessed Value:	5,937,292						
AVG. Adj. Sales Price:	59,209	COD:	11.15	MAX Sales Ratio:	224.00		
AVG. Assessed Value:	57,643	PRD:	105.52	MIN Sales Ratio:	65.24		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	5	189.30	159.44	129.94	23.93	122.70	94.71	224.00	N/A	2,320	3,014
5000 TO 9999	5	112.00	117.87	115.66	17.90	101.92	88.57	160.00	N/A	6,450	7,460
Total \$ _____											
1 TO 9999	10	120.40	138.66	119.44	33.56	116.09	88.57	224.00	94.71 to 193.20	4,385	5,237
10000 TO 29999	25	98.48	102.47	99.86	12.41	102.62	71.43	152.94	93.75 to 104.17	20,458	20,429
30000 TO 59999	29	96.84	96.47	96.04	4.18	100.44	83.51	105.56	93.69 to 100.00	43,924	42,186
60000 TO 99999	20	97.60	98.26	96.90	7.32	101.40	65.24	123.08	95.59 to 100.00	79,825	77,351
100000 TO 149999	11	100.92	98.48	96.88	8.68	101.65	70.34	111.11	90.07 to 111.11	119,818	116,080
150000 TO 249999	8	97.96	98.28	97.92	3.16	100.37	91.93	107.14	91.93 to 107.14	169,375	165,857
ALL _____											
	103	98.59	102.73	97.35	11.15	105.52	65.24	224.00	96.15 to 100.00	59,209	57,643

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	128.80	148.64	118.82	33.42	125.10	94.71	224.00	94.71 to 224.00	4,750	5,643
10	4	98.00	102.08	106.26	9.99	96.07	88.57	123.75	N/A	7,905	8,400
20	38	98.66	101.08	99.11	9.37	101.99	71.43	160.00	95.59 to 100.00	32,209	31,921
30	45	96.86	97.82	96.25	7.73	101.63	65.24	135.00	95.24 to 100.00	78,073	75,143
40	9	99.67	98.78	97.93	4.43	100.86	90.07	107.14	91.93 to 105.32	144,055	141,078
ALL _____											
	103	98.59	102.73	97.35	11.15	105.52	65.24	224.00	96.15 to 100.00	59,209	57,643

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	128.80	148.64	118.82	33.42	125.10	94.71	224.00	94.71 to 224.00	4,750	5,643
100	7	95.24	96.08	99.79	4.42	96.28	88.57	105.32	88.57 to 105.32	37,714	37,635
101	75	98.59	99.38	97.04	8.23	102.41	65.24	152.94	96.00 to 100.00	61,348	59,532
102	3	100.00	102.42	103.55	4.99	98.91	96.15	111.11	N/A	94,000	97,333
104	11	96.84	100.64	95.55	10.24	105.33	74.73	160.00	91.66 to 100.00	83,477	79,762
ALL _____											
	103	98.59	102.73	97.35	11.15	105.52	65.24	224.00	96.15 to 100.00	59,209	57,643

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	103	<b>MEDIAN:</b>	<b>99</b>	COV:	21.40	95% Median C.I.:	96.15 to 100.00
TOTAL Sales Price:	6,076,121	WGT. MEAN:	97	STD:	21.98	95% Wgt. Mean C.I.:	94.96 to 99.75
TOTAL Adj.Sales Price:	6,098,621	MEAN:	103	AVG.ABS.DEV:	10.99	95% Mean C.I.:	98.48 to 106.97
TOTAL Assessed Value:	5,937,292						
AVG. Adj. Sales Price:	59,209	COD:	11.15	MAX Sales Ratio:	224.00		
AVG. Assessed Value:	57,643	PRD:	105.52	MIN Sales Ratio:	65.24		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	112.50	138.79	108.63	32.98	127.77	94.71	224.00	96.15 to 193.20	18,361	19,945
10	3	104.17	109.31	108.41	7.60	100.83	100.00	123.75	N/A	15,373	16,666
20	35	96.88	100.78	98.64	9.68	102.18	71.43	160.00	95.59 to 100.00	27,912	27,532
30	48	96.75	97.55	96.02	7.77	101.60	65.24	135.00	94.44 to 100.00	77,704	74,610
40	8	99.84	99.20	98.51	3.11	100.71	91.93	107.14	91.93 to 107.14	147,562	145,357
<u>ALL</u>	<u>103</u>	<u>98.59</u>	<u>102.73</u>	<u>97.35</u>	<u>11.15</u>	<u>105.52</u>	<u>65.24</u>	<u>224.00</u>	<u>96.15 to 100.00</u>	<u>59,209</u>	<u>57,643</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:	16	<b>MEDIAN:</b>	<b>94</b>	COV:	31.37	95% Median C.I.:	64.71 to 114.00	(! : Derived)
TOTAL Sales Price:	788,000	WGT. MEAN:	85	STD:	28.48	95% Wgt. Mean C.I.:	69.33 to 100.03	
TOTAL Adj. Sales Price:	753,000	MEAN:	91	AVG. ABS. DEV:	21.66	95% Mean C.I.:	75.60 to 105.94	
TOTAL Assessed Value:	637,643							
AVG. Adj. Sales Price:	47,062	COD:	22.92	MAX Sales Ratio:	125.00			
AVG. Assessed Value:	39,852	PRD:	107.19	MIN Sales Ratio:	25.64			

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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	1	98.00	98.00	98.00			98.00	98.00	N/A	43,500	42,630
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	2	110.07	110.07	107.81	11.62	102.10	97.28	122.86	N/A	42,500	45,819
04/01/04 TO 06/30/04	4	63.26	75.02	65.42	31.35	114.68	48.57	125.00	N/A	51,000	33,362
07/01/04 TO 09/30/04	2	115.75	115.75	114.24	4.97	101.32	110.00	121.50	N/A	23,750	27,131
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	91.67	91.67	91.67			91.67	91.67	N/A	60,000	55,000
04/01/05 TO 06/30/05	3	90.91	96.70	95.07	10.56	101.71	85.19	114.00	N/A	33,833	32,166
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	3	84.40	73.60	77.62	33.62	94.83	25.64	110.77	N/A	70,500	54,720
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/03 TO 06/30/04	7	97.28	88.32	80.52	25.08	109.69	48.57	125.00	48.57 to 125.00	47,500	38,245
07/01/04 TO 06/30/05	6	100.84	102.21	98.45	12.85	103.82	85.19	121.50	85.19 to 121.50	34,833	34,293
07/01/05 TO 06/30/06	3	84.40	73.60	77.62	33.62	94.83	25.64	110.77	N/A	70,500	54,720
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	8	103.64	93.97	83.02	24.97	113.19	48.57	125.00	48.57 to 125.00	42,062	34,918
01/01/05 TO 12/31/05	7	90.91	86.08	84.63	19.05	101.72	25.64	114.00	25.64 to 114.00	53,285	45,094
<u>ALL</u>	16	94.47	90.77	84.68	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,852

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRANT	10	100.84	97.34	86.35	18.33	112.73	61.81	122.86	64.71 to 121.50	46,500	40,151
MADRID	2	97.64	97.64	97.61	0.37	100.03	97.28	98.00	N/A	46,750	45,634
RURAL	1	84.40	84.40	84.40			84.40	84.40	N/A	140,000	118,162
VENANGO	3	48.57	66.40	48.99	68.19	135.54	25.64	125.00	N/A	18,166	8,900
<u>ALL</u>	16	94.47	90.77	84.68	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,852

**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	11	91.67	84.84	80.49	26.75	105.40	25.64	122.86	48.57 to 114.00	44,000	35,416
2	3	90.91	98.94	89.09	13.60	111.05	84.40	121.50	N/A	69,000	61,475
3	2	111.14	111.14	102.64	12.47	108.28	97.28	125.00	N/A	31,000	31,819
<u>ALL</u>	16	94.47	90.77	84.68	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,852

**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:	16	<b>MEDIAN:</b>	<b>94</b>	COV:	31.37	95% Median C.I.:	64.71 to 114.00	(!: Derived)
TOTAL Sales Price:	788,000	WGT. MEAN:	85	STD:	28.48	95% Wgt. Mean C.I.:	69.33 to 100.03	
TOTAL Adj.Sales Price:	753,000	MEAN:	91	AVG.ABS.DEV:	21.66	95% Mean C.I.:	75.60 to 105.94	
TOTAL Assessed Value:	637,643							
AVG. Adj. Sales Price:	47,062	COD:	22.92	MAX Sales Ratio:	125.00			
AVG. Assessed Value:	39,852	PRD:	107.19	MIN Sales Ratio:	25.64			

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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	15	91.67	90.34	83.78	24.79	107.82	25.64	125.00	64.71 to 114.00	46,866	39,267
2	1	97.28	97.28	97.28			97.28	97.28	N/A	50,000	48,638
ALL	16	94.47	90.77	84.68	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,852

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0095											
43-0079											
51-0001											
51-0006											
56-0565											
68-0020	16	94.47	90.77	84.68	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,852
NonValid School											
ALL	16	94.47	90.77	84.68	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,852

**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	72.93	74.12	72.09	50.76	102.81	25.64	125.00	N/A	26,125	18,834
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	110.00	101.99	102.79	7.75	99.22	85.19	110.77	N/A	29,833	30,666
1920 TO 1939	3	114.00	100.52	112.41	17.00	89.43	64.71	122.86	N/A	22,833	25,666
1940 TO 1949	1	91.67	91.67	91.67			91.67	91.67	N/A	60,000	55,000
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	4	87.66	83.78	76.77	12.18	109.14	61.81	98.00	N/A	103,250	79,260
1980 TO 1989											
1990 TO 1994	1	121.50	121.50	121.50			121.50	121.50	N/A	17,500	21,263
1995 TO 1999											
2000 TO Present											
ALL	16	94.47	90.77	84.68	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,852

**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:	16	<b>MEDIAN:</b>	<b>94</b>	COV:	31.37	95% Median C.I.:	64.71 to 114.00	(! : Derived)
TOTAL Sales Price:	788,000	WGT. MEAN:	85	STD:	28.48	95% Wgt. Mean C.I.:	69.33 to 100.03	
TOTAL Adj.Sales Price:	753,000	MEAN:	91	AVG.ABS.DEV:	21.66	95% Mean C.I.:	75.60 to 105.94	
TOTAL Assessed Value:	637,643							
AVG. Adj. Sales Price:	47,062	COD:	22.92	MAX Sales Ratio:	125.00			
AVG. Assessed Value:	39,852	PRD:	107.19	MIN Sales Ratio:	25.64			

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	48.57	48.57	48.57			48.57	48.57	N/A	3,500	1,700
5000 TO 9999	1	64.71	64.71	64.71			64.71	64.71	N/A	8,500	5,500
Total \$ _____											
1 TO 9999	2	56.64	56.64	60.00	14.25	94.40	48.57	64.71	N/A	6,000	3,600
10000 TO 29999	4	117.75	111.42	107.68	10.04	103.47	85.19	125.00	N/A	20,375	21,940
30000 TO 59999	7	98.00	93.64	92.40	18.92	101.33	25.64	122.86	25.64 to 122.86	39,928	36,895
60000 TO 99999	1	91.67	91.67	91.67			91.67	91.67	N/A	60,000	55,000
100000 TO 149999	1	84.40	84.40	84.40			84.40	84.40	N/A	140,000	118,162
150000 TO 249999	1	61.81	61.81	61.81			61.81	61.81	N/A	180,000	111,250
ALL _____	16	94.47	90.77	84.68	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,852

**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	1	48.57	48.57	48.57			48.57	48.57	N/A	3,500	1,700
5000 TO 9999	1	64.71	64.71	64.71			64.71	64.71	N/A	8,500	5,500
Total \$ _____											
1 TO 9999	2	56.64	56.64	60.00	14.25	94.40	48.57	64.71	N/A	6,000	3,600
10000 TO 29999	5	114.00	94.27	81.13	23.80	116.19	25.64	125.00	N/A	24,100	19,552
30000 TO 59999	7	98.00	103.07	100.92	9.30	102.13	90.91	122.86	90.91 to 122.86	42,928	43,324
100000 TO 149999	2	73.11	73.11	71.69	15.45	101.97	61.81	84.40	N/A	160,000	114,706
ALL _____	16	94.47	90.77	84.68	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,852

