

Preface

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

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

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

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

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

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

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

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

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

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

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

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

Table of Contents

Commission Summary

Property Tax Administrator's Opinions and Recommendations

Correlation Section

Residential Real Property

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

Commercial Real Property

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

Agricultural Land

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

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

Statistical Reports Section

R&O Statistical Reports

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

Preliminary Statistical Reports

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

Assessment Survey Section

County Reports Section

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

Special Valuation Section

Certification

Map Section

Valuation History Chart Section

2007 Commission Summary

70 Pierce

Residential Real Property - Current

Number of Sales		174	COD	15.00
Total Sales Price	\$	12010178	PRD	105.35
Total Adj. Sales Price	\$	12002028	COV	26.92
Total Assessed Value	\$	11160085	STD	26.38
Avg. Adj. Sales Price	\$	68977.17	Avg. Abs. Dev.	14.48
Avg. Assessed Value	\$	64138.42	Min	19.08
Median		96.57	Max	255.20
Wgt. Mean		92.98	95% Median C.I.	94.67 to 97.23
Mean		97.96	95% Wgt. Mean C.I.	89.86 to 96.11
			95% Mean C.I.	94.04 to 101.88
% of Value of the Class of all Real Property Value in the County				23.06
% of Records Sold in the Study Period				6.25
% of Value Sold in the Study Period				7.12
Average Assessed Value of the Base				56,339

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	174	96.57	15.00	105.35
2006	203	97.00	14.27	104.48
2005	228	97.38	15.28	105.37
2004	232	97.42	12.42	105.99
2003	230	97	17.72	107.09
2002	225	97	15.33	105.2
2001	232	96	14.54	103.26

2007 Commission Summary

70 Pierce

Commercial Real Property - Current

Number of Sales		16	COD	22.10
Total Sales Price	\$	1577500	PRD	121.58
Total Adj. Sales Price	\$	1531950	COV	40.58
Total Assessed Value	\$	1227930	STD	39.55
Avg. Adj. Sales Price	\$	95746.88	Avg. Abs. Dev.	20.84
Avg. Assessed Value	\$	76745.63	Min	38.30
Median		94.27	Max	224.74
Wgt. Mean		80.15	95% Median C.I.	87.46 to 104.71
Mean		97.45	95% Wgt. Mean C.I.	50.84 to 109.47
			95% Mean C.I.	76.38 to 118.52
% of Value of the Class of all Real Property Value in the County				5.04
% of Records Sold in the Study Period				3.98
% of Value Sold in the Study Period				3.58
Average Assessed Value of the Base				85,262

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	16	94.27	22.10	121.58
2006	18	91.62	23.65	110.19
2005	35	95.95	25.83	122.08
2004	34	96.99	24.38	133.70
2003	34	97	14.5	130.31
2002	31	101	28.31	146.62
2001	28	95	29.54	122.24

2007 Commission Summary

70 Pierce

Agricultural Land - Current

Number of Sales	46	COD	24.20
Total Sales Price	\$ 9439173	PRD	103.89
Total Adj. Sales Price	\$ 9093803	COV	41.17
Total Assessed Value	\$ 6696400	STD	31.50
Avg. Adj. Sales Price	\$ 197691.37	Avg. Abs. Dev.	17.41
Avg. Assessed Value	\$ 145573.91	Min	41.93
Median	71.95	Max	240.85
Wgt. Mean	73.64	95% Median C.I.	65.88 to 82.37
Mean	76.50	95% Wgt. Mean C.I.	68.32 to 78.96
		95% Mean C.I.	67.40 to 85.61
% of Value of the Class of all Real Property Value in the County			72.83
% of Records Sold in the Study Period			1.6
% of Value Sold in the Study Period			2.94
Average Assessed Value of the Base			172,389

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	46	71.95	24.20	103.89
2006	54	75.35	32.18	109.83
2005	55	78.60	22.03	110.80
2004	53	75.91	17.16	106.96
2003	52	77	16.57	105.87
2002	43	77	16.24	103.11
2001	51	76	16.7	103.22

2007 Opinions of the Property Tax Administrator for Pierce County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Pierce County is 97% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Pierce County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

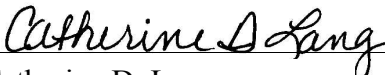
It is my opinion that the level of value of the class of commercial real property in Pierce County is 94% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Pierce County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

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

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Pierce County**

Residential Real Property

I. Correlation

RESIDENTIAL: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. Analysis of the qualified residential statistics indicates that all valuation subclasses with a sufficient number of sales are within the acceptable range. The coefficient of dispersion is within the acceptable range and the price related differential is above. Further analysis of the statistics shows that no single sale is influencing this calculation, and the quality statistics in the Assessor Locations of Osmond, Plainview, and Rural show PRDs outside of the acceptable range. This suggests that assessments in those Assessor Locations are slightly regressive. The county has used an acceptable portion of the available sales and the relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner. The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the residential class of property. The presented statistics support an acceptable level of value that is best indicated by the median measure of central tendency.

**2007 Correlation Section
for Pierce County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	334	174	52.1
2006	349	203	58.17
2005	333	228	68.47
2004	322	232	72.05
2003	306	230	75.16
2002	290	237	81.72
2001	293	244	83.28

RESIDENTIAL: Table II is indicative that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arm's length sales.

2007 Correlation Section for Pierce County

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Pierce County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	96.41	0.51	96.9	96.57
2006	97.00	0.34	97.33	97.00
2005	96.48	3.52	99.88	97.38
2004	95.86	1.94	97.72	97.42
2003	97	3.18	100.08	97
2002	96.88	0.55	97.41	97
2001	92	-0.46	91.58	92

RESIDENTIAL: The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner.

**2007 Correlation Section
for Pierce County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Pierce County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
-0.28	2007	0.51
0.44	2006	0.34
4.56	2005	3.52
5.27	2004	1.94
2	2003	3
0.44	2002	0.55
0.01	2001	-0.46

RESIDENTIAL: The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

2007 Correlation Section for Pierce County

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

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

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

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

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

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

**2007 Correlation Section
for Pierce County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.57	92.98	97.96

RESIDENTIAL: The three measures of central tendency are within the acceptable range, suggesting the level of value for this class of property is within the acceptable range.

**2007 Correlation Section
for Pierce County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	15.00	105.35
Difference	0	2.35

RESIDENTIAL: The coefficient of dispersion is within the acceptable range and the price related differential is above. Further analysis of the statistics shows that no single sale is influencing this calculation, and the statistics in the Assessor Locations of Osmond, Plainview, and Rural show PRDs outside of the acceptable range. This suggests that assessments in those Assessor Locations are slightly regressive.

**2007 Correlation Section
for Pierce County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	183	174	-9
Median	96.41	96.57	0.16
Wgt. Mean	92.93	92.98	0.05
Mean	97.81	97.96	0.15
COD	15.57	15.00	-0.57
PRD	105.26	105.35	0.09
Min Sales Ratio	19.08	19.08	0
Max Sales Ratio	255.20	255.20	0

RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the residential class of property. The difference in the number of qualified sales is a result of sales sustaining substantial physical changes for 2007 and being removed from the qualified sales roster.

**2007 Correlation Section
for Pierce County**

Commerical Real Property

I. Correlation

COMMERCIAL: There were no reported assessment actions to the commercial class of property for 2007, and the following tables reflect that report. The coefficient of dispersion and price related differential are both outside the acceptable range. Removing the influence of one 600,000 dollar sale for analysis purposes brings both quality statistics within the acceptable range. Removing the same sale for analysis purposes moves the mean and weighted mean to nearly the same calculation. The median is the best measure of central tendency in this subclass, primarily because it is the least influenced by large dollar or outlier sales. The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment actions are applied to the sales file and population in a similar manner. Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range, and it is best measured by the median measure of central tendency.

**2007 Correlation Section
for Pierce County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	68	16	23.53
2006	66	18	27.27
2005	75	35	46.67
2004	60	34	56.67
2003	62	34	54.84
2002	56	31	55.36
2001	63	30	47.62

COMMERCIAL: A review of the non-qualified sales show that all coded non-qualified are either non-arm's length transactions, or were substantially changed after the sale. The County has utilized a reasonable portion of the available sales and that the measurement of the class of property was done with all available arm's length sales.

**2007 Correlation Section
for Pierce County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Pierce County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	94.99	0.01	95	94.27
2006	93.91	-0.51	93.43	91.62
2005	95.95	-0.45	95.52	95.95
2004	98.34	13.66	111.78	96.99
2003	98	-0.52	97.49	97
2002	93.75	12.12	105.11	101
2001	92	1.17	93.08	93

COMMERCIAL: The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner.

**2007 Correlation Section
for Pierce County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Pierce County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
-0.47	2007	0.01
3.61	2006	-0.51
0	2005	-0.45
-0.33	2004	13.66
3	2003	-1
29.04	2002	12.12
9.65	2001	1.17

COMMERCIAL: The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

2007 Correlation Section for Pierce County

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

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

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

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

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

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

**2007 Correlation Section
for Pierce County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	94.27	80.15	97.45

COMMERCIAL: The weighted mean is significantly lower than the median and mean in this property class. Removing the influence of one 600,000 dollar sale for analysis purposes moves the mean and weighted mean to nearly the same calculation. The median is the best measure of central tendency in this subclass, primarily because it is the least influenced by large dollar or outlier sales.

**2007 Correlation Section
for Pierce County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

	COD	PRD
R&O Statistics	22.10	121.58
Difference	2.1	18.58

COMMERCIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. Removing the influence of one 600,000 dollar sale for analysis purposes brings both quality statistics within the acceptable range.

**2007 Correlation Section
for Pierce County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	17	16	-1
Median	94.99	94.27	-0.72
Wgt. Mean	80.31	80.15	-0.16
Mean	97.40	97.45	0.05
COD	20.75	22.10	1.35
PRD	121.28	121.58	0.3
Min Sales Ratio	38.30	38.30	0
Max Sales Ratio	224.74	224.74	0

COMMERCIAL: One sale removed between the preliminary and final statistics is responsible for the difference. There were no assessment actions to this class of property for 2007.

**2007 Correlation Section
for Pierce County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. Analysis of the qualified unimproved agricultural statistics indicates that the level of value is also within the acceptable range for the one market area represented by a sufficient number of sales. The coefficient of dispersion and price related differential when rounded to the nearest whole number are within the acceptable range; indicating this class of property has been valued uniformly and proportionately. The sales utilization statistics indicate that Pierce County has utilized all available arm's length sales. There were no assessment actions to this class for 2007, which correlates closely with the minimal differences in tables III, IV, and VII. These statistics support an acceptable level of value best indicated by the median measure of central tendency.

**2007 Correlation Section
for Pierce County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	140	46	32.86
2006	136	54	39.71
2005	124	55	44.35
2004	111	53	47.75
2003	97	52	53.61
2002	82	43	52.44
2001	87	51	58.62

AGRICULTURAL UNIMPROVED: The lower percentage of sales used by the county is primarily because of the removal of the substantially changed sales from the qualified sales file as directed by the Department. It should be considered that the County has utilized an acceptable portion of the available sales.

**2007 Correlation Section
for Pierce County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Pierce County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	72.09	0.51	72.46	71.95
2006	60.00	23.55	74.13	75.35
2005	68.45	14.09	78.1	78.60
2004	75.72	5.85	80.15	75.91
2003	71	12.29	79.73	77
2002	75.25	2.87	77.41	77
2001	73	0.72	73.53	74

AGRICULTURAL UNIMPROVED: The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner.

**2007 Correlation Section
for Pierce County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Pierce County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
-0.01	2007	0.51
25.93	2006	23.55
18.44	2005	14.09
4.98	2004	5.85
12	2003	12
3.85	2002	2.87
1.92	2001	0.72

AGRICULTURAL UNIMPROVED: The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

2007 Correlation Section for Pierce County

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

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

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

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

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

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

**2007 Correlation Section
for Pierce County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	71.95	73.64	76.50

AGRICULTURAL UNIMPROVED: The median and weighted mean are within the acceptable range, while the mean is slightly above the acceptable range. The hypothetical removal of one outlier sale brings the mean within range. It is considered that all three measures are within the acceptable range, and relatively similar, suggesting that the class is within the acceptable range.

**2007 Correlation Section
for Pierce County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

	COD	PRD
R&O Statistics	24.20	103.89
Difference	4.2	0.89

AGRICULTURAL UNIMPROVED: The coefficient of dispersion and price related differential are both outside the acceptable range. In further review, the quality statistics are both heavily influenced by one outlier sale. The hypothetical removal of this sale for analysis purposes brings the COD and PRD within the acceptable range, indicating uniform and proportionate assessment.

**2007 Correlation Section
for Pierce County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	47	46	-1
Median	72.09	71.95	-0.14
Wgt. Mean	74.34	73.64	-0.7
Mean	77.42	76.50	-0.92
COD	24.51	24.20	-0.31
PRD	104.15	103.89	-0.26
Min Sales Ratio	43.20	41.93	-1.27
Max Sales Ratio	240.85	240.85	0

AGRICULTURAL UNIMPROVED: One sale removed between the preliminary and final statistics is responsible for the difference. There were no assessment actions to this class of property for 2007.

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

70 Pierce

	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	151,982,840	156,628,855	4,646,015	3.06	3,868,645	0.51
2. Recreational	107,525	107,525	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	43,908,255	44,559,305	651,050	1.48	*-----	1.48
4. Total Residential (sum lines 1-3)	195,998,620	201,295,685	5,297,065	2.7	3,868,645	0.73
5. Commercial	23,231,170	24,561,910	1,330,740	5.73	1,326,840	0.02
6. Industrial	9,020,380	9,713,380	693,000	7.68	693,000	0
7. Ag-Farmsite Land, Outbuildings	25,603,775	26,975,915	1,372,140	5.36	2,772,425	-5.47
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	57,855,325	61,251,205	3,395,880	5.87	2,019,840	2.38
10. Total Non-Agland Real Property	253,853,945	262,546,890	8,692,945	3.42	8,660,910	0.01
11. Irrigated	231,563,070	236,862,315	5,299,245	2.29		
12. Dryland	138,551,525	135,879,510	-2,672,015	-1.93		
13. Grassland	55,730,955	55,276,320	-454,635	-0.82		
14. Wasteland	57,825	56,585	-1,240	-2.14		
15. Other Agland	124,225	136,470	12,245	9.86		
16. Total Agricultural Land	426,027,600	428,211,200	2,183,600	0.51		
17. Total Value of All Real Property (Locally Assessed)	679,881,545	690,758,090	10,876,545	1.6	8,660,910	0.33

*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:	174	MEDIAN:	97	COV:	26.92	95% Median C.I.:	94.67 to 97.23
TOTAL Sales Price:	12,010,178	WGT. MEAN:	93	STD:	26.38	95% Wgt. Mean C.I.:	89.86 to 96.11
TOTAL Adj.Sales Price:	12,002,028	MEAN:	98	AVG.ABS.DEV:	14.48	95% Mean C.I.:	94.04 to 101.88
TOTAL Assessed Value:	11,160,085						
AVG. Adj. Sales Price:	68,977	COD:	15.00	MAX Sales Ratio:	255.20		
AVG. Assessed Value:	64,138	PRD:	105.35	MIN Sales Ratio:	19.08		

