

## Preface

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

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

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

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

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

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

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

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

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

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

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

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

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## 2007 Commission Summary

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### Residential Real Property - Current

<b>Number of Sales</b>		<b>379</b>	<b>COD</b>	<b>16.86</b>
Total Sales Price	\$	25453199	<b>PRD</b>	<b>105.81</b>
Total Adj. Sales Price	\$	25427929	COV	26.45
Total Assessed Value	\$	23256815	STD	25.59
Avg. Adj. Sales Price	\$	67092.16	Avg. Abs. Dev.	15.80
Avg. Assessed Value	\$	61363.63	Min	31.00
<b>Median</b>		<b>93.71</b>	Max	333.33
Wgt. Mean		91.46	95% Median C.I.	91.72 to 95.21
Mean		96.78	95% Wgt. Mean C.I.	89.71 to 93.21
			95% Mean C.I.	94.20 to 99.35
% of Value of the Class of all Real Property Value in the County				45.22
% of Records Sold in the Study Period				7.75
% of Value Sold in the Study Period				9.27
Average Assessed Value of the Base				51,262

### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>379</b>	<b>93.71</b>	<b>16.86</b>	<b>105.81</b>
<b>2006</b>	411	95.98	17.25	106.94
<b>2005</b>	479	97.42	15.14	106.19
<b>2004</b>	509	97.22	19.70	107.19
<b>2003</b>	485	95	25.75	110
<b>2002</b>	468	94	23.39	107.84
<b>2001</b>	514	95	25.32	105.54

## 2007 Commission Summary

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### Commercial Real Property - Current

<b>Number of Sales</b>		<b>25</b>	<b>COD</b>	<b>20.97</b>
Total Sales Price	\$	4162575	<b>PRD</b>	<b>106.64</b>
Total Adj. Sales Price	\$	3800375	COV	33.34
Total Assessed Value	\$	3501152	STD	32.75
Avg. Adj. Sales Price	\$	152015.00	Avg. Abs. Dev.	20.42
Avg. Assessed Value	\$	140046.08	Min	49.37
<b>Median</b>		<b>97.38</b>	Max	195.43
Wgt. Mean		92.13	95% Median C.I.	89.71 to 99.51
Mean		98.24	95% Wgt. Mean C.I.	75.87 to 108.38
			95% Mean C.I.	84.72 to 111.76
% of Value of the Class of all Real Property Value in the County				16.79
% of Records Sold in the Study Period				3.4
% of Value Sold in the Study Period				3.76
Average Assessed Value of the Base				126,720

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>25</b>	<b>97.38</b>	<b>20.97</b>	<b>106.64</b>
<b>2006</b>	27	96.09	20.11	95.57
<b>2005</b>	43	96.09	25.75	99.38
<b>2004</b>	55	95.65	24.31	99.09
<b>2003</b>	57	96	18.85	95.17
<b>2002</b>	78	98	26.15	108.34
<b>2001</b>	84	100	29.1	111.23

## 2007 Commission Summary

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### Agricultural Land - Current

<b>Number of Sales</b>	<b>48</b>	<b>COD</b>	<b>26.81</b>
Total Sales Price	\$ 6490796	<b>PRD</b>	<b>108.15</b>
Total Adj. Sales Price	\$ 6306496	COV	43.61
Total Assessed Value	\$ 4184227	STD	31.29
Avg. Adj. Sales Price	\$ 131385.33	Avg. Abs. Dev.	19.22
Avg. Assessed Value	\$ 87171.40	Min	8.83
<b>Median</b>	<b>71.69</b>	Max	188.69
Wgt. Mean	66.35	95% Median C.I.	63.47 to 76.72
Mean	71.75	95% Wgt. Mean C.I.	59.76 to 72.93
		95% Mean C.I.	62.90 to 80.61
% of Value of the Class of all Real Property Value in the County			34.78
% of Records Sold in the Study Period			1.87
% of Value Sold in the Study Period			4.52
Average Assessed Value of the Base			75,059

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>48</b>	<b>71.69</b>	<b>26.81</b>	<b>108.15</b>
<b>2006</b>	41	75.82	18.79	103.26
<b>2005</b>	48	76.33	15.56	102.21
<b>2004</b>	47	73.86	19.24	103.65
<b>2003</b>	60	76	18.81	103.54
<b>2002</b>	68	75	18.67	101.12
<b>2001</b>	69	75	17.78	100.27



## **2007 Opinions of the Property Tax Administrator for Red Willow County**

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

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Red Willow County is 94% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Red Willow 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 Red Willow County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Red Willow County is not in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Red Willow County is 72% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Red Willow County is not in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.



  
Catherine D. Lang  
Property Tax Administrator

## **2007 Correlation Section for Red Willow County**

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### **Residential Real Property**

#### **I. Correlation**

RESIDENTIAL: A review of the 2007 residential statistics indicates that an accurate measurement of the residential property in Red Willow County has been achieved as shown by the median and mean measures of central tendency. The aggregate falls slightly below the acceptable range. Although both qualitative measures are above the acceptable parameters, the statistics have improved from the preliminary statistics through the assessment actions taken by the Red Willow County Assessor for 2007. On site inspections of all residential properties in the villages of Danbury, Lebanon and Marion were completed. New costing tables and depreciation tables were applied to these along with mobile homes county wide. Indianola dwellings were adjusted to reflect the current market by effective age. New valuations were placed on these subclasses to equalize residential properties for 2007. Based on the statistical information contained in this report it is believed that the county has attained the level of value, but the qualitative measures are indicating that assessment uniformity is not in compliance for this year.

**2007 Correlation Section  
for Red Willow County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>496</b>	<b>379</b>	<b>76.41</b>
<b>2006</b>	<b>542</b>	<b>411</b>	<b>75.83</b>
<b>2005</b>	<b>580</b>	<b>479</b>	<b>82.59</b>
<b>2004</b>	<b>605</b>	<b>509</b>	<b>84.13</b>
<b>2003</b>	<b>570</b>	<b>485</b>	<b>85.09</b>
<b>2002</b>	<b>564</b>	<b>470</b>	<b>83.33</b>
<b>2001</b>	<b>608</b>	<b>514</b>	<b>84.54</b>

RESIDENTIAL: Table II reflects the total and qualified number of residential sales have declined from 2006. The assessor continues to use a high proportion of the available residential sales for the development of the qualified statistics. This information supports the county has not excessively trimmed the sample and has used an adequate portion of the residential sales.

**2007 Correlation Section  
for Red Willow County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Red Willow County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>92.50</b>	<b>-0.04</b>	<b>92.46</b>	<b>93.71</b>
<b>2006</b>	<b>95.18</b>	<b>0.95</b>	<b>96.09</b>	<b>95.98</b>
<b>2005</b>	<b>95.85</b>	<b>1.89</b>	<b>97.66</b>	<b>97.42</b>
<b>2004</b>	<b>93.32</b>	<b>3.8</b>	<b>96.86</b>	<b>97.22</b>
<b>2003</b>	<b>90</b>	<b>4.3</b>	<b>93.87</b>	<b>95</b>
<b>2002</b>	<b>88</b>	<b>7.04</b>	<b>94.2</b>	<b>94</b>
<b>2001</b>	<b>95</b>	<b>0.12</b>	<b>95.11</b>	<b>95</b>

RESIDENTIAL: The minor changes in assessed value support the changes made in valuations in very small villages within Red Willow County for 2007. With new values in Danbury, Lebanon and Marion, updated costing and depreciation tables of all mobile homes were also completed. This resulted in very minor overall increased values but equalized residential properties using a market analyses review by the County Assessor.

## **2007 Correlation Section for Red Willow County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales 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.

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

**2007 Correlation Section  
for Red Willow County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0.67</b>	<b>2007</b>	<b>-0.04</b>
<b>1.64</b>	<b>2006</b>	<b>0.95</b>
<b>3.06</b>	<b>2005</b>	<b>1.89</b>
<b>4.95</b>	<b>2004</b>	<b>3.8</b>
<b>6</b>	<b>2003</b>	<b>4</b>
<b>8.42</b>	<b>2002</b>	<b>7.04</b>
<b>0.41</b>	<b>2001</b>	<b>0.12</b>

RESIDENTIAL: Only minor differences are shown on Table IV between the assessed value in the sales base versus the total assessed base for residential property. This is consistent with the actions taken by the County Assessor for 2007.

## 2007 Correlation Section for Red Willow County

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

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

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

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

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

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



**2007 Correlation Section  
for Red Willow County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>93.71</b>	<b>91.46</b>	<b>96.78</b>

RESIDENTIAL: The measures of central tendency show the median and mean are within the acceptable levels of value, with the weighted mean falling slightly under by .04 points. For direct equalization purposes the median will be used to best describe the level of value for the residential class of property.

**2007 Correlation Section  
for Red Willow County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>16.86</b>	<b>105.81</b>
<b>Difference</b>	<b>1.86</b>	<b>2.81</b>

RESIDENTIAL: Both qualitative measures are above the acceptable ranges for residential properties. Although the assessment actions improved the statistics from the preliminary measures.

**2007 Correlation Section  
for Red Willow County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>379</b>	<b>379</b>	<b>0</b>
<b>Median</b>	<b>92.50</b>	<b>93.71</b>	<b>1.21</b>
<b>Wgt. Mean</b>	<b>91.08</b>	<b>91.46</b>	<b>0.38</b>
<b>Mean</b>	<b>97.59</b>	<b>96.78</b>	<b>-0.81</b>
<b>COD</b>	<b>20.33</b>	<b>16.86</b>	<b>-3.47</b>
<b>PRD</b>	<b>107.15</b>	<b>105.81</b>	<b>-1.34</b>
<b>Min Sales Ratio</b>	<b>15.19</b>	<b>31.00</b>	<b>15.81</b>
<b>Max Sales Ratio</b>	<b>348.00</b>	<b>333.33</b>	<b>-14.67</b>

RESIDENTIAL: Table VII reflects the assessment actions implemented for 2007 residential valuations. This is consistent with the reported actions to apply June/2002 costing tables to Danbury, Lebanon, Marion assessor locations. New depreciation tables were also developed. All mobile homes received new costing and depreciation countywide also. A market analyses was reviewed to adjust depreciation amounts for dwellings within Indianola to equalize the property class.

## **2007 Correlation Section for Red Willow County**

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### **Commerical Real Property**

#### **I. Correlation**

COMMERCIAL: A review of the 2007 commercial statistical information indicates all three measures of central tendency are within the acceptable ranges in Red Willow County. Subclasses of retail and office buildings downtown McCook received increased valuations after a sales comparison approach was completed for the downtown area. All feedlots and dairy operations were also revalued for 2007 using new costing tables. The assessor utilized her knowledge along with Jerry Knoche, a licensed appraiser to establish the new commercial valuations. Based on the accomplishments and statistical information contained in this report, it is believed that Red Willow County has attained the level of value but the qualitative statistics indicate there are uniform and proportionate assessment issues. The commercial study period includes a smaller sample size of 25 sales for measurement purposes.

**2007 Correlation Section  
for Red Willow County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>62</b>	<b>25</b>	<b>40.32</b>
<b>2006</b>	<b>78</b>	<b>27</b>	<b>34.62</b>
<b>2005</b>	<b>103</b>	<b>43</b>	<b>41.75</b>
<b>2004</b>	<b>118</b>	<b>55</b>	<b>46.61</b>
<b>2003</b>	<b>109</b>	<b>57</b>	<b>52.29</b>
<b>2002</b>	<b>106</b>	<b>78</b>	<b>73.58</b>
<b>2001</b>	<b>120</b>	<b>84</b>	<b>70</b>

COMMERCIAL: The declining number of qualified sales is the result of the elimination of sales due to substantially changed properties since the date of sale. Seven sales represent the usability code of #3; which hypothetically would increase the percent of sales used to 52% in the development of statistical measures for commercial property in Red Willow County. The county continues to complete on ongoing sales verification process and the information indicates the county has not excessively trimmed the sample.

**2007 Correlation Section  
for Red Willow County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Red Willow County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>93.86</b>	<b>0.83</b>	<b>94.64</b>	<b>97.38</b>
<b>2006</b>	<b>96.00</b>	<b>0.98</b>	<b>96.94</b>	<b>96.09</b>
<b>2005</b>	<b>96.09</b>	<b>-0.02</b>	<b>96.07</b>	<b>96.09</b>
<b>2004</b>	<b>94.57</b>	<b>-1.24</b>	<b>93.4</b>	<b>95.65</b>
<b>2003</b>	<b>92</b>	<b>-0.37</b>	<b>91.66</b>	<b>96</b>
<b>2002</b>	<b>98</b>	<b>0.17</b>	<b>98.17</b>	<b>98</b>
<b>2001</b>	<b>100</b>	<b>0.65</b>	<b>100.65</b>	<b>100</b>

COMMERCIAL: The point spread shown between the Trended Preliminary Ratio and the R&O Ratio reflect the assessors actions in 2007 to increase commercial retail and office improvements within downtown areas in the City of McCook. New costing was also completed for all feedlots and dairy operations within Red Willow County for 2007 valuations.

## **2007 Correlation Section for Red Willow County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales 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.

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



**2007 Correlation Section  
for Red Willow County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0</b>	<b>2007</b>	<b>0.83</b>
<b>39.32</b>	<b>2006</b>	<b>0.98</b>
<b>-0.91</b>	<b>2005</b>	<b>-0.02</b>
<b>0</b>	<b>2004</b>	<b>-1.24</b>
<b>0</b>	<b>2003</b>	<b>0</b>
<b>7.89</b>	<b>2002</b>	<b>0.17</b>
<b>2.4</b>	<b>2001</b>	<b>0.65</b>

COMMERCIAL: A review of the commercial data on Table IV reflects the 2007 assessment actions implemented by the county. No inequities appear for treatment of sold and unsold properties. A sales comparison approach was conducted by the assessor and appraiser, Jerry Knoche for the new 2007 values.

## 2007 Correlation Section for Red Willow County

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

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

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

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

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

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

**2007 Correlation Section  
for Red Willow County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>97.38</b>	<b>92.13</b>	<b>98.24</b>

COMMERCIAL: All three measures of central tendency reflect that the qualified commercial sales are within the acceptable range. For direct equalization purposes the median will be used to describe the level of value for the commercial class of property in Red Willow County.

## 2007 Correlation Section for Red Willow County

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>20.97</b>	<b>106.64</b>
<b>Difference</b>	<b>0.97</b>	<b>3.64</b>

COMMERCIAL: Although Table VI shows both qualitative measures above the acceptable measures, the coefficient of dispersion improved from the preliminary measures through assessment actions taken in the commercial class of property in Red Willow County. This may indicate problems with assessment uniformity although the commercial sample size represents 25 sales with a large diversity. The assessor continues to improve the statistics through proactive assessment actions.

**2007 Correlation Section  
for Red Willow County**

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

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

	Preliminary Statistics	R&O Statistics	Change
<b>Number of Sales</b>	<b>25</b>	<b>25</b>	<b>0</b>
<b>Median</b>	<b>93.86</b>	<b>97.38</b>	<b>3.52</b>
<b>Wgt. Mean</b>	<b>90.14</b>	<b>92.13</b>	<b>1.99</b>
<b>Mean</b>	<b>93.67</b>	<b>98.24</b>	<b>4.57</b>
<b>COD</b>	<b>25.86</b>	<b>20.97</b>	<b>-4.89</b>
<b>PRD</b>	<b>103.91</b>	<b>106.64</b>	<b>2.73</b>
<b>Min Sales Ratio</b>	<b>49.37</b>	<b>49.37</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>195.43</b>	<b>195.43</b>	<b>0</b>

COMMERCIAL: The above utilization grid information reflects the changes made to the commercial class of property by assessment actions in Red Willow County for 2007. New 2007 values of all dairies and feedlots were implemented with new costing. A sales comparison approach was completed for commercial properties in the downtown McCook area based on the market analyses done by the county and Jerry Knoche.

## **2007 Correlation Section for Red Willow County**

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### **Agricultural Land**

#### **I. Correlation**

AGRICULTURAL UNIMPROVED: The Red Willow County Assessor completed new land classification codes to identify the acres enrolled in government programs such as CREP, EQIP and CRP. The county contacted property owners that signed up for new farm programs and requested information to recognize the acres for identification and future market analyses. The countywide market supported the increased 2007 values for irrigated and dry land subclasses in Red Willow County. Grassland values remained the same at \$210 per land classification group. The county is currently in the process of implementing the GIS system which will be an asset to the county. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the agricultural unimproved property class. Although the county shows solid assessment practices and has accomplished an acceptable level of value, the qualitative measures indicate the county is not in compliance for uniformity this year.

**2007 Correlation Section  
for Red Willow County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>103</b>	<b>48</b>	<b>46.6</b>
<b>2006</b>	<b>99</b>	<b>41</b>	<b>41.41</b>
<b>2005</b>	<b>103</b>	<b>48</b>	<b>46.6</b>
<b>2004</b>	<b>104</b>	<b>47</b>	<b>45.19</b>
<b>2003</b>	<b>110</b>	<b>60</b>	<b>54.55</b>
<b>2002</b>	<b>115</b>	<b>68</b>	<b>59.13</b>
<b>2001</b>	<b>118</b>	<b>69</b>	<b>58.47</b>

AGRICULTURAL UNIMPROVED: Table II for the agricultural unimproved property class reflects increased sales used to determine the measurement of the statistical information. Such statistics are identical to the 2005 assessment year. Based on the known assessment practices for Red Willow County it is believed the measurements were done as fairly as possible and the county has not excessively trimmed the sample.

