

## 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>9017</b>	<b>COD</b>	<b>5.03</b>
Total Sales Price	\$1360127602	<b>PRD</b>	<b>100.97</b>
Total Adj. Sales Price	\$1360172402	COV	16.22
Total Assessed Value	\$1328338523	STD	15.99
Avg. Adj. Sales Price	\$ 150845.34	Avg. Abs. Dev.	4.92
Avg. Assessed Value	\$ 147314.91	Min	16.30
<b>Median</b>	<b>97.89</b>	Max	882.02
Wgt. Mean	97.66	95% Median C.I.	97.77 to 98.00
Mean	98.60	95% Wgt. Mean C.I.	97.46 to 97.86
		95% Mean C.I.	98.27 to 98.93
% of Value of the Class of all Real Property Value in the County			84.5
% of Records Sold in the Study Period			16.83
% of Value Sold in the Study Period			17.87
Average Assessed Value of the Base			138,693

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>9017</b>	<b>97.89</b>	<b>5.03</b>	<b>100.97</b>
<b>2006</b>	7416	97.17	11.25	98.34
<b>2005</b>	8567	97.82	8.80	101.06
<b>2004</b>	5956	97.36	5.10	100.82
<b>2003</b>	4,043	97	3.75	100.09
<b>2002</b>	3,926	97	4.29	101.45
<b>2001</b>	3,949	97	4.78	100.2

## 2007 Commission Summary

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>318</b>	<b>COD</b>	<b>11.98</b>
Total Sales Price	\$ 250652257	<b>PRD</b>	<b>103.38</b>
Total Adj. Sales Price	\$ 252425435	COV	20.65
Total Assessed Value	\$ 232935434	STD	19.70
Avg. Adj. Sales Price	\$ 793790.68	Avg. Abs. Dev.	11.52
Avg. Assessed Value	\$ 732501.36	Min	32.80
<b>Median</b>	<b>96.16</b>	Max	260.74
Wgt. Mean	92.28	95% Median C.I.	95.41 to 98.04
Mean	95.40	95% Wgt. Mean C.I.	88.47 to 96.09
		95% Mean C.I.	93.23 to 97.57
% of Value of the Class of all Real Property Value in the County			23.12
% of Records Sold in the Study Period			11.77
% of Value Sold in the Study Period			11.46
Average Assessed Value of the Base			752,462

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>318</b>	<b>96.16</b>	<b>11.98</b>	<b>103.38</b>
<b>2006</b>	266	97.68	13.05	103.10
<b>2005</b>	237	97.40	9.84	104.07
<b>2004</b>	213	96.06	8.94	103.98
<b>2003</b>	234	97	9.41	103.32
<b>2002</b>	239	96	10.33	100.2
<b>2001</b>	229	97	10.94	100.17

## 2007 Opinions of the Property Tax Administrator for Sarpy 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

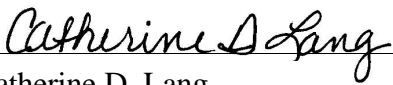
It is my opinion that the level of value of the class of residential real property in Sarpy County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Sarpy County is in compliance with generally accepted mass appraisal practices.

### Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Sarpy County is 96% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Sarpy County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.



  
Catherine D. Lang  
Property Tax Administrator



**2007 Correlation Section  
for Sarpy County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: The actions of the assessment of this property class are apparent, through the pro-active approach with the appraisal and office staff that many of the goals that were set have been achieved and the results are the continued efforts for better equalization and uniformity within this class of property. The median is most representative of the overall level of value for this class of property.

**2007 Correlation Section  
for Sarpy 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>11124</b>	<b>9017</b>	<b>81.06</b>
<b>2006</b>	<b>11085</b>	<b>7416</b>	<b>66.9</b>
<b>2005</b>	<b>9926</b>	<b>8567</b>	<b>86.31</b>
<b>2004</b>	<b>8399</b>	<b>5956</b>	<b>70.91</b>
<b>2003</b>	<b>7288</b>	<b>4043</b>	<b>55.47</b>
<b>2002</b>	<b>7501</b>	<b>3926</b>	<b>52.34</b>
<b>2001</b>	<b>7724</b>	<b>3949</b>	<b>51.13</b>

RESIDENTIAL: The sales qualification and utilization for this property class is the sole responsibility of the county assessor. The above table indicates that a reasonable percentage of all available sales is being utilized for the sales study, and would indicate that the county is not excessively trimming the residential sales file.

## 2007 Correlation Section for Sarpy 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 Sarpy 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>92.01</b>	<b>4.07</b>	<b>95.75</b>	<b>97.89</b>
<b>2006</b>	<b>92.81</b>	<b>5.07</b>	<b>97.51</b>	<b>97.17</b>
<b>2005</b>	<b>92.49</b>	<b>4.29</b>	<b>96.46</b>	<b>97.82</b>
<b>2004</b>	<b>91.99</b>	<b>3.64</b>	<b>95.34</b>	<b>97.36</b>
<b>2003</b>	<b>93</b>	<b>3.77</b>	<b>96.51</b>	<b>97</b>
<b>2002</b>	<b>97</b>	<b>4.29</b>	<b>101.16</b>	<b>97</b>
<b>2001</b>	<b>91</b>	<b>5.94</b>	<b>96.41</b>	<b>97</b>

RESIDENTIAL: This comparison between the trended level of value and the median level of value for this class of property indicates that the two rates are similar and support each other.