Printed: 04/02/2007 12:40:15

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	27	97.57	102.45	101.38	15.02	101.05	72.61	255.20	94.18 to 99.35	72,970	73,979
10/01/04 TO 12/31/04	30	97.06	102.00	95.15	14.72	107.20	68.31	239.05	94.27 to 99.15	81,545	77,590
01/01/05 TO 03/31/05	17	94.34	100.23	92.91	13.42	107.88	70.96	151.94	89.60 to 116.70	47,877	44,482
04/01/05 TO 06/30/05	27	96.88	93.95	91.66	10.96	102.51	19.08	139.88	94.80 to 99.89	52,588	48,200
07/01/05 TO 09/30/05	26	94.32	95.00	92.26	12.74	102.97	64.86	147.79	81.92 to 100.74	66,743	61,578
10/01/05 TO 12/31/05	15	95.08	99.59	88.43	12.40	112.62	72.55	190.33	92.42 to 98.53	74,503	65,880
01/01/06 TO 03/31/06	12	97.06	99.43	99.14	17.21	100.29	67.19	172.11	82.08 to 102.91	76,266	75,611
04/01/06 TO 06/30/06	20	90.32	91.09	80.88	25.40	112.63	31.94	169.19	67.66 to 110.87	79,177	64,036
<u>Study Years</u>											
07/01/04 TO 06/30/05	101	97.00	99.67	95.98	13.61	103.85	19.08	255.20	96.33 to 97.89	65,845	63,195
07/01/05 TO 06/30/06	73	94.31	95.60	89.27	16.87	107.09	31.94	190.33	90.70 to 97.50	73,310	65,442
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	85	95.33	96.52	91.35	12.42	105.66	19.08	190.33	94.24 to 97.23	59,843	54,669
<u>ALL</u>											
	174	96.57	97.96	92.98	15.00	105.35	19.08	255.20	94.67 to 97.23	68,977	64,138

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
FOSTER	2	95.97	95.97	96.41	17.74	99.55	78.95	113.00	N/A	9,750	9,400
HADAR	7	91.87	91.11	91.81	6.78	99.25	78.40	100.74	78.40 to 100.74	85,250	78,264
OSMOND	13	99.15	103.08	97.09	12.90	106.17	68.31	135.88	96.53 to 120.42	46,556	45,201
PIERCE	55	95.36	94.06	91.41	13.40	102.89	64.86	151.94	84.58 to 98.53	86,218	78,812
PLAINVIEW	61	96.61	102.78	96.12	15.33	106.93	19.08	239.05	94.35 to 98.22	44,487	42,759
RURAL	36	96.79	95.37	92.12	18.66	103.53	31.94	255.20	90.70 to 98.01	92,355	85,076
<u>ALL</u>											
	174	96.57	97.96	92.98	15.00	105.35	19.08	255.20	94.67 to 97.23	68,977	64,138

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	138	96.57	98.64	93.32	14.03	105.70	19.08	239.05	94.35 to 97.23	62,878	58,676
2	6	97.82	98.62	88.50	10.48	111.44	78.07	117.65	78.07 to 117.65	106,666	94,398
3	30	96.16	94.72	92.98	20.31	101.87	31.94	255.20	90.70 to 98.01	89,493	83,212
<u>ALL</u>											
	174	96.57	97.96	92.98	15.00	105.35	19.08	255.20	94.67 to 97.23	68,977	64,138

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:	174	MEDIAN:	97	COV:	26.92	95% Median C.I.:	94.67 to 97.23
TOTAL Sales Price:	12,010,178	WGT. MEAN:	93	STD:	26.38	95% Wgt. Mean C.I.:	89.86 to 96.11
TOTAL Adj.Sales Price:	12,002,028	MEAN:	98	AVG.ABS.DEV:	14.48	95% Mean C.I.:	94.04 to 101.88
TOTAL Assessed Value:	11,160,085						
AVG. Adj. Sales Price:	68,977	COD:	15.00	MAX Sales Ratio:	255.20		
AVG. Assessed Value:	64,138	PRD:	105.35	MIN Sales Ratio:	19.08		

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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	161	96.61	98.81	93.19	14.27	106.03	43.53	255.20	94.67 to 97.23	73,063	68,085
2	13	95.08	87.52	83.08	24.21	105.35	19.08	142.24	72.61 to 111.11	18,369	15,260
____ALL____											
	174	96.57	97.96	92.98	15.00	105.35	19.08	255.20	94.67 to 97.23	68,977	64,138

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	168	96.49	96.92	92.84	14.29	104.40	19.08	255.20	94.47 to 97.20	69,193	64,239
06											
07	6	98.19	127.04	97.44	34.38	130.38	88.78	239.05	88.78 to 239.05	62,933	61,320
____ALL____											
	174	96.57	97.96	92.98	15.00	105.35	19.08	255.20	94.67 to 97.23	68,977	64,138

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0009											
14-0045											
54-0013											
54-0576											
59-0002	3	86.62	86.91	91.02	8.31	95.49	76.25	97.85	N/A	64,333	58,553
59-0005											
59-0080											
70-0002	83	94.17	91.65	89.46	13.83	102.44	31.94	151.94	89.54 to 97.11	92,057	82,356
70-0005	69	96.88	105.56	101.13	17.17	104.38	19.08	255.20	94.80 to 98.41	45,778	46,294
70-0542	19	97.89	99.71	94.55	12.79	105.46	67.19	135.88	95.87 to 110.87	53,133	50,236
NonValid School											
____ALL____											
	174	96.57	97.96	92.98	15.00	105.35	19.08	255.20	94.67 to 97.23	68,977	64,138

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:	174	MEDIAN:	97	COV:	26.92	95% Median C.I.:	94.67 to 97.23
TOTAL Sales Price:	12,010,178	WGT. MEAN:	93	STD:	26.38	95% Wgt. Mean C.I.:	89.86 to 96.11
TOTAL Adj.Sales Price:	12,002,028	MEAN:	98	AVG.ABS.DEV:	14.48	95% Mean C.I.:	94.04 to 101.88
TOTAL Assessed Value:	11,160,085						
AVG. Adj. Sales Price:	68,977	COD:	15.00	MAX Sales Ratio:	255.20		
AVG. Assessed Value:	64,138	PRD:	105.35	MIN Sales Ratio:	19.08		

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	13	95.08	87.52	83.08	24.21	105.35	19.08	142.24	72.61 to 111.11	18,369	15,260
Prior TO 1860											
1860 TO 1899	5	102.44	100.18	101.49	11.85	98.71	74.70	123.33	N/A	20,645	20,953
1900 TO 1919	39	97.89	108.95	99.75	21.83	109.22	50.21	255.20	94.67 to 113.00	41,665	41,562
1920 TO 1939	27	94.17	90.05	86.80	12.99	103.75	58.58	135.88	80.80 to 97.23	54,307	47,138
1940 TO 1949	4	95.66	101.14	101.16	7.60	99.98	93.41	119.84	N/A	24,500	24,785
1950 TO 1959	11	93.20	88.07	83.22	14.48	105.83	43.53	120.57	75.02 to 105.21	68,870	57,312
1960 TO 1969	17	96.53	93.40	91.65	6.79	101.91	70.96	106.82	86.62 to 99.77	67,447	61,815
1970 TO 1979	21	100.74	104.67	94.49	17.73	110.77	65.98	239.05	94.27 to 104.62	77,311	73,052
1980 TO 1989	12	98.84	103.24	99.87	13.11	103.37	78.98	172.11	91.87 to 112.16	101,700	101,568
1990 TO 1994	1	97.23	97.23	97.23			97.23	97.23	N/A	116,500	113,270
1995 TO 1999	8	94.66	94.67	94.35	3.03	100.34	89.54	99.15	89.54 to 99.15	117,643	110,997
2000 TO Present	16	95.74	92.12	91.13	6.91	101.08	67.66	101.37	88.78 to 99.11	166,560	151,790
ALL	174	96.57	97.96	92.98	15.00	105.35	19.08	255.20	94.67 to 97.23	68,977	64,138

SALE PRICE *	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	142.24	166.17	161.87	23.93	102.66	119.33	239.05	N/A	3,480	5,633
5000 TO 9999	9	94.67	110.22	110.30	27.58	99.92	72.61	169.19	78.95 to 151.94	7,355	8,113
Total \$											
1 TO 9999	14	129.61	130.20	121.03	29.65	107.57	72.61	239.05	87.27 to 169.19	5,971	7,227
10000 TO 29999	39	97.50	100.42	101.51	13.25	98.93	19.08	144.18	94.80 to 102.88	18,876	19,161
30000 TO 59999	28	96.77	94.30	94.08	12.91	100.23	31.94	120.42	90.70 to 102.91	45,022	42,357
60000 TO 99999	52	94.51	94.87	93.92	14.86	101.00	50.21	255.20	86.62 to 97.23	76,814	72,147
100000 TO 149999	25	95.48	89.83	89.53	10.40	100.34	43.53	112.33	88.78 to 97.23	122,180	109,383
150000 TO 249999	16	96.44	92.95	91.87	6.05	101.17	67.66	101.37	89.54 to 98.99	179,548	164,958
ALL	174	96.57	97.96	92.98	15.00	105.35	19.08	255.20	94.67 to 97.23	68,977	64,138

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:	174	MEDIAN:	97	COV:	26.92	95% Median C.I.:	94.67 to 97.23
TOTAL Sales Price:	12,010,178	WGT. MEAN:	93	STD:	26.38	95% Wgt. Mean C.I.:	89.86 to 96.11
TOTAL Adj.Sales Price:	12,002,028	MEAN:	98	AVG.ABS.DEV:	14.48	95% Mean C.I.:	94.04 to 101.88
TOTAL Assessed Value:	11,160,085						
AVG. Adj. Sales Price:	68,977	COD:	15.00	MAX Sales Ratio:	255.20		
AVG. Assessed Value:	64,138	PRD:	105.35	MIN Sales Ratio:	19.08		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	4	92.24	80.72	59.32	29.86	136.07	19.08	119.33	N/A	6,625	3,930
5000 TO 9999	10	93.50	120.59	100.67	43.47	119.79	72.61	239.05	74.70 to 190.33	6,640	6,684
Total \$ _____											
1 TO 9999	14	93.50	109.20	88.88	39.47	122.87	19.08	239.05	74.70 to 142.24	6,635	5,897
10000 TO 29999	43	97.50	103.15	97.97	15.13	105.28	31.94	169.19	94.80 to 102.88	20,276	19,865
30000 TO 59999	38	95.38	92.05	86.77	15.35	106.09	43.53	144.18	84.56 to 98.53	56,032	48,617
60000 TO 99999	42	95.85	91.75	90.70	9.41	101.16	64.86	120.57	91.20 to 97.85	84,279	76,443
100000 TO 149999	23	97.00	98.58	96.42	8.37	102.24	72.55	172.11	93.20 to 98.41	125,821	121,316
150000 TO 249999	14	97.06	104.47	95.98	17.57	108.84	67.66	255.20	89.23 to 99.89	176,740	169,640
ALL _____											
	174	96.57	97.96	92.98	15.00	105.35	19.08	255.20	94.67 to 97.23	68,977	64,138

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	95.08	87.52	83.08	24.21	105.35	19.08	142.24	72.61 to 111.11	18,369	15,260
10	2	163.16	163.16	129.21	46.51	126.27	87.27	239.05	N/A	3,800	4,910
20	33	94.92	103.75	85.37	21.61	121.52	43.53	190.33	94.24 to 113.00	25,149	21,470
30	111	96.53	96.93	93.90	12.08	103.22	50.21	255.20	94.20 to 97.80	80,079	75,196
40	14	97.23	93.00	92.87	6.33	100.14	64.86	101.02	89.54 to 99.45	137,064	127,296
50	1	97.00	97.00	97.00			97.00	97.00	N/A	118,000	114,460
ALL _____											
	174	96.57	97.96	92.98	15.00	105.35	19.08	255.20	94.67 to 97.23	68,977	64,138

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	95.08	87.52	83.08	24.21	105.35	19.08	142.24	72.61 to 111.11	18,369	15,260
100	7	99.15	122.59	98.24	30.15	124.78	83.80	239.05	83.80 to 239.05	48,442	47,592
101	97	96.68	95.10	91.37	11.86	104.09	43.53	169.19	94.31 to 97.85	77,902	71,176
102	7	97.23	96.84	96.50	3.68	100.35	91.20	106.26	91.20 to 106.26	74,285	71,687
103	2	126.47	126.47	116.48	36.09	108.57	80.82	172.11	N/A	80,000	93,185
104	45	95.33	102.75	95.51	17.56	107.58	64.86	255.20	94.18 to 97.82	63,348	60,503
111	2	86.82	86.82	90.99	10.42	95.41	77.77	95.87	N/A	109,450	99,592
305	1	97.00	97.00	97.00			97.00	97.00	N/A	118,000	114,460
ALL _____											
	174	96.57	97.96	92.98	15.00	105.35	19.08	255.20	94.67 to 97.23	68,977	64,138

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:	174	MEDIAN:	97	COV:	26.92	95% Median C.I.:	94.67 to 97.23
TOTAL Sales Price:	12,010,178	WGT. MEAN:	93	STD:	26.38	95% Wgt. Mean C.I.:	89.86 to 96.11
TOTAL Adj.Sales Price:	12,002,028	MEAN:	98	AVG.ABS.DEV:	14.48	95% Mean C.I.:	94.04 to 101.88
TOTAL Assessed Value:	11,160,085						
AVG. Adj. Sales Price:	68,977	COD:	15.00	MAX Sales Ratio:	255.20		
AVG. Assessed Value:	64,138	PRD:	105.35	MIN Sales Ratio:	19.08		

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CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	13	95.08	87.52	83.08	24.21	105.35	19.08	142.24	72.61 to 111.11	18,369	15,260	
10	4	93.34	128.25	104.42	41.19	122.82	87.27	239.05	N/A	6,275	6,552	
20	24	99.71	112.74	103.85	23.55	108.56	58.58	190.33	94.67 to 135.88	15,064	15,645	
30	113	96.41	95.61	92.41	12.83	103.47	43.53	255.20	94.20 to 97.23	72,766	67,240	
40	19	97.00	94.09	93.79	4.92	100.32	78.07	101.37	89.60 to 98.99	159,787	149,863	
50	1	97.00	97.00	97.00			97.00	97.00	N/A	118,000	114,460	
<u>ALL</u>	<u>174</u>	<u>96.57</u>	<u>97.96</u>	<u>92.98</u>	<u>15.00</u>	<u>105.35</u>	<u>19.08</u>	<u>255.20</u>	<u>94.67 to 97.23</u>	<u>68,977</u>	<u>64,138</u>	

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	16	MEDIAN:	94	COV:	40.58	95% Median C.I.:	87.46 to 104.71
TOTAL Sales Price:	1,577,500	WGT. MEAN:	80	STD:	39.55	95% Wgt. Mean C.I.:	50.84 to 109.47
TOTAL Adj.Sales Price:	1,531,950	MEAN:	97	AVG.ABS.DEV:	20.84	95% Mean C.I.:	76.38 to 118.52
TOTAL Assessed Value:	1,227,930						
AVG. Adj. Sales Price:	95,746	COD:	22.10	MAX Sales Ratio:	224.74		
AVG. Assessed Value:	76,745	PRD:	121.58	MIN Sales Ratio:	38.30		