**2007 Correlation Section  
for Red Willow County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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



**2007 Correlation Section  
for Red Willow County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>69.85</b>	<b>3.04</b>	<b>71.98</b>	<b>71.69</b>
<b>2006</b>	<b>75.82</b>	<b>-0.02</b>	<b>75.8</b>	<b>75.82</b>
<b>2005</b>	<b>73.72</b>	<b>0.44</b>	<b>74.05</b>	<b>76.33</b>
<b>2004</b>	<b>73.86</b>	<b>0.17</b>	<b>73.98</b>	<b>73.86</b>
<b>2003</b>	<b>75</b>	<b>0.75</b>	<b>75.56</b>	<b>76</b>
<b>2002</b>	<b>73</b>	<b>2.52</b>	<b>74.84</b>	<b>75</b>
<b>2001</b>	<b>72</b>	<b>5.89</b>	<b>76.24</b>	<b>75</b>

AGRICULTURAL UNIMPROVED: The Trended Preliminary and R&O Ratio offer strong support of each other. Both statistics support the assessors actions to increase irrigated and dry land subclasses while grass land values remained the same in Red Willow County in 2007.

## **2007 Correlation Section for Red Willow County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales 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.

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

**2007 Correlation Section  
for Red Willow County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>3.65</b>	<b>2007</b>	<b>3.04</b>
<b>0</b>	<b>2006</b>	<b>-0.02</b>
<b>-2.09</b>	<b>2005</b>	<b>0.44</b>
<b>0</b>	<b>2004</b>	<b>0.17</b>
<b>0</b>	<b>2003</b>	<b>1</b>
<b>3.2</b>	<b>2002</b>	<b>2.52</b>
<b>3.39</b>	<b>2001</b>	<b>5.89</b>

AGRICULTURAL UNIMPROVED: The percent change in the sales file and the overall total assessed base support the increased values for irrigated and dryland subclasses for 2007. Grassland subclasses remained the same at \$210 per acre. Only minor differences are shown on Table IV.

## **2007 Correlation Section for Red Willow County**

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

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

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

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

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

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

**2007 Correlation Section  
for Red Willow County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>71.69</b>	<b>66.35</b>	<b>71.75</b>

AGRICULTURAL UNIMPROVED: The measures of central tendency show the median and mean within the acceptable levels of value, with the weighted mean falling under by 2.65 points. For direct equalization purposes the median will be used to best describe the level of value for the agricultural unimproved class of property.

**2007 Correlation Section  
for Red Willow County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>26.81</b>	<b>108.15</b>
<b>Difference</b>	<b>6.81</b>	<b>5.15</b>

AGRICULTURAL UNIMPROVED: The coefficient of dispersion and price related differential are above the acceptable ranges. However the assessor did take actions to implement new land values for 2007.

**2007 Correlation Section  
for Red Willow County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>48</b>	<b>48</b>	<b>0</b>
<b>Median</b>	<b>69.85</b>	<b>71.69</b>	<b>1.84</b>
<b>Wgt. Mean</b>	<b>64.25</b>	<b>66.35</b>	<b>2.1</b>
<b>Mean</b>	<b>69.44</b>	<b>71.75</b>	<b>2.31</b>
<b>COD</b>	<b>27.30</b>	<b>26.81</b>	<b>-0.49</b>
<b>PRD</b>	<b>108.08</b>	<b>108.15</b>	<b>0.07</b>
<b>Min Sales Ratio</b>	<b>8.83</b>	<b>8.83</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>188.36</b>	<b>188.69</b>	<b>0.33</b>

AGRICULTURAL UNIMPROVED: The changes shown are consistent with the assessment actions and support the information contained in Table VII for agricultural unimproved property in Red Willow County.

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

73 Red Willow

	<b>2006 CTL County Total</b>	<b>2007 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2007 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	249,392,879	250,827,164	1,434,285	0.58	2,239,776	-0.32
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	21,997,796	22,431,519	433,723	1.97	*-----	1.97
<b>4. Total Residential (sum lines 1-3)</b>	<b>271,390,675</b>	<b>273,258,683</b>	<b>1,868,008</b>	<b>0.69</b>	<b>2,239,776</b>	<b>-0.14</b>
5. Commercial	91,675,560	93,138,857	1,463,297	1.6		
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	7,382,687	7,614,053	231,366	3.13		
8. Minerals	19,927,120	24,147,130	4,220,010	21.18	0	21.18
<b>9. Total Commercial (sum lines 5-8)</b>	<b>118,985,367</b>	<b>124,900,040</b>	<b>5,914,673</b>	<b>4.97</b>		
<b>10. Total Non-Agland Real Property</b>	<b>390,376,042</b>	<b>398,158,723</b>	<b>7,782,681</b>	<b>1.99</b>		
11. Irrigated	49,858,935	48,421,408	-1,437,527	-2.88		
12. Dryland	73,510,778	80,010,233	6,499,455	8.84		
13. Grassland	40,403,297	40,328,490	-74,807	-0.19		
14. Wasteland	131,541	132,617	1,076	0.82		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>163,904,551</b>	<b>168,892,748</b>	<b>4,988,197</b>	<b>3.04</b>		
<b>17. Total Value of All Real Property</b> (Locally Assessed)	<b>554,280,593</b>	<b>567,051,471</b>	<b>12,770,878</b>	<b>2.3</b>		

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



## PA&amp;T 2007 R&amp;O Statistics

Base Stat

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	379	<b>MEDIAN:</b>	<b>94</b>	COV:	26.45	95% Median C.I.:	91.72 to 95.21
TOTAL Sales Price:	25,453,199	WGT. MEAN:	91	STD:	25.59	95% Wgt. Mean C.I.:	89.71 to 93.21
TOTAL Adj.Sales Price:	25,427,929	MEAN:	97	AVG.ABS.DEV:	15.80	95% Mean C.I.:	94.20 to 99.35
TOTAL Assessed Value:	23,256,815						
AVG. Adj. Sales Price:	67,092	COD:	16.86	MAX Sales Ratio:	333.33		
AVG. Assessed Value:	61,363	PRD:	105.81	MIN Sales Ratio:	31.00		

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(!: Derived)

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## DATE OF SALE \*

DATE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	55	93.26	95.01	90.82	14.53	104.61	52.73	162.36	88.94 to 97.07	68,745	62,437
10/01/04 TO 12/31/04	58	97.00	100.36	94.29	17.90	106.44	56.02	278.98	90.68 to 103.80	70,148	66,141
01/01/05 TO 03/31/05	31	96.52	96.13	93.65	16.75	102.65	45.28	156.95	84.47 to 101.11	55,624	52,089
04/01/05 TO 06/30/05	45	92.32	95.66	91.88	17.44	104.12	53.90	152.33	84.36 to 99.83	64,924	59,650
07/01/05 TO 09/30/05	51	95.68	96.83	92.04	15.81	105.20	53.96	167.78	87.81 to 99.99	72,130	66,388
10/01/05 TO 12/31/05	45	92.87	96.08	88.56	14.03	108.49	69.40	137.46	89.60 to 99.12	74,096	65,618
01/01/06 TO 03/31/06	37	93.71	94.72	88.92	14.29	106.53	62.88	168.36	85.55 to 96.08	57,880	51,466
04/01/06 TO 06/30/06	57	90.71	97.92	91.18	21.41	107.39	31.00	333.33	84.47 to 93.95	66,277	60,431
____Study Years____											
07/01/04 TO 06/30/05	189	94.33	96.99	92.59	16.87	104.75	45.28	278.98	91.72 to 97.11	66,113	61,213
07/01/05 TO 06/30/06	190	92.69	96.57	90.37	16.89	106.85	31.00	333.33	90.71 to 94.80	68,065	61,513
____Calendar Yrs____											
01/01/05 TO 12/31/05	172	93.07	96.20	91.24	16.21	105.44	45.28	167.78	91.50 to 96.81	67,784	61,847
____ALL____											
	379	93.71	96.78	91.46	16.86	105.81	31.00	333.33	91.72 to 95.21	67,092	61,363

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BARTLEY	11	99.90	99.84	92.18	14.95	108.31	61.74	134.17	80.36 to 122.97	32,881	30,310
DANBURY	3	91.16	102.93	91.13	25.15	112.94	74.43	143.20	N/A	13,000	11,847
INDIANOLA	19	92.49	90.90	86.66	17.16	104.89	53.90	123.06	80.50 to 103.80	33,569	29,092
LEBANON	2	79.93	79.93	69.30	29.91	115.34	56.02	103.84	N/A	4,500	3,118
MCCOOK	296	93.75	98.68	92.35	17.18	106.85	52.73	333.33	91.50 to 95.68	66,695	61,596
RURAL	21	92.58	88.48	88.47	14.67	100.01	45.28	125.30	76.01 to 99.83	86,888	76,870
SUB MCCOOK	27	91.99	85.82	88.21	12.93	97.30	31.00	108.91	76.79 to 95.76	104,214	91,925
____ALL____											
	379	93.71	96.78	91.46	16.86	105.81	31.00	333.33	91.72 to 95.21	67,092	61,363

## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	331	93.76	98.20	92.16	17.32	106.55	52.73	333.33	91.93 to 95.68	62,808	57,886
2	27	91.99	85.82	88.21	12.93	97.30	31.00	108.91	76.79 to 95.76	104,214	91,925
3	21	92.58	88.48	88.47	14.67	100.01	45.28	125.30	76.01 to 99.83	86,888	76,870
____ALL____											
	379	93.71	96.78	91.46	16.86	105.81	31.00	333.33	91.72 to 95.21	67,092	61,363

## PA&amp;T 2007 R&amp;O Statistics

Base Stat

PAGE:2 of 5

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:	379	<b>MEDIAN:</b>	<b>94</b>	COV:	26.45	95% Median C.I.:	91.72 to 95.21
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TOTAL Adj.Sales Price:	25,427,929	MEAN:	97	AVG.ABS.DEV:	15.80	95% Mean C.I.:	94.20 to 99.35
TOTAL Assessed Value:	23,256,815						
AVG. Adj. Sales Price:	67,092	COD:	16.86	MAX Sales Ratio:	333.33		
AVG. Assessed Value:	61,363	PRD:	105.81	MIN Sales Ratio:	31.00		

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## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	362	93.76	97.32	91.76	16.53	106.06	52.73	333.33	91.93 to 95.39	68,935	63,254
2	17	81.67	85.21	75.84	25.03	112.36	31.00	134.17	67.55 to 101.79	27,830	21,105
____ALL____											
	379	93.71	96.78	91.46	16.86	105.81	31.00	333.33	91.72 to 95.21	67,092	61,363

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	359	93.52	96.97	91.61	17.17	105.85	31.00	333.33	91.50 to 95.40	69,227	63,415
06											
07	20	94.21	93.37	85.27	11.77	109.51	62.88	143.20	91.16 to 95.68	28,762	24,524
____ALL____											
	379	93.71	96.78	91.46	16.86	105.81	31.00	333.33	91.72 to 95.21	67,092	61,363

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
33-0021	1	94.44	94.44	94.44			94.44	94.44	N/A	31,800	30,031
44-0001											
73-0017	330	93.79	97.55	92.16	16.74	105.85	31.00	333.33	91.93 to 95.40	70,060	64,569
73-0179	48	91.57	91.50	84.31	18.08	108.52	53.90	143.20	80.66 to 97.82	47,419	39,978
NonValid School											
____ALL____											
	379	93.71	96.78	91.46	16.86	105.81	31.00	333.33	91.72 to 95.21	67,092	61,363

## PA&amp;T 2007 R&amp;O Statistics

Base Stat

PAGE:3 of 5

State Stat Run

Type: Qualified

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

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

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TOTAL Assessed Value:	23,256,815						
AVG. Adj. Sales Price:	67,092	COD:	16.86	MAX Sales Ratio:	333.33		
AVG. Assessed Value:	61,363	PRD:	105.81	MIN Sales Ratio:	31.00		

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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	24	89.89	96.17	84.44	33.16	113.89	31.00	333.33	68.31 to 100.49	16,007	13,516
Prior TO 1860											
1860 TO 1899	12	101.91	101.30	94.87	15.04	106.78	56.65	145.22	82.89 to 115.64	33,083	31,386
1900 TO 1919	49	99.08	102.95	94.45	21.06	109.01	53.96	195.38	89.60 to 109.61	42,652	40,283
1920 TO 1939	70	95.31	100.39	92.95	17.14	108.00	52.73	278.98	91.93 to 98.88	51,004	47,410
1940 TO 1949	29	91.09	96.83	94.53	18.05	102.43	66.18	162.36	85.55 to 100.53	56,008	52,947
1950 TO 1959	55	91.03	95.03	90.35	15.67	105.18	69.09	140.72	85.13 to 98.25	66,112	59,732
1960 TO 1969	50	91.66	95.69	92.03	14.83	103.97	69.58	168.36	86.55 to 100.94	82,354	75,791
1970 TO 1979	44	91.90	90.05	88.31	10.82	101.97	62.88	143.20	84.03 to 93.94	80,465	71,060
1980 TO 1989	25	91.24	92.68	89.91	10.75	103.09	73.41	124.67	84.09 to 98.03	114,500	102,944
1990 TO 1994	4	94.03	94.28	94.57	2.26	99.69	91.99	97.07	N/A	154,500	146,111
1995 TO 1999	7	95.76	94.12	92.78	15.51	101.45	73.08	126.57	73.08 to 126.57	176,457	163,710
2000 TO Present	10	96.65	94.80	90.38	7.91	104.88	69.45	109.02	83.81 to 106.28	135,210	122,206
ALL	379	93.71	96.78	91.46	16.86	105.81	31.00	333.33	91.72 to 95.21	67,092	61,363

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	8	111.17	133.56	120.63	43.84	110.72	67.55	333.33	67.55 to 333.33	2,534	3,057
5000 TO 9999	14	95.06	103.19	99.97	25.21	103.23	56.02	278.98	80.66 to 104.28	7,125	7,122
Total \$											
1 TO 9999	22	95.58	114.24	103.46	35.32	110.42	56.02	333.33	80.81 to 111.24	5,455	5,644
10000 TO 29999	70	104.80	107.55	107.82	20.52	99.75	31.00	167.78	96.45 to 119.29	19,085	20,576
30000 TO 59999	94	97.05	98.44	97.64	16.43	100.81	52.73	195.38	91.72 to 100.53	45,448	44,377
60000 TO 99999	121	91.99	92.72	92.67	11.34	100.06	56.65	126.57	89.60 to 94.33	78,654	72,887
100000 TO 149999	49	86.38	86.71	86.83	9.56	99.86	65.78	124.67	82.12 to 91.10	119,106	103,425
150000 TO 249999	20	80.87	82.75	82.57	9.77	100.21	69.40	107.24	75.66 to 89.99	172,276	142,254
250000 TO 499999	3	95.74	86.98	87.53	9.16	99.38	69.45	95.76	N/A	300,263	262,817
ALL	379	93.71	96.78	91.46	16.86	105.81	31.00	333.33	91.72 to 95.21	67,092	61,363

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	379	<b>MEDIAN:</b>	<b>94</b>	COV:	26.45	95% Median C.I.:	91.72 to 95.21
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(!: AVTot=0)

(!: Derived)

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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	10	81.09	82.75	66.26	27.59	124.88	31.00	134.17	56.02 to 118.50	4,527	3,000
5000 TO 9999	13	95.18	111.25	88.93	33.25	125.09	45.28	333.33	80.66 to 104.28	7,807	6,943
Total \$											
1 TO 9999	23	93.71	98.86	81.94	31.35	120.65	31.00	333.33	80.50 to 103.80	6,381	5,228
10000 TO 29999	75	97.82	104.21	96.79	21.53	107.67	52.73	278.98	94.91 to 108.17	21,702	21,006
30000 TO 59999	104	93.28	95.52	91.15	16.04	104.79	52.94	168.36	90.14 to 98.05	49,980	45,559
60000 TO 99999	127	92.49	95.46	92.82	13.40	102.84	65.78	195.38	89.38 to 95.09	85,072	78,967
100000 TO 149999	40	90.54	90.36	88.28	11.41	102.36	69.40	126.57	84.03 to 92.74	136,475	120,475
150000 TO 249999	8	88.07	90.70	87.86	14.34	103.23	69.45	114.03	69.45 to 114.03	196,627	172,757
250000 TO 499999	2	95.75	95.75	95.75	0.01	100.00	95.74	95.76	N/A	309,650	296,483
ALL											
	379	93.71	96.78	91.46	16.86	105.81	31.00	333.33	91.72 to 95.21	67,092	61,363

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	22	84.54	96.05	79.34	37.38	121.07	31.00	333.33	67.55 to 101.79	12,835	10,183
10	5	97.07	93.86	91.99	6.72	102.03	75.47	102.52	N/A	70,400	64,763
20	39	96.18	99.04	93.23	15.34	106.24	66.56	158.17	86.75 to 104.74	32,842	30,618
25	35	94.50	95.94	94.56	18.17	101.46	52.73	168.36	83.11 to 100.94	50,187	47,459
30	254	92.83	97.11	91.82	16.04	105.76	53.90	278.98	91.24 to 95.21	73,302	67,307
35	12	86.48	89.21	85.59	12.44	104.22	71.00	120.88	79.85 to 97.21	117,991	100,993
40	10	95.96	97.41	93.15	10.00	104.57	74.43	143.20	83.81 to 99.83	109,561	102,058
45	2	82.61	82.61	83.92	15.93	98.43	69.45	95.76	N/A	312,894	262,584
ALL											
	379	93.71	96.78	91.46	16.86	105.81	31.00	333.33	91.72 to 95.21	67,092	61,363