**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	72.93	74.12	72.09	50.76	102.81	25.64	125.00	N/A	26,125	18,834
20	12	94.84	96.32	86.71	17.44	111.08	61.81	122.86	84.40 to 114.00	54,041	46,858
ALL _____	16	94.47	90.77	84.68	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,852



**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:	16	<b>MEDIAN:</b>	<b>94</b>	COV:	31.37	95% Median C.I.:	64.71 to 114.00	(! : Derived)
TOTAL Sales Price:	788,000	WGT. MEAN:	85	STD:	28.48	95% Wgt. Mean C.I.:	69.33 to 100.03	
TOTAL Adj.Sales Price:	753,000	MEAN:	91	AVG.ABS.DEV:	21.66	95% Mean C.I.:	75.60 to 105.94	
TOTAL Assessed Value:	637,643							
AVG. Adj. Sales Price:	47,062	COD:	22.92	MAX Sales Ratio:	125.00			
AVG. Assessed Value:	39,852	PRD:	107.19	MIN Sales Ratio:	25.64			

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	97.28	97.28	97.28			97.28	97.28	N/A	50,000	48,638
344	2	74.95	74.95	80.28	13.66	93.36	64.71	85.19	N/A	17,750	14,250
350	2	67.82	67.82	62.32	62.19	108.83	25.64	110.00	N/A	34,500	21,500
353	5	114.00	112.86	107.90	7.97	104.59	91.67	125.00	N/A	32,900	35,500
406	4	76.36	80.70	71.54	33.40	112.80	48.57	121.50	N/A	62,625	44,803
428	1	84.40	84.40	84.40			84.40	84.40	N/A	140,000	118,162
528	1	98.00	98.00	98.00			98.00	98.00	N/A	43,500	42,630
ALL	16	94.47	90.77	84.68	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,852

**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	16	94.47	90.77	84.68	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,852
04											
ALL	16	94.47	90.77	84.68	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,852

**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:	108	<b>MEDIAN:</b>	<b>72</b>	COV:	14.57	95% Median C.I.:	70.36 to 74.52	(!: Derived)
(AgLand) TOTAL Sales Price:	15,810,330	WGT. MEAN:	73	STD:	10.78	95% Wgt. Mean C.I.:	70.58 to 76.05	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,619,830	MEAN:	74	AVG.ABS.DEV:	7.51	95% Mean C.I.:	71.94 to 76.01	
(AgLand) TOTAL Assessed Value:	11,451,065							
AVG. Adj. Sales Price:	144,628	COD:	10.41	MAX Sales Ratio:	114.19			
AVG. Assessed Value:	106,028	PRD:	100.90	MIN Sales Ratio:	52.09			

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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	1	80.35	80.35	80.35			80.35	80.35	N/A	65,400	52,548
10/01/03 TO 12/31/03	10	74.32	79.87	77.79	15.07	102.67	63.93	106.21	66.72 to 102.90	134,196	104,389
01/01/04 TO 03/31/04	11	75.69	76.12	71.90	7.08	105.87	66.07	94.30	67.13 to 80.66	155,518	111,818
04/01/04 TO 06/30/04	13	73.92	73.80	69.56	7.73	106.10	60.50	86.39	67.88 to 81.10	182,442	126,900
07/01/04 TO 09/30/04	3	76.49	74.57	72.39	4.88	103.00	68.01	79.20	N/A	88,828	64,304
10/01/04 TO 12/31/04	3	73.97	73.45	74.13	2.55	99.08	70.36	76.01	N/A	95,008	70,427
01/01/05 TO 03/31/05	19	71.51	74.77	76.92	10.87	97.22	59.74	114.19	68.51 to 78.19	125,064	96,193
04/01/05 TO 06/30/05	12	67.78	69.78	69.22	11.48	100.81	54.20	86.17	61.86 to 80.01	168,361	116,540
07/01/05 TO 09/30/05	3	70.27	72.34	74.16	3.48	97.55	69.71	77.05	N/A	96,800	71,787
10/01/05 TO 12/31/05	6	69.29	66.71	66.39	8.26	100.48	52.09	76.42	52.09 to 76.42	81,416	54,055
01/01/06 TO 03/31/06	20	70.76	73.68	76.68	12.99	96.09	56.37	113.47	66.99 to 76.44	121,602	93,250
04/01/06 TO 06/30/06	7	71.08	74.33	73.05	6.01	101.75	68.65	90.78	68.65 to 90.78	281,571	205,690
<u>Study Years</u>											
07/01/03 TO 06/30/04	35	74.52	76.45	72.43	9.69	105.55	60.50	106.21	72.04 to 79.10	156,851	113,604
07/01/04 TO 06/30/05	37	71.51	73.03	73.37	10.29	99.54	54.20	114.19	68.51 to 76.01	133,731	98,117
07/01/05 TO 06/30/06	36	70.54	72.54	74.19	10.15	97.77	52.09	113.47	68.65 to 73.85	143,943	106,793
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	30	74.52	74.69	70.87	6.90	105.40	60.50	94.30	72.04 to 77.56	154,465	109,463
01/01/05 TO 12/31/05	40	70.54	71.88	72.76	10.35	98.79	52.09	114.19	68.51 to 74.54	129,386	94,146
<u>ALL</u>											
	108	72.14	73.97	73.31	10.41	100.90	52.09	114.19	70.36 to 74.52	144,628	106,028

**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:	108	<b>MEDIAN:</b>	<b>72</b>	COV:	14.57	95% Median C.I.:	70.36 to 74.52	(!: Derived)
(AgLand) TOTAL Sales Price:	15,810,330	WGT. MEAN:	73	STD:	10.78	95% Wgt. Mean C.I.:	70.58 to 76.05	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,619,830	MEAN:	74	AVG.ABS.DEV:	7.51	95% Mean C.I.:	71.94 to 76.01	
(AgLand) TOTAL Assessed Value:	11,451,065							
AVG. Adj. Sales Price:	144,628	COD:	10.41	MAX Sales Ratio:	114.19			
AVG. Assessed Value:	106,028	PRD:	100.90	MIN Sales Ratio:	52.09			

Printed: 03/28/2007 11:14:35

GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
3151	3	86.39	83.41	84.17	3.76	99.10	77.05	86.80	N/A	216,666	182,378
3153	8	74.18	77.77	78.28	13.61	99.36	59.40	106.21	59.40 to 106.21	238,025	186,318
3155	8	81.88	83.86	81.25	14.13	103.21	67.52	113.47	67.52 to 113.47	112,050	91,040
3157	4	70.66	71.36	73.29	7.68	97.36	63.02	81.10	N/A	95,500	69,996
3159	1	68.04	68.04	68.04			68.04	68.04	N/A	121,000	82,326
3161	3	61.75	66.50	65.11	9.86	102.13	59.74	78.00	N/A	169,250	110,203
3361	2	65.91	65.91	67.39	3.00	97.80	63.93	67.88	N/A	285,000	192,047
3363	1	61.15	61.15	61.15			61.15	61.15	N/A	94,200	57,599
3365	3	67.12	66.20	64.07	5.73	103.33	59.97	71.51	N/A	119,000	76,240
3367	5	64.61	66.81	67.56	5.64	98.90	61.86	76.54	N/A	183,180	123,751
3369	2	76.66	76.66	73.44	12.61	104.39	66.99	86.33	N/A	60,000	44,062
3371	9	69.95	71.16	71.12	4.96	100.05	64.40	78.29	68.20 to 75.69	106,850	75,995
3373	10	76.21	75.72	76.10	3.39	99.49	69.53	80.66	70.27 to 78.66	88,596	67,426
3375	11	72.24	74.52	74.38	5.18	100.18	69.87	86.17	70.07 to 79.67	177,962	132,369
3377	4	74.32	83.14	90.31	15.28	92.05	69.71	114.19	N/A	133,450	120,520
3379	4	67.69	65.64	68.62	6.04	95.65	56.37	70.80	N/A	117,625	80,716
3385	1	71.28	71.28	71.28			71.28	71.28	N/A	35,775	25,501
3387	3	72.36	72.85	72.92	11.06	99.91	61.10	85.10	N/A	102,333	74,618
3585	5	80.01	77.28	76.36	11.68	101.20	52.09	94.30	N/A	74,000	56,504
3587	6	70.62	68.59	65.68	7.46	104.44	60.50	73.97	60.50 to 73.97	282,916	185,808
3589	5	71.69	77.60	72.94	11.57	106.40	66.07	102.90	N/A	103,143	75,229
3593	8	70.55	70.95	66.99	10.23	105.92	54.20	86.26	54.20 to 86.26	109,485	73,338
3595	2	79.07	79.07	78.78	2.50	100.36	77.09	81.04	N/A	245,000	193,014
ALL	108	72.14	73.97	73.31	10.41	100.90	52.09	114.19	70.36 to 74.52	144,628	106,028

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
0	108	72.14	73.97	73.31	10.41	100.90	52.09	114.19	70.36 to 74.52	144,628	106,028
ALL	108	72.14	73.97	73.31	10.41	100.90	52.09	114.19	70.36 to 74.52	144,628	106,028

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2	108	72.14	73.97	73.31	10.41	100.90	52.09	114.19	70.36 to 74.52	144,628	106,028
ALL	108	72.14	73.97	73.31	10.41	100.90	52.09	114.19	70.36 to 74.52	144,628	106,028

**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:	108	<b>MEDIAN:</b>	<b>72</b>	COV:	14.57	95% Median C.I.:	70.36 to 74.52	(!: Derived)
(AgLand) TOTAL Sales Price:	15,810,330	WGT. MEAN:	73	STD:	10.78	95% Wgt. Mean C.I.:	70.58 to 76.05	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,619,830	MEAN:	74	AVG.ABS.DEV:	7.51	95% Mean C.I.:	71.94 to 76.01	
(AgLand) TOTAL Assessed Value:	11,451,065							
AVG. Adj. Sales Price:	144,628	COD:	10.41	MAX Sales Ratio:	114.19			
AVG. Assessed Value:	106,028	PRD:	100.90	MIN Sales Ratio:	52.09			

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0095	7	77.05	77.62	77.32	13.46	100.39	59.40	96.24	59.40 to 96.24	298,457	230,764
43-0079											
51-0001											
51-0006	1	78.00	78.00	78.00			78.00	78.00	N/A	131,750	102,770
56-0565	7	77.74	74.26	73.61	13.05	100.89	52.09	94.30	52.09 to 94.30	86,714	63,829
68-0020	93	71.69	73.63	72.59	9.74	101.43	54.20	114.19	70.27 to 73.97	137,547	99,850
NonValid School											
ALL	108	72.14	73.97	73.31	10.41	100.90	52.09	114.19	70.36 to 74.52	144,628	106,028

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	2	61.75	61.75	63.53	8.71	97.19	56.37	67.12	N/A	30,000	19,060
100.01 TO 180.00	69	71.99	73.75	72.05	9.74	102.36	52.09	113.47	70.33 to 74.88	94,167	67,852
180.01 TO 330.00	28	73.39	74.98	74.37	11.15	100.82	60.50	114.19	69.87 to 77.09	185,115	137,665
330.01 TO 650.00	8	71.94	75.63	74.69	13.06	101.26	62.37	96.24	62.37 to 96.24	379,878	283,714
650.01 +	1	72.24	72.24	72.24			72.24	72.24	N/A	840,000	606,779
ALL	108	72.14	73.97	73.31	10.41	100.90	52.09	114.19	70.36 to 74.52	144,628	106,028

**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	50	73.91	73.86	73.95	5.99	99.89	64.40	94.30	70.34 to 75.98	89,424	66,125
DRY-N/A	14	69.61	70.01	69.85	11.46	100.23	52.09	86.26	61.75 to 82.24	162,635	113,598
GRASS	7	69.71	67.16	68.71	7.69	97.74	56.37	76.01	56.37 to 76.01	63,857	43,879
GRASS-N/A	5	73.92	79.41	73.43	14.98	108.14	62.37	102.90	N/A	76,938	56,496
IRRGTD-N/A	32	72.18	76.52	74.19	16.06	103.15	54.20	114.19	67.55 to 81.10	251,251	186,399
ALL	108	72.14	73.97	73.31	10.41	100.90	52.09	114.19	70.36 to 74.52	144,628	106,028