Printed: 04/02/2007 12:40:26

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	3	100.37	133.54	125.66	49.56	106.28	75.52	224.74	N/A	51,650	64,901
10/01/03 TO 12/31/03	4	88.78	78.78	80.58	17.36	97.77	38.30	99.26	N/A	25,375	20,446
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	91.70	91.70	91.70			91.70	91.70	N/A	49,000	44,935
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	87.46	87.46	87.46			87.46	87.46	N/A	140,000	122,445
07/01/05 TO 09/30/05	2	106.26	106.26	109.85	10.61	96.73	94.99	117.53	N/A	68,250	74,975
10/01/05 TO 12/31/05	2	101.33	101.33	95.46	7.67	106.14	93.55	109.10	N/A	122,250	116,700
01/01/06 TO 03/31/06	3	95.60	83.05	56.80	19.48	146.21	48.83	104.71	N/A	235,166	133,570
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/03 TO 06/30/04	7	89.11	102.25	107.81	35.61	94.84	38.30	224.74	38.30 to 224.74	36,635	39,498
07/01/04 TO 06/30/05	2	89.58	89.58	88.56	2.37	101.15	87.46	91.70	N/A	94,500	83,690
07/01/05 TO 06/30/06	7	95.60	94.90	72.16	14.04	131.51	48.83	117.53	48.83 to 117.53	155,214	112,008
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	1	91.70	91.70	91.70			91.70	91.70	N/A	49,000	44,935
01/01/05 TO 12/31/05	5	94.99	100.53	97.08	9.61	103.55	87.46	117.53	N/A	104,200	101,159
<u>ALL</u>											
	16	94.27	97.45	80.15	22.10	121.58	38.30	224.74	87.46 to 104.71	95,746	76,745

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
FOSTER	1	104.71	104.71	104.71			104.71	104.71	N/A	75,500	79,055
HADAR	1	87.46	87.46	87.46			87.46	87.46	N/A	140,000	122,445
OSMOND	1	117.53	117.53	117.53			117.53	117.53	N/A	90,000	105,780
PIERCE	1	100.37	100.37	100.37			100.37	100.37	N/A	72,450	72,715
PLAINVIEW	11	91.70	84.04	68.05	15.10	123.50	38.30	109.10	48.83 to 99.26	101,272	68,912
RURAL	1	224.74	224.74	224.74			224.74	224.74	N/A	40,000	89,895
<u>ALL</u>											
	16	94.27	97.45	80.15	22.10	121.58	38.30	224.74	87.46 to 104.71	95,746	76,745

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	16	MEDIAN:	94	COV:	40.58	95% Median C.I.:	87.46 to 104.71
TOTAL Sales Price:	1,577,500	WGT. MEAN:	80	STD:	39.55	95% Wgt. Mean C.I.:	50.84 to 109.47
TOTAL Adj.Sales Price:	1,531,950	MEAN:	97	AVG.ABS.DEV:	20.84	95% Mean C.I.:	76.38 to 118.52
TOTAL Assessed Value:	1,227,930						
AVG. Adj. Sales Price:	95,746	COD:	22.10	MAX Sales Ratio:	224.74		
AVG. Assessed Value:	76,745	PRD:	121.58	MIN Sales Ratio:	38.30		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	15	93.55	88.96	76.28	14.41	116.63	38.30	117.53	87.46 to 100.37	99,463	75,869
2	1	224.74	224.74	224.74			224.74	224.74	N/A	40,000	89,895
____ALL____	16	94.27	97.45	80.15	22.10	121.58	38.30	224.74	87.46 to 104.71	95,746	76,745

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	16	94.27	97.45	80.15	22.10	121.58	38.30	224.74	87.46 to 104.71	95,746	76,745
____ALL____	16	94.27	97.45	80.15	22.10	121.58	38.30	224.74	87.46 to 104.71	95,746	76,745

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0009											
14-0045											
54-0013											
54-0576											
59-0002											
59-0005											
59-0080											
70-0002	3	100.37	137.52	112.92	45.59	121.79	87.46	224.74	N/A	84,150	95,018
70-0005	11	91.70	84.04	68.05	15.10	123.50	38.30	109.10	48.83 to 99.26	101,272	68,912
70-0542	2	111.12	111.12	111.68	5.77	99.50	104.71	117.53	N/A	82,750	92,417
NonValid School											
____ALL____	16	94.27	97.45	80.15	22.10	121.58	38.30	224.74	87.46 to 104.71	95,746	76,745

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	16	MEDIAN:	94	COV:	40.58	95% Median C.I.:	87.46 to 104.71
TOTAL Sales Price:	1,577,500	WGT. MEAN:	80	STD:	39.55	95% Wgt. Mean C.I.:	50.84 to 109.47
TOTAL Adj.Sales Price:	1,531,950	MEAN:	97	AVG.ABS.DEV:	20.84	95% Mean C.I.:	76.38 to 118.52
TOTAL Assessed Value:	1,227,930						
AVG. Adj. Sales Price:	95,746	COD:	22.10	MAX Sales Ratio:	224.74		
AVG. Assessed Value:	76,745	PRD:	121.58	MIN Sales Ratio:	38.30		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	109.10	109.10	109.10			109.10	109.10	N/A	30,000	32,730
1920 TO 1939	4	97.43	95.92	97.87	4.00	98.01	88.44	100.37	N/A	40,362	39,502
1940 TO 1949	1	75.52	75.52	75.52			75.52	75.52	N/A	42,500	32,095
1950 TO 1959	1	104.71	104.71	104.71			104.71	104.71	N/A	75,500	79,055
1960 TO 1969											
1970 TO 1979	4	93.35	98.33	103.68	8.49	94.84	89.11	117.53	N/A	50,750	52,620
1980 TO 1989	3	48.83	103.96	59.01	127.27	176.16	38.30	224.74	N/A	221,666	130,815
1990 TO 1994	1	93.55	93.55	93.55			93.55	93.55	N/A	214,500	200,670
1995 TO 1999											
2000 TO Present	1	87.46	87.46	87.46			87.46	87.46	N/A	140,000	122,445
ALL	16	94.27	97.45	80.15	22.10	121.58	38.30	224.74	87.46 to 104.71	95,746	76,745

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	3	88.44	71.95	67.92	19.15	105.94	38.30	89.11	N/A	20,166	13,696
30000 TO 59999	7	95.60	112.99	112.26	25.54	100.65	75.52	224.74	75.52 to 224.74	39,857	44,742
60000 TO 99999	3	104.71	107.54	108.24	5.46	99.35	100.37	117.53	N/A	79,316	85,850
100000 TO 149999	1	87.46	87.46	87.46			87.46	87.46	N/A	140,000	122,445
150000 TO 249999	1	93.55	93.55	93.55			93.55	93.55	N/A	214,500	200,670
500000 +	1	48.83	48.83	48.83			48.83	48.83	N/A	600,000	292,975
ALL	16	94.27	97.45	80.15	22.10	121.58	38.30	224.74	87.46 to 104.71	95,746	76,745

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	16	MEDIAN:	94	COV:	40.58	95% Median C.I.:	87.46 to 104.71
TOTAL Sales Price:	1,577,500	WGT. MEAN:	80	STD:	39.55	95% Wgt. Mean C.I.:	50.84 to 109.47
TOTAL Adj.Sales Price:	1,531,950	MEAN:	97	AVG.ABS.DEV:	20.84	95% Mean C.I.:	76.38 to 118.52
TOTAL Assessed Value:	1,227,930						
AVG. Adj. Sales Price:	95,746	COD:	22.10	MAX Sales Ratio:	224.74		
AVG. Assessed Value:	76,745	PRD:	121.58	MIN Sales Ratio:	38.30		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	38.30	38.30	38.30			38.30	38.30	N/A	25,000	9,575
Total \$											
1 TO 9999	1	38.30	38.30	38.30			38.30	38.30	N/A	25,000	9,575
10000 TO 29999	3	89.11	91.05	91.90	2.68	99.07	88.44	95.60	N/A	21,833	20,065
30000 TO 59999	5	94.99	94.11	93.12	8.66	101.07	75.52	109.10	N/A	41,800	38,925
60000 TO 99999	3	104.71	143.27	128.58	39.59	111.43	100.37	224.74	N/A	62,650	80,555
100000 TO 149999	2	102.50	102.50	99.23	14.67	103.29	87.46	117.53	N/A	115,000	114,112
150000 TO 249999	1	93.55	93.55	93.55			93.55	93.55	N/A	214,500	200,670
250000 TO 499999	1	48.83	48.83	48.83			48.83	48.83	N/A	600,000	292,975
ALL	16	94.27	97.45	80.15	22.10	121.58	38.30	224.74	87.46 to 104.71	95,746	76,745

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	9	91.70	102.32	106.50	29.86	96.08	38.30	224.74	75.52 to 109.10	37,611	40,055
15	4	95.29	98.89	98.23	8.05	100.68	87.46	117.53	N/A	76,625	75,268
20	3	93.55	80.92	63.85	18.36	126.72	48.83	100.37	N/A	295,650	188,786
ALL	16	94.27	97.45	80.15	22.10	121.58	38.30	224.74	87.46 to 104.71	95,746	76,745

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
297	1	38.30	38.30	38.30			38.30	38.30	N/A	25,000	9,575
344	2	85.56	85.56	83.83	11.73	102.07	75.52	95.60	N/A	36,250	30,387
350	1	94.99	94.99	94.99			94.99	94.99	N/A	46,500	44,170
352	1	93.55	93.55	93.55			93.55	93.55	N/A	214,500	200,670
353	1	104.71	104.71	104.71			104.71	104.71	N/A	75,500	79,055
386	1	87.46	87.46	87.46			87.46	87.46	N/A	140,000	122,445
390	1	99.26	99.26	99.26			99.26	99.26	N/A	41,000	40,695
394	1	89.11	89.11	89.11			89.11	89.11	N/A	17,500	15,595
406	2	113.32	113.32	115.43	3.72	98.17	109.10	117.53	N/A	60,000	69,255
471	1	48.83	48.83	48.83			48.83	48.83	N/A	600,000	292,975
528	2	90.07	90.07	90.83	1.81	99.17	88.44	91.70	N/A	33,500	30,427
531	2	162.56	162.56	144.61	38.25	112.41	100.37	224.74	N/A	56,225	81,305
ALL	16	94.27	97.45	80.15	22.10	121.58	38.30	224.74	87.46 to 104.71	95,746	76,745

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	MEDIAN:	94	COV:	40.58	95% Median C.I.:	87.46 to 104.71
TOTAL Sales Price:	1,577,500	WGT. MEAN:	80	STD:	39.55	95% Wgt. Mean C.I.:	50.84 to 109.47
TOTAL Adj.Sales Price:	1,531,950	MEAN:	97	AVG.ABS.DEV:	20.84	95% Mean C.I.:	76.38 to 118.52
TOTAL Assessed Value:	1,227,930						
AVG. Adj. Sales Price:	95,746	COD:	22.10	MAX Sales Ratio:	224.74		
AVG. Assessed Value:	76,745	PRD:	121.58	MIN Sales Ratio:	38.30		

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

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	16	94.27	97.45	80.15	22.10	121.58	38.30	224.74	87.46 to 104.71	95,746	76,745
04											
<u>ALL</u>	<u>16</u>	<u>94.27</u>	<u>97.45</u>	<u>80.15</u>	<u>22.10</u>	<u>121.58</u>	<u>38.30</u>	<u>224.74</u>	<u>87.46 to 104.71</u>	<u>95,746</u>	<u>76,745</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:	46	MEDIAN:	72	COV:	41.17	95% Median C.I.:	65.88 to 82.37	(!: Derived)
(AgLand) TOTAL Sales Price:	9,439,173	WGT. MEAN:	74	STD:	31.50	95% Wgt. Mean C.I.:	68.32 to 78.96	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,093,803	MEAN:	77	AVG.ABS.DEV:	17.41	95% Mean C.I.:	67.40 to 85.61	
(AgLand) TOTAL Assessed Value:	6,696,400							
AVG. Adj. Sales Price:	197,691	COD:	24.20	MAX Sales Ratio:	240.85			
AVG. Assessed Value:	145,573	PRD:	103.89	MIN Sales Ratio:	41.93			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	4	85.63	99.00	89.90	30.44	110.13	71.81	152.93	N/A	151,700	136,371
01/01/04 TO 03/31/04	8	77.66	96.68	80.21	34.18	120.52	68.87	240.85	68.87 to 240.85	239,673	192,253
04/01/04 TO 06/30/04	2	79.22	79.22	79.39	7.14	99.78	73.56	84.87	N/A	335,950	266,722
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	6	53.02	57.61	63.88	20.66	90.20	43.71	85.95	43.71 to 85.95	211,575	135,145
01/01/05 TO 03/31/05	7	65.32	64.08	62.26	13.40	102.92	41.93	85.12	41.93 to 85.12	179,696	111,873
04/01/05 TO 06/30/05	5	64.12	68.41	66.00	20.40	103.65	43.20	89.29	N/A	193,037	127,401
07/01/05 TO 09/30/05	2	99.82	99.82	99.41	5.50	100.42	94.33	105.32	N/A	273,785	272,157
10/01/05 TO 12/31/05	3	52.74	60.30	55.07	20.18	109.50	48.12	80.05	N/A	194,515	107,120
01/01/06 TO 03/31/06	3	75.86	76.28	72.46	9.03	105.28	66.22	86.76	N/A	89,694	64,990
04/01/06 TO 06/30/06	6	78.49	74.27	78.39	11.73	94.75	46.60	86.89	46.60 to 86.89	167,500	131,300
<u>Study Years</u>											
07/01/03 TO 06/30/04	14	78.64	94.85	81.88	29.78	115.84	68.87	240.85	70.41 to 97.21	228,291	186,925
07/01/04 TO 06/30/05	18	62.76	63.13	63.88	18.45	98.82	41.93	89.29	48.74 to 71.23	194,028	123,944
07/01/05 TO 06/30/06	14	78.49	75.36	76.85	16.27	98.06	46.60	105.32	52.74 to 86.89	171,799	132,031
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	16	71.25	79.85	74.70	29.92	106.89	43.71	240.85	57.30 to 84.87	241,171	180,146
01/01/05 TO 12/31/05	17	65.32	68.89	68.15	21.74	101.09	41.93	105.32	52.74 to 85.12	197,304	134,458
<u>ALL</u>											
	46	71.95	76.50	73.64	24.20	103.89	41.93	240.85	65.88 to 82.37	197,691	145,573

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:	46	MEDIAN:	72	COV:	41.17	95% Median C.I.:	65.88 to 82.37	(! : Derived)
(AgLand) TOTAL Sales Price:	9,439,173	WGT. MEAN:	74	STD:	31.50	95% Wgt. Mean C.I.:	68.32 to 78.96	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,093,803	MEAN:	77	AVG.ABS.DEV:	17.41	95% Mean C.I.:	67.40 to 85.61	
(AgLand) TOTAL Assessed Value:	6,696,400							
AVG. Adj. Sales Price:	197,691	COD:	24.20	MAX Sales Ratio:	240.85			
AVG. Assessed Value:	145,573	PRD:	103.89	MIN Sales Ratio:	41.93			