**2007 Correlation Section  
for Sarpy County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Sarpy 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>32.81</b>	<b>2007</b>	<b>4.07</b>
<b>21.34</b>	<b>2006</b>	<b>5.07</b>
<b>54.12</b>	<b>2005</b>	<b>4.29</b>
<b>38.72</b>	<b>2004</b>	<b>3.64</b>
<b>5</b>	<b>2003</b>	<b>4</b>
<b>8.7</b>	<b>2002</b>	<b>4.29</b>
<b>10.92</b>	<b>2001</b>	<b>5.94</b>

RESIDENTIAL: The percentage change for the residential property type does not represent a reasonable percent change. Taking into consideration of the uniformity of the trended preliminary and the final median I believe those are a better measure of the counties uniform treatment of sold and unsold properties. This large change in the sales file is due in part to the preliminary sales analysis contains a significant number of newly developed parcels. As to say at the time of sale the sale price indicated the sale included the improvement while the assessment still indicating (at the time of the sale) the vacant lot value. Through the normal appraisal process these improvement values were picked up and now the assessed value relates to what was purchased (a completed structure). Also there were a significant number of sales removed from the sales file between the preliminary and the final statistics due to the file clean up that occurred because the identification of significantly improved properties that had sold was not identified until the physical inspection occurred during the counties normal appraisal process.

## 2007 Correlation Section for Sarpy 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 Sarpy 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>97.89</b>	<b>97.66</b>	<b>98.60</b>

RESIDENTIAL: The median is the best indicator of the level of value for this county. The three measures of central tendency shown here reflect that there is little difference between the three measures of central tendency which gives reasonable indication this property type are being treated uniformly and proportionately.



**2007 Correlation Section  
for Sarpy 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>5.03</b>	<b>100.97</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

**RESIDENTIAL:** The coefficient of dispersion and the price-related differential on the qualified sales are within the acceptable range. And indicate a general level of good assessment uniformity for this property class as a whole.

**2007 Correlation Section  
for Sarpy 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>9015</b>	<b>9017</b>	<b>2</b>
<b>Median</b>	<b>92.01</b>	<b>97.89</b>	<b>5.88</b>
<b>Wgt. Mean</b>	<b>79.63</b>	<b>97.66</b>	<b>18.03</b>
<b>Mean</b>	<b>84.03</b>	<b>98.60</b>	<b>14.57</b>
<b>COD</b>	<b>16.24</b>	<b>5.03</b>	<b>-11.21</b>
<b>PRD</b>	<b>105.53</b>	<b>100.97</b>	<b>-4.56</b>
<b>Min Sales Ratio</b>	<b>4.41</b>	<b>16.30</b>	<b>11.89</b>
<b>Max Sales Ratio</b>	<b>192.02</b>	<b>882.02</b>	<b>690</b>

RESIDENTIAL: The above analysis supports the actions for this class of property in this county and represents the assessment actions completed for this property class for this assessment year.

**2007 Correlation Section  
for Sarpy County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: The actions for the assessment of this property class are apparent, through the pro-active approach by the appraisal and office staff, many of the goals that were set have been achieved and the results are the continued efforts for better equalization and uniformity within this class of property. The median is most representative of the overall level of value for this class of property.

**2007 Correlation Section  
for Sarpy 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>570</b>	<b>318</b>	<b>55.79</b>
<b>2006</b>	<b>498</b>	<b>266</b>	<b>53.41</b>
<b>2005</b>	<b>468</b>	<b>237</b>	<b>50.64</b>
<b>2004</b>	<b>408</b>	<b>213</b>	<b>52.21</b>
<b>2003</b>	<b>422</b>	<b>234</b>	<b>55.45</b>
<b>2002</b>	<b>421</b>	<b>239</b>	<b>56.77</b>
<b>2001</b>	<b>389</b>	<b>229</b>	<b>58.87</b>

COMMERCIAL: A review of the utilization grid reveals the percent of sales used per the combined efforts of the Department and the County. The above table indicates that a reasonable percentage of all available sales are being utilized for the sales file study period for this property type.