## PA&amp;T 2007 R&amp;O Statistics

Base Stat

PAGE:5 of 5

State Stat Run

Type: Qualified

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

NUMBER of Sales:	379	<b>MEDIAN:</b>	<b>94</b>	COV:	26.45	95% Median C.I.:	91.72 to 95.21
TOTAL Sales Price:	25,453,199	WGT. MEAN:	91	STD:	25.59	95% Wgt. Mean C.I.:	89.71 to 93.21
TOTAL Adj.Sales Price:	25,427,929	MEAN:	97	AVG.ABS.DEV:	15.80	95% Mean C.I.:	94.20 to 99.35
TOTAL Assessed Value:	23,256,815						
AVG. Adj. Sales Price:	67,092	COD:	16.86	MAX Sales Ratio:	333.33		
AVG. Assessed Value:	61,363	PRD:	105.81	MIN Sales Ratio:	31.00		

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

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## STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	22	84.54	96.05	79.34	37.38	121.07	31.00	333.33	67.55 to 101.79	12,835	10,183
100	20	93.25	92.34	84.94	12.85	108.71	62.88	143.20	81.73 to 95.68	29,100	24,716
101	285	93.73	96.70	91.85	15.66	105.28	52.73	195.38	91.24 to 95.76	69,211	63,571
102	16	94.79	96.20	92.76	13.50	103.71	68.36	144.50	85.65 to 110.21	84,050	77,962
103	7	84.05	87.40	85.69	12.30	101.99	70.26	114.03	70.26 to 114.03	135,571	116,166
104	15	101.04	112.25	91.56	30.37	122.59	65.78	278.98	77.43 to 128.10	70,406	64,465
106	1	93.88	93.88	93.88			93.88	93.88	N/A	45,000	42,245
111	5	92.29	89.07	89.25	6.69	99.79	69.58	98.03	N/A	125,600	112,101
304	7	96.18	98.47	96.93	7.10	101.59	83.81	124.67	83.81 to 124.67	107,641	104,337
305	1	96.44	96.44	96.44			96.44	96.44	N/A	62,000	59,794
ALL	379	93.71	96.78	91.46	16.86	105.81	31.00	333.33	91.72 to 95.21	67,092	61,363

## CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	22	84.54	96.05	79.34	37.38	121.07	31.00	333.33	67.55 to 101.79	12,835	10,183
10	5	108.17	140.15	114.70	39.20	122.18	93.83	278.98	N/A	14,236	16,329
15	6	97.02	100.03	98.11	14.77	101.95	78.18	128.73	78.18 to 128.73	15,983	15,681
20	38	104.29	109.35	106.79	19.81	102.40	53.90	162.36	95.97 to 121.22	21,444	22,900
25	40	99.81	103.35	100.56	18.36	102.77	66.18	195.38	89.46 to 106.91	44,618	44,870
30	184	93.79	96.07	92.95	13.41	103.36	62.88	168.36	91.93 to 96.14	79,392	73,793
35	54	88.67	89.85	88.62	10.11	101.39	69.09	120.88	85.04 to 91.50	89,215	79,061
40	29	80.36	80.99	79.02	15.12	102.50	52.73	120.91	72.86 to 89.60	99,634	78,730
60	1	96.81	96.81	96.81			96.81	96.81	N/A	63,500	61,475
ALL	379	93.71	96.78	91.46	16.86	105.81	31.00	333.33	91.72 to 95.21	67,092	61,363

## PA&amp;T 2007 R&amp;O Statistics

Base Stat

PAGE:1 of 4

State Stat Run

Type: Qualified

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

NUMBER of Sales:	25	<b>MEDIAN:</b>	<b>97</b>	COV:	33.34	95% Median C.I.:	89.71 to 99.51	(! : Derived)
TOTAL Sales Price:	4,162,575	WGT. MEAN:	92	STD:	32.75	95% Wgt. Mean C.I.:	75.87 to 108.38	
TOTAL Adj.Sales Price:	3,800,375	MEAN:	98	AVG.ABS.DEV:	20.42	95% Mean C.I.:	84.72 to 111.76	
TOTAL Assessed Value:	3,501,152							
AVG. Adj. Sales Price:	152,015	COD:	20.97	MAX Sales Ratio:	195.43			
AVG. Assessed Value:	140,046	PRD:	106.64	MIN Sales Ratio:	49.37			

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## DATE OF SALE \*

DATE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	2	97.41	97.41	97.41	0.03	99.99	97.38	97.43	N/A	40,750	39,695
10/01/03 TO 12/31/03	1	77.31	77.31	77.31			77.31	77.31	N/A	28,000	21,647
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	2	144.78	144.78	138.02	34.99	104.89	94.12	195.43	N/A	75,000	103,515
10/01/04 TO 12/31/04	6	94.93	85.42	78.98	15.62	108.14	49.37	103.29	49.37 to 103.29	59,133	46,706
01/01/05 TO 03/31/05	2	118.86	118.86	101.41	17.18	117.21	98.44	139.28	N/A	757,500	768,157
04/01/05 TO 06/30/05	2	99.26	99.26	99.27	0.26	99.98	99.00	99.51	N/A	59,750	59,316
07/01/05 TO 09/30/05	2	128.93	128.93	131.21	26.07	98.26	95.31	162.54	N/A	51,500	67,574
10/01/05 TO 12/31/05	3	97.72	107.12	117.59	17.35	91.10	86.40	137.25	N/A	138,858	163,280
01/01/06 TO 03/31/06	2	72.00	72.00	58.50	24.60	123.08	54.29	89.71	N/A	71,500	41,825
04/01/06 TO 06/30/06	3	60.00	74.12	61.78	24.46	119.97	59.17	103.19	N/A	296,333	183,087
____Study Years____											
07/01/03 TO 06/30/04	3	97.38	90.71	92.27	6.89	98.30	77.31	97.43	N/A	36,500	33,679
07/01/04 TO 06/30/05	12	98.72	103.19	100.14	20.06	103.05	49.37	195.43	93.86 to 103.29	178,275	178,517
07/01/05 TO 06/30/06	10	92.51	94.56	81.07	26.64	116.63	54.29	162.54	59.17 to 137.25	155,157	125,790
____Calendar Yrs____											
01/01/04 TO 12/31/04	8	95.06	100.26	96.53	25.02	103.86	49.37	195.43	49.37 to 195.43	63,100	60,908
01/01/05 TO 12/31/05	9	99.00	112.83	105.84	18.04	106.60	86.40	162.54	95.31 to 139.28	239,341	253,326
____ALL____											
	25	97.38	98.24	92.13	20.97	106.64	49.37	195.43	89.71 to 99.51	152,015	140,046

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
INDIANOLA	2	97.65	97.65	100.00	3.88	97.65	93.86	101.43	N/A	41,900	41,900
LEBANON	1	89.71	89.71	89.71			89.71	89.71	N/A	17,000	15,250
MCCOOK	22	97.41	98.68	91.96	23.11	107.31	49.37	195.43	77.31 to 103.19	168,162	154,641
____ALL____											
	25	97.38	98.24	92.13	20.97	106.64	49.37	195.43	89.71 to 99.51	152,015	140,046

## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	25	97.38	98.24	92.13	20.97	106.64	49.37	195.43	89.71 to 99.51	152,015	140,046
____ALL____											
	25	97.38	98.24	92.13	20.97	106.64	49.37	195.43	89.71 to 99.51	152,015	140,046

## PA&amp;T 2007 R&amp;O Statistics

Base Stat

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	25	<b>MEDIAN:</b>	<b>97</b>	COV:	33.34	95% Median C.I.:	89.71 to 99.51	(! : Derived)
TOTAL Sales Price:	4,162,575	WGT. MEAN:	92	STD:	32.75	95% Wgt. Mean C.I.:	75.87 to 108.38	
TOTAL Adj.Sales Price:	3,800,375	MEAN:	98	AVG.ABS.DEV:	20.42	95% Mean C.I.:	84.72 to 111.76	
TOTAL Assessed Value:	3,501,152							
AVG. Adj. Sales Price:	152,015	COD:	20.97	MAX Sales Ratio:	195.43			
AVG. Assessed Value:	140,046	PRD:	106.64	MIN Sales Ratio:	49.37			

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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	25	97.38	98.24	92.13	20.97	106.64	49.37	195.43	89.71 to 99.51	152,015	140,046
ALL	25	97.38	98.24	92.13	20.97	106.64	49.37	195.43	89.71 to 99.51	152,015	140,046

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
33-0021											
44-0001											
73-0017	22	97.41	98.68	91.96	23.11	107.31	49.37	195.43	77.31 to 103.19	168,162	154,641
73-0179	3	93.86	95.00	98.26	4.16	96.68	89.71	101.43	N/A	33,600	33,016
NonValid School											
ALL	25	97.38	98.24	92.13	20.97	106.64	49.37	195.43	89.71 to 99.51	152,015	140,046

**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	1	195.43	195.43	195.43			195.43	195.43	N/A	65,000	127,030
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	6	100.22	108.89	112.90	13.50	96.45	89.71	162.54	89.71 to 162.54	43,500	49,112
1920 TO 1939	5	97.72	98.39	97.89	2.28	100.51	94.12	103.19	N/A	76,900	75,278
1940 TO 1949	1	93.86	93.86	93.86			93.86	93.86	N/A	15,800	14,830
1950 TO 1959	2	63.34	63.34	56.14	22.06	112.82	49.37	77.31	N/A	57,750	32,423
1960 TO 1969	4	95.66	97.65	94.70	20.90	103.11	60.00	139.28	N/A	88,000	83,339
1970 TO 1979	1	86.40	86.40	86.40			86.40	86.40	N/A	60,000	51,840
1980 TO 1989	2	95.77	95.77	107.60	43.31	89.01	54.29	137.25	N/A	176,287	189,686
1990 TO 1994	2	63.86	63.86	60.29	7.34	105.92	59.17	68.55	N/A	394,500	237,850
1995 TO 1999	1	98.44	98.44	98.44			98.44	98.44	N/A	1,405,000	1,383,107
2000 TO Present											
ALL	25	97.38	98.24	92.13	20.97	106.64	49.37	195.43	89.71 to 99.51	152,015	140,046

## PA&amp;T 2007 R&amp;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:	25	<b>MEDIAN:</b>	<b>97</b>	COV:	33.34	95% Median C.I.:	89.71 to 99.51	(! : Derived)
TOTAL Sales Price:	4,162,575	WGT. MEAN:	92	STD:	32.75	95% Wgt. Mean C.I.:	75.87 to 108.38	
TOTAL Adj.Sales Price:	3,800,375	MEAN:	98	AVG.ABS.DEV:	20.42	95% Mean C.I.:	84.72 to 111.76	
TOTAL Assessed Value:	3,501,152							
AVG. Adj. Sales Price:	152,015	COD:	20.97	MAX Sales Ratio:	195.43			
AVG. Assessed Value:	140,046	PRD:	106.64	MIN Sales Ratio:	49.37			

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## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	4	91.79	89.57	88.81	6.60	100.85	77.31	97.38	N/A	21,825	19,383
30000 TO 59999	7	99.00	108.11	108.82	11.58	99.35	95.31	162.54	95.31 to 162.54	50,357	54,797
60000 TO 99999	7	94.12	99.26	95.35	29.15	104.09	49.37	195.43	49.37 to 195.43	74,857	71,379
100000 TO 149999	4	78.86	87.82	85.30	38.90	102.96	54.29	139.28	N/A	127,500	108,759
150000 TO 249999	1	137.25	137.25	137.25			137.25	137.25	N/A	226,575	310,972
500000 +	2	78.81	78.81	85.45	24.92	92.23	59.17	98.44	N/A	1,050,000	897,186
ALL											
	25	97.38	98.24	92.13	20.97	106.64	49.37	195.43	89.71 to 99.51	152,015	140,046

## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	4	91.79	89.57	88.81	6.60	100.85	77.31	97.38	N/A	21,825	19,383
30000 TO 59999	8	96.72	91.25	87.47	9.80	104.33	49.37	103.29	49.37 to 103.29	55,625	48,652
60000 TO 99999	7	94.12	91.49	81.98	27.42	111.61	54.29	162.54	54.29 to 162.54	90,928	74,540
100000 TO 149999	2	146.58	146.58	130.29	33.33	112.50	97.72	195.43	N/A	97,500	127,030
150000 TO 249999	1	139.28	139.28	139.28			139.28	139.28	N/A	110,000	153,208
250000 TO 499999	2	98.21	98.21	78.37	39.75	125.32	59.17	137.25	N/A	460,787	361,118
500000 +	1	98.44	98.44	98.44			98.44	98.44	N/A	1,405,000	1,383,107
ALL											
	25	97.38	98.24	92.13	20.97	106.64	49.37	195.43	89.71 to 99.51	152,015	140,046

## COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	195.43	195.43	195.43			195.43	195.43	N/A	65,000	127,030
10	1	93.86	93.86	93.86			93.86	93.86	N/A	15,800	14,830
20	21	97.38	92.62	96.26	14.94	96.21	49.37	139.28	86.40 to 99.51	141,408	136,125
30	2	110.86	110.86	66.76	46.62	166.06	59.17	162.54	N/A	375,000	250,331
ALL											
	25	97.38	98.24	92.13	20.97	106.64	49.37	195.43	89.71 to 99.51	152,015	140,046



## PA&amp;T 2007 R&amp;O Statistics

Base Stat

PAGE:4 of 4

State Stat Run

Type: Qualified

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

NUMBER of Sales:	25	<b>MEDIAN:</b>	<b>97</b>	COV:	33.34	95% Median C.I.:	89.71 to 99.51	(! : Derived)
TOTAL Sales Price:	4,162,575	WGT. MEAN:	92	STD:	32.75	95% Wgt. Mean C.I.:	75.87 to 108.38	
TOTAL Adj.Sales Price:	3,800,375	MEAN:	98	AVG.ABS.DEV:	20.42	95% Mean C.I.:	84.72 to 111.76	
TOTAL Assessed Value:	3,501,152							
AVG. Adj. Sales Price:	152,015	COD:	20.97	MAX Sales Ratio:	195.43			
AVG. Assessed Value:	140,046	PRD:	106.64	MIN Sales Ratio:	49.37			

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## OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	195.43	195.43	195.43			195.43	195.43	N/A	65,000	127,030
300	1	103.19	103.19	103.19			103.19	103.19	N/A	50,000	51,597
314	1	139.28	139.28	139.28			139.28	139.28	N/A	110,000	153,208
325	1	137.25	137.25	137.25			137.25	137.25	N/A	226,575	310,972
326	1	77.31	77.31	77.31			77.31	77.31	N/A	28,000	21,647
343	1	98.44	98.44	98.44			98.44	98.44	N/A	1,405,000	1,383,107
344	5	95.31	84.96	84.11	12.16	101.01	49.37	97.72	N/A	75,100	63,164
350	1	93.86	93.86	93.86			93.86	93.86	N/A	15,800	14,830
352	3	97.43	106.66	90.31	35.08	118.10	60.00	162.54	N/A	84,666	76,460
353	4	99.26	99.80	99.86	1.62	99.94	97.38	103.29	N/A	46,375	46,309
384	1	94.12	94.12	94.12			94.12	94.12	N/A	85,000	80,000
422	1	89.71	89.71	89.71			89.71	89.71	N/A	17,000	15,250
442	1	101.43	101.43	101.43			101.43	101.43	N/A	68,000	68,970
444	1	59.17	59.17	59.17			59.17	59.17	N/A	695,000	411,265
528	2	61.42	61.42	60.38	11.61	101.72	54.29	68.55	N/A	110,000	66,418
ALL	25	97.38	98.24	92.13	20.97	106.64	49.37	195.43	89.71 to 99.51	152,015	140,046

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	2	129.99	129.99	129.98	25.05	100.00	97.43	162.54	N/A	55,000	71,491
03	23	96.00	95.48	91.00	20.10	104.92	49.37	195.43	86.40 to 99.51	160,451	146,007
04											
ALL	25	97.38	98.24	92.13	20.97	106.64	49.37	195.43	89.71 to 99.51	152,015	140,046

**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:	48	<b>MEDIAN:</b>	<b>72</b>	COV:	43.61	95% Median C.I.:	63.47 to 76.72	(!: Derived)
(AgLand) TOTAL Sales Price:	6,490,796	WGT. MEAN:	66	STD:	31.29	95% Wgt. Mean C.I.:	59.76 to 72.93	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,306,496	MEAN:	72	AVG.ABS.DEV:	19.22	95% Mean C.I.:	62.90 to 80.61	
(AgLand) TOTAL Assessed Value:	4,184,227							
AVG. Adj. Sales Price:	131,385	COD:	26.81	MAX Sales Ratio:	188.69			
AVG. Assessed Value:	87,171	PRD:	108.15	MIN Sales Ratio:	8.83			