**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:	108	<b>MEDIAN:</b>	<b>72</b>	COV:	14.57	95% Median C.I.:	70.36 to 74.52	(! : Derived)
(AgLand) TOTAL Sales Price:	15,810,330	WGT. MEAN:	73	STD:	10.78	95% Wgt. Mean C.I.:	70.58 to 76.05	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,619,830	MEAN:	74	AVG.ABS.DEV:	7.51	95% Mean C.I.:	71.94 to 76.01	
(AgLand) TOTAL Assessed Value:	11,451,065							
AVG. Adj. Sales Price:	144,628	COD:	10.41	MAX Sales Ratio:	114.19			
AVG. Assessed Value:	106,028	PRD:	100.90	MIN Sales Ratio:	52.09			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	58	73.39	73.40	73.27	6.80	100.18	61.10	94.30	70.34 to 75.37	88,572	64,899
DRY-N/A	6	70.06	69.32	70.30	11.54	98.61	52.09	85.10	52.09 to 85.10	268,483	188,752
GRASS	9	69.71	67.38	68.27	7.82	98.70	56.37	76.01	61.15 to 73.92	73,000	49,836
GRASS-N/A	3	86.33	86.91	80.77	12.12	107.60	71.51	102.90	N/A	58,230	47,035
IRRGTD	22	72.24	76.69	74.01	17.52	103.62	54.20	113.47	61.92 to 86.17	217,965	161,318
IRRGTD-N/A	10	72.18	76.16	74.45	12.80	102.30	59.74	114.19	67.13 to 86.80	324,480	241,575
ALL	108	72.14	73.97	73.31	10.41	100.90	52.09	114.19	70.36 to 74.52	144,628	106,028

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	64	72.70	73.02	72.56	7.30	100.63	52.09	94.30	70.33 to 74.88	105,439	76,510
GRASS	10	70.50	67.79	68.70	7.22	98.67	56.37	76.01	61.15 to 73.92	75,900	52,146
GRASS-N/A	2	94.62	94.62	93.78	8.76	100.89	86.33	102.90	N/A	36,346	34,085
IRRGTD	32	72.18	76.52	74.19	16.06	103.15	54.20	114.19	67.55 to 81.10	251,251	186,399
ALL	108	72.14	73.97	73.31	10.41	100.90	52.09	114.19	70.36 to 74.52	144,628	106,028

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	56.37	56.37	56.37			56.37	56.37	N/A	20,000	11,274
30000 TO 59999	11	76.49	79.36	79.21	12.79	100.19	64.61	102.90	67.12 to 94.30	44,497	35,244
60000 TO 99999	46	71.78	73.01	72.95	8.64	100.08	52.09	113.47	69.95 to 74.88	73,639	53,720
100000 TO 149999	15	75.98	76.10	75.96	6.65	100.18	62.37	90.78	71.51 to 78.29	128,195	97,378
150000 TO 249999	22	70.77	73.08	73.57	12.49	99.33	54.20	114.19	66.07 to 77.05	183,577	135,065
250000 TO 499999	10	73.38	74.52	73.66	13.69	101.17	60.50	96.24	61.86 to 86.80	361,433	266,235
500000 +	3	67.55	68.97	69.24	2.52	99.62	67.13	72.24	N/A	715,666	495,496
ALL	108	72.14	73.97	73.31	10.41	100.90	52.09	114.19	70.36 to 74.52	144,628	106,028

**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:	108	<b>MEDIAN:</b>	<b>72</b>	COV:	14.57	95% Median C.I.:	70.36 to 74.52	(! : Derived)
(AgLand) TOTAL Sales Price:	15,810,330	WGT. MEAN:	73	STD:	10.78	95% Wgt. Mean C.I.:	70.58 to 76.05	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,619,830	MEAN:	74	AVG.ABS.DEV:	7.51	95% Mean C.I.:	71.94 to 76.01	
(AgLand) TOTAL Assessed Value:	11,451,065							
AVG. Adj. Sales Price:	144,628	COD:	10.41	MAX Sales Ratio:	114.19			
AVG. Assessed Value:	106,028	PRD:	100.90	MIN Sales Ratio:	52.09			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____ Low \$ _____	_____										
_____ Total \$ _____											
10000 TO 29999	5	69.71	67.23	68.39	5.59	98.31	56.37	71.69	N/A	35,355	24,179
30000 TO 59999	50	73.16	73.40	72.46	8.83	101.30	52.09	102.90	70.07 to 75.69	69,201	50,145
60000 TO 99999	9	71.51	78.58	75.98	16.89	103.43	61.75	113.47	62.37 to 94.06	110,111	83,663
100000 TO 149999	28	72.65	72.21	71.15	7.76	101.49	54.20	86.39	69.87 to 76.01	162,886	115,896
150000 TO 249999	7	77.09	80.82	78.34	13.74	103.17	60.50	114.19	60.50 to 114.19	280,697	219,888
250000 TO 499999	7	67.88	78.35	75.64	20.61	103.59	61.86	106.21	61.86 to 106.21	410,607	310,576
500000 +	2	69.69	69.69	69.82	3.67	99.80	67.13	72.24	N/A	796,000	555,784
_____ ALL _____											
	108	72.14	73.97	73.31	10.41	100.90	52.09	114.19	70.36 to 74.52	144,628	106,028

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	103	<b>MEDIAN:</b>	<b>96</b>	COV:	26.56	95% Median C.I.:	95.20 to 98.85
TOTAL Sales Price:	6,076,121	WGT. MEAN:	96	STD:	26.29	95% Wgt. Mean C.I.:	92.94 to 98.33
TOTAL Adj.Sales Price:	6,076,121	MEAN:	99	AVG.ABS.DEV:	14.57	95% Mean C.I.:	93.92 to 104.08
TOTAL Assessed Value:	5,810,849						
AVG. Adj. Sales Price:	58,991	COD:	15.13	MAX Sales Ratio:	224.00		
AVG. Assessed Value:	56,416	PRD:	103.52	MIN Sales Ratio:	31.67		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	14	97.35	105.57	97.72	18.29	108.03	71.43	189.30	91.23 to 117.95	61,321	59,920
10/01/04 TO 12/31/04	11	97.21	93.28	97.79	12.56	95.39	31.67	123.08	84.21 to 107.62	80,181	78,409
01/01/05 TO 03/31/05	7	96.63	114.20	96.18	27.03	118.74	77.55	224.00	77.55 to 224.00	59,500	57,225
04/01/05 TO 06/30/05	13	95.24	97.38	95.64	7.41	101.83	84.06	123.75	90.07 to 100.00	65,578	62,716
07/01/05 TO 09/30/05	10	97.78	99.84	93.84	19.20	106.39	60.53	142.80	70.00 to 139.13	28,300	26,557
10/01/05 TO 12/31/05	14	100.00	106.64	98.82	19.00	107.91	65.24	220.00	86.29 to 118.26	63,407	62,660
01/01/06 TO 03/31/06	17	95.65	88.30	88.98	12.26	99.24	45.36	109.23	78.53 to 100.00	54,197	48,226
04/01/06 TO 06/30/06	17	95.60	96.17	95.52	10.24	100.68	74.73	135.00	83.08 to 104.17	57,326	54,759
____Study Years____											
07/01/04 TO 06/30/05	45	96.63	101.54	96.94	15.18	104.75	31.67	224.00	93.33 to 99.67	66,878	64,828
07/01/05 TO 06/30/06	58	96.22	97.02	94.36	15.06	102.83	45.36	220.00	93.75 to 100.00	52,872	49,889
____Calendar Yrs____											
01/01/05 TO 12/31/05	44	98.66	103.56	96.68	17.09	107.12	60.53	224.00	91.66 to 100.00	55,448	53,606
____ALL____											
	103	96.30	99.00	95.63	15.13	103.52	31.67	224.00	95.20 to 98.85	58,991	56,416

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRANDON	1	91.53	91.53	91.53			91.53	91.53	N/A	30,000	27,460
ELSIE	6	123.35	136.27	94.26	41.47	144.57	77.55	220.00	77.55 to 220.00	19,216	18,112
GRAINTON	1	31.67	31.67	31.67			31.67	31.67	N/A	30,000	9,500
GRANT	66	98.30	98.74	98.00	7.12	100.76	71.43	135.00	95.65 to 100.00	64,955	63,653
KENTON HEIGHTS	2	103.24	103.24	103.65	4.25	99.60	98.85	107.62	N/A	96,000	99,500
MADRID	14	81.79	88.27	81.09	22.50	108.86	57.14	142.80	70.00 to 107.69	23,453	19,017
RURAL	10	93.16	90.21	91.72	18.58	98.36	45.36	118.26	65.24 to 112.50	102,240	93,772
VENANGO	3	86.96	131.72	86.08	53.58	153.02	84.21	224.00	N/A	23,666	20,373
____ALL____											
	103	96.30	99.00	95.63	15.13	103.52	31.67	224.00	95.20 to 98.85	58,991	56,416

**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	84	96.22	100.17	95.89	15.86	104.46	31.67	224.00	94.44 to 99.53	48,035	46,061
2	8	99.20	98.37	98.71	4.95	99.65	83.51	112.50	83.51 to 112.50	113,337	111,875
3	11	94.38	90.55	92.27	16.63	98.14	45.36	118.26	65.24 to 107.62	103,127	95,156
____ALL____											
	103	96.30	99.00	95.63	15.13	103.52	31.67	224.00	95.20 to 98.85	58,991	56,416

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	103	<b>MEDIAN:</b>	<b>96</b>	COV:	26.56	95% Median C.I.:	95.20 to 98.85
TOTAL Sales Price:	6,076,121	WGT. MEAN:	96	STD:	26.29	95% Wgt. Mean C.I.:	92.94 to 98.33
TOTAL Adj.Sales Price:	6,076,121	MEAN:	99	AVG.ABS.DEV:	14.57	95% Mean C.I.:	93.92 to 104.08
TOTAL Assessed Value:	5,810,849						
AVG. Adj. Sales Price:	58,991	COD:	15.13	MAX Sales Ratio:	224.00		
AVG. Assessed Value:	56,416	PRD:	103.52	MIN Sales Ratio:	31.67		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	97	96.30	96.83	95.62	12.77	101.27	31.67	220.00	95.00 to 98.85	62,410	59,678
2	6	119.00	134.01	98.67	43.15	135.82	70.00	224.00	70.00 to 224.00	3,725	3,675
ALL											
	103	96.30	99.00	95.63	15.13	103.52	31.67	224.00	95.20 to 98.85	58,991	56,416

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	100	96.47	99.28	95.64	15.24	103.81	31.67	224.00	95.20 to 99.53	60,516	57,874
06											
07	3	86.29	89.70	95.35	8.19	94.07	80.80	102.00	N/A	8,166	7,786
ALL											
	103	96.30	99.00	95.63	15.13	103.52	31.67	224.00	95.20 to 98.85	58,991	56,416

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0095											
43-0079											
51-0001											
51-0006											
56-0565	1	31.67	31.67	31.67			31.67	31.67	N/A	30,000	9,500
68-0020	102	96.47	99.66	95.95	14.60	103.86	45.36	224.00	95.20 to 99.53	59,275	56,875
NonValid School											
ALL											
	103	96.30	99.00	95.63	15.13	103.52	31.67	224.00	95.20 to 98.85	58,991	56,416