## 2007 Correlation Section for Sarpy 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 Sarpy County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>95.92</b>	<b>8.19</b>	<b>103.78</b>	<b>96.16</b>
<b>2006</b>	<b>96.12</b>	<b>5.18</b>	<b>101.1</b>	<b>97.68</b>
<b>2005</b>	<b>96.82</b>	<b>3.86</b>	<b>100.55</b>	<b>97.40</b>
<b>2004</b>	<b>95.00</b>	<b>1.71</b>	<b>96.62</b>	<b>96.06</b>
<b>2003</b>	<b>95</b>	<b>4.39</b>	<b>99.17</b>	<b>97</b>
<b>2002</b>	<b>96</b>	<b>7.56</b>	<b>103.26</b>	<b>96</b>
<b>2001</b>	<b>84</b>	<b>5.92</b>	<b>88.97</b>	<b>97</b>

COMMERCIAL: This comparison between the trended level of value and the median level of value for this class of property indicates that the two rates are not similar and do not support each other. The change between the sales file base and the percent change in assessed value (Table IV) more closely supports the actions taken by the assessor's appraisal staff.

**2007 Correlation Section  
for Sarpy County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Sarpy County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>6.31</b>	<b>2007</b>	<b>8.19</b>
<b>1.53</b>	<b>2006</b>	<b>5.18</b>
<b>2.38</b>	<b>2005</b>	<b>3.86</b>
<b>1.96</b>	<b>2004</b>	<b>1.71</b>
<b>3</b>	<b>2003</b>	<b>4</b>
<b>8.14</b>	<b>2002</b>	<b>7.56</b>
<b>26.95</b>	<b>2001</b>	<b>5.92</b>

COMMERCIAL: The percent change for this class of property represents more than a 2.00 point difference with the percent change. If the percent change in the sales file exceeded the percent change in the assessed value I would have a concern. I do not have a concern with this difference between these two values.



## 2007 Correlation Section for Sarpy 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 Sarpy 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>96.16</b>	<b>92.28</b>	<b>95.40</b>

COMMERCIAL: The measures of central tendency shown here reflect that the median, the weighted mean and the mean for the qualified sales file are within the acceptable range for the level of value. There is some difference between the median and the weighted mean. This low weighted mean is also reflected in a high PRD and indicates that the higher valued properties may (on the average) be under assessed or the lower valued properties may be over assessed. With this information the median is the most reliable measure of the level of value for this class of property.

**2007 Correlation Section  
for Sarpy County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>11.98</b>	<b>103.38</b>
<b>Difference</b>	<b>0</b>	<b>0.38</b>

**COMMERCIAL:** The coefficient of dispersion is within the acceptable range but the price-related differential is slightly above the range, yet as qualitative measures this still indicates a general level of good assessment uniformity for this property class as a whole.

**2007 Correlation Section  
for Sarpy 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>319</b>	<b>318</b>	<b>-1</b>
<b>Median</b>	<b>95.92</b>	<b>96.16</b>	<b>0.24</b>
<b>Wgt. Mean</b>	<b>89.28</b>	<b>92.28</b>	<b>3</b>
<b>Mean</b>	<b>94.06</b>	<b>95.40</b>	<b>1.34</b>
<b>COD</b>	<b>14.42</b>	<b>11.98</b>	<b>-2.44</b>
<b>PRD</b>	<b>105.35</b>	<b>103.38</b>	<b>-1.97</b>
<b>Min Sales Ratio</b>	<b>31.25</b>	<b>32.80</b>	<b>1.55</b>
<b>Max Sales Ratio</b>	<b>260.74</b>	<b>260.74</b>	<b>0</b>

COMMERCIAL: The above analysis supports the actions of the assessor for this class of property for this assessment year.

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

77 Sarpy

	<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	6,761,530,521	7,413,250,245	651,719,724	9.64	383,790,117	3.96
2. Recreational	10,535,853	18,178,814	7,642,961	72.54	85,725	71.73
3. Ag-Homesite Land, Ag-Res Dwellings	110,114,207	104,670,207	-5,444,000	-4.94	*-----	-4.94
<b>4. Total Residential (sum lines 1-3)</b>	<b>6,882,180,581</b>	<b>7,536,099,266</b>	<b>653,918,685</b>	<b>9.5</b>	<b>383,875,842</b>	<b>3.92</b>
5. Commercial	1,219,531,716	1,441,139,430	221,607,714	18.17	81,922,458	11.45
6. Industrial	554,788,395	592,012,133	37,223,738	6.71	31,545,641	1.02
7. Ag-Farmsite Land, Outbuildings	14,016,386	13,731,282	-285,104	-2.03	2,388,142	-19.07
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>1,788,336,497</b>	<b>2,046,882,845</b>	<b>258,546,348</b>	<b>14.46</b>	<b>113,468,099</b>	<b>8.11</b>
<b>10. Total Non-Agland Real Property</b>	<b>8,670,517,078</b>	<b>9,582,982,316</b>	<b>912,465,238</b>	<b>10.52</b>	<b>499,732,083</b>	<b>4.76</b>
11. Irrigated	8,450,710	9,337,921	887,211	10.5		
12. Dryland	92,094,129	98,970,477	6,876,348	7.47		
13. Grassland	3,996,091	2,735,351	-1,260,740	-31.55		
14. Wasteland	210393	165,504	-44,889	-21.34		
15. Other Agland	3,679	681,980	678,301	18437.1		
<b>16. Total Agricultural Land</b>	<b>104,755,002</b>	<b>111,891,233</b>	<b>7,136,231</b>	<b>6.81</b>		
<b>17. Total Value of All Real Property</b> (Locally Assessed)	<b>8,775,272,080</b>	<b>9,694,873,549</b>	<b>919,601,469</b>	<b>10.48</b>	<b>499,732,083</b>	<b>4.78</b>