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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	
1001	8	80.09	72.52	72.47	19.83	100.07	48.12	94.33	48.12 to 94.33	165,862	120,202	
1219	6	71.04	93.24	79.46	54.04	117.33	46.60	240.85	46.60 to 240.85	83,372	66,250	
1221	2	58.90	58.90	54.41	28.81	108.25	41.93	75.86	N/A	131,658	71,632	
1223	2	64.57	64.57	79.41	32.30	81.30	43.71	85.42	N/A	173,703	137,942	
1225	3	72.09	73.22	69.22	10.48	105.79	62.45	85.12	N/A	383,666	265,556	
1271	3	68.87	65.15	65.63	19.45	99.26	43.20	83.38	N/A	277,377	182,051	
1273	2	72.69	72.69	72.90	1.20	99.70	71.81	73.56	N/A	260,500	189,912	
1275	2	62.22	62.22	62.01	4.98	100.35	59.12	65.32	N/A	358,000	221,980	
1277	2	64.65	64.65	64.71	2.44	99.90	63.07	66.22	N/A	130,500	84,447	
943	4	75.63	80.62	84.72	15.95	95.15	65.88	105.32	N/A	209,089	177,142	
945	1	57.30	57.30	57.30			57.30	57.30	N/A	332,000	190,225	
947	6	85.41	84.03	85.22	7.01	98.60	69.19	97.21	69.19 to 97.21	222,816	189,875	
949	1	59.93	59.93	59.93			59.93	59.93	N/A	55,955	33,535	
995	3	74.06	97.04	83.21	39.97	116.62	64.12	152.93	N/A	153,533	127,755	
999	1	83.51	83.51	83.51			83.51	83.51	N/A	153,000	127,775	
ALL	46	71.95	76.50	73.64	24.20	103.89	41.93	240.85	65.88 to 82.37	197,691	145,573	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	43	72.09	76.85	73.78	24.93	104.17	41.93	240.85	65.88 to 82.37	203,181	149,902	
2	3	66.22	71.47	70.20	11.10	101.81	63.07	85.12	N/A	119,000	83,536	
ALL	46	71.95	76.50	73.64	24.20	103.89	41.93	240.85	65.88 to 82.37	197,691	145,573	

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	46	71.95	76.50	73.64	24.20	103.89	41.93	240.85	65.88 to 82.37	197,691	145,573	
ALL	46	71.95	76.50	73.64	24.20	103.89	41.93	240.85	65.88 to 82.37	197,691	145,573	

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:	46	MEDIAN:	72	COV:	41.17	95% Median C.I.:	65.88 to 82.37	(! : Derived)
(AgLand) TOTAL Sales Price:	9,439,173	WGT. MEAN:	74	STD:	31.50	95% Wgt. Mean C.I.:	68.32 to 78.96	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,093,803	MEAN:	77	AVG.ABS.DEV:	17.41	95% Mean C.I.:	67.40 to 85.61	
(AgLand) TOTAL Assessed Value:	6,696,400							
AVG. Adj. Sales Price:	197,691	COD:	24.20	MAX Sales Ratio:	240.85			
AVG. Assessed Value:	145,573	PRD:	103.89	MIN Sales Ratio:	41.93			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
02-0009												
14-0045	4	75.04	90.73	84.82	38.26	106.97	59.93	152.93	N/A	155,438	131,848	
54-0013												
54-0576												
59-0002												
59-0005												
59-0080	3	66.22	71.47	70.20	11.10	101.81	63.07	85.12	N/A	119,000	83,536	
70-0002	14	70.34	65.77	67.35	15.39	97.65	41.93	85.42	43.71 to 75.86	278,903	187,843	
70-0005	20	74.31	80.14	75.77	29.77	105.77	46.60	240.85	57.30 to 83.51	157,424	119,284	
70-0542	5	84.87	83.64	85.03	8.21	98.37	69.19	97.21	N/A	212,380	180,580	
NonValid School												
ALL	46	71.95	76.50	73.64	24.20	103.89	41.93	240.85	65.88 to 82.37	197,691	145,573	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	4	71.04	68.14	64.30	15.59	105.96	43.71	86.76	N/A	29,562	19,008	
30.01 TO 50.00	4	54.34	58.29	55.06	18.69	105.86	47.53	76.95	N/A	56,852	31,303	
50.01 TO 100.00	10	70.21	83.36	70.65	40.01	118.00	41.93	240.85	46.60 to 89.29	113,270	80,021	
100.01 TO 180.00	24	81.63	79.78	77.31	17.43	103.20	43.20	152.93	66.22 to 85.42	248,942	192,465	
180.01 TO 330.00	4	67.27	66.26	65.56	16.31	101.06	48.12	82.37	N/A	410,208	268,942	
ALL	46	71.95	76.50	73.64	24.20	103.89	41.93	240.85	65.88 to 82.37	197,691	145,573	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	6	60.71	61.62	62.77	17.08	98.18	43.71	80.05	43.71 to 80.05	169,407	106,330	
DRY-N/A	10	72.65	69.11	63.24	19.79	109.28	41.93	97.21	43.20 to 86.76	165,915	104,922	
GRASS	10	64.65	63.62	61.63	16.16	103.23	46.60	85.12	47.53 to 76.95	74,041	45,634	
GRASS-N/A	3	82.37	100.39	92.46	35.23	108.58	65.88	152.93	N/A	134,978	124,805	
IRRGTD-N/A	17	83.38	89.47	79.24	21.75	112.90	59.12	240.85	68.87 to 89.29	310,168	245,790	
ALL	46	71.95	76.50	73.64	24.20	103.89	41.93	240.85	65.88 to 82.37	197,691	145,573	

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

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(AgLand) TOTAL Adj.Sales Price:	9,093,803	MEAN:	77	AVG.ABS.DEV:	17.41	95% Mean C.I.:	67.40 to 85.61		(!: land+NAT=0)
(AgLand) TOTAL Assessed Value:	6,696,400								
AVG. Adj. Sales Price:	197,691	COD:	24.20	MAX Sales Ratio:	240.85				
AVG. Assessed Value:	145,573	PRD:	103.89	MIN Sales Ratio:	41.93				

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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	10	60.71	60.81	58.44	19.44	104.07	43.20	80.05	43.71 to 75.86	186,456	108,961
DRY-N/A	6	78.79	75.44	73.68	17.41	102.39	41.93	97.21	41.93 to 97.21	135,172	99,597
GRASS	10	64.65	63.62	61.63	16.16	103.23	46.60	85.12	47.53 to 76.95	74,041	45,634
GRASS-N/A	3	82.37	100.39	92.46	35.23	108.58	65.88	152.93	N/A	134,978	124,805
IRRGTD	15	83.38	91.28	80.66	22.50	113.17	59.12	240.85	72.09 to 86.89	311,190	251,012
IRRGTD-N/A	2	75.87	75.87	68.31	17.69	111.07	62.45	89.29	N/A	302,500	206,625
ALL	46	71.95	76.50	73.64	24.20	103.89	41.93	240.85	65.88 to 82.37	197,691	145,573

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	16	70.21	66.30	63.06	19.60	105.14	41.93	97.21	48.12 to 80.05	167,225	105,450
GRASS	13	66.22	72.11	72.53	24.13	99.41	46.60	152.93	48.74 to 82.37	88,103	63,904
IRRGTD	17	83.38	89.47	79.24	21.75	112.90	59.12	240.85	68.87 to 89.29	310,168	245,790
ALL	46	71.95	76.50	73.64	24.20	103.89	41.93	240.85	65.88 to 82.37	197,691	145,573

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	2	71.04	71.04	71.03	0.88	100.01	70.41	71.66	N/A	16,000	11,365
30000 TO 59999	5	76.95	101.64	95.52	58.21	106.41	43.71	240.85	N/A	42,401	40,501
60000 TO 99999	6	70.87	79.34	80.28	35.69	98.84	47.53	152.93	47.53 to 152.93	84,464	67,805
100000 TO 149999	8	67.71	67.30	67.38	14.98	99.87	46.60	89.29	46.60 to 89.29	124,760	84,068
150000 TO 249999	7	74.06	73.57	73.45	16.44	100.17	41.93	97.21	41.93 to 97.21	183,931	135,099
250000 TO 499999	17	80.03	74.55	73.54	17.01	101.38	43.20	105.32	59.12 to 85.95	322,082	236,854
500000 +	1	72.09	72.09	72.09			72.09	72.09	N/A	582,000	419,570
ALL	46	71.95	76.50	73.64	24.20	103.89	41.93	240.85	65.88 to 82.37	197,691	145,573

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:	46	MEDIAN:	72	COV:	41.17	95% Median C.I.:	65.88 to 82.37	(!: Derived)
(AgLand) TOTAL Sales Price:	9,439,173	WGT. MEAN:	74	STD:	31.50	95% Wgt. Mean C.I.:	68.32 to 78.96	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,093,803	MEAN:	77	AVG.ABS.DEV:	17.41	95% Mean C.I.:	67.40 to 85.61	
(AgLand) TOTAL Assessed Value:	6,696,400							
AVG. Adj. Sales Price:	197,691	COD:	24.20	MAX Sales Ratio:	240.85			
AVG. Assessed Value:	145,573	PRD:	103.89	MIN Sales Ratio:	41.93			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
Total \$ _____												
10000 TO 29999	4	71.04	65.68	60.71	12.14	108.19	43.71	76.95	N/A	28,500	17,302	
30000 TO 59999	5	48.74	57.91	53.37	21.57	108.50	46.60	86.76	N/A	71,132	37,966	
60000 TO 99999	11	69.19	82.92	70.94	34.59	116.89	41.93	240.85	52.74 to 85.12	112,154	79,560	
100000 TO 149999	7	74.06	82.70	73.23	28.28	112.94	43.20	152.93	43.20 to 152.93	172,578	126,373	
150000 TO 249999	11	73.56	73.13	70.77	16.49	103.34	48.12	97.21	57.30 to 85.95	296,001	209,466	
250000 TO 499999	8	85.15	83.93	81.11	10.65	103.48	62.45	105.32	62.45 to 105.32	365,797	296,680	
ALL _____	46	71.95	76.50	73.64	24.20	103.89	41.93	240.85	65.88 to 82.37	197,691	145,573	

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:	183	MEDIAN:	96	COV:	26.77	95% Median C.I.:	94.33 to 97.80
TOTAL Sales Price:	12,288,208	WGT. MEAN:	93	STD:	26.19	95% Wgt. Mean C.I.:	89.86 to 96.00
TOTAL Adj.Sales Price:	12,280,058	MEAN:	98	AVG.ABS.DEV:	15.01	95% Mean C.I.:	94.02 to 101.61
TOTAL Assessed Value:	11,411,405						
AVG. Adj. Sales Price:	67,104	COD:	15.57	MAX Sales Ratio:	255.20		
AVG. Assessed Value:	62,357	PRD:	105.26	MIN Sales Ratio:	19.08		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	28	97.83	102.70	101.48	15.02	101.20	72.61	255.20	95.48 to 99.35	71,364	72,422
10/01/04 TO 12/31/04	30	97.06	101.77	94.91	14.95	107.22	68.31	239.05	93.20 to 99.15	81,545	77,397
01/01/05 TO 03/31/05	17	94.34	100.23	92.91	13.42	107.88	70.96	151.94	89.60 to 116.70	47,877	44,482
04/01/05 TO 06/30/05	27	96.88	92.71	90.89	12.47	101.99	19.08	139.88	94.20 to 99.89	52,588	47,800
07/01/05 TO 09/30/05	28	94.50	96.67	93.13	13.63	103.80	64.86	147.79	88.78 to 102.44	63,226	58,883
10/01/05 TO 12/31/05	18	94.63	97.26	88.20	12.96	110.27	66.72	190.33	87.29 to 98.53	67,580	59,604
01/01/06 TO 03/31/06	13	94.67	98.59	98.37	16.79	100.22	67.19	172.11	82.08 to 102.91	75,967	74,730
04/01/06 TO 06/30/06	22	89.86	92.05	81.22	25.95	113.33	31.94	169.19	67.66 to 112.41	73,968	60,076
<u>Study Years</u>											
07/01/04 TO 06/30/05	102	97.06	99.37	95.78	14.12	103.75	19.08	255.20	95.33 to 98.01	65,474	62,711
07/01/05 TO 06/30/06	81	94.24	95.85	89.52	17.30	107.07	31.94	190.33	90.70 to 98.53	69,156	61,911
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	90	95.20	96.27	91.34	13.21	105.40	19.08	190.33	94.20 to 97.80	58,006	52,982
<u>ALL</u>											
	183	96.41	97.81	92.93	15.57	105.26	19.08	255.20	94.33 to 97.80	67,104	62,357

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
FOSTER	2	95.97	95.97	96.41	17.74	99.55	78.95	113.00	N/A	9,750	9,400
HADAR	8	89.25	89.24	91.64	8.31	97.38	76.16	100.74	76.16 to 100.74	75,375	69,076
OSMOND	15	110.87	105.67	99.44	12.91	106.27	68.31	135.88	89.28 to 119.47	46,509	46,247
PIERCE	58	95.91	94.73	91.55	13.35	103.47	64.86	151.94	89.54 to 98.72	82,715	75,729
PLAINVIEW	61	96.41	102.60	95.79	15.49	107.11	19.08	239.05	94.34 to 98.22	44,487	42,614
RURAL	39	95.08	93.75	91.47	19.58	102.49	31.94	255.20	88.78 to 98.01	88,427	80,884
<u>ALL</u>											
	183	96.41	97.81	92.93	15.57	105.26	19.08	255.20	94.33 to 97.80	67,104	62,357

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	144	96.51	98.91	93.49	14.53	105.80	19.08	239.05	94.34 to 98.22	61,329	57,339
2	6	97.82	98.62	88.50	10.48	111.44	78.07	117.65	78.07 to 117.65	106,666	94,398
3	33	94.27	92.86	92.15	21.16	100.78	31.94	255.20	88.55 to 98.01	85,111	78,427
<u>ALL</u>											
	183	96.41	97.81	92.93	15.57	105.26	19.08	255.20	94.33 to 97.80	67,104	62,357

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:	183	MEDIAN:	96	COV:	26.77	95% Median C.I.:	94.33 to 97.80
TOTAL Sales Price:	12,288,208	WGT. MEAN:	93	STD:	26.19	95% Wgt. Mean C.I.:	89.86 to 96.00
TOTAL Adj.Sales Price:	12,280,058	MEAN:	98	AVG.ABS.DEV:	15.01	95% Mean C.I.:	94.02 to 101.61
TOTAL Assessed Value:	11,411,405						
AVG. Adj. Sales Price:	67,104	COD:	15.57	MAX Sales Ratio:	255.20		
AVG. Assessed Value:	62,357	PRD:	105.26	MIN Sales Ratio:	19.08		

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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	165	96.61	98.91	93.16	14.90	106.17	43.53	255.20	94.34 to 97.80	72,112	67,178
2	18	93.07	87.77	85.70	22.00	102.42	19.08	142.24	76.16 to 102.80	21,190	18,160
____ALL____	183	96.41	97.81	92.93	15.57	105.26	19.08	255.20	94.33 to 97.80	67,104	62,357

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	176	95.91	96.73	92.72	14.97	104.33	19.08	255.20	94.31 to 97.57	67,414	62,507
06											
07	7	99.15	124.95	98.79	31.09	126.48	88.78	239.05	88.78 to 239.05	59,300	58,582
____ALL____	183	96.41	97.81	92.93	15.57	105.26	19.08	255.20	94.33 to 97.80	67,104	62,357

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0009											
14-0045											
54-0013											
54-0576											
59-0002	3	86.62	86.91	91.02	8.31	95.49	76.25	97.85	N/A	64,333	58,553
59-0005											
59-0080											
70-0002	89	94.17	91.71	89.50	14.00	102.47	31.94	151.94	89.54 to 97.23	87,622	78,422
70-0005	70	96.78	104.93	100.65	17.57	104.26	19.08	255.20	94.67 to 98.41	45,524	45,818
70-0542	21	101.59	101.53	95.19	14.83	106.67	67.19	135.88	88.55 to 113.00	52,473	49,946
NonValid School											
____ALL____	183	96.41	97.81	92.93	15.57	105.26	19.08	255.20	94.33 to 97.80	67,104	62,357