**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	103	<b>MEDIAN:</b>	<b>96</b>	COV:	26.56	95% Median C.I.:	95.20 to 98.85
TOTAL Sales Price:	6,076,121	WGT. MEAN:	96	STD:	26.29	95% Wgt. Mean C.I.:	92.94 to 98.33
TOTAL Adj.Sales Price:	6,076,121	MEAN:	99	AVG.ABS.DEV:	14.57	95% Mean C.I.:	93.92 to 104.08
TOTAL Assessed Value:	5,810,849						
AVG. Adj. Sales Price:	58,991	COD:	15.13	MAX Sales Ratio:	224.00		
AVG. Assessed Value:	56,416	PRD:	103.52	MIN Sales Ratio:	31.67		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	7	95.20	121.35	81.19	53.72	149.46	45.36	224.00	45.36 to 224.00	4,750	3,856
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	7	93.75	111.86	95.68	24.28	116.92	84.21	220.00	84.21 to 220.00	37,328	35,714
1920 TO 1939	29	95.24	94.71	88.70	17.15	106.77	31.67	152.94	84.06 to 100.00	32,964	29,239
1940 TO 1949	11	95.56	93.79	90.15	12.90	104.04	57.14	123.53	71.43 to 111.11	32,954	29,707
1950 TO 1959	9	94.38	92.61	89.44	5.58	103.55	70.34	103.23	90.20 to 98.73	75,566	67,587
1960 TO 1969	6	98.08	97.51	96.64	6.79	100.90	80.83	112.50	80.83 to 112.50	66,916	64,666
1970 TO 1979	18	98.35	95.96	98.02	8.84	97.90	72.09	112.40	90.07 to 100.92	85,250	83,558
1980 TO 1989	8	101.61	105.43	104.06	7.20	101.31	95.24	123.08	95.24 to 123.08	75,562	78,633
1990 TO 1994	1	100.00	100.00	100.00			100.00	100.00	N/A	157,000	157,000
1995 TO 1999	4	98.44	99.45	98.89	3.09	100.56	95.60	105.32	N/A	150,125	148,461
2000 TO Present	3	100.00	99.69	98.73	5.07	100.97	91.93	107.14	N/A	161,666	159,619
ALL	103	96.30	99.00	95.63	15.13	103.52	31.67	224.00	95.20 to 98.85	58,991	56,416

**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	166.05	159.23	132.35	28.56	120.30	80.80	224.00	N/A	1,625	2,150
5000 TO 9999	7	95.20	115.32	114.53	35.09	100.69	70.00	220.00	70.00 to 220.00	6,550	7,501
Total \$											
1 TO 9999	11	100.00	131.28	116.74	46.72	112.46	70.00	224.00	80.80 to 220.00	4,759	5,555
10000 TO 29999	23	96.00	98.46	99.00	16.18	99.45	45.36	139.13	91.23 to 107.69	20,563	20,358
30000 TO 59999	29	91.53	88.46	88.48	12.35	99.98	31.67	118.26	84.06 to 98.73	42,389	37,507
60000 TO 99999	21	98.73	100.81	100.59	6.79	100.22	80.83	123.08	95.59 to 109.23	77,261	77,714
100000 TO 149999	10	99.77	96.63	96.65	7.58	99.98	65.24	107.62	90.91 to 107.14	118,300	114,339
150000 TO 249999	9	96.00	93.28	93.56	5.51	99.70	70.34	100.00	90.07 to 99.67	168,444	157,596
ALL	103	96.30	99.00	95.63	15.13	103.52	31.67	224.00	95.20 to 98.85	58,991	56,416

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	103	<b>MEDIAN:</b>	<b>96</b>	COV:	26.56	95% Median C.I.:	95.20 to 98.85
TOTAL Sales Price:	6,076,121	WGT. MEAN:	96	STD:	26.29	95% Wgt. Mean C.I.:	92.94 to 98.33
TOTAL Adj.Sales Price:	6,076,121	MEAN:	99	AVG.ABS.DEV:	14.57	95% Mean C.I.:	93.92 to 104.08
TOTAL Assessed Value:	5,810,849						
AVG. Adj. Sales Price:	58,991	COD:	15.13	MAX Sales Ratio:	224.00		
AVG. Assessed Value:	56,416	PRD:	103.52	MIN Sales Ratio:	31.67		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	7	82.78	119.29	77.44	62.12	154.04	45.36	224.00	45.36 to 224.00	4,035	3,125
5000 TO 9999	5	86.29	76.63	59.64	21.68	128.49	31.67	100.00	N/A	12,300	7,336
Total \$ _____											
1 TO 9999	12	84.54	101.52	65.24	45.05	155.59	31.67	224.00	70.00 to 142.80	7,479	4,879
10000 TO 29999	25	96.00	104.73	96.81	19.64	108.18	60.53	220.00	91.53 to 107.69	21,722	21,030
30000 TO 59999	28	94.69	93.79	92.27	10.09	101.65	57.14	139.13	89.74 to 100.00	44,350	40,920
60000 TO 99999	19	98.00	98.40	96.96	7.54	101.49	65.24	123.08	95.59 to 101.22	80,447	78,001
100000 TO 149999	11	100.00	98.05	96.50	8.51	101.61	70.34	111.11	90.07 to 111.11	119,818	115,625
150000 TO 249999	8	97.96	98.28	97.92	3.16	100.37	91.93	107.14	91.93 to 107.14	169,375	165,857
ALL _____											
	103	96.30	99.00	95.63	15.13	103.52	31.67	224.00	95.20 to 98.85	58,991	56,416

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	95.20	121.35	81.19	53.72	149.46	45.36	224.00	45.36 to 224.00	4,750	3,856
10	4	83.55	90.21	95.06	17.73	94.89	70.00	123.75	N/A	7,905	7,515
20	38	95.83	98.07	93.28	17.43	105.13	31.67	220.00	91.53 to 100.00	31,801	29,665
30	45	96.63	96.77	95.51	8.42	101.32	65.24	135.00	95.00 to 99.53	77,917	74,422
40	9	99.67	100.58	98.53	6.23	102.08	90.07	118.26	91.93 to 107.14	144,055	141,941
ALL _____											
	103	96.30	99.00	95.63	15.13	103.52	31.67	224.00	95.20 to 98.85	58,991	56,416

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	95.20	121.35	81.19	53.72	149.46	45.36	224.00	45.36 to 224.00	4,750	3,856
100	7	95.24	94.29	99.99	12.96	94.30	72.09	118.26	72.09 to 118.26	36,714	36,710
101	75	96.30	96.59	95.09	11.35	101.58	31.67	152.94	94.44 to 98.85	61,141	58,139
102	3	107.69	106.27	104.61	3.44	101.58	100.00	111.11	N/A	94,000	98,333
104	11	95.60	102.22	94.90	19.38	107.72	70.00	220.00	74.73 to 100.00	83,477	79,217
ALL _____											
	103	96.30	99.00	95.63	15.13	103.52	31.67	224.00	95.20 to 98.85	58,991	56,416

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	103	<b>MEDIAN:</b>	<b>96</b>	COV:	26.56	95% Median C.I.:	95.20 to 98.85
TOTAL Sales Price:	6,076,121	WGT. MEAN:	96	STD:	26.29	95% Wgt. Mean C.I.:	92.94 to 98.33
TOTAL Adj.Sales Price:	6,076,121	MEAN:	99	AVG.ABS.DEV:	14.57	95% Mean C.I.:	93.92 to 104.08
TOTAL Assessed Value:	5,810,849						
AVG. Adj. Sales Price:	58,991	COD:	15.13	MAX Sales Ratio:	224.00		
AVG. Assessed Value:	56,416	PRD:	103.52	MIN Sales Ratio:	31.67		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	96.15	117.57	101.06	43.37	116.34	45.36	224.00	70.00 to 189.30	18,361	18,555
10	3	104.17	99.31	101.91	17.20	97.45	70.00	123.75	N/A	15,373	15,666
20	35	95.24	97.02	91.25	18.65	106.32	31.67	220.00	86.96 to 100.00	27,470	25,067
30	48	96.47	96.57	95.33	8.42	101.30	65.24	135.00	93.69 to 99.53	77,558	73,934
40	8	99.84	101.23	99.16	5.13	102.08	91.93	118.26	91.93 to 118.26	147,562	146,328
<u>ALL</u>	<u>103</u>	<u>96.30</u>	<u>99.00</u>	<u>95.63</u>	<u>15.13</u>	<u>103.52</u>	<u>31.67</u>	<u>224.00</u>	<u>95.20 to 98.85</u>	<u>58,991</u>	<u>56,416</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:	16	<b>MEDIAN:</b>	<b>94</b>	COV:	31.38	95% Median C.I.:	64.71 to 114.00	(! : Derived)
TOTAL Sales Price:	788,000	WGT. MEAN:	85	STD:	28.45	95% Wgt. Mean C.I.:	69.30 to 99.90	
TOTAL Adj. Sales Price:	753,000	MEAN:	91	AVG. ABS. DEV:	21.57	95% Mean C.I.:	75.52 to 105.84	
TOTAL Assessed Value:	637,013							
AVG. Adj. Sales Price:	47,062	COD:	22.92	MAX Sales Ratio:	125.00			
AVG. Assessed Value:	39,813	PRD:	107.19	MIN Sales Ratio:	25.64			

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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	1	96.55	96.55	96.55			96.55	96.55	N/A	43,500	42,000
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	2	110.07	110.07	107.81	11.62	102.10	97.28	122.86	N/A	42,500	45,819
04/01/04 TO 06/30/04	4	63.26	75.02	65.42	31.35	114.68	48.57	125.00	N/A	51,000	33,362
07/01/04 TO 09/30/04	2	115.75	115.75	114.24	4.97	101.32	110.00	121.50	N/A	23,750	27,131
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	91.67	91.67	91.67			91.67	91.67	N/A	60,000	55,000
04/01/05 TO 06/30/05	3	90.91	96.70	95.07	10.56	101.71	85.19	114.00	N/A	33,833	32,166
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	3	84.40	73.60	77.62	33.62	94.83	25.64	110.77	N/A	70,500	54,720
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/03 TO 06/30/04	7	96.55	88.11	80.33	25.16	109.69	48.57	125.00	48.57 to 125.00	47,500	38,155
07/01/04 TO 06/30/05	6	100.84	102.21	98.45	12.85	103.82	85.19	121.50	85.19 to 121.50	34,833	34,293
07/01/05 TO 06/30/06	3	84.40	73.60	77.62	33.62	94.83	25.64	110.77	N/A	70,500	54,720
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	8	103.64	93.97	83.02	24.97	113.19	48.57	125.00	48.57 to 125.00	42,062	34,918
01/01/05 TO 12/31/05	7	90.91	86.08	84.63	19.05	101.72	25.64	114.00	25.64 to 114.00	53,285	45,094
<u>ALL</u>	16	94.11	90.68	84.60	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,813

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRANT	10	100.84	97.34	86.35	18.33	112.73	61.81	122.86	64.71 to 121.50	46,500	40,151
MADRID	2	96.91	96.91	96.94	0.38	99.98	96.55	97.28	N/A	46,750	45,319
RURAL	1	84.40	84.40	84.40			84.40	84.40	N/A	140,000	118,162
VENANGO	3	48.57	66.40	48.99	68.19	135.54	25.64	125.00	N/A	18,166	8,900
<u>ALL</u>	16	94.11	90.68	84.60	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,813

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	11	91.67	84.71	80.36	26.60	105.41	25.64	122.86	48.57 to 114.00	44,000	35,359
2	3	90.91	98.94	89.09	13.60	111.05	84.40	121.50	N/A	69,000	61,475
3	2	111.14	111.14	102.64	12.47	108.28	97.28	125.00	N/A	31,000	31,819
<u>ALL</u>	16	94.11	90.68	84.60	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,813

**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:	16	<b>MEDIAN:</b>	<b>94</b>	COV:	31.38	95% Median C.I.:	64.71 to 114.00	(! : Derived)
TOTAL Sales Price:	788,000	WGT. MEAN:	85	STD:	28.45	95% Wgt. Mean C.I.:	69.30 to 99.90	
TOTAL Adj.Sales Price:	753,000	MEAN:	91	AVG.ABS.DEV:	21.57	95% Mean C.I.:	75.52 to 105.84	
TOTAL Assessed Value:	637,013							
AVG. Adj. Sales Price:	47,062	COD:	22.92	MAX Sales Ratio:	125.00			
AVG. Assessed Value:	39,813	PRD:	107.19	MIN Sales Ratio:	25.64			

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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	15	91.67	90.24	83.69	24.69	107.82	25.64	125.00	64.71 to 114.00	46,866	39,225
2	1	97.28	97.28	97.28			97.28	97.28	N/A	50,000	48,638
ALL	16	94.11	90.68	84.60	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,813

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0095											
43-0079											
51-0001											
51-0006											
56-0565											
68-0020	16	94.11	90.68	84.60	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,813
NonValid School											
ALL	16	94.11	90.68	84.60	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,813