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	1	92.71	92.71	92.71			92.71	92.71	N/A	63,000	58,410
10/01/03 TO 12/31/03	4	82.17	82.25	83.21	3.63	98.85	76.72	87.95	N/A	121,000	100,682
01/01/04 TO 03/31/04	5	75.07	79.21	74.95	14.71	105.68	62.29	107.30	N/A	114,062	85,494
04/01/04 TO 06/30/04	1	70.88	70.88	70.88			70.88	70.88	N/A	48,000	34,020
07/01/04 TO 09/30/04	1	79.22	79.22	79.22			79.22	79.22	N/A	157,700	124,931
10/01/04 TO 12/31/04	4	64.91	64.98	71.71	19.38	90.61	46.16	83.94	N/A	207,923	149,096
01/01/05 TO 03/31/05	2	133.38	133.38	90.03	41.47	148.15	78.07	188.69	N/A	98,107	88,325
04/01/05 TO 06/30/05	5	61.67	55.94	60.72	27.94	92.13	12.43	76.51	N/A	105,927	64,317
07/01/05 TO 09/30/05	2	78.45	78.45	77.44	6.95	101.30	73.00	83.90	N/A	57,385	44,441
10/01/05 TO 12/31/05	5	31.31	39.26	42.03	77.68	93.43	8.83	74.79	N/A	198,428	83,391
01/01/06 TO 03/31/06	11	63.90	78.03	65.31	35.98	119.47	18.09	162.85	62.77 to 122.37	126,046	82,325
04/01/06 TO 06/30/06	7	63.58	65.49	67.63	12.94	96.84	53.79	81.71	53.79 to 81.71	133,216	90,088
____Study Years____											
07/01/03 TO 06/30/04	11	80.79	80.79	79.17	10.89	102.04	62.29	107.30	70.60 to 92.71	105,937	83,875
07/01/04 TO 06/30/05	12	73.38	73.80	71.10	31.62	103.80	12.43	188.69	53.52 to 79.22	142,937	101,629
07/01/05 TO 06/30/06	25	63.90	66.80	59.61	30.93	112.07	8.83	162.85	62.77 to 73.00	137,037	81,681
____Calendar Yrs____											
01/01/04 TO 12/31/04	11	71.17	73.28	73.57	15.04	99.60	46.16	107.30	58.64 to 83.94	146,154	107,528
01/01/05 TO 12/31/05	14	70.76	64.26	54.78	40.52	117.30	8.83	188.69	12.87 to 78.07	130,911	71,719
____ALL____											
	48	71.69	71.75	66.35	26.81	108.15	8.83	188.69	63.47 to 76.72	131,385	87,171

**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:	48	<b>MEDIAN:</b>	<b>72</b>	COV:	43.61	95% Median C.I.:	63.47 to 76.72	(!: Derived)
(AgLand) TOTAL Sales Price:	6,490,796	WGT. MEAN:	66	STD:	31.29	95% Wgt. Mean C.I.:	59.76 to 72.93	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,306,496	MEAN:	72	AVG.ABS.DEV:	19.22	95% Mean C.I.:	62.90 to 80.61	
(AgLand) TOTAL Assessed Value:	4,184,227							
AVG. Adj. Sales Price:	131,385	COD:	26.81	MAX Sales Ratio:	188.69			
AVG. Assessed Value:	87,171	PRD:	108.15	MIN Sales Ratio:	8.83			

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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
4093	2	67.09	67.09	69.69	5.23	96.27	63.58	70.60	N/A		100,000	69,690
4095	2	61.34	61.34	70.51	24.74	86.99	46.16	76.51	N/A		88,500	62,397
4097	2	68.06	68.06	66.92	6.11	101.70	63.90	72.22	N/A		83,323	55,760
4099	1	92.71	92.71	92.71			92.71	92.71	N/A		63,000	58,410
4101	2	71.17	71.17	77.13	17.94	92.27	58.40	83.94	N/A		225,000	173,541
4275	4	40.69	50.39	39.18	85.79	128.59	12.87	107.30	N/A		120,327	47,148
4277	7	58.64	50.34	50.79	35.13	99.12	8.83	82.52	8.83 to 82.52		107,065	54,377
4279	5	63.12	83.54	50.62	58.42	165.04	31.31	188.69	N/A		120,943	61,219
4281	3	74.79	80.69	78.96	11.11	102.18	71.17	96.10	N/A		211,845	167,280
4283	1	75.07	75.07	75.07			75.07	75.07	N/A		260,000	195,172
4335	4	73.23	72.49	68.09	8.48	106.45	61.67	81.82	N/A		123,159	83,864
4337	2	78.65	78.65	78.61	0.73	100.04	78.07	79.22	N/A		166,350	130,775
4339	1	87.95	87.95	87.95			87.95	87.95	N/A		166,000	146,000
4341	2	103.14	103.14	96.97	18.65	106.35	83.90	122.37	N/A		35,424	34,352
4521	5	72.29	90.08	74.85	30.72	120.35	65.02	162.85	N/A		138,528	103,682
4523	1	62.29	62.29	62.29			62.29	62.29	N/A		70,000	43,600
4525	2	66.88	66.88	66.66	15.63	100.32	56.42	77.33	N/A		125,500	83,662
4527	2	69.75	69.75	65.38	10.00	106.67	62.77	76.72	N/A		221,500	144,821
ALL												
	48	71.69	71.75	66.35	26.81	108.15	8.83	188.69	63.47 to 76.72		131,385	87,171

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj.	Avg.
											Sale Price	Assd Val
1	48	71.69	71.75	66.35	26.81	108.15	8.83	188.69	63.47 to 76.72		131,385	87,171
ALL												
	48	71.69	71.75	66.35	26.81	108.15	8.83	188.69	63.47 to 76.72		131,385	87,171

**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj.	Avg.
											Sale Price	Assd Val
2	48	71.69	71.75	66.35	26.81	108.15	8.83	188.69	63.47 to 76.72		131,385	87,171
ALL												
	48	71.69	71.75	66.35	26.81	108.15	8.83	188.69	63.47 to 76.72		131,385	87,171

# PA&T 2007 R&O Statistics

Base Stat

PAGE:3 of 5

State Stat Run

Type: Qualified

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

NUMBER of Sales:	48	<b>MEDIAN:</b>	<b>72</b>	COV:	43.61	95% Median C.I.:	63.47 to 76.72	(!: Derived)
(AgLand) TOTAL Sales Price:	6,490,796	WGT. MEAN:	66	STD:	31.29	95% Wgt. Mean C.I.:	59.76 to 72.93	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,306,496	MEAN:	72	AVG.ABS.DEV:	19.22	95% Mean C.I.:	62.90 to 80.61	
(AgLand) TOTAL Assessed Value:	4,184,227							
AVG. Adj. Sales Price:	131,385	COD:	26.81	MAX Sales Ratio:	188.69			
AVG. Assessed Value:	87,171	PRD:	108.15	MIN Sales Ratio:	8.83			

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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)											
33-0021	5	58.40	47.32	54.91	39.82	86.17	12.87	83.94	N/A	177,000	97,197
44-0001											
73-0017	9	71.17	70.78	69.47	7.59	101.90	61.67	81.82	62.77 to 75.58	192,847	133,962
73-0179	34	72.65	75.60	67.63	29.35	111.80	8.83	188.69	63.47 to 80.79	108,407	73,311
NonValid School											
ALL											
	48	71.69	71.75	66.35	26.81	108.15	8.83	188.69	63.47 to 76.72	131,385	87,171

## 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	3	75.58	69.96	71.75	12.03	97.51	53.52	80.79	N/A	15,879	11,393
30.01 TO 50.00	3	46.16	73.81	34.13	108.62	216.30	12.43	162.85	N/A	32,000	10,920
50.01 TO 100.00	5	83.90	106.15	94.62	41.78	112.19	63.58	188.69	N/A	35,716	33,794
100.01 TO 180.00	16	63.60	60.38	53.28	29.29	113.33	8.83	107.30	53.79 to 76.72	102,652	54,688
180.01 TO 330.00	9	74.79	69.63	66.65	16.15	104.48	31.31	96.10	58.64 to 81.82	191,709	127,770
330.01 TO 650.00	10	74.40	74.60	74.27	8.79	100.45	62.77	87.95	63.47 to 83.94	206,145	153,101
650.01 +	2	71.69	71.69	70.70	13.98	101.41	61.67	81.71	N/A	277,500	196,179
ALL											
	48	71.69	71.75	66.35	26.81	108.15	8.83	188.69	63.47 to 76.72	131,385	87,171

## 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	5	53.79	58.76	57.74	15.11	101.76	46.16	83.90	N/A	74,554	43,050
DRY-N/A	13	76.72	77.89	74.59	15.31	104.43	58.40	122.37	63.90 to 87.95	145,503	108,526
GRASS	3	70.60	53.19	50.33	24.92	105.69	18.09	70.88	N/A	120,666	60,730
GRASS-N/A	17	63.58	65.33	58.62	38.39	111.43	8.83	162.85	31.31 to 81.71	141,974	83,231
IRRGTD	2	78.19	78.19	78.59	3.33	99.48	75.58	80.79	N/A	17,319	13,611
IRRGTD-N/A	8	74.93	88.91	75.80	28.93	117.31	58.64	188.69	58.64 to 188.69	153,997	116,722
ALL											
	48	71.69	71.75	66.35	26.81	108.15	8.83	188.69	63.47 to 76.72	131,385	87,171

## PA&amp;T 2007 R&amp;O Statistics

Base Stat

PAGE:4 of 5

State Stat Run

Type: Qualified

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(AgLand) TOTAL Adj.Sales Price:	6,306,496	MEAN:	72	AVG.ABS.DEV:	19.22	95% Mean C.I.:	62.90 to 80.61	
(AgLand) TOTAL Assessed Value:	4,184,227							
AVG. Adj. Sales Price:	131,385	COD:	26.81	MAX Sales Ratio:	188.69			
AVG. Assessed Value:	87,171	PRD:	108.15	MIN Sales Ratio:	8.83			

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## MAJORITY LAND USE &gt; 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	9	58.40	61.96	62.08	15.11	99.81	46.16	83.90	53.52 to 73.00	93,393	57,974
DRY-N/A	9	79.22	83.20	77.56	14.64	107.26	62.77	122.37	65.02 to 92.71	158,197	122,702
GRASS	5	63.47	57.07	54.75	19.25	104.24	18.09	70.88	N/A	110,952	60,741
GRASS-N/A	15	71.17	65.65	58.24	38.03	112.73	8.83	162.85	31.31 to 81.71	148,053	86,228
IRRGTD	4	69.44	69.58	61.98	12.40	112.25	58.64	80.79	N/A	103,834	64,358
IRRGTD-N/A	6	78.79	98.23	82.65	30.72	118.85	72.22	188.69	72.22 to 188.69	141,879	117,261
ALL	48	71.69	71.75	66.35	26.81	108.15	8.83	188.69	63.47 to 76.72	131,385	87,171

## MAJORITY LAND USE &gt; 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	18	70.76	72.58	71.81	19.58	101.06	46.16	122.37	58.40 to 83.90	125,795	90,338
GRASS	17	70.88	68.40	63.56	30.71	107.61	8.83	162.85	61.67 to 81.71	130,415	82,896
GRASS-N/A	3	31.31	35.77	33.64	53.50	106.32	12.87	63.12	N/A	186,166	62,626
IRRGTD	8	74.93	72.86	70.58	7.51	103.24	58.64	82.52	58.64 to 82.52	135,107	95,354
IRRGTD-N/A	2	142.40	142.40	106.68	32.51	133.48	96.10	188.69	N/A	92,879	99,082
ALL	48	71.69	71.75	66.35	26.81	108.15	8.83	188.69	63.47 to 76.72	131,385	87,171

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	162.85	162.85	162.85			162.85	162.85	N/A	6,000	9,771
Total \$											
1 TO 9999	1	162.85	162.85	162.85			162.85	162.85	N/A	6,000	9,771
10000 TO 29999	6	78.19	97.42	101.07	42.46	96.39	53.52	188.69	53.52 to 188.69	19,822	20,034
30000 TO 59999	5	70.88	64.13	63.15	37.42	101.55	12.43	107.30	N/A	46,216	29,187
60000 TO 99999	6	72.61	73.66	73.57	9.85	100.12	62.29	92.71	62.29 to 92.71	68,253	50,215
100000 TO 149999	11	63.47	59.50	58.24	24.80	102.16	12.87	82.52	18.09 to 81.82	126,080	73,427
150000 TO 249999	13	71.17	67.94	68.56	17.81	99.10	8.83	96.10	58.64 to 79.22	181,582	124,499
250000 TO 499999	6	68.92	66.08	65.84	20.55	100.36	31.31	83.94	31.31 to 83.94	298,916	196,804
ALL	48	71.69	71.75	66.35	26.81	108.15	8.83	188.69	63.47 to 76.72	131,385	87,171

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

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	87,171	PRD:	108.15	MIN Sales Ratio:	8.83			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	3	53.52	76.27	31.84	93.68	239.53	12.43	162.85	N/A	24,666	7,854
Total \$											
1 TO 9999	3	53.52	76.27	31.84	93.68	239.53	12.43	162.85	N/A	24,666	7,854
10000 TO 29999	8	54.87	53.53	26.43	58.40	202.58	8.83	122.37	8.83 to 122.37	69,339	18,323
30000 TO 59999	9	73.00	90.67	81.95	30.77	110.63	62.29	188.69	65.02 to 107.30	54,312	44,510
60000 TO 99999	11	63.29	62.75	58.58	14.49	107.12	31.31	82.52	53.79 to 77.33	136,944	80,220
100000 TO 149999	9	76.51	74.85	73.84	8.28	101.36	58.64	87.95	68.52 to 81.82	171,337	126,524
150000 TO 249999	7	74.79	74.75	72.65	10.94	102.90	61.67	96.10	61.67 to 96.10	258,648	187,905
250000 TO 499999	1	83.94	83.94	83.94			83.94	83.94	N/A	330,000	276,997
ALL	48	71.69	71.75	66.35	26.81	108.15	8.83	188.69	63.47 to 76.72	131,385	87,171

## PA&amp;T 2007 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	379	<b>MEDIAN:</b>	<b>93</b>	COV:	31.50	95% Median C.I.:	91.11 to 95.22
TOTAL Sales Price:	25,453,199	WGT. MEAN:	91	STD:	30.74	95% Wgt. Mean C.I.:	89.29 to 92.86
TOTAL Adj.Sales Price:	25,427,929	MEAN:	98	AVG.ABS.DEV:	18.80	95% Mean C.I.:	94.50 to 100.68
TOTAL Assessed Value:	23,158,638						
AVG. Adj. Sales Price:	67,092	COD:	20.33	MAX Sales Ratio:	348.00		
AVG. Assessed Value:	61,104	PRD:	107.15	MIN Sales Ratio:	15.19		

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

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## DATE OF SALE \*

DATE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	55	93.26	94.67	90.66	15.22	104.42	52.73	162.36	88.04 to 97.38	68,745	62,321
10/01/04 TO 12/31/04	58	97.00	105.53	94.50	24.18	111.68	29.54	348.00	90.68 to 104.85	70,148	66,288
01/01/05 TO 03/31/05	31	96.52	96.30	93.79	17.06	102.68	45.28	156.95	84.47 to 101.28	55,624	52,168
04/01/05 TO 06/30/05	45	92.31	95.15	91.04	20.46	104.52	48.94	152.33	84.02 to 101.79	64,924	59,104
07/01/05 TO 09/30/05	51	93.26	97.53	91.36	20.12	106.76	52.84	167.78	86.55 to 100.63	72,130	65,895
10/01/05 TO 12/31/05	45	91.88	95.94	87.82	15.46	109.24	69.40	152.25	86.80 to 98.94	74,096	65,074
01/01/06 TO 03/31/06	37	92.50	96.26	89.57	23.91	107.46	15.19	168.77	83.31 to 101.09	57,880	51,845
04/01/06 TO 06/30/06	57	87.25	97.18	90.05	23.02	107.92	31.00	333.33	82.73 to 93.95	66,277	59,684
____Study Years____											
07/01/04 TO 06/30/05	189	94.33	98.38	92.43	19.81	106.44	29.54	348.00	91.50 to 97.38	66,113	61,107
07/01/05 TO 06/30/06	190	91.34	96.80	89.77	20.60	107.83	15.19	333.33	87.25 to 94.50	68,065	61,101
____Calendar Yrs____											
01/01/05 TO 12/31/05	172	92.32	96.27	90.62	18.67	106.23	45.28	167.78	89.91 to 96.52	67,784	61,429
____ALL____											
	379	92.50	97.59	91.08	20.33	107.15	15.19	348.00	91.11 to 95.22	67,092	61,104

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BARTLEY	11	102.66	102.75	95.68	16.00	107.38	61.74	134.17	80.36 to 122.97	32,881	31,462
DANBURY	3	76.27	90.61	74.72	42.69	121.27	48.94	146.63	N/A	13,000	9,714
INDIANOLA	19	83.79	92.14	78.93	29.69	116.73	52.84	186.22	67.55 to 111.24	33,569	26,497
LEBANON	2	188.77	188.77	118.00	84.35	159.97	29.54	348.00	N/A	4,500	5,310
MCCOOK	296	93.75	99.42	92.30	18.80	107.71	40.79	333.33	91.24 to 96.18	66,695	61,560
RURAL	21	87.60	86.23	87.09	17.47	99.00	45.28	125.30	74.02 to 97.07	86,888	75,674
SUB MCCOOK	27	91.23	82.15	87.36	16.67	94.04	15.19	108.91	75.47 to 95.74	104,214	91,042
____ALL____											
	379	92.50	97.59	91.08	20.33	107.15	15.19	348.00	91.11 to 95.22	67,092	61,104

## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	331	93.73	99.57	91.93	20.55	108.31	29.54	348.00	91.24 to 96.18	62,808	57,738
2	27	91.23	82.15	87.36	16.67	94.04	15.19	108.91	75.47 to 95.74	104,214	91,042
3	21	87.60	86.23	87.09	17.47	99.00	45.28	125.30	74.02 to 97.07	86,888	75,674
____ALL____											
	379	92.50	97.59	91.08	20.33	107.15	15.19	348.00	91.11 to 95.22	67,092	61,104