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

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

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	9017	<b>MEDIAN:</b>	<b>98</b>	COV:	16.22	95% Median C.I.:	97.77 to 98.00
TOTAL Sales Price:	1,360,127,602	WGT. MEAN:	98	STD:	15.99	95% Wgt. Mean C.I.:	97.46 to 97.86
TOTAL Adj.Sales Price:	1,360,172,402	MEAN:	99	AVG.ABS.DEV:	4.92	95% Mean C.I.:	98.27 to 98.93
TOTAL Assessed Value:	1,328,338,523						
AVG. Adj. Sales Price:	150,845	COD:	5.03	MAX Sales Ratio:	882.02		
AVG. Assessed Value:	147,314	PRD:	100.97	MIN Sales Ratio:	16.30		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	1167	99.51	100.10	99.73	4.69	100.38	79.75	341.72	99.07 to 99.90	145,480	145,084
10/01/04 TO 12/31/04	1025	99.10	99.62	99.18	4.29	100.45	18.47	155.26	98.82 to 99.60	141,966	140,802
01/01/05 TO 03/31/05	931	98.65	99.14	98.48	4.37	100.67	65.67	166.81	98.31 to 99.02	147,338	145,101
04/01/05 TO 06/30/05	1418	97.75	98.43	97.56	4.59	100.89	51.82	629.03	97.52 to 98.04	143,775	140,271
07/01/05 TO 09/30/05	1319	97.26	98.58	96.95	5.96	101.68	69.09	682.52	97.03 to 97.54	156,008	151,243
10/01/05 TO 12/31/05	1018	97.13	97.03	96.36	4.83	100.69	16.30	155.44	96.72 to 97.36	157,801	152,054
01/01/06 TO 03/31/06	949	97.76	99.34	97.31	6.31	102.08	66.84	882.02	97.49 to 98.14	157,721	153,481
04/01/06 TO 06/30/06	1190	96.97	96.83	96.29	4.57	100.57	62.02	137.39	96.59 to 97.28	157,764	151,909
____Study Years____											
07/01/04 TO 06/30/05	4541	98.68	99.28	98.67	4.54	100.61	18.47	629.03	98.51 to 98.80	144,535	142,618
07/01/05 TO 06/30/06	4476	97.26	97.92	96.71	5.42	101.25	16.30	882.02	97.13 to 97.41	157,246	152,079
____Calendar Yrs____											
01/01/05 TO 12/31/05	4686	97.63	98.31	97.29	5.02	101.05	16.30	682.52	97.49 to 97.77	150,973	146,879
____ALL____											
	9017	97.89	98.60	97.66	5.03	100.97	16.30	882.02	97.77 to 98.00	150,845	147,314

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9016	97.89	98.60	97.66	5.03	100.97	16.30	882.02	97.77 to 98.00	150,788	147,253
BELLEVUE	1	105.96	105.96	105.96			105.96	105.96	N/A	665,000	704,625
____ALL____											
	9017	97.89	98.60	97.66	5.03	100.97	16.30	882.02	97.77 to 98.00	150,845	147,314

**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	2648	97.54	98.41	97.97	5.70	100.44	16.30	181.99	97.38 to 97.72	136,574	133,808
2	3760	97.97	98.63	97.50	4.56	101.16	18.47	682.52	97.82 to 98.16	166,344	162,181
3	2609	98.07	98.77	97.63	5.01	101.17	20.63	882.02	97.89 to 98.28	142,992	139,599
____ALL____											
	9017	97.89	98.60	97.66	5.03	100.97	16.30	882.02	97.77 to 98.00	150,845	147,314

**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	7086	97.42	98.34	97.65	4.93	100.71	56.02	882.02	97.32 to 97.52	176,302	172,153
2	1870	100.10	99.55	97.84	4.57	101.74	16.30	293.06	100.08 to 100.11	56,405	55,188
3	61	98.12	100.08	97.08	10.77	103.08	51.82	283.77	94.90 to 99.59	88,762	86,174
____ALL____											
	9017	97.89	98.60	97.66	5.03	100.97	16.30	882.02	97.77 to 98.00	150,845	147,314

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	9017	<b>MEDIAN:</b>	<b>98</b>	COV:	16.22	95% Median C.I.:	97.77 to 98.00
TOTAL Sales Price:	1,360,127,602	WGT. MEAN:	98	STD:	15.99	95% Wgt. Mean C.I.:	97.46 to 97.86
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TOTAL Assessed Value:	1,328,338,523						
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AVG. Assessed Value:	147,314	PRD:	100.97	MIN Sales Ratio:	16.30		