**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	72.93	74.12	72.09	50.76	102.81	25.64	125.00	N/A	26,125	18,834
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	110.00	101.99	102.79	7.75	99.22	85.19	110.77	N/A	29,833	30,666
1920 TO 1939	3	114.00	100.52	112.41	17.00	89.43	64.71	122.86	N/A	22,833	25,666
1940 TO 1949	1	91.67	91.67	91.67			91.67	91.67	N/A	60,000	55,000
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	4	87.66	83.42	76.61	11.76	108.88	61.81	96.55	N/A	103,250	79,103
1980 TO 1989											
1990 TO 1994	1	121.50	121.50	121.50			121.50	121.50	N/A	17,500	21,263
1995 TO 1999											
2000 TO Present											
ALL	16	94.11	90.68	84.60	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,813

**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:	16	<b>MEDIAN:</b>	<b>94</b>	COV:	31.38	95% Median C.I.:	64.71 to 114.00	(! : Derived)
TOTAL Sales Price:	788,000	WGT. MEAN:	85	STD:	28.45	95% Wgt. Mean C.I.:	69.30 to 99.90	
TOTAL Adj.Sales Price:	753,000	MEAN:	91	AVG.ABS.DEV:	21.57	95% Mean C.I.:	75.52 to 105.84	
TOTAL Assessed Value:	637,013							
AVG. Adj. Sales Price:	47,062	COD:	22.92	MAX Sales Ratio:	125.00			
AVG. Assessed Value:	39,813	PRD:	107.19	MIN Sales Ratio:	25.64			

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	48.57	48.57	48.57			48.57	48.57	N/A	3,500	1,700
5000 TO 9999	1	64.71	64.71	64.71			64.71	64.71	N/A	8,500	5,500
Total \$ _____											
1 TO 9999	2	56.64	56.64	60.00	14.25	94.40	48.57	64.71	N/A	6,000	3,600
10000 TO 29999	4	117.75	111.42	107.68	10.04	103.47	85.19	125.00	N/A	20,375	21,940
30000 TO 59999	7	97.28	93.43	92.18	19.17	101.36	25.64	122.86	25.64 to 122.86	39,928	36,805
60000 TO 99999	1	91.67	91.67	91.67			91.67	91.67	N/A	60,000	55,000
100000 TO 149999	1	84.40	84.40	84.40			84.40	84.40	N/A	140,000	118,162
150000 TO 249999	1	61.81	61.81	61.81			61.81	61.81	N/A	180,000	111,250
ALL _____											
	16	94.11	90.68	84.60	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,813

**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	1	48.57	48.57	48.57			48.57	48.57	N/A	3,500	1,700
5000 TO 9999	1	64.71	64.71	64.71			64.71	64.71	N/A	8,500	5,500
Total \$ _____											
1 TO 9999	2	56.64	56.64	60.00	14.25	94.40	48.57	64.71	N/A	6,000	3,600
10000 TO 29999	5	114.00	94.27	81.13	23.80	116.19	25.64	125.00	N/A	24,100	19,552
30000 TO 59999	7	97.28	102.86	100.71	9.47	102.14	90.91	122.86	90.91 to 122.86	42,928	43,234
100000 TO 149999	2	73.11	73.11	71.69	15.45	101.97	61.81	84.40	N/A	160,000	114,706
ALL _____											
	16	94.11	90.68	84.60	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,813

**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	72.93	74.12	72.09	50.76	102.81	25.64	125.00	N/A	26,125	18,834
20	12	94.11	96.20	86.61	17.44	111.07	61.81	122.86	84.40 to 114.00	54,041	46,806
ALL _____											
	16	94.11	90.68	84.60	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,813

**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:	16	<b>MEDIAN:</b>	<b>94</b>	COV:	31.38	95% Median C.I.:	64.71 to 114.00	(!: Derived)
TOTAL Sales Price:	788,000	WGT. MEAN:	85	STD:	28.45	95% Wgt. Mean C.I.:	69.30 to 99.90	
TOTAL Adj.Sales Price:	753,000	MEAN:	91	AVG.ABS.DEV:	21.57	95% Mean C.I.:	75.52 to 105.84	
TOTAL Assessed Value:	637,013							
AVG. Adj. Sales Price:	47,062	COD:	22.92	MAX Sales Ratio:	125.00			
AVG. Assessed Value:	39,813	PRD:	107.19	MIN Sales Ratio:	25.64			

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	72.93	74.12	72.09	50.76	102.81	25.64	125.00	N/A	26,125	18,834
344	2	74.95	74.95	80.28	13.66	93.36	64.71	85.19	N/A	17,750	14,250
350	1	110.00	110.00	110.00			110.00	110.00	N/A	30,000	33,000
353	4	112.39	109.83	106.56	7.66	103.07	91.67	122.86	N/A	38,125	40,625
406	3	90.91	91.41	71.87	21.89	127.19	61.81	121.50	N/A	82,333	59,171
428	1	84.40	84.40	84.40			84.40	84.40	N/A	140,000	118,162
528	1	96.55	96.55	96.55			96.55	96.55	N/A	43,500	42,000
ALL	16	94.11	90.68	84.60	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,813

**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	16	94.11	90.68	84.60	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,813
04											
ALL	16	94.11	90.68	84.60	22.92	107.19	25.64	125.00	64.71 to 114.00	47,062	39,813

**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:	108	<b>MEDIAN:</b>	<b>72</b>	COV:	14.84	95% Median C.I.:	70.36 to 74.52	(!: Derived)
(AgLand) TOTAL Sales Price:	15,808,891	WGT. MEAN:	74	STD:	11.00	95% Wgt. Mean C.I.:	70.70 to 76.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,618,391	MEAN:	74	AVG.ABS.DEV:	7.63	95% Mean C.I.:	72.03 to 76.18	
(AgLand) TOTAL Assessed Value:	11,486,715							
AVG. Adj. Sales Price:	144,614	COD:	10.58	MAX Sales Ratio:	114.19			
AVG. Assessed Value:	106,358	PRD:	100.76	MIN Sales Ratio:	52.09			

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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	1	80.35	80.35	80.35			80.35	80.35	N/A	65,400	52,548
10/01/03 TO 12/31/03	10	74.32	79.87	77.79	15.07	102.67	63.93	106.21	66.72 to 102.90	134,196	104,389
01/01/04 TO 03/31/04	11	75.69	76.12	71.90	7.08	105.87	66.07	94.30	67.13 to 80.66	155,518	111,818
04/01/04 TO 06/30/04	13	73.92	73.80	69.56	7.73	106.10	60.50	86.39	67.88 to 81.10	182,442	126,900
07/01/04 TO 09/30/04	3	76.49	74.58	72.42	4.86	102.99	68.05	79.20	N/A	88,789	64,299
10/01/04 TO 12/31/04	3	73.97	73.45	74.13	2.55	99.08	70.36	76.01	N/A	95,008	70,427
01/01/05 TO 03/31/05	19	71.69	74.80	76.95	10.85	97.21	59.74	114.19	68.51 to 78.19	125,001	96,186
04/01/05 TO 06/30/05	12	67.78	70.93	71.00	13.17	99.91	54.20	99.90	61.86 to 80.05	168,350	119,524
07/01/05 TO 09/30/05	3	70.27	72.34	74.16	3.48	97.55	69.71	77.05	N/A	96,800	71,787
10/01/05 TO 12/31/05	6	69.29	66.71	66.39	8.26	100.48	52.09	76.42	52.09 to 76.42	81,416	54,055
01/01/06 TO 03/31/06	20	70.76	73.68	76.68	12.99	96.09	56.37	113.47	66.99 to 76.44	121,602	93,250
04/01/06 TO 06/30/06	7	71.08	74.33	73.05	6.01	101.75	68.65	90.78	68.65 to 90.78	281,571	205,690
<u>Study Years</u>											
07/01/03 TO 06/30/04	35	74.52	76.45	72.43	9.69	105.55	60.50	106.21	72.04 to 79.10	156,851	113,604
07/01/04 TO 06/30/05	37	71.69	73.42	74.11	10.78	99.06	54.20	114.19	68.51 to 76.01	133,692	99,081
07/01/05 TO 06/30/06	36	70.54	72.54	74.19	10.15	97.77	52.09	113.47	68.65 to 73.85	143,943	106,793
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	30	74.52	74.69	70.87	6.90	105.40	60.50	94.30	72.04 to 77.56	154,461	109,463
01/01/05 TO 12/31/05	40	70.54	72.24	73.47	10.85	98.33	52.09	114.19	68.51 to 74.54	129,353	95,038
<u>ALL</u>											
	108	72.14	74.11	73.55	10.58	100.76	52.09	114.19	70.36 to 74.52	144,614	106,358



**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Assessed Value:	11,486,715							
AVG. Adj. Sales Price:	144,614	COD:	10.58	MAX Sales Ratio:	114.19			
AVG. Assessed Value:	106,358	PRD:	100.76	MIN Sales Ratio:	52.09			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
3151	3	86.39	83.42	84.19	3.77	99.09	77.05	86.82	N/A	216,632	182,374
3153	8	74.18	77.77	78.28	13.61	99.36	59.40	106.21	59.40 to 106.21	238,025	186,318
3155	8	81.88	83.86	81.25	14.13	103.21	67.52	113.47	67.52 to 113.47	112,050	91,040
3157	4	70.66	71.36	73.29	7.68	97.36	63.02	81.10	N/A	95,500	69,996
3159	1	68.04	68.04	68.04			68.04	68.04	N/A	121,000	82,326
3161	3	61.75	66.50	65.11	9.86	102.13	59.74	78.00	N/A	169,250	110,203
3361	2	65.91	65.91	67.39	3.00	97.80	63.93	67.88	N/A	285,000	192,047
3363	1	61.15	61.15	61.15			61.15	61.15	N/A	94,200	57,599
3365	3	67.12	66.20	64.07	5.73	103.33	59.97	71.51	N/A	119,000	76,240
3367	5	64.61	66.81	67.56	5.64	98.90	61.86	76.54	N/A	183,180	123,751
3369	2	76.66	76.66	73.44	12.61	104.39	66.99	86.33	N/A	60,000	44,062
3371	9	69.95	71.16	71.13	4.96	100.05	64.43	78.29	68.20 to 75.69	106,843	75,994
3373	10	76.21	75.72	76.10	3.39	99.49	69.53	80.66	70.27 to 78.66	88,596	67,426
3375	11	72.24	75.76	76.21	6.91	99.41	69.87	99.90	70.07 to 79.67	177,962	135,626
3377	4	74.32	83.14	90.31	15.28	92.05	69.71	114.19	N/A	133,450	120,520
3379	4	67.69	65.64	68.62	6.04	95.65	56.37	70.80	N/A	117,625	80,716
3385	1	71.28	71.28	71.28			71.28	71.28	N/A	35,775	25,501
3387	3	72.36	72.85	72.92	11.06	99.91	61.10	85.10	N/A	102,333	74,618
3585	5	80.05	77.29	76.37	11.67	101.20	52.09	94.30	N/A	73,984	56,502
3587	6	70.62	68.59	65.68	7.46	104.44	60.50	73.97	60.50 to 73.97	282,916	185,808
3589	5	71.85	77.70	73.06	11.45	106.35	66.07	102.90	N/A	102,925	75,202
3593	8	70.55	70.96	66.99	10.23	105.92	54.20	86.26	54.20 to 86.26	109,471	73,337
3595	2	79.07	79.07	78.78	2.50	100.36	77.09	81.04	N/A	245,000	193,014
ALL	108	72.14	74.11	73.55	10.58	100.76	52.09	114.19	70.36 to 74.52	144,614	106,358

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
0	108	72.14	74.11	73.55	10.58	100.76	52.09	114.19	70.36 to 74.52	144,614	106,358
ALL	108	72.14	74.11	73.55	10.58	100.76	52.09	114.19	70.36 to 74.52	144,614	106,358

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2	108	72.14	74.11	73.55	10.58	100.76	52.09	114.19	70.36 to 74.52	144,614	106,358
ALL	108	72.14	74.11	73.55	10.58	100.76	52.09	114.19	70.36 to 74.52	144,614	106,358

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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(AgLand) TOTAL Adj.Sales Price:	15,618,391	MEAN:	74	AVG.ABS.DEV:	7.63	95% Mean C.I.:	72.03 to 76.18	
(AgLand) TOTAL Assessed Value:	11,486,715							
AVG. Adj. Sales Price:	144,614	COD:	10.58	MAX Sales Ratio:	114.19			
AVG. Assessed Value:	106,358	PRD:	100.76	MIN Sales Ratio:	52.09			