## PA&amp;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:	379	<b>MEDIAN:</b>	<b>93</b>	COV:	31.50	95% Median C.I.:	91.11 to 95.22
TOTAL Sales Price:	25,453,199	WGT. MEAN:	91	STD:	30.74	95% Wgt. Mean C.I.:	89.29 to 92.86
TOTAL Adj.Sales Price:	25,427,929	MEAN:	98	AVG.ABS.DEV:	18.80	95% Mean C.I.:	94.50 to 100.68
TOTAL Assessed Value:	23,158,638						
AVG. Adj. Sales Price:	67,092	COD:	20.33	MAX Sales Ratio:	348.00		
AVG. Assessed Value:	61,104	PRD:	107.15	MIN Sales Ratio:	15.19		

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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	362	93.26	98.40	91.41	19.79	107.64	29.54	348.00	91.23 to 95.40	68,935	63,014
2	17	80.81	80.43	73.42	29.00	109.56	15.19	134.17	66.83 to 101.79	27,830	20,431
____ALL____											
	379	92.50	97.59	91.08	20.33	107.15	15.19	348.00	91.11 to 95.22	67,092	61,104

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	359	92.58	97.90	91.37	19.99	107.14	15.19	348.00	91.21 to 95.39	69,227	63,253
06											
07	20	87.87	92.11	78.32	27.01	117.61	40.79	151.12	69.38 to 104.55	28,762	22,526
____ALL____											
	379	92.50	97.59	91.08	20.33	107.15	15.19	348.00	91.11 to 95.22	67,092	61,104

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
33-0021	1	70.84	70.84	70.84			70.84	70.84	N/A	31,800	22,526
44-0001											
73-0017	330	93.63	97.87	91.99	18.60	106.39	15.19	333.33	91.24 to 95.68	70,060	64,450
73-0179	48	85.05	96.20	82.04	32.60	117.26	29.54	348.00	78.57 to 100.49	47,419	38,901
NonValid School											
____ALL____											
	379	92.50	97.59	91.08	20.33	107.15	15.19	348.00	91.11 to 95.22	67,092	61,104



## PA&amp;T 2007 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	379	<b>MEDIAN:</b>	<b>93</b>	COV:	31.50	95% Median C.I.:	91.11 to 95.22
TOTAL Sales Price:	25,453,199	WGT. MEAN:	91	STD:	30.74	95% Wgt. Mean C.I.:	89.29 to 92.86
TOTAL Adj.Sales Price:	25,427,929	MEAN:	98	AVG.ABS.DEV:	18.80	95% Mean C.I.:	94.50 to 100.68
TOTAL Assessed Value:	23,158,638						
AVG. Adj. Sales Price:	67,092	COD:	20.33	MAX Sales Ratio:	348.00		
AVG. Assessed Value:	61,104	PRD:	107.15	MIN Sales Ratio:	15.19		

(!: 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	24	81.24	92.11	79.23	42.92	116.25	15.19	333.33	67.55 to 100.49	16,007	12,683
Prior TO 1860											
1860 TO 1899	12	101.91	108.17	95.91	21.78	112.78	56.65	186.22	82.89 to 127.86	33,083	31,729
1900 TO 1919	49	103.46	109.20	94.38	26.64	115.69	53.96	348.00	89.60 to 116.20	42,652	40,256
1920 TO 1939	70	94.76	101.51	92.64	19.87	109.58	52.73	278.98	91.24 to 100.61	51,004	47,248
1940 TO 1949	29	88.76	96.25	94.07	18.88	102.32	66.18	162.36	80.68 to 100.53	56,008	52,684
1950 TO 1959	55	91.72	95.75	90.60	16.88	105.69	69.09	164.15	85.04 to 99.45	66,112	59,900
1960 TO 1969	50	91.66	95.90	91.94	15.07	104.31	69.58	151.63	86.55 to 100.94	82,354	75,715
1970 TO 1979	44	86.92	88.53	87.41	17.33	101.29	40.79	151.12	83.56 to 93.81	80,465	70,331
1980 TO 1989	25	88.93	92.01	89.14	12.12	103.22	73.41	124.67	83.36 to 95.38	114,500	102,066
1990 TO 1994	4	94.03	94.28	94.57	2.26	99.69	91.99	97.07	N/A	154,500	146,111
1995 TO 1999	7	95.76	92.79	91.90	16.91	100.97	63.76	126.57	63.76 to 126.57	176,457	162,165
2000 TO Present	10	96.65	94.67	90.19	8.04	104.96	69.45	109.02	82.57 to 106.28	135,210	121,952
ALL	379	92.50	97.59	91.08	20.33	107.15	15.19	348.00	91.11 to 95.22	67,092	61,104

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	8	140.40	168.73	154.74	54.36	109.04	67.55	348.00	67.55 to 348.00	2,534	3,921
5000 TO 9999	14	105.94	117.54	113.77	38.77	103.32	29.54	278.98	80.66 to 151.12	7,125	8,105
Total \$											
1 TO 9999	22	112.89	136.16	120.69	49.58	112.82	29.54	348.00	80.81 to 151.12	5,455	6,584
10000 TO 29999	70	108.89	108.51	108.86	24.77	99.68	15.19	168.77	99.74 to 123.01	19,085	20,777
30000 TO 59999	94	98.15	96.90	96.45	16.82	100.46	52.73	151.63	90.71 to 101.09	45,448	43,837
60000 TO 99999	121	91.93	92.19	92.23	12.07	99.95	52.84	126.57	88.76 to 93.95	78,654	72,546
100000 TO 149999	49	86.08	86.09	86.22	9.68	99.85	63.76	124.67	81.14 to 89.38	119,106	102,687
150000 TO 249999	20	80.87	82.62	82.43	9.77	100.23	68.38	107.24	75.66 to 89.99	172,276	142,015
250000 TO 499999	3	95.74	86.98	87.53	9.16	99.38	69.45	95.76	N/A	300,263	262,817
ALL	379	92.50	97.59	91.08	20.33	107.15	15.19	348.00	91.11 to 95.22	67,092	61,104

## PA&amp;T 2007 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	379	<b>MEDIAN:</b>	<b>93</b>	COV:	31.50	95% Median C.I.:	91.11 to 95.22
TOTAL Sales Price:	25,453,199	WGT. MEAN:	91	STD:	30.74	95% Wgt. Mean C.I.:	89.29 to 92.86
TOTAL Adj.Sales Price:	25,427,929	MEAN:	98	AVG.ABS.DEV:	18.80	95% Mean C.I.:	94.50 to 100.68
TOTAL Assessed Value:	23,158,638						
AVG. Adj. Sales Price:	67,092	COD:	20.33	MAX Sales Ratio:	348.00		
AVG. Assessed Value:	61,104	PRD:	107.15	MIN Sales Ratio:	15.19		

(!: AVTot=0)

(!: Derived)

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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	10	74.03	74.61	50.11	44.02	148.89	15.19	152.25	29.54 to 134.17	5,687	2,850
5000 TO 9999	14	97.91	130.16	86.81	65.67	149.92	40.79	348.00	48.94 to 186.22	8,714	7,565
Total \$											
1 TO 9999	24	81.24	107.01	75.14	64.38	142.41	15.19	348.00	66.83 to 131.80	7,453	5,600
10000 TO 29999	75	101.04	105.93	95.88	25.09	110.49	52.73	278.98	92.58 to 117.21	22,065	21,156
30000 TO 59999	105	93.76	96.27	91.04	18.25	105.74	52.84	168.77	88.94 to 99.08	50,106	45,614
60000 TO 99999	125	92.07	94.79	92.45	13.17	102.54	63.76	144.52	88.76 to 94.80	85,453	79,000
100000 TO 149999	40	90.55	90.01	87.94	11.40	102.36	68.38	126.57	83.78 to 92.29	136,475	120,010
150000 TO 249999	8	87.84	90.55	87.70	14.55	103.25	69.45	114.03	69.45 to 114.03	196,627	172,439
250000 TO 499999	2	95.75	95.75	95.75	0.01	100.00	95.74	95.76	N/A	309,650	296,483
ALL											
	379	92.50	97.59	91.08	20.33	107.15	15.19	348.00	91.11 to 95.22	67,092	61,104

## QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	22	81.24	92.69	74.91	45.16	123.74	15.19	333.33	66.83 to 101.79	12,835	9,614
10	5	97.07	93.86	91.99	6.72	102.03	75.47	102.52	N/A	70,400	64,763
20	39	100.63	109.77	94.77	26.74	115.82	66.56	348.00	84.47 to 109.61	32,842	31,124
25	35	94.50	96.42	94.46	18.79	102.07	52.73	164.15	83.11 to 100.94	50,187	47,409
30	254	92.30	97.05	91.34	18.00	106.25	40.79	278.98	91.03 to 95.22	73,302	66,953
35	12	85.08	88.40	85.16	13.48	103.81	61.88	120.88	79.85 to 104.55	117,991	100,476
40	10	95.56	94.63	92.46	12.81	102.35	48.94	146.63	82.57 to 98.68	109,561	101,298
45	2	82.61	82.61	83.92	15.93	98.43	69.45	95.76	N/A	312,894	262,584
ALL											
	379	92.50	97.59	91.08	20.33	107.15	15.19	348.00	91.11 to 95.22	67,092	61,104

## PA&amp;T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	379	<b>MEDIAN:</b>	<b>93</b>	COV:	31.50	95% Median C.I.:	91.11 to 95.22
TOTAL Sales Price:	25,453,199	WGT. MEAN:	91	STD:	30.74	95% Wgt. Mean C.I.:	89.29 to 92.86
TOTAL Adj.Sales Price:	25,427,929	MEAN:	98	AVG.ABS.DEV:	18.80	95% Mean C.I.:	94.50 to 100.68
TOTAL Assessed Value:	23,158,638						
AVG. Adj. Sales Price:	67,092	COD:	20.33	MAX Sales Ratio:	348.00		
AVG. Assessed Value:	61,104	PRD:	107.15	MIN Sales Ratio:	15.19		

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

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## STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	22	81.24	92.69	74.91	45.16	123.74	15.19	333.33	66.83 to 101.79	12,835	9,614
100	20	85.37	89.80	77.52	29.53	115.84	40.79	151.12	65.26 to 104.55	29,100	22,558
101	285	92.58	98.24	91.69	18.37	107.15	52.73	348.00	91.11 to 95.76	69,211	63,461
102	16	94.79	97.73	93.49	15.13	104.54	68.36	144.50	85.65 to 111.62	84,050	78,577
103	7	84.05	87.40	85.69	12.30	101.99	70.26	114.03	70.26 to 114.03	135,571	116,166
104	15	101.04	111.30	90.55	31.31	122.91	64.49	278.98	76.33 to 128.10	70,406	63,755
106	1	76.96	76.96	76.96			76.96	76.96	N/A	45,000	34,632
111	5	92.29	89.07	89.25	6.69	99.79	69.58	98.03	N/A	125,600	112,101
304	7	96.18	98.29	96.59	7.28	101.76	82.57	124.67	82.57 to 124.67	107,641	103,974
305	1	96.44	96.44	96.44			96.44	96.44	N/A	62,000	59,794
ALL	379	92.50	97.59	91.08	20.33	107.15	15.19	348.00	91.11 to 95.22	67,092	61,104

## CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	22	81.24	92.69	74.91	45.16	123.74	15.19	333.33	66.83 to 101.79	12,835	9,614
10	5	123.30	155.13	137.86	39.44	112.53	96.45	278.98	N/A	14,236	19,627
15	6	107.18	110.47	106.10	23.19	104.12	76.28	164.15	76.28 to 164.15	15,983	16,958
20	38	113.54	120.08	109.57	26.55	109.60	53.90	348.00	100.63 to 130.55	21,444	23,495
25	40	100.16	101.24	98.66	17.82	102.61	48.94	145.22	89.46 to 107.24	44,618	44,022
30	184	93.39	96.27	92.82	14.95	103.72	40.79	186.22	91.43 to 95.76	79,392	73,695
35	54	88.22	89.41	88.31	10.09	101.24	69.09	120.88	84.03 to 91.11	89,215	78,788
40	29	78.75	79.35	77.71	17.18	102.11	52.73	121.51	68.38 to 84.05	99,634	77,427
60	1	52.84	52.84	52.84			52.84	52.84	N/A	63,500	33,555
ALL	379	92.50	97.59	91.08	20.33	107.15	15.19	348.00	91.11 to 95.22	67,092	61,104

## PA&amp;T 2007 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	25	<b>MEDIAN:</b>	<b>94</b>	COV:	37.43	95% Median C.I.:	77.31 to 98.44	(! : Derived)
TOTAL Sales Price:	4,162,575	WGT. MEAN:	90	STD:	35.06	95% Wgt. Mean C.I.:	73.72 to 106.57	
TOTAL Adj.Sales Price:	3,800,375	MEAN:	94	AVG.ABS.DEV:	24.27	95% Mean C.I.:	79.20 to 108.14	
TOTAL Assessed Value:	3,425,804							
AVG. Adj. Sales Price:	152,015	COD:	25.86	MAX Sales Ratio:	195.43			
AVG. Assessed Value:	137,032	PRD:	103.91	MIN Sales Ratio:	49.37			

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## DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	2	91.68	91.68	93.69	6.28	97.85	85.92	97.43	N/A	40,750	38,177
10/01/03 TO 12/31/03	1	77.31	77.31	77.31			77.31	77.31	N/A	28,000	21,647
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	2	125.95	125.95	116.69	55.16	107.94	56.47	195.43	N/A	75,000	87,515
10/01/04 TO 12/31/04	6	94.93	85.42	78.98	15.62	108.14	49.37	103.29	49.37 to 103.29	59,133	46,706
01/01/05 TO 03/31/05	2	118.86	118.86	101.41	17.18	117.21	98.44	139.28	N/A	757,500	768,157
04/01/05 TO 06/30/05	2	66.68	66.68	65.54	21.48	101.74	52.36	81.00	N/A	59,750	39,160
07/01/05 TO 09/30/05	2	128.93	128.93	131.21	26.07	98.26	95.31	162.54	N/A	51,500	67,574
10/01/05 TO 12/31/05	3	97.72	107.12	117.59	17.35	91.10	86.40	137.25	N/A	138,858	163,280
01/01/06 TO 03/31/06	2	72.00	72.00	58.50	24.60	123.08	54.29	89.71	N/A	71,500	41,825
04/01/06 TO 06/30/06	3	60.00	74.12	61.78	24.46	119.97	59.17	103.19	N/A	296,333	183,087
____Study Years____											
07/01/03 TO 06/30/04	3	85.92	86.89	89.50	7.81	97.08	77.31	97.43	N/A	36,500	32,667
07/01/04 TO 06/30/05	12	94.93	94.62	96.76	29.17	97.80	49.37	195.43	56.47 to 103.29	178,275	172,491
07/01/05 TO 06/30/06	10	92.51	94.56	81.07	26.64	116.63	54.29	162.54	59.17 to 137.25	155,157	125,790
____Calendar Yrs____											
01/01/04 TO 12/31/04	8	94.93	95.55	90.19	30.01	105.95	49.37	195.43	49.37 to 195.43	63,100	56,908
01/01/05 TO 12/31/05	9	97.72	105.59	103.97	25.29	101.56	52.36	162.54	81.00 to 139.28	239,341	248,847
____ALL____											
	25	93.86	93.67	90.14	25.86	103.91	49.37	195.43	77.31 to 98.44	152,015	137,032

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
INDIANOLA	2	97.65	97.65	100.00	3.88	97.65	93.86	101.43	N/A	41,900	41,900
LEBANON	1	89.71	89.71	89.71			89.71	89.71	N/A	17,000	15,250
MCCOOK	22	90.86	93.49	89.92	29.77	103.96	49.37	195.43	60.00 to 103.19	168,162	151,216
____ALL____											
	25	93.86	93.67	90.14	25.86	103.91	49.37	195.43	77.31 to 98.44	152,015	137,032

## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	25	93.86	93.67	90.14	25.86	103.91	49.37	195.43	77.31 to 98.44	152,015	137,032
____ALL____											
	25	93.86	93.67	90.14	25.86	103.91	49.37	195.43	77.31 to 98.44	152,015	137,032

## PA&amp;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:	25	<b>MEDIAN:</b>	<b>94</b>	COV:	37.43	95% Median C.I.:	77.31 to 98.44	(! : Derived)
TOTAL Sales Price:	4,162,575	WGT. MEAN:	90	STD:	35.06	95% Wgt. Mean C.I.:	73.72 to 106.57	
TOTAL Adj.Sales Price:	3,800,375	MEAN:	94	AVG.ABS.DEV:	24.27	95% Mean C.I.:	79.20 to 108.14	
TOTAL Assessed Value:	3,425,804							
AVG. Adj. Sales Price:	152,015	COD:	25.86	MAX Sales Ratio:	195.43			
AVG. Assessed Value:	137,032	PRD:	103.91	MIN Sales Ratio:	49.37			

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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	25	93.86	93.67	90.14	25.86	103.91	49.37	195.43	77.31 to 98.44	152,015	137,032
ALL	25	93.86	93.67	90.14	25.86	103.91	49.37	195.43	77.31 to 98.44	152,015	137,032

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
33-0021											
44-0001											
73-0017	22	90.86	93.49	89.92	29.77	103.96	49.37	195.43	60.00 to 103.19	168,162	151,216
73-0179	3	93.86	95.00	98.26	4.16	96.68	89.71	101.43	N/A	33,600	33,016
NonValid School											
ALL	25	93.86	93.67	90.14	25.86	103.91	49.37	195.43	77.31 to 98.44	152,015	137,032