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:	183	MEDIAN:	96	COV:	26.77	95% Median C.I.:	94.33 to 97.80
TOTAL Sales Price:	12,288,208	WGT. MEAN:	93	STD:	26.19	95% Wgt. Mean C.I.:	89.86 to 96.00
TOTAL Adj.Sales Price:	12,280,058	MEAN:	98	AVG.ABS.DEV:	15.01	95% Mean C.I.:	94.02 to 101.61
TOTAL Assessed Value:	11,411,405						
AVG. Adj. Sales Price:	67,104	COD:	15.57	MAX Sales Ratio:	255.20		
AVG. Assessed Value:	62,357	PRD:	105.26	MIN Sales Ratio:	19.08		

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YEAR BUILT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	18	93.07	87.77	85.70	22.00	102.42	19.08	142.24	76.16 to 102.80	21,190	18,160	
Prior TO 1860												
1860 TO 1899	5	102.44	100.18	101.49	11.85	98.71	74.70	123.33	N/A	20,645	20,953	
1900 TO 1919	42	97.95	108.36	99.48	20.98	108.93	50.21	255.20	94.67 to 102.91	41,020	40,808	
1920 TO 1939	27	94.17	90.33	86.99	13.29	103.83	58.58	135.88	80.80 to 97.80	54,307	47,242	
1940 TO 1949	4	95.66	101.14	101.16	7.60	99.98	93.41	119.84	N/A	24,500	24,785	
1950 TO 1959	11	93.20	87.60	82.80	14.98	105.80	43.53	120.57	72.44 to 105.21	68,870	57,024	
1960 TO 1969	17	96.41	96.06	93.05	10.44	103.24	70.96	119.47	86.62 to 106.82	67,447	62,757	
1970 TO 1979	21	96.88	102.70	93.57	20.21	109.75	65.98	239.05	86.14 to 104.62	77,311	72,340	
1980 TO 1989	12	98.84	102.52	98.80	13.62	103.77	78.98	172.11	88.55 to 111.05	101,700	100,478	
1990 TO 1994	1	97.23	97.23	97.23			97.23	97.23	N/A	116,500	113,270	
1995 TO 1999	9	95.48	96.64	95.04	4.64	101.69	89.54	112.41	90.46 to 99.15	108,738	103,348	
2000 TO Present	16	95.74	92.12	91.13	6.91	101.08	67.66	101.37	88.78 to 99.11	166,560	151,790	
ALL	183	96.41	97.81	92.93	15.57	105.26	19.08	255.20	94.33 to 97.80	67,104	62,357	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	5	142.24	166.17	161.87	23.93	102.66	119.33	239.05	N/A	3,480	5,633	
5000 TO 9999	10	93.50	106.81	107.36	27.11	99.49	72.61	169.19	76.16 to 151.94	7,245	7,778	
Total \$												
1 TO 9999	15	119.33	126.60	117.91	32.47	107.36	72.61	239.05	87.27 to 151.94	5,990	7,063	
10000 TO 29999	44	98.57	99.87	100.49	14.19	99.38	19.08	144.18	94.80 to 105.38	19,163	19,257	
30000 TO 59999	30	98.05	95.31	94.82	13.50	100.52	31.94	120.42	90.70 to 105.21	45,100	42,766	
60000 TO 99999	53	94.17	94.77	93.79	15.15	101.04	50.21	255.20	86.62 to 97.80	76,730	71,967	
100000 TO 149999	25	95.48	89.78	89.48	10.34	100.33	43.53	111.05	88.78 to 97.23	122,180	109,328	
150000 TO 249999	16	95.74	92.49	91.47	6.58	101.12	67.66	101.37	89.23 to 98.99	179,548	164,226	
ALL	183	96.41	97.81	92.93	15.57	105.26	19.08	255.20	94.33 to 97.80	67,104	62,357	

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:	183	MEDIAN:	96	COV:	26.77	95% Median C.I.:	94.33 to 97.80
TOTAL Sales Price:	12,288,208	WGT. MEAN:	93	STD:	26.19	95% Wgt. Mean C.I.:	89.86 to 96.00
TOTAL Adj.Sales Price:	12,280,058	MEAN:	98	AVG.ABS.DEV:	15.01	95% Mean C.I.:	94.02 to 101.61
TOTAL Assessed Value:	11,411,405						
AVG. Adj. Sales Price:	67,104	COD:	15.57	MAX Sales Ratio:	255.20		
AVG. Assessed Value:	62,357	PRD:	105.26	MIN Sales Ratio:	19.08		

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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	87.27	79.81	62.53	27.80	127.62	19.08	119.33	N/A	6,550	4,096
5000 TO 9999	10	93.50	120.59	100.67	43.47	119.79	72.61	239.05	74.70 to 190.33	6,640	6,684
Total \$											
1 TO 9999	15	92.33	107.00	88.07	38.47	121.49	19.08	239.05	76.16 to 139.88	6,610	5,821
10000 TO 29999	47	98.22	102.00	96.88	15.70	105.28	31.94	169.19	94.80 to 102.88	20,269	19,637
30000 TO 59999	40	95.38	93.42	87.56	16.53	106.69	43.53	144.18	84.58 to 102.91	54,680	47,878
60000 TO 99999	44	94.42	91.89	90.77	9.81	101.23	64.86	120.57	89.28 to 97.89	83,471	75,768
100000 TO 149999	24	97.00	98.11	95.96	8.33	102.23	72.55	172.11	92.42 to 98.41	127,241	122,103
150000 TO 249999	13	97.11	105.13	95.99	18.81	109.52	67.66	255.20	89.23 to 99.89	178,036	170,897
ALL	183	96.41	97.81	92.93	15.57	105.26	19.08	255.20	94.33 to 97.80	67,104	62,357

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	93.07	87.77	85.70	22.00	102.42	19.08	142.24	76.16 to 102.80	21,190	18,160
10	2	163.16	163.16	129.21	46.51	126.27	87.27	239.05	N/A	3,800	4,910
20	34	95.12	104.11	85.92	21.59	121.17	43.53	190.33	94.24 to 116.07	24,850	21,350
30	114	96.37	96.97	93.82	13.02	103.37	50.21	255.20	93.85 to 97.89	79,028	74,141
40	14	97.23	93.00	92.87	6.33	100.14	64.86	101.02	89.54 to 99.45	137,064	127,296
50	1	97.00	97.00	97.00			97.00	97.00	N/A	118,000	114,460
ALL	183	96.41	97.81	92.93	15.57	105.26	19.08	255.20	94.33 to 97.80	67,104	62,357

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	93.07	87.77	85.70	22.00	102.42	19.08	142.24	76.16 to 102.80	21,190	18,160
100	8	98.19	117.09	97.36	32.19	120.26	67.02	239.05	67.02 to 239.05	47,075	45,833
101	98	96.51	95.36	91.43	12.56	104.31	43.53	169.19	93.41 to 98.41	77,667	71,009
102	7	97.23	96.84	96.50	3.68	100.35	91.20	106.26	91.20 to 106.26	74,285	71,687
103	2	126.47	126.47	116.48	36.09	108.57	80.82	172.11	N/A	80,000	93,185
104	47	95.36	103.05	95.69	17.57	107.70	64.86	255.20	94.20 to 98.91	61,567	58,911
111	2	83.16	83.16	85.64	6.48	97.10	77.77	88.55	N/A	109,450	93,737
305	1	97.00	97.00	97.00			97.00	97.00	N/A	118,000	114,460
ALL	183	96.41	97.81	92.93	15.57	105.26	19.08	255.20	94.33 to 97.80	67,104	62,357

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:	183	MEDIAN:	96	COV:	26.77	95% Median C.I.:	94.33 to 97.80
TOTAL Sales Price:	12,288,208	WGT. MEAN:	93	STD:	26.19	95% Wgt. Mean C.I.:	89.86 to 96.00
TOTAL Adj.Sales Price:	12,280,058	MEAN:	98	AVG.ABS.DEV:	15.01	95% Mean C.I.:	94.02 to 101.61
TOTAL Assessed Value:	11,411,405						
AVG. Adj. Sales Price:	67,104	COD:	15.57	MAX Sales Ratio:	255.20		
AVG. Assessed Value:	62,357	PRD:	105.26	MIN Sales Ratio:	19.08		

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CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	18	93.07	87.77	85.70	22.00	102.42	19.08	142.24	76.16 to 102.80		21,190	18,160
10	4	93.34	128.25	104.42	41.19	122.82	87.27	239.05	N/A		6,275	6,552
20	25	98.53	111.52	102.05	24.77	109.29	58.58	190.33	94.67 to 119.84		15,062	15,370
30	115	96.33	96.06	92.47	13.53	103.88	43.53	255.20	94.17 to 97.85		72,070	66,645
40	20	96.24	93.75	93.67	5.22	100.08	78.07	101.37	89.60 to 98.64		154,543	144,766
50	1	97.00	97.00	97.00			97.00	97.00	N/A		118,000	114,460
<u>ALL</u>	<u>183</u>	<u>96.41</u>	<u>97.81</u>	<u>92.93</u>	<u>15.57</u>	<u>105.26</u>	<u>19.08</u>	<u>255.20</u>	<u>94.33 to 97.80</u>		<u>67,104</u>	<u>62,357</u>

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	17	MEDIAN:	95	COV:	39.31	95% Median C.I.:	87.46 to 104.71
TOTAL Sales Price:	1,592,500	WGT. MEAN:	80	STD:	38.29	95% Wgt. Mean C.I.:	51.38 to 109.25
TOTAL Adj.Sales Price:	1,546,950	MEAN:	97	AVG.ABS.DEV:	19.71	95% Mean C.I.:	77.71 to 117.09
TOTAL Assessed Value:	1,242,425						
AVG. Adj. Sales Price:	90,997	COD:	20.75	MAX Sales Ratio:	224.74		
AVG. Assessed Value:	73,083	PRD:	121.28	MIN Sales Ratio:	38.30		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	3	100.37	133.54	125.66	49.56	106.28	75.52	224.74	N/A	51,650	64,901
10/01/03 TO 12/31/03	4	88.78	78.78	80.58	17.36	97.77	38.30	99.26	N/A	25,375	20,446
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	91.70	91.70	91.70			91.70	91.70	N/A	49,000	44,935
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	87.46	87.46	87.46			87.46	87.46	N/A	140,000	122,445
07/01/05 TO 09/30/05	2	106.26	106.26	109.85	10.61	96.73	94.99	117.53	N/A	68,250	74,975
10/01/05 TO 12/31/05	2	101.33	101.33	95.46	7.67	106.14	93.55	109.10	N/A	122,250	116,700
01/01/06 TO 03/31/06	4	96.11	86.44	57.63	14.80	150.00	48.83	104.71	N/A	180,125	103,801
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/03 TO 06/30/04	7	89.11	102.25	107.81	35.61	94.84	38.30	224.74	38.30 to 224.74	36,635	39,498
07/01/04 TO 06/30/05	2	89.58	89.58	88.56	2.37	101.15	87.46	91.70	N/A	94,500	83,690
07/01/05 TO 06/30/06	8	96.11	95.12	72.50	12.35	131.20	48.83	117.53	48.83 to 117.53	137,687	99,819
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	1	91.70	91.70	91.70			91.70	91.70	N/A	49,000	44,935
01/01/05 TO 12/31/05	5	94.99	100.53	97.08	9.61	103.55	87.46	117.53	N/A	104,200	101,159
<u>ALL</u>											
	17	94.99	97.40	80.31	20.75	121.28	38.30	224.74	87.46 to 104.71	90,997	73,083

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
FOSTER	1	104.71	104.71	104.71			104.71	104.71	N/A	75,500	79,055
HADAR	1	87.46	87.46	87.46			87.46	87.46	N/A	140,000	122,445
OSMOND	1	117.53	117.53	117.53			117.53	117.53	N/A	90,000	105,780
PIERCE	1	100.37	100.37	100.37			100.37	100.37	N/A	72,450	72,715
PLAINVIEW	11	91.70	84.04	68.05	15.10	123.50	38.30	109.10	48.83 to 99.26	101,272	68,912
RURAL	2	160.69	160.69	189.80	39.86	84.66	96.63	224.74	N/A	27,500	52,195
<u>ALL</u>											
	17	94.99	97.40	80.31	20.75	121.28	38.30	224.74	87.46 to 104.71	90,997	73,083

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	17	MEDIAN:	95	COV:	39.31	95% Median C.I.:	87.46 to 104.71
TOTAL Sales Price:	1,592,500	WGT. MEAN:	80	STD:	38.29	95% Wgt. Mean C.I.:	51.38 to 109.25
TOTAL Adj.Sales Price:	1,546,950	MEAN:	97	AVG.ABS.DEV:	19.71	95% Mean C.I.:	77.71 to 117.09
TOTAL Assessed Value:	1,242,425						
AVG. Adj. Sales Price:	90,997	COD:	20.75	MAX Sales Ratio:	224.74		
AVG. Assessed Value:	73,083	PRD:	121.28	MIN Sales Ratio:	38.30		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	16	94.27	89.44	76.48	13.61	116.95	38.30	117.53	87.46 to 100.37	94,184	72,033
2	1	224.74	224.74	224.74			224.74	224.74	N/A	40,000	89,895
<u>ALL</u>											
	17	94.99	97.40	80.31	20.75	121.28	38.30	224.74	87.46 to 104.71	90,997	73,083

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	17	94.99	97.40	80.31	20.75	121.28	38.30	224.74	87.46 to 104.71	90,997	73,083
<u>ALL</u>											
	17	94.99	97.40	80.31	20.75	121.28	38.30	224.74	87.46 to 104.71	90,997	73,083

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0009											
14-0045											
54-0013											
54-0576											
59-0002											
59-0005											
59-0080											
70-0002	3	100.37	137.52	112.92	45.59	121.79	87.46	224.74	N/A	84,150	95,018
70-0005	11	91.70	84.04	68.05	15.10	123.50	38.30	109.10	48.83 to 99.26	101,272	68,912
70-0542	3	104.71	106.29	110.43	6.65	96.25	96.63	117.53	N/A	60,166	66,443
NonValid School											
<u>ALL</u>											
	17	94.99	97.40	80.31	20.75	121.28	38.30	224.74	87.46 to 104.71	90,997	73,083

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

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

NUMBER of Sales:	17	MEDIAN:	95	COV:	39.31	95% Median C.I.:	87.46 to 104.71
TOTAL Sales Price:	1,592,500	WGT. MEAN:	80	STD:	38.29	95% Wgt. Mean C.I.:	51.38 to 109.25
TOTAL Adj.Sales Price:	1,546,950	MEAN:	97	AVG.ABS.DEV:	19.71	95% Mean C.I.:	77.71 to 117.09
TOTAL Assessed Value:	1,242,425						
AVG. Adj. Sales Price:	90,997	COD:	20.75	MAX Sales Ratio:	224.74		
AVG. Assessed Value:	73,083	PRD:	121.28	MIN Sales Ratio:	38.30		

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

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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											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	109.10	109.10	109.10			109.10	109.10	N/A	30,000	32,730
1920 TO 1939	5	96.63	96.06	97.76	3.23	98.26	88.44	100.37	N/A	35,290	34,501
1940 TO 1949	1	75.52	75.52	75.52			75.52	75.52	N/A	42,500	32,095
1950 TO 1959	1	104.71	104.71	104.71			104.71	104.71	N/A	75,500	79,055
1960 TO 1969											
1970 TO 1979	4	93.35	98.33	103.68	8.49	94.84	89.11	117.53	N/A	50,750	52,620
1980 TO 1989	3	48.83	103.96	59.01	127.27	176.16	38.30	224.74	N/A	221,666	130,815
1990 TO 1994	1	93.55	93.55	93.55			93.55	93.55	N/A	214,500	200,670
1995 TO 1999											
2000 TO Present	1	87.46	87.46	87.46			87.46	87.46	N/A	140,000	122,445
ALL	17	94.99	97.40	80.31	20.75	121.28	38.30	224.74	87.46 to 104.71	90,997	73,083