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	8999	97.89	98.59	97.66	4.99	100.95	16.30	882.02	97.77 to 98.00	151,071	147,542
06	10	101.34	114.25	78.35	36.70	145.82	56.02	283.77	70.68 to 139.00	34,899	27,344
07	8	95.66	92.29	99.13	11.25	93.10	51.82	107.75	51.82 to 107.75	41,399	41,039
<u>ALL</u>	<u>9017</u>	<u>97.89</u>	<u>98.60</u>	<u>97.66</u>	<u>5.03</u>	<u>100.97</u>	<u>16.30</u>	<u>882.02</u>	<u>97.77 to 98.00</u>	<u>150,845</u>	<u>147,314</u>

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0032											
28-0001	702	97.27	99.85	98.39	7.13	101.49	70.21	629.03	96.90 to 97.78	128,034	125,970
28-0017	1753	97.77	97.96	97.56	3.87	100.41	77.60	140.00	97.52 to 98.00	138,075	134,710
77-0001	1874	97.53	98.33	97.64	5.22	100.71	16.30	682.52	97.33 to 97.76	147,660	144,176
77-0027	3041	97.82	98.29	97.55	4.70	100.76	18.47	593.21	97.72 to 98.01	169,731	165,576
77-0037	1391	98.77	99.88	98.08	5.06	101.84	51.82	882.02	98.60 to 99.22	135,735	133,123
77-0046	256	97.32	98.40	96.37	8.85	102.11	20.63	283.77	96.31 to 98.27	181,906	175,303
78-0001											
NonValid School											
<u>ALL</u>	<u>9017</u>	<u>97.89</u>	<u>98.60</u>	<u>97.66</u>	<u>5.03</u>	<u>100.97</u>	<u>16.30</u>	<u>882.02</u>	<u>97.77 to 98.00</u>	<u>150,845</u>	<u>147,314</u>

**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	2451	100.00	100.35	98.11	5.73	102.28	20.63	882.02	99.54 to 100.00	91,036	89,313
Prior TO 1860											
1860 TO 1899	20	97.44	99.01	99.45	9.89	99.56	81.36	181.99	89.02 to 100.68	113,560	112,930
1900 TO 1919	44	98.34	97.70	94.38	8.99	103.52	18.47	129.85	95.39 to 102.30	122,603	115,708
1920 TO 1939	45	97.37	98.55	94.81	6.96	103.95	82.08	120.73	95.44 to 100.27	153,185	145,227
1940 TO 1949	118	97.50	99.56	98.42	9.57	101.16	73.56	159.45	95.19 to 99.30	97,397	95,860
1950 TO 1959	224	97.65	98.65	97.56	7.93	101.11	51.82	283.77	96.46 to 98.45	108,081	105,445
1960 TO 1969	645	97.58	99.00	98.53	6.67	100.48	62.02	166.81	97.01 to 98.18	119,261	117,503
1970 TO 1979	717	97.62	98.59	98.04	5.51	100.56	16.30	138.19	97.21 to 98.05	138,038	135,332
1980 TO 1989	837	97.12	97.77	97.61	4.69	100.17	76.73	138.82	96.78 to 97.45	150,848	147,241
1990 TO 1994	367	97.28	97.28	97.17	3.63	100.11	81.48	112.74	96.90 to 97.58	178,233	173,194
1995 TO 1999	648	97.30	97.43	97.32	3.76	100.11	72.84	116.93	97.05 to 97.59	187,909	182,873
2000 TO Present	2901	97.47	97.69	97.50	3.66	100.19	79.54	137.79	97.33 to 97.64	205,944	200,788
<u>ALL</u>	<u>9017</u>	<u>97.89</u>	<u>98.60</u>	<u>97.66</u>	<u>5.03</u>	<u>100.97</u>	<u>16.30</u>	<u>882.02</u>	<u>97.77 to 98.00</u>	<u>150,845</u>	<u>147,314</u>

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

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	9017	<b>MEDIAN:</b>	<b>98</b>	COV:	16.22	95% Median C.I.:	97.77 to 98.00
TOTAL Sales Price:	1,360,127,602	WGT. MEAN:	98	STD:	15.99	95% Wgt. Mean C.I.:	97.46 to 97.86
TOTAL Adj.Sales Price:	1,360,172,402	MEAN:	99	AVG.ABS.DEV:	4.92	95% Mean C.I.:	98.27 to 98.93
TOTAL Assessed Value:	1,328,338,523						
AVG. Adj. Sales Price:	150,845	COD:	5.03	MAX Sales Ratio:	882.02		
AVG. Assessed Value:	147,314	PRD:	100.97	MIN Sales Ratio:	16.30		