**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	1	195.43	195.43	195.43			195.43	195.43	N/A	65,000	127,030
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	6	95.57	103.98	107.95	19.29	96.33	81.00	162.54	81.00 to 162.54	43,500	46,956
1920 TO 1939	5	97.43	81.43	81.66	18.90	99.72	52.36	103.19	N/A	76,900	62,796
1940 TO 1949	1	93.86	93.86	93.86			93.86	93.86	N/A	15,800	14,830
1950 TO 1959	2	63.34	63.34	56.14	22.06	112.82	49.37	77.31	N/A	57,750	32,423
1960 TO 1969	4	95.66	97.65	94.70	20.90	103.11	60.00	139.28	N/A	88,000	83,339
1970 TO 1979	1	86.40	86.40	86.40			86.40	86.40	N/A	60,000	51,840
1980 TO 1989	2	95.77	95.77	107.60	43.31	89.01	54.29	137.25	N/A	176,287	189,686
1990 TO 1994	2	63.86	63.86	60.29	7.34	105.92	59.17	68.55	N/A	394,500	237,850
1995 TO 1999	1	98.44	98.44	98.44			98.44	98.44	N/A	1,405,000	1,383,107
2000 TO Present											
ALL	25	93.86	93.67	90.14	25.86	103.91	49.37	195.43	77.31 to 98.44	152,015	137,032

## PA&amp;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:	25	<b>MEDIAN:</b>	<b>94</b>	COV:	37.43	95% Median C.I.:	77.31 to 98.44	(! : Derived)
TOTAL Sales Price:	4,162,575	WGT. MEAN:	90	STD:	35.06	95% Wgt. Mean C.I.:	73.72 to 106.57	
TOTAL Adj.Sales Price:	3,800,375	MEAN:	94	AVG.ABS.DEV:	24.27	95% Mean C.I.:	79.20 to 108.14	
TOTAL Assessed Value:	3,425,804							
AVG. Adj. Sales Price:	152,015	COD:	25.86	MAX Sales Ratio:	195.43			
AVG. Assessed Value:	137,032	PRD:	103.91	MIN Sales Ratio:	49.37			

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## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	4	87.82	86.70	85.33	5.79	101.60	77.31	93.86	N/A	21,825	18,624
30000 TO 59999	7	97.43	105.54	106.01	14.18	99.56	81.00	162.54	81.00 to 162.54	50,357	53,382
60000 TO 99999	7	68.55	87.14	83.44	46.90	104.43	49.37	195.43	49.37 to 195.43	74,857	62,463
100000 TO 149999	4	78.86	87.82	85.30	38.90	102.96	54.29	139.28	N/A	127,500	108,759
150000 TO 249999	1	137.25	137.25	137.25			137.25	137.25	N/A	226,575	310,972
500000 +	2	78.81	78.81	85.45	24.92	92.23	59.17	98.44	N/A	1,050,000	897,186
ALL											
	25	93.86	93.67	90.14	25.86	103.91	49.37	195.43	77.31 to 98.44	152,015	137,032

## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	4	87.82	86.70	85.33	5.79	101.60	77.31	93.86	N/A	21,825	18,624
30000 TO 59999	10	90.86	82.08	77.56	18.67	105.83	49.37	103.29	52.36 to 103.19	59,450	46,109
60000 TO 99999	5	68.55	89.36	77.54	43.67	115.25	54.29	162.54	N/A	97,400	75,520
100000 TO 149999	2	146.58	146.58	130.29	33.33	112.50	97.72	195.43	N/A	97,500	127,030
150000 TO 249999	1	139.28	139.28	139.28			139.28	139.28	N/A	110,000	153,208
250000 TO 499999	2	98.21	98.21	78.37	39.75	125.32	59.17	137.25	N/A	460,787	361,118
500000 +	1	98.44	98.44	98.44			98.44	98.44	N/A	1,405,000	1,383,107
ALL											
	25	93.86	93.67	90.14	25.86	103.91	49.37	195.43	77.31 to 98.44	152,015	137,032

## COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	195.43	195.43	195.43			195.43	195.43	N/A	65,000	127,030
10	1	93.86	93.86	93.86			93.86	93.86	N/A	15,800	14,830
20	21	89.71	87.18	93.73	21.11	93.01	49.37	139.28	68.55 to 98.44	141,408	132,537
30	2	110.86	110.86	66.76	46.62	166.06	59.17	162.54	N/A	375,000	250,331
ALL											
	25	93.86	93.67	90.14	25.86	103.91	49.37	195.43	77.31 to 98.44	152,015	137,032

## PA&amp;T 2007 Preliminary Statistics

Base Stat

State Stat Run

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TOTAL Sales Price:	4,162,575	WGT. MEAN:	90	STD:	35.06	95% Wgt. Mean C.I.:	73.72 to 106.57	
TOTAL Adj.Sales Price:	3,800,375	MEAN:	94	AVG.ABS.DEV:	24.27	95% Mean C.I.:	79.20 to 108.14	
TOTAL Assessed Value:	3,425,804							
AVG. Adj. Sales Price:	152,015	COD:	25.86	MAX Sales Ratio:	195.43			
AVG. Assessed Value:	137,032	PRD:	103.91	MIN Sales Ratio:	49.37			

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## OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	195.43	195.43	195.43			195.43	195.43	N/A	65,000	127,030
300	1	103.19	103.19	103.19			103.19	103.19	N/A	50,000	51,597
314	1	139.28	139.28	139.28			139.28	139.28	N/A	110,000	153,208
325	1	137.25	137.25	137.25			137.25	137.25	N/A	226,575	310,972
326	1	77.31	77.31	77.31			77.31	77.31	N/A	28,000	21,647
343	1	98.44	98.44	98.44			98.44	98.44	N/A	1,405,000	1,383,107
344	5	95.31	84.96	84.11	12.16	101.01	49.37	97.72	N/A	75,100	63,164
350	1	93.86	93.86	93.86			93.86	93.86	N/A	15,800	14,830
352	3	97.43	106.66	90.31	35.08	118.10	60.00	162.54	N/A	84,666	76,460
353	4	83.46	80.64	76.49	16.73	105.43	52.36	103.29	N/A	46,375	35,472
384	1	56.47	56.47	56.47			56.47	56.47	N/A	85,000	48,000
422	1	89.71	89.71	89.71			89.71	89.71	N/A	17,000	15,250
442	1	101.43	101.43	101.43			101.43	101.43	N/A	68,000	68,970
444	1	59.17	59.17	59.17			59.17	59.17	N/A	695,000	411,265
528	2	61.42	61.42	60.38	11.61	101.72	54.29	68.55	N/A	110,000	66,418
ALL	25	93.86	93.67	90.14	25.86	103.91	49.37	195.43	77.31 to 98.44	152,015	137,032

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	2	129.99	129.99	129.98	25.05	100.00	97.43	162.54	N/A	55,000	71,491
03	23	89.71	90.51	88.96	25.70	101.75	49.37	195.43	68.55 to 98.44	160,451	142,731
04											
ALL	25	93.86	93.67	90.14	25.86	103.91	49.37	195.43	77.31 to 98.44	152,015	137,032

# 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:	48	<b>MEDIAN:</b>	<b>70</b>	COV:	44.24	95% Median C.I.:	61.62 to 76.08	(! : Derived)
(AgLand) TOTAL Sales Price:	6,490,796	WGT. MEAN:	64	STD:	30.72	95% Wgt. Mean C.I.:	57.78 to 70.71	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,306,496	MEAN:	69	AVG.ABS.DEV:	19.07	95% Mean C.I.:	60.75 to 78.13	
(AgLand) TOTAL Assessed Value:	4,051,639							
AVG. Adj. Sales Price:	131,385	COD:	27.30	MAX Sales Ratio:	188.36			
AVG. Assessed Value:	84,409	PRD:	108.08	MIN Sales Ratio:	8.83			

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## DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	1	87.00	87.00	87.00			87.00	87.00	N/A	63,000	54,810
10/01/03 TO 12/31/03	4	79.86	78.42	79.24	4.77	98.96	71.56	82.40	N/A	121,000	95,883
01/01/04 TO 03/31/04	5	76.08	78.37	74.86	13.99	104.70	60.69	102.20	N/A	114,062	85,383
04/01/04 TO 06/30/04	1	70.88	70.88	70.88			70.88	70.88	N/A	48,000	34,020
07/01/04 TO 09/30/04	1	74.82	74.82	74.82			74.82	74.82	N/A	157,700	117,991
10/01/04 TO 12/31/04	4	63.86	62.99	70.12	19.54	89.83	42.41	81.84	N/A	207,923	145,801
01/01/05 TO 03/31/05	2	131.48	131.48	86.89	43.27	151.31	74.59	188.36	N/A	98,107	85,245
04/01/05 TO 06/30/05	5	59.39	54.57	58.59	29.64	93.14	12.43	77.13	N/A	105,927	62,061
07/01/05 TO 09/30/05	2	72.32	72.32	71.41	6.79	101.27	67.41	77.23	N/A	57,385	40,981
10/01/05 TO 12/31/05	5	30.63	38.43	41.31	77.13	93.03	8.83	76.30	N/A	198,428	81,972
01/01/06 TO 03/31/06	11	62.70	75.47	63.40	36.29	119.04	18.09	158.18	58.93 to 113.52	126,046	79,912
04/01/06 TO 06/30/06	7	63.75	62.87	64.29	14.73	97.79	49.44	78.67	49.44 to 78.67	133,216	85,642
____Study Years____											
07/01/03 TO 06/30/04	11	77.66	78.49	77.17	10.08	101.71	60.69	102.20	70.60 to 87.00	105,937	81,753
07/01/04 TO 06/30/05	12	71.35	71.88	68.91	32.48	104.31	12.43	188.36	50.30 to 77.13	142,937	98,499
07/01/05 TO 06/30/06	25	63.47	64.28	57.51	30.61	111.77	8.83	158.18	58.93 to 73.44	137,037	78,814
____Calendar Yrs____											
01/01/04 TO 12/31/04	11	70.88	71.77	72.29	14.85	99.29	42.41	102.20	58.61 to 82.29	146,154	105,648
01/01/05 TO 12/31/05	14	65.47	62.33	53.07	43.28	117.45	8.83	188.36	12.87 to 77.13	130,911	69,473
____ALL____											
	48	69.85	69.44	64.25	27.30	108.08	8.83	188.36	61.62 to 76.08	131,385	84,409



# PA&T 2007 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	48	<b>MEDIAN:</b>	<b>70</b>	COV:	44.24	95% Median C.I.:	61.62 to 76.08	(!: Derived)
(AgLand) TOTAL Sales Price:	6,490,796	WGT. MEAN:	64	STD:	30.72	95% Wgt. Mean C.I.:	57.78 to 70.71	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,306,496	MEAN:	69	AVG.ABS.DEV:	19.07	95% Mean C.I.:	60.75 to 78.13	
(AgLand) TOTAL Assessed Value:	4,051,639							
AVG. Adj. Sales Price:	131,385	COD:	27.30	MAX Sales Ratio:	188.36			
AVG. Assessed Value:	84,409	PRD:	108.08	MIN Sales Ratio:	8.83			

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GEO CODE / TOWNSHIP #											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
4093	2	67.18	67.18	69.71	5.10	96.36	63.75	70.60	N/A		100,000	69,712
4095	2	58.01	58.01	67.44	26.89	86.02	42.41	73.61	N/A		88,500	59,682
4097	2	66.19	66.19	64.20	10.96	103.09	58.93	73.44	N/A		83,323	53,495
4099	1	87.00	87.00	87.00			87.00	87.00	N/A		63,000	54,810
4101	2	67.84	67.84	74.37	20.64	91.21	53.84	81.84	N/A		225,000	167,342
4275	4	40.78	49.16	38.75	82.58	126.85	12.87	102.20	N/A		120,327	46,628
4277	7	58.61	48.91	50.02	34.27	97.77	8.83	82.06	8.83 to 82.06		107,065	53,557
4279	5	61.03	82.35	48.82	62.45	168.68	30.63	188.36	N/A		120,943	59,045
4281	3	76.30	80.60	78.83	11.93	102.24	69.10	96.41	N/A		211,845	167,007
4283	1	76.08	76.08	76.08			76.08	76.08	N/A		260,000	197,802
4335	4	74.01	71.26	65.67	8.28	108.52	59.39	77.66	N/A		123,159	80,879
4337	2	74.71	74.71	74.70	0.15	100.01	74.59	74.82	N/A		166,350	124,260
4339	1	82.40	82.40	82.40			82.40	82.40	N/A		166,000	136,790
4341	2	95.38	95.38	89.56	19.02	106.49	77.23	113.52	N/A		35,424	31,727
4521	5	68.92	86.18	71.17	32.42	121.09	61.62	158.18	N/A		138,528	98,596
4523	1	60.69	60.69	60.69			60.69	60.69	N/A		70,000	42,480
4525	2	64.65	64.65	64.39	19.56	100.39	52.00	77.29	N/A		125,500	80,812
4527	2	65.25	65.25	61.29	9.68	106.45	58.93	71.56	N/A		221,500	135,765
ALL												
	48	69.85	69.44	64.25	27.30	108.08	8.83	188.36	61.62 to 76.08		131,385	84,409

## AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
1	48	69.85	69.44	64.25	27.30	108.08	8.83	188.36	61.62 to 76.08		131,385	84,409
ALL												
	48	69.85	69.44	64.25	27.30	108.08	8.83	188.36	61.62 to 76.08		131,385	84,409

## STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
2	48	69.85	69.44	64.25	27.30	108.08	8.83	188.36	61.62 to 76.08		131,385	84,409
ALL												
	48	69.85	69.44	64.25	27.30	108.08	8.83	188.36	61.62 to 76.08		131,385	84,409

# PA&T 2007 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	48	<b>MEDIAN:</b>	<b>70</b>	COV:	44.24	95% Median C.I.:	61.62 to 76.08	(!: Derived)
(AgLand) TOTAL Sales Price:	6,490,796	WGT. MEAN:	64	STD:	30.72	95% Wgt. Mean C.I.:	57.78 to 70.71	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,306,496	MEAN:	69	AVG.ABS.DEV:	19.07	95% Mean C.I.:	60.75 to 78.13	
(AgLand) TOTAL Assessed Value:	4,051,639							
AVG. Adj. Sales Price:	131,385	COD:	27.30	MAX Sales Ratio:	188.36			
AVG. Assessed Value:	84,409	PRD:	108.08	MIN Sales Ratio:	8.83			

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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)											
33-0021	5	53.84	46.02	53.54	42.48	85.95	12.87	81.84	N/A	177,000	94,773
44-0001											
73-0017	9	70.60	69.88	68.06	8.81	102.68	58.93	77.66	59.39 to 77.13	192,847	131,249
73-0179	34	71.22	72.76	65.02	29.46	111.91	8.83	188.36	61.03 to 77.29	108,407	70,485
NonValid School											
ALL											
	48	69.85	69.44	64.25	27.30	108.08	8.83	188.36	61.62 to 76.08	131,385	84,409

## 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	3	77.13	69.91	71.97	13.83	97.13	50.30	82.29	N/A	15,879	11,428
30.01 TO 50.00	3	42.41	71.01	32.47	114.56	218.69	12.43	158.18	N/A	32,000	10,390
50.01 TO 100.00	5	77.23	103.26	92.08	42.65	112.14	63.75	188.36	N/A	35,716	32,887
100.01 TO 180.00	16	61.16	57.56	50.81	29.79	113.28	8.83	102.20	49.44 to 71.56	102,652	52,156
180.01 TO 330.00	9	76.08	68.61	65.96	16.63	104.03	30.63	96.41	58.61 to 77.66	191,709	126,449
330.01 TO 650.00	10	72.10	71.75	71.38	7.91	100.52	58.93	82.40	62.70 to 81.84	206,145	147,139
650.01 +	2	69.03	69.03	68.07	13.96	101.40	59.39	78.67	N/A	277,500	188,905
ALL											
	48	69.85	69.44	64.25	27.30	108.08	8.83	188.36	61.62 to 76.08	131,385	84,409

## 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	5	50.30	54.28	53.18	14.86	102.07	42.41	77.23	N/A	74,554	39,644
DRY-N/A	13	71.56	73.08	70.44	16.12	103.74	53.84	113.52	58.93 to 82.40	145,503	102,492
GRASS	3	70.60	53.19	50.33	24.92	105.69	18.09	70.88	N/A	120,666	60,730
GRASS-N/A	17	63.75	63.41	56.77	36.64	111.69	8.83	158.18	30.63 to 77.66	141,974	80,602
IRRGTD	2	79.71	79.71	80.11	3.24	99.51	77.13	82.29	N/A	17,319	13,873
IRRGTD-N/A	8	76.19	89.34	76.37	28.14	116.99	58.61	188.36	58.61 to 188.36	153,997	117,605
ALL											
	48	69.85	69.44	64.25	27.30	108.08	8.83	188.36	61.62 to 76.08	131,385	84,409

## PA&amp;T 2007 Preliminary Statistics

Base Stat

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State Stat Run

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(AgLand) TOTAL Adj.Sales Price:	6,306,496	MEAN:	69	AVG.ABS.DEV:	19.07	95% Mean C.I.:	60.75 to 78.13	
(AgLand) TOTAL Assessed Value:	4,051,639							
AVG. Adj. Sales Price:	131,385	COD:	27.30	MAX Sales Ratio:	188.36			
AVG. Assessed Value:	84,409	PRD:	108.08	MIN Sales Ratio:	8.83			

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## MAJORITY LAND USE &gt; 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	9	53.84	57.23	57.29	15.05	99.90	42.41	77.23	49.44 to 67.41	93,393	53,501
DRY-N/A	9	74.82	78.48	73.68	14.56	106.50	58.93	113.52	61.62 to 87.00	158,197	116,567
GRASS	5	62.70	56.59	54.37	20.00	104.08	18.09	70.88	N/A	110,952	60,327
GRASS-N/A	15	68.92	63.64	56.32	37.51	112.99	8.83	158.18	30.63 to 77.66	148,053	83,386
IRRGTD	4	70.30	70.38	62.16	13.28	113.22	58.61	82.29	N/A	103,834	64,542
IRRGTD-N/A	6	79.18	98.77	83.45	29.68	118.36	73.44	188.36	73.44 to 188.36	141,879	118,403
ALL	48	69.85	69.44	64.25	27.30	108.08	8.83	188.36	61.62 to 76.08	131,385	84,409