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	4	88.78	78.12	73.62	16.62	106.11	38.30	96.63	N/A	18,875	13,896
30000 TO 59999	7	95.60	112.99	112.26	25.54	100.65	75.52	224.74	75.52 to 224.74	39,857	44,742
60000 TO 99999	3	104.71	107.54	108.24	5.46	99.35	100.37	117.53	N/A	79,316	85,850
100000 TO 149999	1	87.46	87.46	87.46			87.46	87.46	N/A	140,000	122,445
150000 TO 249999	1	93.55	93.55	93.55			93.55	93.55	N/A	214,500	200,670
500000 +	1	48.83	48.83	48.83			48.83	48.83	N/A	600,000	292,975
ALL	17	94.99	97.40	80.31	20.75	121.28	38.30	224.74	87.46 to 104.71	90,997	73,083

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

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(!: AVTot=0)

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NUMBER of Sales:	17	MEDIAN:	95	COV:	39.31	95% Median C.I.:	87.46 to 104.71
TOTAL Sales Price:	1,592,500	WGT. MEAN:	80	STD:	38.29	95% Wgt. Mean C.I.:	51.38 to 109.25
TOTAL Adj.Sales Price:	1,546,950	MEAN:	97	AVG.ABS.DEV:	19.71	95% Mean C.I.:	77.71 to 117.09
TOTAL Assessed Value:	1,242,425						
AVG. Adj. Sales Price:	90,997	COD:	20.75	MAX Sales Ratio:	224.74		
AVG. Assessed Value:	73,083	PRD:	121.28	MIN Sales Ratio:	38.30		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	38.30	38.30	38.30			38.30	38.30	N/A	25,000	9,575
Total \$											
1 TO 9999	1	38.30	38.30	38.30			38.30	38.30	N/A	25,000	9,575
10000 TO 29999	4	92.35	92.44	92.78	3.97	99.64	88.44	96.63	N/A	20,125	18,672
30000 TO 59999	5	94.99	94.11	93.12	8.66	101.07	75.52	109.10	N/A	41,800	38,925
60000 TO 99999	3	104.71	143.27	128.58	39.59	111.43	100.37	224.74	N/A	62,650	80,555
100000 TO 149999	2	102.50	102.50	99.23	14.67	103.29	87.46	117.53	N/A	115,000	114,112
150000 TO 249999	1	93.55	93.55	93.55			93.55	93.55	N/A	214,500	200,670
250000 TO 499999	1	48.83	48.83	48.83			48.83	48.83	N/A	600,000	292,975
ALL											
	17	94.99	97.40	80.31	20.75	121.28	38.30	224.74	87.46 to 104.71	90,997	73,083

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	9	91.70	102.32	106.50	29.86	96.08	38.30	224.74	75.52 to 109.10	37,611	40,055
15	5	95.60	98.44	98.16	6.63	100.29	87.46	117.53	N/A	64,300	63,114
20	3	93.55	80.92	63.85	18.36	126.72	48.83	100.37	N/A	295,650	188,786
ALL											
	17	94.99	97.40	80.31	20.75	121.28	38.30	224.74	87.46 to 104.71	90,997	73,083

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
297	1	38.30	38.30	38.30			38.30	38.30	N/A	25,000	9,575
344	2	85.56	85.56	83.83	11.73	102.07	75.52	95.60	N/A	36,250	30,387
350	1	94.99	94.99	94.99			94.99	94.99	N/A	46,500	44,170
352	1	93.55	93.55	93.55			93.55	93.55	N/A	214,500	200,670
353	1	104.71	104.71	104.71			104.71	104.71	N/A	75,500	79,055
386	1	87.46	87.46	87.46			87.46	87.46	N/A	140,000	122,445
390	1	99.26	99.26	99.26			99.26	99.26	N/A	41,000	40,695
394	1	89.11	89.11	89.11			89.11	89.11	N/A	17,500	15,595
406	2	113.32	113.32	115.43	3.72	98.17	109.10	117.53	N/A	60,000	69,255
471	1	48.83	48.83	48.83			48.83	48.83	N/A	600,000	292,975
528	2	90.07	90.07	90.83	1.81	99.17	88.44	91.70	N/A	33,500	30,427
531	2	162.56	162.56	144.61	38.25	112.41	100.37	224.74	N/A	56,225	81,305
554	1	96.63	96.63	96.63			96.63	96.63	N/A	15,000	14,495
ALL											
	17	94.99	97.40	80.31	20.75	121.28	38.30	224.74	87.46 to 104.71	90,997	73,083

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

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TOTAL Adj.Sales Price:	1,546,950	MEAN:	97	AVG.ABS.DEV:	19.71	95% Mean C.I.:	77.71 to 117.09
TOTAL Assessed Value:	1,242,425						
AVG. Adj. Sales Price:	90,997	COD:	20.75	MAX Sales Ratio:	224.74		
AVG. Assessed Value:	73,083	PRD:	121.28	MIN Sales Ratio:	38.30		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	17	94.99	97.40	80.31	20.75	121.28	38.30	224.74	87.46 to 104.71	90,997	73,083
04											
<u>ALL</u>	<u>17</u>	<u>94.99</u>	<u>97.40</u>	<u>80.31</u>	<u>20.75</u>	<u>121.28</u>	<u>38.30</u>	<u>224.74</u>	<u>87.46 to 104.71</u>	<u>90,997</u>	<u>73,083</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:	47	MEDIAN:	72	COV:	40.62	95% Median C.I.:	68.87 to 82.37	(!: Derived)
(AgLand) TOTAL Sales Price:	9,586,578	WGT. MEAN:	74	STD:	31.45	95% Wgt. Mean C.I.:	68.97 to 79.70	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,241,208	MEAN:	77	AVG.ABS.DEV:	17.67	95% Mean C.I.:	68.43 to 86.41	
(AgLand) TOTAL Assessed Value:	6,869,460							
AVG. Adj. Sales Price:	196,621	COD:	24.51	MAX Sales Ratio:	240.85			
AVG. Assessed Value:	146,158	PRD:	104.15	MIN Sales Ratio:	43.20			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	4	85.63	99.00	89.90	30.44	110.13	71.81	152.93	N/A	151,700	136,371
01/01/04 TO 03/31/04	8	77.66	96.68	80.21	34.18	120.52	68.87	240.85	68.87 to 240.85	239,673	192,253
04/01/04 TO 06/30/04	2	79.22	79.22	79.39	7.14	99.78	73.56	84.87	N/A	335,950	266,722
07/01/04 TO 09/30/04	1	110.55	110.55	110.55			110.55	110.55	N/A	147,500	163,060
10/01/04 TO 12/31/04	6	53.02	57.61	63.87	20.65	90.20	43.71	85.95	43.71 to 85.95	211,525	135,095
01/01/05 TO 03/31/05	7	65.32	65.05	62.87	13.92	103.47	44.15	85.12	44.15 to 85.12	179,987	113,150
04/01/05 TO 06/30/05	5	65.22	68.84	66.28	19.73	103.87	43.20	89.29	N/A	193,037	127,940
07/01/05 TO 09/30/05	2	99.86	99.86	99.44	5.54	100.43	94.33	105.39	N/A	273,785	272,242
10/01/05 TO 12/31/05	3	52.74	60.30	55.07	20.18	109.50	48.12	80.05	N/A	194,515	107,120
01/01/06 TO 03/31/06	3	75.86	76.28	72.46	9.03	105.28	66.22	86.76	N/A	89,694	64,990
04/01/06 TO 06/30/06	6	78.49	74.28	78.38	11.74	94.77	46.60	86.90	46.60 to 86.90	167,195	131,050
<u>Study Years</u>											
07/01/03 TO 06/30/04	14	78.64	94.85	81.88	29.78	115.84	68.87	240.85	70.41 to 97.21	228,291	186,925
07/01/04 TO 06/30/05	19	64.12	66.09	66.05	21.29	100.06	43.20	110.55	48.74 to 82.37	191,671	126,599
07/01/05 TO 06/30/06	14	78.49	75.37	76.86	16.28	98.07	46.60	105.39	52.74 to 86.90	171,669	131,936
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	17	72.09	81.65	76.01	30.98	107.41	43.71	240.85	57.30 to 85.42	235,643	179,124
01/01/05 TO 12/31/05	17	65.32	69.42	68.46	21.76	101.41	43.20	105.39	52.74 to 85.12	197,424	135,152
<u>ALL</u>	47	72.09	77.42	74.34	24.51	104.15	43.20	240.85	68.87 to 82.37	196,621	146,158

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:	47	MEDIAN:	72	COV:	40.62	95% Median C.I.:	68.87 to 82.37	(!: Derived)
(AgLand) TOTAL Sales Price:	9,586,578	WGT. MEAN:	74	STD:	31.45	95% Wgt. Mean C.I.:	68.97 to 79.70	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,241,208	MEAN:	77	AVG.ABS.DEV:	17.67	95% Mean C.I.:	68.43 to 86.41	
(AgLand) TOTAL Assessed Value:	6,869,460							
AVG. Adj. Sales Price:	196,621	COD:	24.51	MAX Sales Ratio:	240.85			
AVG. Assessed Value:	146,158	PRD:	104.15	MIN Sales Ratio:	43.20			

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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	
1001	8	80.09	72.52	72.47	19.83	100.07	48.12	94.33	48.12 to 94.33	165,862	120,202	
1219	6	71.04	93.24	79.46	54.04	117.33	46.60	240.85	46.60 to 240.85	83,372	66,250	
1221	2	60.01	60.01	55.72	26.42	107.69	44.15	75.86	N/A	132,676	73,927	
1223	2	64.57	64.57	79.41	32.30	81.30	43.71	85.42	N/A	173,703	137,942	
1225	3	72.09	73.21	69.21	10.49	105.79	62.43	85.12	N/A	383,566	265,456	
1271	3	68.87	65.15	65.63	19.45	99.26	43.20	83.38	N/A	277,377	182,051	
1273	2	72.69	72.69	72.90	1.20	99.70	71.81	73.56	N/A	260,500	189,912	
1275	2	62.22	62.22	62.01	4.98	100.35	59.12	65.32	N/A	358,000	221,980	
1277	2	65.72	65.72	65.74	0.76	99.96	65.22	66.22	N/A	130,500	85,795	
943	4	75.63	81.78	85.26	14.45	95.92	70.48	105.39	N/A	209,089	178,271	
945	1	57.30	57.30	57.30			57.30	57.30	N/A	332,000	190,225	
947	6	85.41	84.03	85.22	7.02	98.61	69.19	97.21	69.19 to 97.21	222,566	189,662	
949	1	59.93	59.93	59.93			59.93	59.93	N/A	55,955	33,535	
995	3	74.06	97.04	83.21	39.97	116.62	64.12	152.93	N/A	153,533	127,755	
999	2	97.05	97.05	96.82	13.91	100.24	83.55	110.55	N/A	150,085	145,307	
ALL												
	47	72.09	77.42	74.34	24.51	104.15	43.20	240.85	68.87 to 82.37	196,621	146,158	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	44	72.83	77.78	74.47	25.11	104.44	43.20	240.85	68.87 to 83.22	201,913	150,367	
2	3	66.22	72.19	70.95	10.02	101.74	65.22	85.12	N/A	119,000	84,435	
ALL												
	47	72.09	77.42	74.34	24.51	104.15	43.20	240.85	68.87 to 82.37	196,621	146,158	

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	47	72.09	77.42	74.34	24.51	104.15	43.20	240.85	68.87 to 82.37	196,621	146,158	
ALL												
	47	72.09	77.42	74.34	24.51	104.15	43.20	240.85	68.87 to 82.37	196,621	146,158	

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

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

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AVG. Adj. Sales Price:	196,621	COD:	24.51	MAX Sales Ratio:	240.85			
AVG. Assessed Value:	146,158	PRD:	104.15	MIN Sales Ratio:	43.20			

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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)											
02-0009											
14-0045	4	75.04	90.73	84.82	38.26	106.97	59.93	152.93	N/A	155,438	131,848
54-0013											
54-0576											
59-0002											
59-0005											
59-0080	3	66.22	72.19	70.95	10.02	101.74	65.22	85.12	N/A	119,000	84,435
70-0002	14	70.34	65.93	67.43	15.17	97.77	43.20	85.42	44.15 to 75.86	279,027	188,149
70-0005	21	76.95	81.81	77.47	29.18	105.61	46.60	240.85	57.30 to 86.76	156,936	121,573
70-0542	5	84.87	83.64	85.03	8.22	98.37	69.19	97.21	N/A	212,080	180,324
NonValid School											
ALL	47	72.09	77.42	74.34	24.51	104.15	43.20	240.85	68.87 to 82.37	196,621	146,158

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	4	71.04	68.14	64.30	15.59	105.96	43.71	86.76	N/A	29,562	19,008
30.01 TO 50.00	4	54.34	58.29	55.06	18.69	105.86	47.53	76.95	N/A	56,852	31,303
50.01 TO 100.00	10	70.86	84.04	71.31	38.69	117.86	44.15	240.85	46.60 to 89.29	113,473	80,915
100.01 TO 180.00	24	81.63	79.88	77.36	17.33	103.26	43.20	152.93	66.22 to 85.42	248,865	192,522
180.01 TO 330.00	5	72.09	75.11	69.27	22.85	108.44	48.12	110.55	N/A	357,606	247,706
ALL	47	72.09	77.42	74.34	24.51	104.15	43.20	240.85	68.87 to 82.37	196,621	146,158

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	6	60.71	61.62	62.77	17.08	98.18	43.71	80.05	43.71 to 80.05	169,407	106,330
DRY-N/A	10	72.65	69.33	63.44	19.49	109.30	43.20	97.21	44.15 to 86.76	166,086	105,359
GRASS	10	65.72	63.84	62.00	15.57	102.97	46.60	85.12	47.53 to 76.95	74,041	45,904
GRASS-N/A	4	96.46	104.08	98.08	28.67	106.12	70.48	152.93	N/A	138,108	135,455
IRRGTD-N/A	17	83.38	89.47	79.24	21.75	112.91	59.12	240.85	68.87 to 89.29	310,062	245,707
ALL	47	72.09	77.42	74.34	24.51	104.15	43.20	240.85	68.87 to 82.37	196,621	146,158

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

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(AgLand) TOTAL Adj.Sales Price:	9,241,208	MEAN:	77	AVG.ABS.DEV:	17.67	95% Mean C.I.:	68.43 to 86.41	
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AVG. Adj. Sales Price:	196,621	COD:	24.51	MAX Sales Ratio:	240.85			
AVG. Assessed Value:	146,158	PRD:	104.15	MIN Sales Ratio:	43.20			

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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	10	60.71	60.81	58.44	19.44	104.07	43.20	80.05	43.71 to 75.86	186,456	108,961
DRY-N/A	6	78.81	75.82	74.06	16.94	102.37	44.15	97.21	44.15 to 97.21	135,456	100,325
GRASS	10	65.72	63.84	62.00	15.57	102.97	46.60	85.12	47.53 to 76.95	74,041	45,904
GRASS-N/A	4	96.46	104.08	98.08	28.67	106.12	70.48	152.93	N/A	138,108	135,455
IRRGTD	15	83.38	91.29	80.66	22.51	113.17	59.12	240.85	72.09 to 86.90	311,090	250,938
IRRGTD-N/A	2	75.86	75.86	68.29	17.70	111.08	62.43	89.29	N/A	302,350	206,475
ALL	47	72.09	77.42	74.34	24.51	104.15	43.20	240.85	68.87 to 82.37	196,621	146,158