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	6	100.00	120.62	126.24	40.64	95.54	51.82	283.77	51.82 to 283.77	1,790	2,260
5000 TO 9999	3	98.94	88.60	87.83	11.17	100.87	66.86	100.00	N/A	6,614	5,809
Total \$ _____											
1 TO 9999	9	100.00	109.94	101.33	30.89	108.50	51.82	283.77	66.86 to 100.00	3,398	3,443
10000 TO 29999	481	100.36	106.57	105.99	8.91	100.55	69.09	882.02	100.23 to 100.39	25,903	27,455
30000 TO 59999	1230	100.00	99.77	100.11	4.65	99.66	20.63	629.03	100.00 to 100.08	39,431	39,475
60000 TO 99999	521	99.69	101.86	101.56	9.28	100.30	66.23	341.72	98.48 to 100.08	85,326	86,656
100000 TO 149999	2890	97.43	97.82	97.76	4.54	100.07	65.67	293.06	97.26 to 97.63	128,442	125,563
150000 TO 249999	2966	97.43	97.56	97.56	3.91	100.00	16.30	138.82	97.30 to 97.55	191,297	186,623
250000 TO 499999	884	96.99	96.78	96.60	4.27	100.18	18.47	160.48	96.61 to 97.23	307,304	296,866
500000 +	36	96.68	95.98	95.69	5.91	100.30	77.71	116.95	92.91 to 98.46	1,235,578	1,182,355
ALL											
	9017	97.89	98.60	97.66	5.03	100.97	16.30	882.02	97.77 to 98.00	150,845	147,314

**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	6	94.05	84.46	79.17	16.52	106.68	51.82	100.00	51.82 to 100.00	2,633	2,084
5000 TO 9999	4	99.47	125.84	51.63	66.40	243.71	20.63	283.77	N/A	12,447	6,426
Total \$ _____											
1 TO 9999	10	99.47	101.01	58.27	35.93	173.36	20.63	283.77	51.82 to 100.00	6,558	3,821
10000 TO 29999	443	100.20	100.19	99.55	5.01	100.63	69.09	140.00	100.17 to 100.23	25,985	25,870
30000 TO 59999	1248	100.10	99.44	98.20	3.93	101.26	16.30	155.44	100.00 to 100.10	39,228	38,521
60000 TO 99999	560	96.97	97.59	96.48	7.65	101.16	56.02	159.45	96.36 to 97.71	87,561	84,476
100000 TO 149999	3038	97.28	98.02	97.52	4.71	100.51	66.70	595.00	97.09 to 97.44	130,024	126,802
150000 TO 249999	2875	97.61	98.58	97.82	4.58	100.78	70.18	882.02	97.46 to 97.75	195,086	190,839
250000 TO 499999	809	97.58	99.48	97.85	5.96	101.66	72.84	629.03	97.29 to 98.01	310,634	303,948
500000 +	34	96.82	96.73	95.99	5.60	100.76	77.71	116.95	93.11 to 100.17	1,276,821	1,225,670
ALL											
	9017	97.89	98.60	97.66	5.03	100.97	16.30	882.02	97.77 to 98.00	150,845	147,314



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

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

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TOTAL Sales Price:	1,360,127,602	WGT. MEAN:	98	STD:	15.99	95% Wgt. Mean C.I.:	97.46 to 97.86
TOTAL Adj.Sales Price:	1,360,172,402	MEAN:	99	AVG.ABS.DEV:	4.92	95% Mean C.I.:	98.27 to 98.93
TOTAL Assessed Value:	1,328,338,523						
AVG. Adj. Sales Price:	150,845	COD:	5.03	MAX Sales Ratio:	882.02		
AVG. Assessed Value:	147,314	PRD:	100.97	MIN Sales Ratio:	16.30		

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**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	118	99.09	102.35	97.86	10.01	104.58	73.14	595.00	97.38 to 100.17	186,721	182,724
0	2237	100.00	100.03	98.18	5.18	101.89	20.63	682.52	99.93 to 100.06	81,195	79,715
10	1	283.77	283.77	283.77			283.77	283.77	N/A	2,045	5,803
15	1	114.61	114.61	114.61			114.61	114.61	N/A	80,000	91,690
2	2	86.96	86.96	86.96	0.00	100.00	86.96	86.96	N/A	23,000	20,000
20	56	97.87	96.91	97.13	7.71	99.77	51.82	139.00	94.90 to 99.38	101,469	98,557
25	30	97.02	99.71	97.62	11.28	102.15	56.02	166.81	92.66 to 99.97	94,913	92,650
28	1	101.04	101.04	101.04			101.04	101.04	N/A	114,000	115,187
30	3838	97.31	97.93	97.51	4.87	100.42	18.47	161.52	97.14 to 97.46	136,504	133,109
35	1431	97.45	97.87	97.64	4.02	100.24	16.30	181.99	97.28 to 97.63	189,965	185,477
40	994	97.76	99.00	98.00	4.98	101.02	72.84	882.02	97.47 to 98.11	243,555	238,675
45	232	97.49	97.31	97.01	3.88	100.30	79.54	111.54	97.08 to 98.00	331,494	321,592
5	3	71.73	79.52	70.98	15.41	112.04	66.84	100.00	N/A	76,666	54,416
50	61	96.99	96.60	96.16	4.58	100.46	84.92	114.25	94.96 to 98.35	420,375	404,227
55	9	96.91	96.45	96.49	2.20	99.96	91.54	100.78	93.63 to 98.49	532,158	513,454
60	3	99.39	99.67	99.52	2.35	100.15	96.30	103.32	N/A	774,635	770,925
<u>ALL</u>	<u>9017</u>	<u>97.89</u>	<u>98.60</u>	<u>97.66</u>	<u>5.03</u>	<u>100.97</u>	<u>16.30</u>	<u>882.02</u>	<u>97.77 to 98.00</u>	<u>150,845</u>	<u>147,314</u>