## MAJORITY LAND USE &gt; 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	18	65.47	67.85	67.60	20.31	100.38	42.41	113.52	53.84 to 77.23	125,795	85,034
GRASS	17	69.10	66.65	61.75	30.16	107.92	8.83	158.18	59.39 to 77.66	130,415	80,536
GRASS-N/A	3	30.63	34.84	32.82	52.41	106.16	12.87	61.03	N/A	186,166	61,100
IRRGTD	8	76.19	73.67	71.24	7.58	103.41	58.61	82.29	58.61 to 82.29	135,107	96,250
IRRGTD-N/A	2	142.39	142.39	106.91	32.29	133.19	96.41	188.36	N/A	92,879	99,295
ALL	48	69.85	69.44	64.25	27.30	108.08	8.83	188.36	61.62 to 76.08	131,385	84,409

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	158.18	158.18	158.18			158.18	158.18	N/A	6,000	9,491
Total \$											
1 TO 9999	1	158.18	158.18	158.18			158.18	158.18	N/A	6,000	9,491
10000 TO 29999	6	79.71	95.89	99.35	40.35	96.52	50.30	188.36	50.30 to 188.36	19,822	19,692
30000 TO 59999	5	70.88	61.03	60.22	35.16	101.35	12.43	102.20	N/A	46,216	27,829
60000 TO 99999	6	69.49	70.29	70.09	10.14	100.28	60.69	87.00	60.69 to 87.00	68,253	47,837
100000 TO 149999	11	61.03	57.28	56.09	26.45	102.13	12.87	82.06	18.09 to 77.66	126,080	70,715
150000 TO 249999	13	69.10	65.92	66.67	18.07	98.88	8.83	96.41	58.61 to 76.30	181,582	121,058
250000 TO 499999	6	67.74	64.26	63.91	21.56	100.55	30.63	81.84	30.63 to 81.84	298,916	191,030
ALL	48	69.85	69.44	64.25	27.30	108.08	8.83	188.36	61.62 to 76.08	131,385	84,409

# PA&T 2007 Preliminary Statistics

Base Stat

PAGE:5 of 5

State Stat Run

Type: Qualified

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

NUMBER of Sales:	48	<b>MEDIAN:</b>	<b>70</b>	COV:	44.24	95% Median C.I.:	61.62 to 76.08	(! : Derived)
(AgLand) TOTAL Sales Price:	6,490,796	WGT. MEAN:	64	STD:	30.72	95% Wgt. Mean C.I.:	57.78 to 70.71	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,306,496	MEAN:	69	AVG.ABS.DEV:	19.07	95% Mean C.I.:	60.75 to 78.13	
(AgLand) TOTAL Assessed Value:	4,051,639							
AVG. Adj. Sales Price:	131,385	COD:	27.30	MAX Sales Ratio:	188.36			
AVG. Assessed Value:	84,409	PRD:	108.08	MIN Sales Ratio:	8.83			

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## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	3	50.30	73.64	30.90	96.59	238.33	12.43	158.18	N/A	24,666	7,621
Total \$											
1 TO 9999	3	50.30	73.64	30.90	96.59	238.33	12.43	158.18	N/A	24,666	7,621
10000 TO 29999	8	53.08	52.36	25.91	59.93	202.10	8.83	113.52	8.83 to 113.52	69,339	17,964
30000 TO 59999	10	72.50	86.04	77.73	27.04	110.69	60.69	188.36	61.62 to 102.20	57,181	44,445
60000 TO 99999	11	61.03	60.82	57.29	17.63	106.16	30.63	82.06	49.44 to 77.66	140,762	80,646
100000 TO 149999	8	72.10	70.88	70.19	7.59	100.99	58.61	82.40	58.61 to 82.40	177,130	124,331
150000 TO 249999	7	76.08	73.55	71.18	12.01	103.33	58.93	96.41	58.93 to 96.41	258,648	184,109
250000 TO 499999	1	81.84	81.84	81.84			81.84	81.84	N/A	330,000	270,075
ALL	48	69.85	69.44	64.25	27.30	108.08	8.83	188.36	61.62 to 76.08	131,385	84,409

**2007 Assessment Survey for Red Willow County**  
**March 13, 2007**

**I. General Information**

**A. Staffing and Funding Information**

- 1. Deputy(ies) on staff:** 1
- 2. Appraiser(s) on staff:** The Red Willow County Assessor is a registered appraiser.
- 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:** \$195,731.00
- 7. Part of the budget that is dedicated to the computer system:** \$20,000 is dedicated to geographical software for GIS. A separate computer budget is shared with the Co. Treasurer for the purpose of TerraScan contracts and equipment. The assessor's portion of the computer budget is \$13,829.77.
- 8. Adopted budget, or granted budget if different from above:** \$193,756
- 9. Amount of total budget set aside for appraisal work:** \$16,000
- 10. Amount of the total budget set aside for education/workshops:** \$3,550
- 11. Appraisal/Reappraisal budget, if not part of the total budget:** None
- 12. Other miscellaneous funds:** None
- 13. Total budget:** \$193,756
  - a. Was any of last year's budget not used?** \$15,328.34

**B. Residential Appraisal Information**

*(Includes Urban, Suburban and Rural Residential)*

- 1. Data collection done by:** The assessor and staff
- 2. Valuation done by:** Red Willow County Assessor

**3. Pickup work done by: office staff**

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	96	0	105	201

- 4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2002
- 5. What was the last year the depreciation schedule for this property class was developed using market-derived information?** 2004 for Suburban and McCook; 2005 for Indianola, Bartley, Neighborhoods 1205,1505,and 2505; 2006 for Rural and Rural Subdivisions; 2007 for Indianola Danbury, Lebanon, Marion and Mobile Homes
- 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?** 2007
- 7. Number of market areas/neighborhoods for this property class:** 16 neighborhoods
- 8. How are these defined?** These are defined by market areas and assessor locations.
- 9. Is “Assessor Location” a usable valuation identity?** Yes
- 10. Does the assessor location “suburban” mean something other than rural residential?** Yes, within the parameters of the city of McCook suburban is a usable assessor location.
- 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 staff and Knoche Appraisal
- 2. Valuation done by:** Red Willow County Assessor
- 3. Pickup work done by whom:** Assessor staff and Knoche Appraisal

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	11	0	0	11

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 1999
5. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? A total new commercial reappraisal was completed in 1999. New depreciation tables and values were implemented for all motels in 2006. New depreciation tables and new 2007 values were completed this current year for feedlots and dairy operations in Red Willow County.
6. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? 2000
7. When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? 1999 and reviewed in 2005
8. Number of market areas/neighborhoods for this property class? 1
9. How are these defined? These are defined by market and occupancy.
10. Is "Assessor Location" a usable valuation identity? Yes
11. Does the assessor location "suburban" mean something other than rural commercial? No

**D. Agricultural Appraisal Information**

1. Data collection done by: office staff
2. Valuation done by: Assessor and Assistant Assessor
3. Pickup work done by whom: Assessor and office staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	9	0	0	9

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? By soil classification and land use

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?** 1967
7. **What date was the last countywide land use study completed?** 2007
  - a. **By what method? (Physical inspection, FSA maps, etc.)**  
FSA maps reviewed and updated land use acres by current owners FSA maps
  - b. **By whom?** Assessor and staff
  - c. **What proportion is complete / implemented at this time?** 100% of reported acres have been updated for 2007.
8. **Number of market areas/neighborhoods for this property class:** 1
9. **How are these defined?** The entire county is one market area defined by county line Boundaries.
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, but the county is currently in the process of implementing the GIS system.
  - a. **Who maintains the Cadastral Maps?** Office staff
4. **Does the county have GIS software?** Yes
  - a. **Who maintains the GIS software and maps?** The assessor and staff are in the process of implementing GIS.
4. **Personal Property software:** TerraScan

**F. Zoning Information**

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



**a. If so, is the zoning countywide?** Yes, but not including any villages.

**b. What municipalities in the county are zoned?** The City of McCook

**c. When was zoning implemented?** 10-16-2001

#### **G. Contracted Services**

**1. Appraisal Services:** Knoche Appraisal performs appraisal services by an hourly basis and Pritchard and Abbott is contracted to perform the Oil and Gas mineral appraisals.

**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:**

- 1. Residential-** For the 2007 assessment year the Red Willow County Assessor completed on-site inspections of all residential properties in the villages of Danbury, Lebanon and Marion. New (June/2002) costing and new depreciation tables were developed. Updated costing and new depreciation tables as well as on-site inspections of all mobile homes in the county were completed. The depreciation on dwellings with the effective age of 7-15 years were adjusted to reflect the current market in the village of Indianola. New valuations were placed on these subclasses to equalize residential properties after a market analyses was reviewed by the Red Willow County Assessor.
- 2. Commercial-** On-site inspections and new (June/2002) costing was completed for new 2007 values of all dairies and feedlots located in Red Willow County by the Assessor and Appraiser, Jerry Knoche. A sales comparison approach was completed for commercial properties in the downtown McCook area based on the market analyses done by the county. Valuations increased for 2007 based on the updated information of retail and office buildings.
- 3. Agricultural-** The Red Willow County Assessor contacted agricultural property owners that have signed up for new farm programs and requested current maps and copies of the updated contracts for CREP, EQIP, and CRP. The assessor has identified and recognized the acres for future market analyses. New land classification codes were developed to identify these acres. A statistical analyses completed by the assessor supported increased

values for irrigated and dry land subclasses for 2007 in Red Willow County. Grassland values remained the same at \$210 per land classification group.

County 73 - Red Willow

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b>	<b>8,181</b>	<b>Value</b>	<b>567,051,471</b>	<b>Total Growth</b> (Sum 17, 25, & 41)	<b>2,728,504</b>
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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	447	1,794,509	127	754,188	77	215,726	651	2,764,423	
2. Res Improv Land	3,525	19,432,646	238	2,083,758	296	2,186,180	4,059	23,702,584	
3. Res Improvements	3,658	184,260,249	257	20,415,023	327	19,684,885	4,242	224,360,157	
4. Res Total	4,105	205,487,404	384	23,252,969	404	22,086,791	4,893	250,827,164	1,537,446
% of Total	83.89	81.92	7.84	9.27	8.25	8.80	59.80	44.23	56.34
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	4,105	205,487,404	384	23,252,969	404	22,086,791	4,893	250,827,164	1,537,446
% of Total	83.89	81.92	7.84	9.27	8.25	8.80	59.80	44.23	56.34

County 73 - Red Willow

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b>	<b>8,181</b>	<b>Value</b>	<b>567,051,471</b>	<b>Total Growth</b> (Sum 17, 25, & 41)	<b>2,728,504</b>
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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	130	1,684,992	2	8,650	4	30,060	136	1,723,702	
10. Comm Improv Land	503	10,733,278	26	331,843	18	729,834	547	11,794,955	
11. Comm Improvements	529	69,984,140	30	3,785,199	40	5,850,861	599	79,620,200	
12. Comm Total	659	82,402,410	32	4,125,692	44	6,610,755	735	93,138,857	702,330
% of Total	89.65	88.47	4.35	4.42	5.98	7.09	8.98	16.42	25.74
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	659	82,402,410	32	4,125,692	44	6,610,755	735	93,138,857	702,330
% of Total	89.65	88.47	4.35	4.42	5.98	7.09	8.98	16.42	25.74
17. Taxable Total	4,764	287,889,814	416	27,378,661	448	28,697,546	5,628	343,966,021	2,239,776
% of Total	84.64	83.69	7.39	6.76	7.96	6.42	68.79	60.65	82.08

**County 73 - Red Willow**
**2007 County Abstract of Assessment for Real Property, Form 45**
**Schedule II: Tax Increment Financing (TIF)**

	Records	Urban Value Base	Value Excess	Records	SubUrban Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	3	149,034	8,492,314	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0

	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	3	149,034	8,492,314
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				3	149,034	8,492,314

**Schedule III: Mineral Interest Records**

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value
23. Mineral Interest-Producing	0	0	0	0	62	24,147,130
24. Mineral Interest-Non-Producing	0	0	0	0	0	0

	Records	Total Value	Growth
23. Mineral Interest-Producing	62	24,147,130	0
24. Mineral Interest-Non-Producing	0	0	0
25. Mineral Interest Total	62	24,147,130	0

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

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	455	96	225	776

**Schedule V: Agricultural Records**

	Urban Records	Value	SubUrban Records	Value	Rural Records	Value	Total Records	Value
27. Ag-Vacant Land	20	158,289	135	7,718,211	1,725	114,661,814	1,880	122,538,314
28. Ag-Improved Land	1	3,478	80	5,352,037	502	44,034,951	583	49,390,466
29. Ag-Improvements	1	654	81	5,369,040	529	21,639,846	611	27,009,540
30. Ag-Total Taxable							2,491	198,938,320

**County 73 - Red Willow**

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

**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban		
	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	47	47.000	321,000
33. HomeSite Improvements	1		654	52		4,145,842
34. HomeSite Total						
35. FarmSite UnImp Land	0	0.000	0	2	7.170	5,305
36. FarmSite Impr Land	1	2.000	1,500	67	137.340	212,885
37. FarmSite Improv	0		0	70		1,223,198
38. FarmSite Total						
39. Road & Ditches		7.400			544.650	
40. Other-Non Ag Use		0.000	0		0.000	0

	Rural			Total			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	7	8.000	40,000	7	8.000	40,000	
32. HomeSite Improv Land	347	352.700	1,795,500	394	399.700	2,116,500	
33. HomeSite Improvements	334		16,128,523	387		20,275,019	488,728
34. HomeSite Total				394	407.700	22,431,519	
35. FarmSite UnImp Land	15	77.760	35,080	17	84.930	40,385	
36. FarmSite Impr Land	411	956.950	624,762	479	1,096.290	839,147	
37. FarmSite Improv	491		5,511,323	561		6,734,521	0
38. FarmSite Total				578	1,181.220	7,614,053	
39. Road & Ditches		6,592.550			7,144.600		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				972	8,733.520	30,045,572	488,728

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

**County 73 - Red Willow**

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

**Schedule IX: Agricultural Records: AgLand Market Area Detail**

**Market Area: 1**

<b>Irrigated:</b>	<b>Urban</b>		<b>SubUrban</b>		<b>Rural</b>		<b>Total</b>	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>45. 1A1</b>	37.560	36,808	2,005.700	1,965,587	8,698.960	8,524,983	10,742.220	10,527,378
<b>46. 1A</b>	27.000	21,870	6,716.290	5,440,196	28,338.160	22,953,911	35,081.450	28,415,977
<b>47. 2A1</b>	45.000	33,750	858.410	643,808	5,948.830	4,461,623	6,852.240	5,139,181
<b>48. 2A</b>	0.000	0	736.700	497,273	1,199.890	809,925	1,936.590	1,307,198
<b>49. 3A1</b>	0.000	0	381.710	229,026	1,677.700	1,006,620	2,059.410	1,235,646
<b>50. 3A</b>	0.000	0	250.000	131,250	624.000	327,600	874.000	458,850
<b>51. 4A1</b>	0.000	0	149.040	63,342	1,797.660	764,007	1,946.700	827,349
<b>52. 4A</b>	7.000	2,100	477.120	143,136	1,215.310	364,593	1,699.430	509,829
<b>53. Total</b>	116.560	94,528	11,574.970	9,113,618	49,500.510	39,213,262	61,192.040	48,421,408
<b>Dryland:</b>								
<b>54. 1D1</b>	44.700	23,022	208.720	107,492	4,306.350	2,217,775	4,559.770	2,348,289
<b>55. 1D</b>	35.400	17,524	2,385.500	1,180,827	122,192.610	60,485,353	124,613.510	61,683,704
<b>56. 2D1</b>	11.890	5,172	119.310	51,900	5,005.300	2,177,307	5,136.500	2,234,379
<b>57. 2D</b>	0.000	0	62.000	24,800	954.180	381,672	1,016.180	406,472
<b>58. 3D1</b>	0.000	0	517.000	188,705	23,819.570	8,694,143	24,336.570	8,882,848
<b>59. 3D</b>	0.000	0	41.000	12,915	292.000	91,980	333.000	104,895
<b>60. 4D1</b>	25.000	6,875	251.000	69,025	11,805.730	3,246,580	12,081.730	3,322,480
<b>61. 4D</b>	4.000	880	158.600	34,892	4,506.340	991,394	4,668.940	1,027,166
<b>62. Total</b>	120.990	53,473	3,743.130	1,670,556	172,882.080	78,286,204	176,746.200	80,010,233
<b>Grass:</b>								
<b>63. 1G1</b>	20.630	4,332	76.930	16,156	1,249.910	262,482	1,347.470	282,970
<b>64. 1G</b>	3.000	630	726.920	152,653	18,983.670	3,986,573	19,713.590	4,139,856
<b>65. 2G1</b>	0.000	0	443.270	93,087	5,104.930	1,072,034	5,548.200	1,165,121
<b>66. 2G</b>	0.000	0	328.190	68,920	2,280.140	478,831	2,608.330	547,751
<b>67. 3G1</b>	2.000	420	166.400	34,944	5,939.660	1,247,328	6,108.060	1,282,692
<b>68. 3G</b>	0.000	0	437.870	91,953	855.440	179,643	1,293.310	271,596
<b>69. 4G1</b>	22.000	4,620	1,431.010	300,513	28,619.500	6,010,097	30,072.510	6,315,230
<b>70. 4G</b>	8.320	1,747	4,656.250	977,814	120,684.330	25,343,713	125,348.900	26,323,274
<b>71. Total</b>	55.950	11,749	8,266.840	1,736,040	183,717.580	38,580,701	192,040.370	40,328,490
<b>72. Waste</b>	17.260	517	395.550	10,844	4,521.210	121,256	4,934.020	132,617
<b>73. Other</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>74. Exempt</b>	0.000		0.000		0.000		0.000	
<b>75. Total</b>	310.760	160,267	23,980.490	12,531,058	410,621.380	156,201,423	<b>434,912.630</b>	<b>168,892,748</b>

## Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76.Irrigated</b>	116.560	94,528	11,574.970	9,113,618	49,500.510	39,213,262	61,192.040	48,421,408
<b>77.Dry Land</b>	120.990	53,473	3,743.130	1,670,556	172,882.080	78,286,204	176,746.200	80,010,233
<b>78.Grass</b>	55.950	11,749	8,266.840	1,736,040	183,717.580	38,580,701	192,040.370	40,328,490
<b>79.Waste</b>	17.260	517	395.550	10,844	4,521.210	121,256	4,934.020	132,617
<b>80.Other</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>81.Exempt</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>82.Total</b>	310.760	160,267	23,980.490	12,531,058	410,621.380	156,201,423	<b>434,912.630</b>	<b>168,892,748</b>



# 2007 Agricultural Land Detail

## County 73 - Red Willow

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	10,742.220	17.55%	10,527,378	21.74%	980.000
1A	35,081.450	57.33%	28,415,977	58.68%	810.000
2A1	6,852.240	11.20%	5,139,181	10.61%	750.000
2A	1,936.590	3.16%	1,307,198	2.70%	674.999
3A1	2,059.410	3.37%	1,235,646	2.55%	600.000
3A	874.000	1.43%	458,850	0.95%	525.000
4A1	1,946.700	3.18%	827,349	1.71%	425.000
4A	1,699.430	2.78%	509,829	1.05%	300.000
Irrigated Total	61,192.040	100.00%	48,421,408	100.00%	791.302

### Dry:

1D1	4,559.770	2.58%	2,348,289	2.93%	515.001
1D	124,613.510	70.50%	61,683,704	77.09%	495.000
2D1	5,136.500	2.91%	2,234,379	2.79%	435.000
2D	1,016.180	0.57%	406,472	0.51%	400.000
3D1	24,336.570	13.77%	8,882,848	11.10%	365.000
3D	333.000	0.19%	104,895	0.13%	315.000
4D1	12,081.730	6.84%	3,322,480	4.15%	275.000
4D	4,668.940	2.64%	1,027,166	1.28%	219.999
Dry Total	176,746.200	100.00%	80,010,233	100.00%	452.684

### Grass:

1G1	1,347.470	0.70%	282,970	0.70%	210.000
1G	19,713.590	10.27%	4,139,856	10.27%	210.000
2G1	5,548.200	2.89%	1,165,121	2.89%	209.999
2G	2,608.330	1.36%	547,751	1.36%	210.000
3G1	6,108.060	3.18%	1,282,692	3.18%	209.999
3G	1,293.310	0.67%	271,596	0.67%	210.000
4G1	30,072.510	15.66%	6,315,230	15.66%	210.000
4G	125,348.900	65.27%	26,323,274	65.27%	210.000
Grass Total	192,040.370	100.00%	40,328,490	100.00%	210.000

Irrigated Total	61,192.040	14.07%	48,421,408	28.67%	791.302
Dry Total	176,746.200	40.64%	80,010,233	47.37%	452.684
Grass Total	192,040.370	44.16%	40,328,490	23.88%	210.000
Waste	4,934.020	1.13%	132,617	0.08%	26.878
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	434,912.630	100.00%	168,892,748	100.00%	388.337

### As Related to the County as a Whole

Irrigated Total	61,192.040	100.00%	48,421,408	100.00%	
Dry Total	176,746.200	100.00%	80,010,233	100.00%	
Grass Total	192,040.370	100.00%	40,328,490	100.00%	
Waste	4,934.020	100.00%	132,617	100.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	434,912.630	100.00%	168,892,748	100.00%	

## 2007 Agricultural Land Detail

### County 73 - Red Willow

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	116.560	94,528	11,574.970	9,113,618	49,500.510	39,213,262
Dry	120.990	53,473	3,743.130	1,670,556	172,882.080	78,286,204
Grass	55.950	11,749	8,266.840	1,736,040	183,717.580	38,580,701
Waste	17.260	517	395.550	10,844	4,521.210	121,256
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	0.000	0
<b>Total</b>	<b>310.760</b>	<b>160,267</b>	<b>23,980.490</b>	<b>12,531,058</b>	<b>410,621.380</b>	<b>156,201,423</b>

AgLand	Total		Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
	Acres	Value					
Irrigated	61,192.040	48,421,408	61,192.040	14.07%	48,421,408	28.67%	791.302
Dry	176,746.200	80,010,233	176,746.200	40.64%	80,010,233	47.37%	452.684
Grass	192,040.370	40,328,490	192,040.370	44.16%	40,328,490	23.88%	210.000
Waste	4,934.020	132,617	4,934.020	1.13%	132,617	0.08%	26.878
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
<b>Total</b>	<b>434,912.630</b>	<b>168,892,748</b>	<b>434,912.630</b>	<b>100.00%</b>	<b>168,892,748</b>	<b>100.00%</b>	<b>388.337</b>

\* Department of Property Assessment & Taxation Calculates

**2006 AMENDED PLAN OF ASSESSMENT FOR RED WILLOW COUNTY**  
**ASSESSMENT YEARS 2007, 2008, AND 2009**  
**DATE: OCTOBER 5, 2006**

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

General Description of Real Property in Red Willow County:

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value Base</u>
Residential	4,921	59.27%	45.11%
Commercial	750	09.03%	16.51%
Agricultural	2,570	30.95%	34.78%
Mineral Interest	62	00.75%	03.60%

Agricultural Land – taxable acres:

Irrigated	61,882.15	14.22%
Dry	175,777.54	40.40%
Grass	192,548.21	44.25%
Waste	4,902.60	01.13%

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

Current Resources:

A. Staff/Budget/Training

The Red Willow County Assessor provides general supervision over the staff and directs the assessment of all property in Red Willow County. The assessor is a registered appraiser and supervises all reappraisals in the county. Drive-by reviews are done on all properties that sell. Other duties include managing the staff, preparing the budget, making decisions on the purchases and filing claims for payment of the expenses for the county assessor's office. The assessor also meets with the liaison on surveys and reports and completes all reports as required by the statutes in a timely manner. When a protest is filed the assessor views each property with the county board. All Tax Equalization and Review Commission hearings are prepared for and attended by the assessor and county attorney. Hiring new employees is handled by the assessor including interviews, setting the salary and preparing the job description for that employee. The state assessed values are verified and certified to the entities by the assessor.

The deputy assessor assists the assessor with personnel matters, including interviewing applicants for employment and helps with drive-by reviews for the sold properties. The deputy handles the valuation of all oil and gas properties in the county, processing the appraisals done by Pritchard & Abbott, preparing the personal property schedules for oil, and entering values in the computer. Spreadsheets are prepared in the computer for property sold listing all information about the sale for use in the sales studies. The homestead exemptions are prepared for mailing by the deputy, checking for sold property, deceased individuals and verifying that the information on the application is correct. The qualified sales roster is reviewed by the deputy and any changes in value because of appraisals or corrections are noted. The deputy works with the assessor to prepare materials for TERC hearings and hearings are attended with the assessor. The deputy assists the assessor with all reports and assumes the duties in the absence of the assessor.

The assistant assessor handles the real estate transfers including changing the record cards, rolodex files, computer records, and completes the green sheets. Sales books are developed for assessor's office use and for the public's use which includes pictures, lot size, sales price and general data on the property. Split-outs are completed by the assistant and she also sends out sales questionnaires on all the sold properties. She prepares spreadsheets for the agland properties. The assistant prepares leased land letters for the signatures of the land owner and improvement owner.

The assessor's clerk updates record cards and copies information to the current records. Her duties include updating the inventory report and reviews sales rosters to check the state's data entry. The clerk collects information for the certification of trusts owning agland to the Secretary of State. The annual tax exempt applications are prepared by the clerk.

The data collector/clerk collects data for the appraisal work, gets measurements of new construction, takes pictures and gathers information on new construction as well as for reappraisals. The photos in our record cards are updated as we physically inspect the property.

The entire staff is trained to handle personal property schedules including reviewing the taxpayer's depreciation worksheets. They assist real estate agents, appraisers and customers requesting information from our office. The staff helps the public with completing their homestead exemption applications and income forms. They also do data entry on the CAMA and microsolve pricing programs. We work together to print and mail notice of valuation changes. Various staff members serve on personnel and safety committees that were set up by the county board.

The county assessor, deputy assessor and assistant assessor all hold an assessor's certificate with the State of Nebraska. The assessor and deputy attend the Assessor's workshops, IAAO courses, as well as district meetings to keep informed about new legislation and the latest information. Our budget includes funds so the assistant assessor will be able to get the required hours to retain her assessor's certificate.

Red Willow County has a procedure manual in place to guide the staff in the process of the pick-up work, reappraisals, real estate transfers, homestead exemptions and all major functions of the assessor's office. The manual describes and explains these operations in detail.

The 2006 budget for the Red Willow County Assessor's office is \$ 193,756.00

#### B. Cadastral Maps

The Red Willow County Assessor's office has cadastral maps that were made in May 1985. The staff maintains and keeps these maps current by drawing the split-outs on the soil map when property is sold. Our city and village maps were made in 1967. We had maps drawn of the new subdivisions. The county surveyor assists us with any questions concerning surveys or questions about the cadastral maps.

#### C. Property Record Cards

Property record cards in the assessor's office include owner's name and mailing address, the address of the property, legal description, classification codes, tax district codes and lot size. Property information including square foot and all physical components of the improvements, quality, condition, sketches and photos are included in the record card. All record cards are updated from information recorded with the county clerk, clerk of the district court and county court. The record cards are kept current due to the number of requests for information by the public. We now have a guest computer that is used by the public to access all information.

#### D. Software for CAMA, Assessment Administration, GIS

We are currently using Terra Scan software for our CAMA as well as our administrative package. The County Board has signed a contract with GIS Workshop Inc. for our GIS software & website

#### Current Assessment Procedures for Real Property

Real property in Red Willow County is divided into three groups: residential, commercial and agricultural. In Red Willow County, reappraisals are usually done annually on a rotating basis. We continually study our statistics so we can also focus on the areas that are falling below the required level of value.

All improved properties are inspected at the time of a reappraisal. Current data is checked for accuracy, notes are made as to the condition and a photograph is taken of each improvement. Interior updates are verified with the owner if possible. Otherwise we leave a door hanger at each property asking them to contact our office. If additional information is needed to complete the pricing we follow up with a phone call. The interior of our commercial property was inspected at the time of our reappraisal by Great Plains Appraisal.

On new construction we make an inspection of the improvement, we measure and determine the quality of the improvement and collect all the data at the site. If the property is not entirely done upon inspection, a follow-up review takes place at the end of the year. The owner is then contacted by phone or letter to confirm the percent of completion. The Marshall-Swift table of completion is used to determine the percent finished.

The pickup work in Red Willow County is continuous. Building permits are provided by the McCook city office as well as the village of Indianola. The other villages have no offices so permits are not available. Information about new improvements is seldom reported. We complete the pickup work as time permits throughout the year and follow-up with a check of the partially completed improvements right before the end of the year.

Depreciation tables are developed by analyzing the sales in a neighborhood. We gather facts and create a spreadsheet with all the sales information. We have built the sales information in our Terra Scan system so we can study the statistics annually.

Red Willow County uses the income analysis on commercial property only. Great Plains Appraisal was hired in 2000 to complete our commercial reappraisal. Knoche Appraisal is hired on an hourly basis at the determination of the County Assessor. A market analysis is completed on a yearly basis.

Level of Value, Quality and Uniformity for assessment year 2006

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	95.98	17.25	106.94
Commercial	96.09	20.11	95.57
Agricultural	75.82	18.79	103.26

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

All reports are completed and filed in a timely manner usually being completed by the assessor with the assistance of the deputy assessor. These reports include the abstract, the personal property abstract, the certification of values, the school district taxable value report, the tax roll and the certificate of taxes levied. There are also tax list corrections filed throughout the year. The Red Willow County Assessor's office prepares the real estate and personal property tax statements for the county treasurer.

The Red Willow County Assessor's office accepts homestead exemption applications from February 1<sup>st</sup> thru June 30<sup>th</sup> of each year. We refer to statute 77-3510 thru 77-3528 as a guideline when questions arise. We prepare the applications prior to mailing them out in April, checking for sold property, deceased individuals and making sure information on the application is complete and correct. We assist the applicants with the

homestead application and income forms that are provided by the department. We file the applications with the Nebraska Department of Revenue by August 1<sup>st</sup> of each year.

Personal property schedules are to be filed with our office between January 1<sup>st</sup> and May 1<sup>st</sup> of each year. Personal property regulation 20 is used for assistance when questions arise. Schedules are mailed to each individual or company that filed the previous year. If they have not filed two weeks before the May 1<sup>st</sup> deadline we send a second reminder notice. We also notify all new business and property owners. Penalties on personal property are applied to late filings as the law permits. The personal property abstract is filed by June 15<sup>th</sup>.

Our real estate transfers are completed and sent to the department once a month. The assistant assessor works the 521's, changes all the necessary records, completes the green sheets and develops the sales books. A questionnaire is sent to both the buyer and seller for all classes of property. The sales are reviewed promptly with a drive by inspection. At that time we are checking the quality, condition, neighborhood and other factors that may have affected the sale.

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

#### **Residential (and /or subclasses):**

The market analysis showed that all mobile homes need to be reviewed for 2007. We will begin the on-site inspections for all mobile homes. New costing and depreciation tables will be built in Terra-Scan. We also plan to begin the on-site inspections of Danbury and Lebanon.

#### **Commercial (and /or subclasses):**

Knoche Appraisal will be reviewing the commercial dairies and feedlots for 2007. Our office is still in the process of taking new digital pictures for each commercial parcel.

#### **Agricultural Land (and/or subclasses):**

All agricultural sales will be plotted to determine market areas as well as collect information for consideration of special value.

#### **Mapping:**

We will continue to identify parcels for the GIS mapping. We are working on the completion of current lists of property owners and parcel numbers. The staff will begin the process of drawing field lines and check accuracy of soil type and land use.

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

All statistics will be reviewed for residential and commercial. We will identify the problem areas and determine at that time if percentage adjustments or updates in costing will be needed.

#### **Mapping:**

Our office will continue to update splits and review land use on the GIS system.

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

We will update costing and build new depreciation tables on all residential properties. On-site inspections of all classes of property will be continued on a rotating basis. We will complete a study of all statistics to determine problem areas.

#### **Detailed Breakdown of functions performed by the assessor's office, but not limited to:**

1. Record maintenance, mapping updates and ownership changes
2. Annually prepare and file Assessor Administrative reports required by law/regulation:
  - a. Abstracts (Real & Personal Property)
  - b. Assessor survey
  - c. Sales information to PA&T rosters 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 & 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 1,247 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property; annual review of government owned property not used for public purpose, send notices of intent to tax, etc.



6. Homestead Exemptions; administer 493 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. Prepare tax statements for the county treasurer.
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 valuations.
14. TERC Statewide Equalization-attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor and/or Appraisal Education-attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. Deputy Assessor and Assistant Assessor are required to obtain 15 hours per year of continued education to maintain the assessor's certification.

**Conclusion:**

The current budget includes salary for staff to complete in-house appraisals for all residential and ag appraisals. The budget also includes an amount for physical inspections for commercial property that are completed by our in-house appraisal staff.

The standard expenses budgeted including telephone, postage, equipment and supplies increase as the cost of these items inflates.

Our current budget includes a line item for reappraisal. This covers expenses for oil and gas appraisal, Knoche Appraisal for commercial updates and guidance on depreciation

tables for other classes of property. This line also includes expenses for fuel costs for sales reviews and on-site inspections for all appraisals.

Our budget also contains a line item for the geographical information system. The setup fees as well as annual costs are included in the line.

Respectfully submitted,

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Sandra K. Kotschwar  
Red Willow County Assessor

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Date

**PRIOR YEAR'S STATISTICAL CORRELATION**

RESIDENTIAL

ASSESSMENT YEAR	R & O MEDIAN	AGGREGATE	COD	PRD
2001	95	93	18.78	101.72
2002	94	92	17.01	103.62
2003	95	93	18	104.00
2004	97.22	95.74	19.70	107.19
2005	97.42	95.18	15.14	106.19

COMMERCIAL

2001	100	105	21.43	107.09
2002	98	97	17.54	102.80
2003	96	95	17.00	94.00
2004	96	97.08	24.31	99.09
2005	96.09	97.01	25.75	99.38

AG-LAND

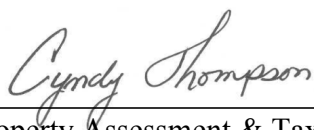
2001	75	73	14.83	101.29
2002	75	74	15.78	100.43
2003	76	75	15.00	102.00
2004	74	74.95	19.24	103.65
2005	76.33	76.38	15.56	102.21

## **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 Red Willow County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9676.

Dated this 9th day of April, 2007.

  
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Property Assessment & Taxation