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	16	70.21	66.44	63.18	19.41	105.16	43.20	97.21	48.12 to 80.05	167,331	105,723
GRASS	14	70.44	75.34	77.42	24.88	97.31	46.60	152.93	48.74 to 85.12	92,346	71,490
IRRGTD	17	83.38	89.47	79.24	21.75	112.91	59.12	240.85	68.87 to 89.29	310,062	245,707
ALL	47	72.09	77.42	74.34	24.51	104.15	43.20	240.85	68.87 to 82.37	196,621	146,158

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	2	71.04	71.04	71.03	0.88	100.01	70.41	71.66	N/A	16,000	11,365
30000 TO 59999	5	76.95	101.64	95.52	58.21	106.41	43.71	240.85	N/A	42,401	40,501
60000 TO 99999	6	73.17	80.11	81.13	33.52	98.74	47.53	152.93	47.53 to 152.93	84,464	68,529
100000 TO 149999	9	69.19	72.34	73.18	19.33	98.86	46.60	110.55	52.74 to 89.29	127,287	93,145
150000 TO 249999	7	74.06	73.90	73.69	16.02	100.28	44.15	97.21	44.15 to 97.21	184,175	135,723
250000 TO 499999	17	80.03	74.55	73.54	17.02	101.38	43.20	105.39	59.12 to 85.95	321,976	236,771
500000 +	1	72.09	72.09	72.09			72.09	72.09	N/A	582,000	419,570
ALL	47	72.09	77.42	74.34	24.51	104.15	43.20	240.85	68.87 to 82.37	196,621	146,158

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
_____ Low \$ _____												
_____ Total \$ _____												
10000 TO 29999	4	71.04	65.68	60.71	12.14	108.19	43.71	76.95	N/A	28,500	17,302	
30000 TO 59999	5	48.74	57.91	53.37	21.57	108.50	46.60	86.76	N/A	71,132	37,966	
60000 TO 99999	11	70.48	83.74	71.76	32.97	116.69	44.15	240.85	52.74 to 85.12	112,339	80,618	
100000 TO 149999	7	74.06	82.71	73.23	28.29	112.95	43.20	152.93	43.20 to 152.93	172,531	126,342	
150000 TO 249999	12	77.97	76.25	72.49	18.21	105.18	48.12	110.55	59.12 to 85.95	283,626	205,599	
250000 TO 499999	8	85.15	83.93	81.11	10.66	103.48	62.43	105.39	62.43 to 105.39	365,572	296,504	
_____ ALL _____	47	72.09	77.42	74.34	24.51	104.15	43.20	240.85	68.87 to 82.37	196,621	146,158	

2007 Assessment Survey for Pierce County

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff: 0
2. Appraiser(s) on staff: 0
3. Other full-time employees: 4
4. Other part-time employees: 0
5. Number of shared employees: 0
6. Assessor's requested budget for current fiscal year: \$138,952
7. Part of the budget that is dedicated to the computer system: \$9,576
8. Adopted budget, or granted budget if different from above: \$129, 572
9. Amount of total budget set aside for appraisal work:
10. Amount of the total budget set aside for education/workshops: \$1,750
11. Appraisal/Reappraisal budget, if not part of the total budget: \$18,000
12. Other miscellaneous funds: None
13. Total budget: \$147,572

a. Was any of last year's budget not used? Yes

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

Property Type	# of Permits	# of Info.	Other	Total
---------------	--------------	------------	-------	-------

		Statements		
Residential	104			104

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** Rural residential is using 2004 costing, Pierce and Hadar use 2003, Foster, Mclean, West Randolph, Plainview, and Breslau use 2002, and Osmond, Farm homes, and mobile homes uses 1999.
5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** Rural residential depreciation was done in 2005, Pierce and Hadar in 2004, Foster, Mclean, West Randolph, and Breslau in 2003, Plainview-2006, and Osmond in 2001.
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?** N/A
7. **Number of market areas/neighborhoods for this property class:** approximately 34
8. **How are these defined?** Areas are defined by location and similar property characteristics.
9. **Is “Assessor Location” a usable valuation identity?** Yes
10. **Does the “suburban” mean something other than rural residential? (that is, does the “suburban” location have its own market?)** No.
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
2. **Valuation done by:** Assessor
3. **Pickup work done by whom:** Assessor and staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	9			9

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 2001

5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 2002
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?** 2002
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?** 1999
8. **Number of market areas/neighborhoods for this property class?** 11
9. **How are these defined?** By location
10. **Is “Assessor Location” a usable valuation identity?** Yes
11. **Does the assessor location “suburban” mean something other than rural commercial?** *(that is, does the “suburban” location have its own market?)* 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	50			50

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? Based on statute and regulations

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?** N/A
6. **What is the date of the soil survey currently used?** 1976
7. **What date was the last countywide land use study completed?** Assessor is continually reviewing the county.

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

b. By whom? Assessor and Staff

c. What proportion is complete / implemented at this time? Land use is continually being updated.

8. Number of market areas/neighborhoods for this property class: 2

9. How are these defined? By soil type, area 2 is primarily the Valentine sand soil association. Area 1 is the remainder of the county.

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

a. Who maintains the Cadastral Maps? Clerk Register of Deeds

4. Does the county have GIS software? No

a. Who maintains the GIS software and maps? -

4. Personal Property software: TerraScan

F. Zoning Information

1. Does the county have zoning? Yes

a. If so, is the zoning countywide? Yes

b. What municipalities in the county are zoned? Hadar, Pierce, Plainview, Osmand.

c. When was zoning implemented? Unknown

G. Contracted Services

1. Appraisal Services:

2. Other Services:

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:

Residential

The county reviewed the town of Osmond for 2007 and made necessary adjustments as indicated by a market analysis. Increases were made to one story houses built between 1960 and 1969. The county also completed the pick-up work of new and omitted construction for the residential class of property.

Commercial/Industrial

There were no changes reported to commercial for 2007. The County conducted a market analysis of this class of property and determined the median ratio was within the acceptable range and was an appropriate level of value for the county. The county also completed the pick-up work of new construction in the commercial class.

Agricultural

The County reported that there were no changes to the agricultural class of property for 2007. The County conducted a market analysis of agricultural land by land capability groupings. The county examined the statistics for the two market areas and the majority land use statistics in each market area. It was determined through their analysis that the significant increases to values in 2006 kept the level of value for the class within the acceptable range.

County 70 - Pierce

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,065	Value 690,758,090	Total Growth 8,660,910 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	274	1,073,670	36	308,735	64	999,255	374	2,381,660	
2. Res Improv Land	1,828	10,560,415	109	1,895,820	401	7,232,055	2,338	19,688,290	
3. Res Improvements	1,860	87,266,045	111	9,148,745	436	38,144,115	2,407	134,558,905	
4. Res Total	2,134	98,900,130	147	11,353,300	500	46,375,425	2,781	156,628,855	3,868,645
% of Total	76.73	63.14	5.28	7.24	17.97	29.60	45.85	22.67	44.66
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	1	62,535	1	62,535	
7. Rec Improvements	0	0	0	0	1	44,990	1	44,990	
8. Rec Total	0	0	0	0	1	107,525	1	107,525	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.01	0.01	0.00
Res+Rec Total	2,134	98,900,130	147	11,353,300	501	46,482,950	2,782	156,736,380	3,868,645
% of Total	76.70	63.09	5.28	7.24	18.00	29.65	45.86	22.69	44.66

County 70 - Pierce

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,065	Value 690,758,090	Total Growth 8,660,910 (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	40	170,015	10	57,560	13	639,115	63	866,690	
10. Comm Improv Land	257	1,256,520	34	352,670	34	1,027,980	325	2,637,170	
11. Comm Improvements	263	13,851,735	36	2,500,180	39	4,706,135	338	21,058,050	
12. Comm Total	303	15,278,270	46	2,910,410	52	6,373,230	401	24,561,910	1,326,840
% of Total	75.56	62.20	11.47	11.84	12.96	25.94	6.61	3.55	15.31
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	1	83,125	1	83,125	
15. Ind Improvements	0	0	0	0	1	9,630,255	1	9,630,255	
16. Ind Total	0	0	0	0	1	9,713,380	1	9,713,380	693,000
% of Total	0.00	0.00	0.00	0.00	***	***	0.01	1.40	8.00
Comm+Ind Total	303	15,278,270	46	2,910,410	53	16,086,610	402	34,275,290	2,019,840
% of Total	75.37	44.57	11.44	8.49	13.18	46.93	6.62	4.96	23.32
17. Taxable Total	2,437	114,178,400	193	14,263,710	554	62,569,560	3,184	191,011,670	5,888,485
% of Total	76.53	59.77	6.06	5.94	17.39	24.33	52.49	27.65	67.98

County 70 - Pierce

2007 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	173	0	9	182

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	5	24,945	1,770	256,557,540	1,775	256,582,485
28. Ag-Improved Land	0	0	3	35,915	988	183,436,125	991	183,472,040
29. Ag-Improvements	0	0	3	18,800	1,103	59,673,095	1,106	59,691,895
30. Ag-Total Taxable							2,881	499,746,420

County 70 - Pierce

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	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	3	7.470	8,225	
37. FarmSite Improv	0		0	3		18,800	
38. FarmSite Total							
39. Road & Ditches		0.000			0.750		
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	25	27.000	243,000	25	27.000	243,000	
32. HomeSite Improv Land	719	753.610	7,280,510	719	753.610	7,280,510	
33. HomeSite Improvements	728		37,035,795	728		37,035,795	2,772,425
34. HomeSite Total				753	780.610	44,559,305	
35. FarmSite UnImp Land	200	404.510	318,495	200	404.510	318,495	
36. FarmSite Impr Land	952	4,702.540	3,993,095	955	4,710.010	4,001,320	
37. FarmSite Improv	998		22,637,300	1,001		22,656,100	0
38. FarmSite Total				1,201	5,114.520	26,975,915	
39. Road & Ditches		7,825.670			7,826.420		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,954	13,721.550	71,535,220	2,772,425

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	0	0.000	0

Schedule VIII: Agricultural Records:

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

County 70 - Pierce

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	13,549.040	32,234,920	13,549.040	32,234,920
46. 1A	0.000	0	0.000	0	16,454.050	36,087,010	16,454.050	36,087,010
47. 2A1	0.000	0	0.000	0	13,182.490	26,769,225	13,182.490	26,769,225
48. 2A	0.000	0	0.000	0	19,666.840	36,661,135	19,666.840	36,661,135
49. 3A1	0.000	0	0.000	0	15,858.220	26,647,640	15,858.220	26,647,640
50. 3A	0.000	0	0.000	0	28,962.960	46,093,125	28,962.960	46,093,125
51. 4A1	0.000	0	0.000	0	3,601.750	3,878,790	3,601.750	3,878,790
52. 4A	0.000	0	0.000	0	4,106.570	3,823,265	4,106.570	3,823,265
53. Total	0.000	0	0.000	0	115,381.920	212,195,110	115,381.920	212,195,110
Dryland:								
54. 1D1	0.000	0	6.770	9,275	13,379.400	18,283,800	13,386.170	18,293,075
55. 1D	0.000	0	3.000	3,840	26,557.990	33,850,255	26,560.990	33,854,095
56. 2D1	0.000	0	0.000	0	10,925.420	12,598,585	10,925.420	12,598,585
57. 2D	0.000	0	0.000	0	17,651.000	18,228,405	17,651.000	18,228,405
58. 3D1	0.000	0	4.000	3,960	18,892.950	18,589,665	18,896.950	18,593,625
59. 3D	0.000	0	6.000	5,490	29,248.700	26,631,880	29,254.700	26,637,370
60. 4D1	0.000	0	8.000	5,400	4,625.620	3,115,640	4,633.620	3,121,040
61. 4D	0.000	0	0.000	0	1,554.640	917,240	1,554.640	917,240
62. Total	0.000	0	27.770	27,965	122,835.720	132,215,470	122,863.490	132,243,435
Grass:								
63. 1G1	0.000	0	1.030	1,075	1,979.270	2,016,625	1,980.300	2,017,700
64. 1G	0.000	0	2.000	1,930	6,239.660	6,283,180	6,241.660	6,285,110
65. 2G1	0.000	0	6.380	5,835	3,004.780	2,696,575	3,011.160	2,702,410
66. 2G	0.000	0	10.710	9,370	16,694.090	14,520,895	16,704.800	14,530,265
67. 3G1	0.000	0	0.890	735	5,852.690	4,898,405	5,853.580	4,899,140
68. 3G	0.000	0	2.000	1,600	9,947.640	8,046,290	9,949.640	8,047,890
69. 4G1	0.000	0	5.000	2,375	4,552.750	2,286,280	4,557.750	2,288,655
70. 4G	0.000	0	3.840	1,630	12,007.420	5,137,875	12,011.260	5,139,505
71. Total	0.000	0	31.850	24,550	60,278.300	45,886,125	60,310.150	45,910,675
72. Waste	0.000	0	0.000	0	1,196.550	50,405	1,196.550	50,405
73. Other	0.000	0	3.000	120	2,763.700	112,665	2,766.700	112,785
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	62.620	52,635	302,456.190	390,459,775	302,518.810	390,512,410

County 70 - Pierce

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	38.000	89,595	38.000	89,595
46. 1A	0.000	0	0.000	0	489.460	1,074,830	489.460	1,074,830
47. 2A1	0.000	0	0.000	0	1,905.000	3,853,795	1,905.000	3,853,795
48. 2A	0.000	0	0.000	0	39.000	72,930	39.000	72,930
49. 3A1	0.000	0	0.000	0	2,117.400	3,526,610	2,117.400	3,526,610
50. 3A	0.000	0	0.000	0	5,965.340	9,488,315	5,965.340	9,488,315
51. 4A1	0.000	0	0.000	0	27.000	29,160	27.000	29,160
52. 4A	0.000	0	0.000	0	6,961.150	6,531,970	6,961.150	6,531,970
53. Total	0.000	0	0.000	0	17,542.350	24,667,205	17,542.350	24,667,205
Dryland:								
54. 1D1	0.000	0	0.000	0	9.000	12,330	9.000	12,330
55. 1D	0.000	0	0.000	0	321.260	411,215	321.260	411,215
56. 2D1	0.000	0	0.000	0	755.500	872,610	755.500	872,610
57. 2D	0.000	0	0.000	0	21.000	21,735	21.000	21,735
58. 3D1	0.000	0	0.000	0	522.580	516,405	522.580	516,405
59. 3D	0.000	0	0.000	0	1,677.570	1,528,150	1,677.570	1,528,150
60. 4D1	0.000	0	0.000	0	18.000	12,150	18.000	12,150
61. 4D	0.000	0	0.000	0	443.180	261,480	443.180	261,480
62. Total	0.000	0	0.000	0	3,768.090	3,636,075	3,768.090	3,636,075
Grass:								
63. 1G1	0.000	0	0.000	0	4.000	1,420	4.000	1,420
64. 1G	0.000	0	0.000	0	100.900	108,910	100.900	108,910
65. 2G1	0.000	0	0.000	0	423.370	367,010	423.370	367,010
66. 2G	0.000	0	0.000	0	993.400	737,420	993.400	737,420
67. 3G1	0.000	0	0.000	0	2,011.400	1,411,385	2,011.400	1,411,385
68. 3G	0.000	0	0.000	0	3,163.040	2,177,715	3,163.040	2,177,715
69. 4G1	0.000	0	0.000	0	125.000	66,285	125.000	66,285
70. 4G	0.000	0	0.000	0	11,683.410	4,495,500	11,683.410	4,495,500
71. Total	0.000	0	0.000	0	18,504.520	9,365,645	18,504.520	9,365,645
72. Waste	0.000	0	0.000	0	154.500	6,180	154.500	6,180
73. Other	0.000	0	0.000	0	399.600	23,685	399.600	23,685
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	40,369.060	37,698,790	40,369.060	37,698,790