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0095	7	77.05	77.62	77.32	13.46	100.39	59.40	96.24	59.40 to 96.24	298,442	230,762
43-0079											
51-0001											
51-0006	1	78.00	78.00	78.00			78.00	78.00	N/A	131,750	102,770
56-0565	7	77.76	74.27	73.62	13.05	100.89	52.09	94.30	52.09 to 94.30	86,703	63,828
68-0020	93	71.85	73.79	72.88	9.92	101.25	54.20	114.19	70.27 to 73.97	137,533	100,234
NonValid School											
ALL	108	72.14	74.11	73.55	10.58	100.76	52.09	114.19	70.36 to 74.52	144,614	106,358

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	2	61.75	61.75	63.53	8.71	97.19	56.37	67.12	N/A	30,000	19,060
100.01 TO 180.00	69	71.99	73.76	72.06	9.74	102.36	52.09	113.47	70.33 to 74.88	94,166	67,852
180.01 TO 330.00	28	73.39	75.49	75.07	11.80	100.55	60.50	114.19	69.87 to 77.09	185,071	138,939
330.01 TO 650.00	8	71.94	75.63	74.69	13.06	101.26	62.37	96.24	62.37 to 96.24	379,865	283,712
650.01 +	1	72.24	72.24	72.24			72.24	72.24	N/A	840,000	606,779
ALL	108	72.14	74.11	73.55	10.58	100.76	52.09	114.19	70.36 to 74.52	144,614	106,358

**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	50	73.91	73.86	73.95	5.99	99.89	64.43	94.30	70.34 to 75.98	89,419	66,125
DRY-N/A	14	69.86	70.04	69.88	11.47	100.24	52.09	86.26	61.75 to 82.24	162,558	113,588
GRASS	7	69.71	67.16	68.71	7.69	97.74	56.37	76.01	56.37 to 76.01	63,857	43,879
GRASS-N/A	5	73.92	79.41	73.43	14.98	108.14	62.37	102.90	N/A	76,938	56,496
IRRGTD-N/A	32	72.18	76.95	74.63	16.65	103.11	54.20	114.19	67.55 to 81.10	251,247	187,518
ALL	108	72.14	74.11	73.55	10.58	100.76	52.09	114.19	70.36 to 74.52	144,614	106,358

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Base Stat

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	58	73.39	73.41	73.29	6.79	100.17	61.10	94.30	70.34 to 75.37	88,549	64,896
DRY-N/A	6	70.06	69.32	70.30	11.54	98.61	52.09	85.10	52.09 to 85.10	268,483	188,752
GRASS	9	69.71	67.38	68.27	7.82	98.70	56.37	76.01	61.15 to 73.92	73,000	49,836
GRASS-N/A	3	86.33	86.91	80.77	12.12	107.60	71.51	102.90	N/A	58,230	47,035
IRRGTD	22	72.24	77.31	74.76	18.39	103.42	54.20	113.47	61.92 to 90.78	217,965	162,947
IRRGTD-N/A	10	72.18	76.16	74.45	12.80	102.30	59.74	114.19	67.13 to 86.82	324,469	241,574
ALL	108	72.14	74.11	73.55	10.58	100.76	52.09	114.19	70.36 to 74.52	144,614	106,358

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	64	72.70	73.03	72.58	7.28	100.63	52.09	94.30	70.33 to 74.88	105,418	76,507
GRASS	10	70.50	67.79	68.70	7.22	98.67	56.37	76.01	61.15 to 73.92	75,900	52,146
GRASS-N/A	2	94.62	94.62	93.78	8.76	100.89	86.33	102.90	N/A	36,346	34,085
IRRGTD	32	72.18	76.95	74.63	16.65	103.11	54.20	114.19	67.55 to 81.10	251,247	187,518
ALL	108	72.14	74.11	73.55	10.58	100.76	52.09	114.19	70.36 to 74.52	144,614	106,358

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	56.37	56.37	56.37			56.37	56.37	N/A	20,000	11,274
30000 TO 59999	11	76.49	79.36	79.21	12.79	100.19	64.61	102.90	67.12 to 94.30	44,497	35,244
60000 TO 99999	46	71.78	73.01	72.95	8.64	100.08	52.09	113.47	69.95 to 74.88	73,637	53,720
100000 TO 149999	16	75.39	75.63	75.42	6.90	100.27	62.37	90.78	71.51 to 78.29	129,480	97,658
150000 TO 249999	21	70.80	73.32	73.79	12.90	99.36	54.20	114.19	66.07 to 77.05	185,176	136,639
250000 TO 499999	10	73.38	75.90	74.65	15.57	101.66	60.50	99.90	61.86 to 96.24	361,423	269,816
500000 +	3	67.55	68.97	69.24	2.52	99.62	67.13	72.24	N/A	715,666	495,496
ALL	108	72.14	74.11	73.55	10.58	100.76	52.09	114.19	70.36 to 74.52	144,614	106,358

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<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
_____ Low \$ _____												
_____ Total \$ _____												
10000 TO 29999	5	69.71	67.23	68.39	5.59	98.31	56.37	71.69	N/A	35,355	24,179	
30000 TO 59999	50	73.16	73.41	72.46	8.83	101.30	52.09	102.90	70.07 to 75.69	69,199	50,145	
60000 TO 99999	9	71.85	78.64	76.05	16.79	103.40	61.75	113.47	62.37 to 94.06	109,990	83,648	
100000 TO 149999	28	72.65	72.21	71.15	7.76	101.49	54.20	86.39	69.87 to 76.01	162,881	115,896	
150000 TO 249999	6	76.82	79.93	77.14	14.12	103.62	60.50	114.19	60.50 to 114.19	284,008	219,077	
250000 TO 499999	8	77.35	81.05	77.66	21.00	104.36	61.86	106.21	61.86 to 106.21	391,872	304,325	
500000 +	2	69.69	69.69	69.82	3.67	99.80	67.13	72.24	N/A	796,000	555,784	
_____ ALL _____												
	108	72.14	74.11	73.55	10.58	100.76	52.09	114.19	70.36 to 74.52	144,614	106,358	

**2007 Assessment Survey for Perkins County**  
**January 18, 2007**

**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:** \$77,354
- 7. Part of the budget that is dedicated to the computer system:** \$6,600
- 8. Adopted budget, or granted budget if different from above:** NA
- 9. Amount of total budget set aside for appraisal work:** 0 – Appraisal work for 2007 was done in-house by the assessor and staff except for the ethanol plant which is in a separate appraisal budget
- 10. Amount of the total budget set aside for education/workshops:** \$700 which covers courses or workshop fees (mileage, lodging and meals are separated in the budget).
- 11. Appraisal/Reappraisal budget, if not part of the total budget:** \$44,500 (\$40,000 for GIS payment one and two and \$4,500 for appraisal).
- 12. Other miscellaneous funds:** \$70,054
- 13. Total budget:** \$121,854 (includes assessor's budget and appraisal budget)
  - a. Was any of last year's budget not used?** \$160 of Assessor's Budget \$20,000 of the Reappraisal Budget which was allocated for GIS.

**B. Residential Appraisal Information**

*(Includes Urban, Suburban and Rural Residential)*

1. **Data collection done by:** Assessor and staff
2. **Valuation done by:** Assessor
3. **Pickup work done by:** Assessor and staff

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	23	39	10	72

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2004
1. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** 2006 – City of Grant; 2005 – Rural Residential; 2007 – Villages.
6. **What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** The assessor has not built specific models; however she utilizes the comparable sales that the Terra Scan System recognizes when valuing like properties in the County.
7. **Number of market areas/neighborhoods for this property class:** 5
1. **How are these defined?** Similar characteristics and location in the county.
9. **Is “Assessor Location” a usable valuation identity?** Yes
10. **Does the assessor location “suburban” mean something other than rural residential?** Yes – the suburban is more comparable to Grant.
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 and staff
1. **Valuation done by:** Assessor (An appraiser is contracted to assist in the valuation of special properties)

**1. Pickup work done by whom:** Assessor and staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	1	10	3	14

**4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 2003 – with the exception of large facilities which are on a 2004 replacement cost.

**5. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 2004 – 2005 for large facilities.

**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?** Not applicable; except for large facilities in which the income approach was used in 2005 and 2006 for land fill.

**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?** 2004 for as many properties as possible – 2005 for large facilities.

**8. Number of market areas/neighborhoods for this property class?** 1

**9. How are these defined?** Similar characteristics

**10. Is “Assessor Location” a usable valuation identity?** No

**11. Does the assessor location “suburban” mean something other than rural commercial?** No

**D. Agricultural Appraisal Information**

**1. Data collection done by:** Assessor and staff

**2. Valuation done by:** Assessor

**3. Pickup work done by whom:** Assessor and staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	2	26	9	37

**4. Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages? No**

**How is your agricultural land defined? Not applicable at this time.**

**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? NA**

**6. What is the date of the soil survey currently used? 1989**

**7. What date was the last countywide land use study completed? Land use is kept current annually. Currently using GIS for land use studies.**

**a. By what method? GIS (Physical inspection, FSA maps, etc.)**

**b. By whom? Assessor and staff**

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

**8. Number of market areas/neighborhoods for this property class: 1**

**2. How are these defined? Similar characteristics i.e. land use and land classification groups.**

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

#### **E. Computer, Automation Information and GIS**

**1. Administrative software: TerraScan**

**2. CAMA software: TerraScan**

**3. Cadastral maps: Are they currently being used? Yes (1991)**

**a. Who maintains the Cadastral Maps? Assessor and staff**

**4. Does the county have GIS software? Yes**

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

**5. Personal Property software: TerraScan**



**F. Zoning Information**

**1. Does the county have zoning?** Yes

**a. If so, is the zoning countywide?** Yes

**b. What municipalities in the county are zoned?** Grant and Madrid

**c. When was zoning implemented?** 2001

**G. Contracted Services**

**1. Appraisal Services:** Knoche Appraisal and Consulting LLC

**2. Other Services:** TerraScan

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

## II. Assessment Actions

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

- 1. Residential**—following the Plan of assessment, valuations in the Villages of Madrid, Elsie, Venango, Grinton and Brandon were updated using June 2004 Marshall and Swift costing. Single-wide mobile home values were also updated. An updated 2007 depreciation schedule using market derived information was applied to the new costing to arrive at current 2007 values. Sales review and pick up work was completed for 2007.
- 2. Commercial**—the majority of values for the commercial class of property were not changed for assessment year 2007. The ethanol plant in Madrid is currently under construction with an expected completion date of April 2007 for phase one. Knoche Appraisal was contracted to perform the appraisal and set the value for what was completed as of January 1, 2007. Sales review and pick up work was completed for 2007.
- 3. Agricultural**—no major adjustments were made to this class of property for 2007. There were however; some adjustments to certain parcel of irrigated land based on information provided by the farmers and a local well driller on the pumping capacity of wells in Perkins County. The adjustment was tied back to sales in the county. The sales review and pick up work was completed.