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	115	99.39	102.78	98.03	9.88	104.85	77.04	595.00	97.62 to 100.17	189,927	186,180
0	2247	100.00	99.97	98.12	5.22	101.89	20.63	682.52	99.86 to 100.03	81,215	79,685
101	4464	97.42	98.21	97.63	5.02	100.59	51.82	882.02	97.28 to 97.56	158,257	154,506
102	1351	97.52	97.85	97.74	3.81	100.11	72.84	138.82	97.35 to 97.68	228,693	223,525
103	569	97.29	97.79	97.52	4.22	100.28	77.60	133.18	96.80 to 97.66	151,206	147,457
104	249	97.20	97.34	96.02	6.25	101.38	16.30	181.99	96.62 to 97.69	206,958	198,719
106	21	98.35	98.88	98.38	3.49	100.51	92.14	116.21	96.43 to 99.72	129,380	127,288
111	1	92.90	92.90	92.90			92.90	92.90	N/A	127,940	118,857
<u>ALL</u>	<u>9017</u>	<u>97.89</u>	<u>98.60</u>	<u>97.66</u>	<u>5.03</u>	<u>100.97</u>	<u>16.30</u>	<u>882.02</u>	<u>97.77 to 98.00</u>	<u>150,845</u>	<u>147,314</u>

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

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

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TOTAL Adj.Sales Price:	1,360,172,402	MEAN:	99	AVG.ABS.DEV:	4.92	95% Mean C.I.:	98.27 to 98.93
TOTAL Assessed Value:	1,328,338,523						
AVG. Adj. Sales Price:	150,845	COD:	5.03	MAX Sales Ratio:	882.02		
AVG. Assessed Value:	147,314	PRD:	100.97	MIN Sales Ratio:	16.30		

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<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	114	99.52	102.93	98.09	9.83	104.94	77.04	595.00	97.79 to 100.17	190,715	187,068	
0	2248	100.00	99.96	98.11	5.22	101.89	20.63	682.52	99.86 to 100.00	81,224	79,687	
10	3	104.31	158.35	95.50	62.89	165.82	86.98	283.77	N/A	81,515	77,843	
15	2	119.20	119.20	116.65	9.46	102.18	107.92	130.48	N/A	80,750	94,196	
20	24	97.75	101.05	102.09	12.64	98.98	51.82	132.17	93.81 to 109.77	105,656	107,865	
25	84	98.63	101.76	100.23	9.72	101.53	70.68	166.81	96.57 to 100.13	102,478	102,709	
30	5829	97.43	98.02	97.54	4.54	100.48	16.30	882.02	97.32 to 97.54	179,439	175,033	
35	415	97.63	98.43	98.26	5.58	100.17	68.45	181.99	97.07 to 98.22	144,264	141,755	
40	276	96.60	96.55	96.50	4.84	100.05	78.53	129.75	96.07 to 97.33	131,332	126,736	
45	3	98.47	100.30	101.08	3.01	99.23	96.78	105.66	N/A	129,833	131,231	
50	19	96.94	96.73	96.28	3.43	100.47	86.72	106.38	94.82 to 99.01	96,355	92,767	
<u>ALL</u>	<u>9017</u>	<u>97.89</u>	<u>98.60</u>	<u>97.66</u>	<u>5.03</u>	<u>100.97</u>	<u>16.30</u>	<u>882.02</u>	<u>97.77 to 98.00</u>	<u>150,845</u>	<u>147,314</u>	

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	318	<b>MEDIAN:</b>	<b>96</b>	COV:	20.65	95% Median C.I.:	95.41 to 98.04
TOTAL Sales Price:	250,652,257	WGT. MEAN:	92	STD:	19.70	95% Wgt. Mean C.I.:	88.47 to 96.09
TOTAL Adj.Sales Price:	252,425,435	MEAN:	95	AVG.ABS.DEV:	11.52	95% Mean C.I.:	93.23 to 97.57
TOTAL Assessed Value:	232,935,434						
AVG. Adj. Sales Price:	793,790	COD:	11.98	MAX Sales Ratio:	260.74		
AVG. Assessed Value:	732,501	PRD:	103.38	MIN Sales Ratio:	32.80		