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	132,924.270	236,862,315	132,924.270	236,862,315
77.Dry Land	0.000	0	27.770	27,965	126,603.810	135,851,545	126,631.580	135,879,510
78.Grass	0.000	0	31.850	24,550	78,782.820	55,251,770	78,814.670	55,276,320
79.Waste	0.000	0	0.000	0	1,351.050	56,585	1,351.050	56,585
80.Other	0.000	0	3.000	120	3,163.300	136,350	3,166.300	136,470
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	62.620	52,635	342,825.250	428,158,565	342,887.870	428,211,200

2007 Agricultural Land Detail

County 70 - Pierce

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	13,549.040	11.74%	32,234,920	15.19%	2,379.129
1A	16,454.050	14.26%	36,087,010	17.01%	2,193.199
2A1	13,182.490	11.43%	26,769,225	12.62%	2,030.665
2A	19,666.840	17.04%	36,661,135	17.28%	1,864.109
3A1	15,858.220	13.74%	26,647,640	12.56%	1,680.367
3A	28,962.960	25.10%	46,093,125	21.72%	1,591.450
4A1	3,601.750	3.12%	3,878,790	1.83%	1,076.918
4A	4,106.570	3.56%	3,823,265	1.80%	931.011
Irrigated Total	115,381.920	100.00%	212,195,110	100.00%	1,839.067
Dry:					
1D1	13,386.170	10.90%	18,293,075	13.83%	1,366.565
1D	26,560.990	21.62%	33,854,095	25.60%	1,274.579
2D1	10,925.420	8.89%	12,598,585	9.53%	1,153.144
2D	17,651.000	14.37%	18,228,405	13.78%	1,032.712
3D1	18,896.950	15.38%	18,593,625	14.06%	983.948
3D	29,254.700	23.81%	26,637,370	20.14%	910.533
4D1	4,633.620	3.77%	3,121,040	2.36%	673.564
4D	1,554.640	1.27%	917,240	0.69%	590.001
Dry Total	122,863.490	100.00%	132,243,435	100.00%	1,076.344
Grass:					
1G1	1,980.300	3.28%	2,017,700	4.39%	1,018.886
1G	6,241.660	10.35%	6,285,110	13.69%	1,006.961
2G1	3,011.160	4.99%	2,702,410	5.89%	897.464
2G	16,704.800	27.70%	14,530,265	31.65%	869.825
3G1	5,853.580	9.71%	4,899,140	10.67%	836.947
3G	9,949.640	16.50%	8,047,890	17.53%	808.862
4G1	4,557.750	7.56%	2,288,655	4.99%	502.145
4G	12,011.260	19.92%	5,139,505	11.19%	427.890
Grass Total	60,310.150	100.00%	45,910,675	100.00%	761.242
Irrigated Total	115,381.920	38.14%	212,195,110	54.34%	1,839.067
Dry Total	122,863.490	40.61%	132,243,435	33.86%	1,076.344
Grass Total	60,310.150	19.94%	45,910,675	11.76%	761.242
Waste	1,196.550	0.40%	50,405	0.01%	42.125
Other	2,766.700	0.91%	112,785	0.03%	40.765
Exempt	0.000	0.00%			
Market Area Total	302,518.810	100.00%	390,512,410	100.00%	1,290.869

As Related to the County as a Whole

Irrigated Total	115,381.920	86.80%	212,195,110	89.59%	
Dry Total	122,863.490	97.02%	132,243,435	97.32%	
Grass Total	60,310.150	76.52%	45,910,675	83.06%	
Waste	1,196.550	88.56%	50,405	89.08%	
Other	2,766.700	87.38%	112,785	82.64%	
Exempt	0.000	0.00%			
Market Area Total	302,518.810	88.23%	390,512,410	91.20%	

2007 Agricultural Land Detail

County 70 - Pierce

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	38.000	0.22%	89,595	0.36%	2,357.763
1A	489.460	2.79%	1,074,830	4.36%	2,195.950
2A1	1,905.000	10.86%	3,853,795	15.62%	2,022.989
2A	39.000	0.22%	72,930	0.30%	1,870.000
3A1	2,117.400	12.07%	3,526,610	14.30%	1,665.537
3A	5,965.340	34.01%	9,488,315	38.47%	1,590.574
4A1	27.000	0.15%	29,160	0.12%	1,080.000
4A	6,961.150	39.68%	6,531,970	26.48%	938.346
Irrigated Total	17,542.350	100.00%	24,667,205	100.00%	1,406.151

Dry:

1D1	9.000	0.24%	12,330	0.34%	1,370.000
1D	321.260	8.53%	411,215	11.31%	1,280.006
2D1	755.500	20.05%	872,610	24.00%	1,155.009
2D	21.000	0.56%	21,735	0.60%	1,035.000
3D1	522.580	13.87%	516,405	14.20%	988.183
3D	1,677.570	44.52%	1,528,150	42.03%	910.930
4D1	18.000	0.48%	12,150	0.33%	675.000
4D	443.180	11.76%	261,480	7.19%	590.008
Dry Total	3,768.090	100.00%	3,636,075	100.00%	964.965

Grass:

1G1	4.000	0.02%	1,420	0.02%	355.000
1G	100.900	0.55%	108,910	1.16%	1,079.385
2G1	423.370	2.29%	367,010	3.92%	866.877
2G	993.400	5.37%	737,420	7.87%	742.319
3G1	2,011.400	10.87%	1,411,385	15.07%	701.692
3G	3,163.040	17.09%	2,177,715	23.25%	688.487
4G1	125.000	0.68%	66,285	0.71%	530.280
4G	11,683.410	63.14%	4,495,500	48.00%	384.776
Grass Total	18,504.520	100.00%	9,365,645	100.00%	506.127

Irrigated Total	17,542.350	43.45%	24,667,205	65.43%	1,406.151
Dry Total	3,768.090	9.33%	3,636,075	9.65%	964.965
Grass Total	18,504.520	45.84%	9,365,645	24.84%	506.127
Waste	154.500	0.38%	6,180	0.02%	40.000
Other	399.600	0.99%	23,685	0.06%	59.271
Exempt	0.000	0.00%			
Market Area Total	40,369.060	100.00%	37,698,790	100.00%	933.853

As Related to the County as a Whole

Irrigated Total	17,542.350	13.20%	24,667,205	10.41%	
Dry Total	3,768.090	2.98%	3,636,075	2.68%	
Grass Total	18,504.520	23.48%	9,365,645	16.94%	
Waste	154.500	11.44%	6,180	10.92%	
Other	399.600	12.62%	23,685	17.36%	
Exempt	0.000	0.00%			
Market Area Total	40,369.060	11.77%	37,698,790	8.80%	

2007 Agricultural Land Detail

County 70 - Pierce

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	132,924.270	236,862,315
Dry	0.000	0	27.770	27,965	126,603.810	135,851,545
Grass	0.000	0	31.850	24,550	78,782.820	55,251,770
Waste	0.000	0	0.000	0	1,351.050	56,585
Other	0.000	0	3.000	120	3,163.300	136,350
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	62.620	52,635	342,825.250	428,158,565

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	132,924.270	236,862,315	132,924.270	38.77%	236,862,315	55.31%	1,781.934
Dry	126,631.580	135,879,510	126,631.580	36.93%	135,879,510	31.73%	1,073.030
Grass	78,814.670	55,276,320	78,814.670	22.99%	55,276,320	12.91%	701.345
Waste	1,351.050	56,585	1,351.050	0.39%	56,585	0.01%	41.882
Other	3,166.300	136,470	3,166.300	0.92%	136,470	0.03%	43.100
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	342,887.870	428,211,200	342,887.870	100.00%	428,211,200	100.00%	1,248.837

* Department of Property Assessment & Taxation Calculates

PIERCE COUNTY 3-YEAR PLAN 2006

COUNTY DESCRIPTION

	Parcel/ Acre Count	% Parcel	Total Value	% Value	Land Only	Improvements
Residential	2768	45.82%	\$152,276,830	22.40%	\$21,419,170	\$130,857,660
Recreation	1	0.02%	\$107,525	0.02%	\$62,535	\$44,990
Commercial	398	6.59%	\$23,300,805	3.43%	\$3,467,645	\$19,833,160
Industrial	1	0.02%	\$9,020,380	1.32%	\$83,125	\$8,937,255
Agricultural	2,872 / 343,061.25	47.55%	\$495,102,445	72.83%	\$437,537,260	\$57,565,185
Total	6,040	100%	\$679,807,985	100%	\$462,569,735	\$217,238,250

BUDGET, STAFFING, & TRAINING

BUDGET

	<u>OFFICE BUDGET</u>	<u>APPRAISAL BUDGET</u>
2004-2005 Requested Budget	\$129,419.50	\$44,800.00
2004-2005 Adopted Budget	\$127,923.90	\$31,890.30
2005-2006 Requested Budget	\$134,320.10	\$32,847.00
2005-2006 Adopted Budget	\$127,923.90	\$20,000.00
2006-2007 Requested Budget	\$138,952.90	\$22,806.25

On June 15, 2006, the assessor sent the county commissioners a letter (copy attached) asking the Chairman of the Board of Equalization to meet with the assessor and his successor to "learn more about what is required by the office to accomplish the task of annual systematic revaluations" and "take an active role in the preparation of all reappraisal plans". Not one of the county commissioners called or stopped by the assessor's office to discuss future reappraisal plans. The assessor worked on the budget for 2006-2007 and submitted it in July after the date it was due, without any input from his successor.

STAFF

1 Assessor
1 Deputy Assessor
3 Full-Time Clerks (7-Hour Day)

REPORTS

The deputy assessor has by far the most experience and knowledge of the CAMA programs and reports. She has been preparing the following reports: Real Estate Abstract, School District Values, Certified Tax List, Personal Property Abstract, Homestead Exemptions Average Assessed Value, Homestead Exemption Tax Loss Report in conjunction with the Treasurer, Board of Education Land and Funds Current Value Report, and the report of all exempt property and any taxable government owned property.

The assessor prepares the three-year plan and annual plan of assessment report, prepares the budget, reviews all CBE and TERC protests, makes recommendations to either the county board or county attorney, and so far has appeared and testified at every protest hearing since assuming office.

OTHER FUNCTIONS PERFORMED BY THE ASSESSOR'S OFFICE, BUT NOT LIMITED TO:

1. Record Maintenance, Splits, Building Permits (149 for 2005), and Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real and Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and 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 and 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 1,156 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of 178 applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of 30 government owned properties not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer 398 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implements orders of the TERC.
15. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification. The current requirement is 60 hours of continuing education per four-year term.

CONTRACT APPRAISER

The contract appraiser's responsibilities are to inspect the properties assigned, verify the property record to determine if it is accurate (size, quality, condition, type of siding and roof, basement finish, etc.), take new pictures and place in the property record card, and review the sales of like properties and make recommendations of the values assigned to properties.

TRAINING

Basically, the training received by anyone in this office in the last four years has been by the assessor and the deputy to keep their certificates. In May 2006, the deputy and two of the office clerks attended IAAO 960 Marshall & Swift Residential Square Foot Method and Residential Data Collection held at Wayne, Nebraska. This will be beneficial to the office as we do pick-up and reappraisal work.

2006 R&O STATISTICS

<u>PROPERTY CLASS</u>	<u>MEDIAN</u>	<u>COD</u>	<u>PRD</u>
Residential	97.00	14.27	104.48
Commercial	92.00	23.65	110.19
Agricultural Unimproved	75.00	32.18	109.83

3 YEAR APPRAISAL PLAN

2007

Residential

The county plans to reappraise the homes located on agricultural records for implementation in 2007. This will include a minimum of inspecting the exterior, taking new digital pictures, and comparing the record card with what it physically present to determine if the quality and condition reflect what is shown in the record file. If possible, an interior inspection will be performed.

A statistical review of all urban properties in the county will be performed and the value of any subclasses of properties will be adjusted by a percentage if necessary. Pick-up work will also be performed.

Commercial

This class of property was reappraised in 2002 by a contract appraiser. Only pick-up work and sales reviews are planned for this property class for 2009.

Agricultural

An inspection of all improvements on property class 4000 records is being performed for implementation for the 2007 tax year. Many buildings have either been removed, replaced, remodeled, or added since the aerial photos in our records were last taken in 1996. A ground sketch of any improved agricultural property that has multiple improvements is being done to help keep the office in compliance with Reg 10-004 Section 004.01B(3). The contract appraiser hired two years ago completed about two-thirds of the total records. He is no longer employed by the county, so the office staff is attempting to complete this project.

2008

Residential

The county plans to reappraise the town of Osmond for implementation in 2008. Market analysis and pick-up work will be scheduled for this year as well.

Commercial

Only pick-up work and market analysis are scheduled for commercial properties for 2007.

Agricultural

The homes and outbuildings were scheduled to be reappraised for 2007. If the reappraisal is performed as scheduled, the only tasks necessary would be a market study of land and pick-up work of the improvements.

2009

Residential

There will only be time for a market analysis and pick-up work.

Commercial

This class of property was last reappraised in 2002 and is scheduled for reappraisal and implementation for 2009.

Agricultural

At this time, the farm homes and outbuildings are being reappraised for the 2007 tax year. The only tasks required should be a market analysis of land and pick-up work.

The following is a time line table to give and overview of six years of accomplishments and the next three-year plan schedule.

CLASS	2000	2001	2002	2003	2004
RESIDENTIAL	Reappraised rural residential.	Reappraised Osmond residential.	Appraisal maintenance.	Reappraised Plainview, Foster, McLean, Breslau, and West Randolph.	Reappraised Pierce and Hadar.
COMMERCIAL	Appraisal maintenance.	Appraisal maintenance.	Reappraised all commercial properties.	Appraisal maintenance.	Appraisal maintenance.
AGRICULTURAL	Reappraised.	Appraisal maintenance.	Appraisal maintenance	Appraisal maintenance.	Appraisal maintenance.
	2005	2006	2007	2008	2009
RESIDENTIAL	Appraisal maintenance. Reappraise rural residential.	Appraisal maintenance.	Appraisal maintenance.	Reappraise Osmond.	Appraisal maintenance.
COMMERCIAL	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Reappraise all commercial properties.
AGRICULTURAL	Appraisal maintenance.	Appraisal maintenance.	Reappraise all agricultural homes and outbuildings.	Appraisal maintenance.	Appraisal maintenance.

The above information is intended to demonstrate the need for the following requested 2006-2007 budgets:

Office Budget	\$ 138,952.90
Appraisal Budget	\$ 22,806.25

Respectfully submitted –

Duane Dean
Pierce County Assessor

ADDENDUM TO PIERCE COUNTY 3-YEAR PLAN

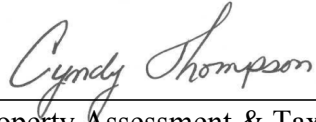
The county board adopted an Office Budget of \$129,572.60 and Appraisal Budget of \$18,000.00 for 2006-2007. When the county board discussed the budget in August, the assessor-elect was called in to go through the budget line by line and told they wanted to hold each office to two percent increase. In areas where the budget wasn't completely used in the previous year, they asked if it could be cut. The assessor-elect felt at a disadvantage, not having prepared the budget, and the assessor was upset with the county board when he found out what had happened.

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 Pierce County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9645.

Dated this 9th day of April, 2007.



Property Assessment & Taxation