**County 68 - Perkins**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 4,457	<b>Value</b> 357,518,497	<b>Total Growth</b> 1,777,594 (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	
<b>1. Res UnImp Land</b>	163	372,279	11	29,594	13	49,245	187	451,118	
<b>2. Res Improv Land</b>	797	3,218,950	39	464,311	135	1,716,588	971	5,399,849	
<b>3. Res Improvements</b>	815	35,494,386	40	3,249,103	157	9,984,172	1,012	48,727,661	
<b>4. Res Total</b>	978	39,085,615	51	3,743,008	170	11,750,005	1,199	54,578,628	383,988
<b>% of Total</b>	81.56	71.61	4.25	6.85	14.17	21.52	26.90	15.26	21.60
<b>5. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>6. Rec Improv Land</b>	0	0	0	0	0	0	0	0	
<b>7. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>8. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res+Rec Total</b>	978	39,085,615	51	3,743,008	170	11,750,005	1,199	54,578,628	383,988
<b>% of Total</b>	81.56	71.61	4.25	6.85	14.17	21.52	26.90	15.26	21.60

**County 68 - Perkins**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 4,457	<b>Value</b> 357,518,497	<b>Total Growth</b> 1,777,594 (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	23	146,125	8	46,923	30	116,930	61	309,978	
10. Comm Improv Land	119	889,535	27	399,941	41	4,894,344	187	6,183,820	
11. Comm Improvements	129	11,308,130	29	3,680,657	44	10,710,791	202	25,699,578	
12. Comm Total	152	12,343,790	37	4,127,521	74	15,722,065	263	32,193,376	363,132
% of Total	57.79	38.34	14.06	12.82	28.13	48.83	5.90	9.00	20.42
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	1	48,638	0	0	0	0	1	48,638	
15. Ind Improvements	1	18,360	1	40,972	0	0	2	59,332	
16. Ind Total	1	66,998	1	40,972	0	0	2	107,970	40,972
% of Total	50.00	62.05	50.00	37.94	0.00	0.00	0.04	0.03	2.30
Comm+Ind Total	153	12,410,788	38	4,168,493	74	15,722,065	265	32,301,346	404,104
% of Total	57.73	38.42	14.33	12.90	27.92	48.67	5.94	9.03	22.73
17. Taxable Total	1,131	51,496,403	89	7,911,501	244	27,472,070	1,464	86,879,974	788,092
% of Total	77.25	59.27	6.07	4.30	16.66	13.52	32.84	24.30	44.33

**County 68 - Perkins**

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

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

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	1	66,998	6,803,771	0	0	0
21. Other	0	0	0	0	0	0

	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	1	66,998	6,803,771
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>1</b>	<b>66,998</b>	<b>6,803,771</b>

**Schedule III: Mineral Interest Records**

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

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

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	74	1	156	231

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	918	10	24,966	2,372	182,969,840	2,383	182,995,724
28. Ag-Improved Land	0	0	1	4,134	567	59,312,847	568	59,316,981
29. Ag-Improvements	1	230	1	40,219	608	28,285,369	610	28,325,818
<b>30. Ag-Total Taxable</b>							<b>2,993</b>	<b>270,638,523</b>

**County 68 - Perkins**

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

**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	1	6.460	4,134	
37. FarmSite Improv	1		230	1		40,219	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			0.560		
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	12	12.000	108,800	12	12.000	108,800	
32. HomeSite Improv Land	340	342.010	3,180,896	340	342.010	3,180,896	
33. HomeSite Improvements	342		21,311,555	342		21,311,555	989,502
<b>34. HomeSite Total</b>				<b>354</b>	<b>354.010</b>	<b>24,601,251</b>	
35. FarmSite UnImp Land	57	205.020	76,690	57	205.020	76,690	
36. FarmSite Impr Land	552	1,904.830	1,284,520	553	1,911.290	1,288,654	
37. FarmSite Improv	581		6,973,814	583		7,014,263	0
<b>38. FarmSite Total</b>				<b>640</b>	<b>2,116.310</b>	<b>8,379,607</b>	
39. Road & Ditches		9,149.050			9,149.610		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>994</b>	<b>11,619.930</b>	<b>32,980,858</b>	<b>989,502</b>

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	0	0.000	0	<b>0</b>	<b>0.000</b>	<b>0</b>

**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	<b>0</b>	<b>0.000</b>	<b>0</b>
44. Recapture Val			0			<b>0</b>

County 68 - Perkins

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	41,476.360	38,487,112	41,476.360	38,487,112
47. 2A1	0.000	0	0.000	0	18,953.120	17,209,668	18,953.120	17,209,668
48. 2A	0.000	0	0.000	0	20,154.750	17,832,854	20,154.750	17,832,854
49. 3A1	0.000	0	0.000	0	16,780.720	14,959,000	16,780.720	14,959,000
50. 3A	0.000	0	0.000	0	7,317.010	6,156,264	7,317.010	6,156,264
51. 4A1	0.000	0	0.000	0	28,278.630	21,080,247	28,278.630	21,080,247
52. 4A	0.000	0	0.000	0	213.330	128,442	213.330	128,442
53. Total	0.000	0	0.000	0	133,173.920	115,853,587	133,173.920	115,853,587
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	34.660	12,132	146,311.000	51,209,976	146,345.660	51,222,108
56. 2D1	0.000	0	0.000	0	33,698.480	11,794,752	33,698.480	11,794,752
57. 2D	0.000	0	15.110	4,987	52,625.090	17,366,374	52,640.200	17,371,361
58. 3D1	0.000	0	0.000	0	39,411.120	12,611,560	39,411.120	12,611,560
59. 3D	0.000	0	3.570	928	16,414.780	4,267,846	16,418.350	4,268,774
60. 4D1	0.000	0	0.000	0	30,087.540	6,318,491	30,087.540	6,318,491
61. 4D	0.000	0	0.000	0	3,547.280	744,934	3,547.280	744,934
62. Total	0.000	0	53.340	18,047	322,095.290	104,313,933	322,148.630	104,331,980
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	3.700	777	27.050	5,682	3,449.570	724,443	3,480.320	730,902
65. 2G1	0.000	0	0.000	0	3,289.760	690,868	3,289.760	690,868
66. 2G	0.670	141	5.730	1,204	3,721.510	781,534	3,727.910	782,879
67. 3G1	0.000	0	0.000	0	5,640.030	1,128,006	5,640.030	1,128,006
68. 3G	0.000	0	0.000	0	5,484.120	1,096,824	5,484.120	1,096,824
69. 4G1	0.000	0	0.000	0	53,089.470	10,087,073	53,089.470	10,087,073
70. 4G	0.000	0	0.000	0	12,863.720	2,444,118	12,863.720	2,444,118
71. Total	4.370	918	32.780	6,886	87,538.180	16,952,866	87,575.330	16,960,670
72. Waste	0.000	0	0.410	33	5,399.680	431,968	5,400.090	432,001
73. Other	0.000	0	0.000	0	992.920	79,427	992.920	79,427
74. Exempt	0.000		0.000		303.540		303.540	
75. Total	4.370	918	86.530	24,966	549,199.990	237,631,781	549,290.890	237,657,665

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	133,173.920	115,853,587	133,173.920	115,853,587
77.Dry Land	0.000	0	53.340	18,047	322,095.290	104,313,933	322,148.630	104,331,980
78.Grass	4.370	918	32.780	6,886	87,538.180	16,952,866	87,575.330	16,960,670
79.Waste	0.000	0	0.410	33	5,399.680	431,968	5,400.090	432,001
80.Other	0.000	0	0.000	0	992.920	79,427	992.920	79,427
81.Exempt	0.000	0	0.000	0	303.540	0	303.540	0
<b>82.Total</b>	<b>4.370</b>	<b>918</b>	<b>86.530</b>	<b>24,966</b>	<b>549,199.990</b>	<b>237,631,781</b>	<b>549,290.890</b>	<b>237,657,665</b>



## 2007 Agricultural Land Detail

### County 68 - Perkins

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	41,476.360	31.14%	38,487,112	33.22%	927.928
2A1	18,953.120	14.23%	17,209,668	14.85%	908.012
2A	20,154.750	15.13%	17,832,854	15.39%	884.796
3A1	16,780.720	12.60%	14,959,000	12.91%	891.439
3A	7,317.010	5.49%	6,156,264	5.31%	841.363
4A1	28,278.630	21.23%	21,080,247	18.20%	745.447
4A	213.330	0.16%	128,442	0.11%	602.081
<b>Irrigated Total</b>	<b>133,173.920</b>	<b>100.00%</b>	<b>115,853,587</b>	<b>100.00%</b>	<b>869.942</b>

#### Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	146,345.660	45.43%	51,222,108	49.10%	350.007
2D1	33,698.480	10.46%	11,794,752	11.31%	350.008
2D	52,640.200	16.34%	17,371,361	16.65%	330.001
3D1	39,411.120	12.23%	12,611,560	12.09%	320.000
3D	16,418.350	5.10%	4,268,774	4.09%	260.000
4D1	30,087.540	9.34%	6,318,491	6.06%	210.003
4D	3,547.280	1.10%	744,934	0.71%	210.001
<b>Dry Total</b>	<b>322,148.630</b>	<b>100.00%</b>	<b>104,331,980</b>	<b>100.00%</b>	<b>323.862</b>

#### Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	3,480.320	3.97%	730,902	4.31%	210.010
2G1	3,289.760	3.76%	690,868	4.07%	210.005
2G	3,727.910	4.26%	782,879	4.62%	210.004
3G1	5,640.030	6.44%	1,128,006	6.65%	200.000
3G	5,484.120	6.26%	1,096,824	6.47%	200.000
4G1	53,089.470	60.62%	10,087,073	59.47%	190.001
4G	12,863.720	14.69%	2,444,118	14.41%	190.000
<b>Grass Total</b>	<b>87,575.330</b>	<b>100.00%</b>	<b>16,960,670</b>	<b>100.00%</b>	<b>193.669</b>

<b>Irrigated Total</b>	<b>133,173.920</b>	<b>24.24%</b>	<b>115,853,587</b>	<b>48.75%</b>	<b>869.942</b>
<b>Dry Total</b>	<b>322,148.630</b>	<b>58.65%</b>	<b>104,331,980</b>	<b>43.90%</b>	<b>323.862</b>
<b>Grass Total</b>	<b>87,575.330</b>	<b>15.94%</b>	<b>16,960,670</b>	<b>7.14%</b>	<b>193.669</b>
Waste	5,400.090	0.98%	432,001	0.18%	79.998
Other	992.920	0.18%	79,427	0.03%	79.993
Exempt	303.540	0.06%			
<b>Market Area Total</b>	<b>549,290.890</b>	<b>100.00%</b>	<b>237,657,665</b>	<b>100.00%</b>	<b>432.662</b>

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

<b>Irrigated Total</b>	<b>133,173.920</b>	<b>100.00%</b>	<b>115,853,587</b>	<b>100.00%</b>
<b>Dry Total</b>	<b>322,148.630</b>	<b>100.00%</b>	<b>104,331,980</b>	<b>100.00%</b>
<b>Grass Total</b>	<b>87,575.330</b>	<b>100.00%</b>	<b>16,960,670</b>	<b>100.00%</b>
Waste	5,400.090	100.00%	432,001	100.00%
Other	992.920	100.00%	79,427	100.00%
Exempt	303.540	100.00%		
<b>Market Area Total</b>	<b>549,290.890</b>	<b>100.00%</b>	<b>237,657,665</b>	<b>100.00%</b>

## 2007 Agricultural Land Detail

### County 68 - Perkins

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	133,173.920	115,853,587
Dry	0.000	0	53.340	18,047	322,095.290	104,313,933
Grass	4.370	918	32.780	6,886	87,538.180	16,952,866
Waste	0.000	0	0.410	33	5,399.680	431,968
Other	0.000	0	0.000	0	992.920	79,427
Exempt	0.000	0	0.000	0	303.540	0
<b>Total</b>	<b>4.370</b>	<b>918</b>	<b>86.530</b>	<b>24,966</b>	<b>549,199.990</b>	<b>237,631,781</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	133,173.920	115,853,587	133,173.920	24.24%	115,853,587	48.75%	869.942
Dry	322,148.630	104,331,980	322,148.630	58.65%	104,331,980	43.90%	323.862
Grass	87,575.330	16,960,670	87,575.330	15.94%	16,960,670	7.14%	193.669
Waste	5,400.090	432,001	5,400.090	0.98%	432,001	0.18%	79.998
Other	992.920	79,427	992.920	0.18%	79,427	0.03%	79.993
Exempt	303.540	0	303.540	0.06%	0	0.00%	0.000
<b>Total</b>	<b>549,290.890</b>	<b>237,657,665</b>	<b>549,290.890</b>	<b>100.00%</b>	<b>237,657,665</b>	<b>100.00%</b>	<b>432.662</b>

\* Department of Property Assessment & Taxation Calculates

**2006 Plan of Assessment for Perkins County  
Assessment Years 2007, 2008, and 2009  
Date: June 15, 2006**

**Plan of Assessment Requirements:**

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

**Real Property Assessment Requirements:**

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112(Reissue 2006).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land:
- 2) 80% of actual value for agricultural land and horticultural land.

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

**General Description of Real Property in Perkins County\***

	Parcels	% of Total Parcels	Total Value	% of Taxable Value Base		
Residential	1206	26%	\$85,133,874	24%		
Commercial & Industrial	273	6%	\$31,810,515	9%		
Agricultural	3010	63%	\$238,780,147	67%		
Tax Exempt	256	5%				
Total	4745	100%	\$355,724,536	100%		

\*2006 County Abstract of Assessment for Real Property

Agricultural land – taxable acres – 549,337 acres

Other pertinent facts: 67% of Perkins County Valuation is agricultural and of that 67%, the primary land use is dry but the greatest amount of valuation is in irrigated land with \$117 million of value.

New Property: For assessment year 2006, an estimated 90 building or improvement statements or zoning permits were filed for new property construction/additions in the county.

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

**Current Resources**

A. Staff/Budget/Training

Staff

1 Assessor

1 Deputy Assessor

Temporary or Seasonal employees as needed and budget allows

### Contract Appraiser

Knoche Appraisal and Consulting will be contracted for 2007 to review the new ethanol plant in Madrid.

### Budget Request

2006 Assessor = \$76,854

2006 Reappraisal = \$25,000

The purchase of a Geographic Information System was approved in June, 2005. The total cost of the GIS will run approximately \$60,000 to be paid over a three year period. The maps and pictures will be loaded on the office computer this summer and the first installment of \$20,000 will be paid. Of the reappraisal budget, \$20,000 is for the 2<sup>nd</sup> installment and the final installment will be paid from the 2007-2008 budget. An additional \$5,000 is requested for 2007 to fund the appraisal of the ethanol plant that is currently under construction in Madrid. All other work is done in office by the staff available and the budget available in the Assessor's budget.

### Training

The Assessor holds a current Assessor Certification dated September 21, 1995. The Deputy Assessor holds a current Assessor Certification dated February 7, 2002. The Assessor currently has all the hours needed to keep a current Assessor Certification. The Deputy Assessor needs to complete 4 ½ hours of continuing education to keep her certificate current and will be attending classes this summer to get the remaining hours necessary.

B. Cadastral Maps - Cadastral maps of agricultural land used in the Assessor's office were new in 1991. These have been scanned by GIS Workshop as part of the upgrade to a GIS system. They will be loaded onto our computer in the summer, 2006. Rural aerial photos of rural sites have also been taken and will be loaded the summer, 2006. These were approved as part of the proposed GIS request at a cost of approximately \$60,000 paid over a three year period.

C. Property Record Cards – Hard copies and electronic copies of the property record cards are maintained. The information contained within these property record cards meets the requirements of the law.

D. Software for CAMA, Assessment Administration, GIS-  
Computer services are contracted through ASI/Terra Scan. The Assessor's office has both the administrative and CAMA package in operation. We have been with Terra Scan since June, 1998. As approved, GIS Workshop will be implemented in summer, 2006.

### **Current Assessment Procedures for Real Property**

- A. Discover, List & Inventory all property – Building permits are provided from the city of Grant on a monthly basis, and by the village of Madrid at the end of each year. No building permits are provided to the assessor's office from Elsie or Venango. Zoning permits are provided to the assessor's office by the Zoning Administrator. These building and zoning permits help us to list new construction in the incorporated areas. Zoning permits are not required for agricultural buildings. Unless the owner comes in and reports this new construction, it may be a couple of years before we actually discover it. Improvement statements are filed by the office personnel whenever new construction is observed or reported. Notice is published at the end of each year to remind the taxpayers that an improvement statement must be filed with the County Assessor on all improvements to real property amounting to a value of two thousand five hundred dollars or more.
- B. Data Collection – Data collection is done yearly on different parts of the county. For the 2005 appraisal year, complete data collection was done on the rural residential. For 2006, data collection was done on Grant, Grant Suburban and Kenton Heights consisting of a questionnaire to all residential property owners, and new pictures and measurements when needed. For 2007, the same type of data collection will be done on Madrid, Elsie, Venango, Grainton, and Brandon.
- C. Review assessment sales ratio studies before assessment actions-  
Assessment sales ratios are reviewed yearly to determine what areas need to be adjusted.

D. Approaches to Value

- 1) Market Approach; sales comparisons- Residential and Commercial sales books are kept updated when new sales are processed.
  - 2) Cost Approach; cost manual used & date of manual and latest depreciation study. – The 06/04 Marshall and Swift costs are used for the residential reappraisal. A current depreciation study is done yearly and implemented on whatever part of the county that is being revalued.
  - 3) Income Approach; income and expense data collection/analysis from the market. – An income approach to value is done by the contracted appraiser when they appraise our commercial facilities.
  - 4) Land valuation studies, establish market areas- Sales Books are kept updated on all vacant land sales. Agricultural sales books are kept updated as are maps of sales of specific land use.
  - 5) Reconciliation of Final Value and documentation
- E. Review assessment sales ratio studies after assessment actions-A complete review of sales ratios is done after the yearly assessment actions to determine the new ratios.
- F. Notices and Public Relations – Notices are published timely to notify the public.

**Level of Value, Quality, and Uniformity for assessment year 2005**

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	98.24	17.76	103.14
Commercial	96.0	24.60	113.61
Agricultural	74.52	10.01	100.59

## **Assessment Actions Planned for Assessment Year 2007**

### ***Residential***

For 2007, all residential property in Madrid, Elsie, Venango, Brandon and Grainton including lot values will be updated and revalued. This review will include an exterior physical inspection of the property along with verifying information located on the property record card. New digital pictures and new measurements will be taken if needed. Questionnaires will be mailed to all owners to verify information located on the property record card. There are approximately 180 parcels in Madrid, 85 in Elsie, 115 in Venango and 20 in Brandon and Grainton. These properties will be valued using the 06/04 M & S cost tables and a market derived depreciation table and sales approach to value. The county also plans to review all single-wide manufactured homes in Perkins County. There are approximately 70 single-wide manufactured homes in Perkins County. These properties will be valued using the cost approach and a market derived depreciation table and the sales approach to value. Sales review and pick-up work will also be completed for residential properties.

### ***Commercial***

Knoche Appraisal & Consulting will be contracted to appraise the new ethanol plant in Madrid and also to review the new blending plant that was built by Frenchman Valley Coop. Appraisal maintenance will be done on commercial property. This appraisal maintenance includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales of commercial lots and sites will continue to be mapped and sales books will be updated as sales are received.

### ***Agricultural***

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A review of sales will be done to determine if an adjustment needs to be made on irrigated land that has a low pumping well. Sales will be plotted on maps for the 3 year sales period, by land classification group. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection of all building permits, zoning permits and improvement statements, is completed. Sales review includes a questionnaire sent to both buyer and seller, and interview with the



buyer if necessary. Sales books will be updated as sales are received. Satellite pivot sale books will continue to be updated, along with a sale book trying to determine value of the pivot in an irrigated land sale.

### **Assessment Actions Planned for Assessment Year 2008**

#### ***Residential***

Appraisal maintenance will be done on residential properties for 2008, since all the residential properties were reappraised in 2005, 2006, and 2007. Sales review and pick-up work will also be completed for residential properties.

#### ***Commercial***

Commercial property will be updated and revalued in 2008. There are approximately 265 commercial parcels in Perkins County and this review will include an exterior physical inspection of the property with new digital pictures if needed and interior inspections if possible. Sales review and pick-up work will be done. Sales Review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales of commercial lots and sites will continue to be mapped and sales books will be updated as sales are received.

#### ***Agricultural***

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Sales will be plotted on maps for the 3 year sales period, by land classification group. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection of all building permits, zoning permits and improvement statements, is completed. Sales review includes a questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales books will be updated as sales are received. Satellite pivot sale books will continue to be updated, along with a sale book trying to determine value of the pivot in an irrigated land sale.

## **Assessment Actions Planned for Assessment Year 2009**

### ***Residential***

Rural residential property will be updated and revalued for 2009. There are approximately 500 rural parcels in Perkins County. These parcels were all inspected in 2005 so the review will consist of a questionnaire mailed to home owners concerning changes made since 2005. These properties will be valued using the most recent M & S cost tables available and a market derived depreciation and sales approach to value. Appraisal maintenance will be done on all other residential property, which includes sales review and pick-up work. Sales Review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales of lots in towns, and sales of rural properties will continue to be mapped and sales books will be updated as sales are received.

### ***Commercial***

Appraisal maintenance will be done on commercial property. This appraisal maintenance includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales of commercial lots and sites will continue to be mapped and sales books will be updated as sales are received.

### ***Agricultural***

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Sales will be plotted on maps for the 3 year sales period, by land classification group. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection of all building permits, zoning permits and improvement statements, is completed. Sales review includes a questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales books will be updated as sales are received. Satellite pivot sale books will continue to be updated, along with a sale book of pivots in irrigated land sales.

The following is a time line table to give an overview of the narrative portion of the plan.

Class		2007	2008	2009	
Residential		Review of Madrid(180) Elsie(85) Venango(115) Brandon/ Granton(20) Manufactured Homes(70)	Appraisal Maintenance Of all residential	Review of all rural residential property (500)	
Commercial		Appraisal Maintenance of all commercial properties	Review of All Commercial Properties in County(265)	Appraisal Maintenance Of all Commercial	
Agricultural		Market analysis by land classification	Market analysis by land classification	Market analysis by land classification	

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

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Abstracts (Real & Personal Property)
  - b. Assessor Survey
  - c. Sales information to PA & T, rosters & annual Assessed Value Update w/Abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Value Report
  - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
  - g. Certificate of Taxes Levied report

- h. Report of current values for properties owned by Board of Education Lands & Funds
  - i. Report of all Exempt Property and Taxable Government Owned Property
  - j. Annual Plan of Assessment Report
3. Personal Property - administer annual filing of approximately 675 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
  4. Permissive Exemptions - administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
  5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
  6. Homestead Exemptions - administer approximately 130 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
  7. Centrally Assess – review of valuations as certified by PA & T for railroads and public service entities, establish assessment records and tax billing for tax list.
  8. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
  9. Tax Lists - prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
  10. Tax List Corrections – prepare tax list corrections documents for county board approval.
  11. County Board of Equalization – attend county board of equalization meetings for valuation protests, assemble and provide information.
  12. TERC Appeals – prepare information and attend taxpayer appeal hearing before TERC, defend valuation.
  13. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
  14. Education/Assessor Education – attend meeting, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

**Conclusion:**

Purchasing a Geographical Information System is a step that will help our office to be more efficient. Eventually, the records from the assessor's office will be accessible on the internet. Websites are appearing at all levels of government, giving the public faster, easier access to information. After the assessor's maps are on the internet, they can be accessed by different county departments including the Sheriff's Department, Planning and Zoning, Weed and Road.

The requested amount in the Reappraisal budget will be used to make the second payment in a three payment, three year contract. Adequate hardware needs have been met. The staff in the assessor's office will do as much of the work as possible to implement this system.

Respectfully submitted:

Assessor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Copy distribution: Submit the plan to the county board of equalization on or before July 31 of each year.

Mail a copy of the plan and any amendments to Dept, of Property Assessment & Taxation on or before October 31 of each year.

**AMENDMENT**  
**2006 PLAN OF ASSESSMENT FOR PERKINS COUNTY**

**Amendment on Page 3, Budget Request:**

Requested

2006 Assessor = \$76,854

2006 Reappraisal = \$25,000

Amended

2006 Assessor = \$77,354

2006 Reappraisal = \$44,500

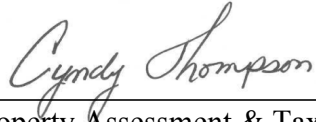
The purchase of a Geographic Information System was approved in June, 2005. The total cost of the GIS will run approximately \$60,000 to be funded over a three year budget period. The first installment of \$20,000 should have been billed and paid in January, 2006 but because of a delay, the first installment of \$20,000 has not been paid. Of the reappraisal budget, \$20,000 is for the 1<sup>st</sup> installment, and this amount was budgeted in 2006/2007 and remains as a balance in the Reappraisal Fund. An additional \$20,000 is for the 2<sup>nd</sup> installment which should be paid in January 2007. The final installment will be paid in January 2008. The remaining \$4,500 is requested for 2007 to fund the appraisal of the ethanol plant that is currently under construction in Madrid. All other work is done in office by the staff available and the budget available in the Assessor's budget.

## 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 Perkins County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9621.

Dated this 9th day of April, 2007.

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Property Assessment & Taxation