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

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	13	95.92	95.59	96.69	6.39	98.87	79.68	109.76	88.82 to 100.00	629,498	608,642
10/01/03 TO 12/31/03	19	98.83	107.26	95.60	15.58	112.20	77.84	253.45	94.34 to 105.34	569,091	544,031
01/01/04 TO 03/31/04	23	99.85	98.84	94.30	12.49	104.81	68.00	134.33	89.09 to 107.35	1,123,963	1,059,878
04/01/04 TO 06/30/04	27	99.39	97.38	95.46	9.07	102.01	61.25	121.54	93.85 to 105.35	967,511	923,564
07/01/04 TO 09/30/04	22	100.02	96.04	97.67	8.00	98.33	54.43	113.73	93.76 to 103.45	307,745	300,588
10/01/04 TO 12/31/04	29	96.97	102.17	104.27	16.09	97.99	62.62	260.74	94.99 to 101.27	486,422	507,178
01/01/05 TO 03/31/05	30	96.53	93.64	94.24	12.35	99.37	39.82	134.87	88.89 to 100.00	511,287	481,820
04/01/05 TO 06/30/05	26	98.25	94.62	90.77	12.74	104.24	32.80	142.67	90.95 to 101.26	490,957	445,628
07/01/05 TO 09/30/05	28	93.77	92.78	83.76	14.15	110.78	55.24	119.91	86.35 to 104.17	1,793,765	1,502,388
10/01/05 TO 12/31/05	40	93.68	88.79	90.07	12.41	98.58	46.47	115.65	87.69 to 100.00	1,012,171	911,638
01/01/06 TO 03/31/06	33	93.33	92.57	93.38	9.65	99.13	62.50	123.70	87.52 to 97.57	758,302	708,082
04/01/06 TO 06/30/06	28	95.71	93.02	96.25	8.90	96.64	73.11	114.29	89.65 to 99.25	597,814	575,422
<u>Study Years</u>											
07/01/03 TO 06/30/04	82	98.48	99.79	95.20	11.33	104.83	61.25	253.45	96.07 to 100.57	865,490	823,931
07/01/04 TO 06/30/05	107	98.45	96.68	96.70	12.57	99.99	32.80	260.74	95.41 to 100.00	457,758	442,636
07/01/05 TO 06/30/06	129	94.20	91.54	89.08	11.32	102.76	46.47	123.70	90.77 to 96.16	1,026,938	914,813
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	101	99.85	98.79	96.96	11.58	101.89	54.43	260.74	96.15 to 100.57	721,293	699,352
01/01/05 TO 12/31/05	124	95.15	92.09	88.01	12.94	104.63	32.80	142.67	91.51 to 98.59	958,191	843,333
<u>ALL</u>	318	96.16	95.40	92.28	11.98	103.38	32.80	260.74	95.41 to 98.04	793,790	732,501

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	100.40	100.40	100.40			100.40	100.40	N/A	98,000	98,396
BELLEVUE	89	96.50	96.50	96.17	13.02	100.34	53.17	260.74	93.34 to 100.00	969,186	932,084
CHALCO	36	97.88	98.57	100.36	8.26	98.21	73.11	134.87	94.99 to 101.97	514,235	516,107
GRETNA	66	95.30	92.45	89.80	12.23	102.96	32.80	131.92	91.84 to 100.00	438,111	393,407
LA PLATTE	5	96.34	97.47	96.30	7.31	101.22	88.82	114.72	N/A	1,320,659	1,271,749
LA VISTA	64	97.78	96.15	93.27	8.91	103.09	46.47	121.75	95.72 to 101.37	1,136,309	1,059,803
MILLARD	2	104.26	104.26	104.52	8.98	99.75	94.90	113.62	N/A	292,000	305,193
OMAHA	2	87.09	87.09	87.56	0.69	99.47	86.49	87.69	N/A	842,500	737,669
PAPILLION	41	90.77	93.94	77.93	18.26	120.55	57.72	253.45	84.29 to 99.07	866,230	675,030
SPRINGFIELD	12	96.96	93.57	90.73	10.91	103.12	50.75	110.55	86.29 to 103.50	127,533	115,715
<u>ALL</u>	318	96.16	95.40	92.28	11.98	103.38	32.80	260.74	95.41 to 98.04	793,790	732,501

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

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AVG. Assessed Value:	732,501	PRD:	103.38	MIN Sales Ratio:	32.80		

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	130	96.34	95.58	94.83	13.57	100.79	53.17	260.74	92.17 to 99.07	505,698	479,561
2	96	96.05	95.84	90.25	12.33	106.19	32.80	253.45	94.30 to 99.85	1,353,365	1,221,449
3	92	97.22	94.68	93.96	9.23	100.77	50.75	131.92	94.98 to 100.00	616,973	579,709
<u>ALL</u>	<u>318</u>	<u>96.16</u>	<u>95.40</u>	<u>92.28</u>	<u>11.98</u>	<u>103.38</u>	<u>32.80</u>	<u>260.74</u>	<u>95.41 to 98.04</u>	<u>793,790</u>	<u>732,501</u>

**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	122	92.88	91.57	88.66	13.98	103.28	46.47	142.67	90.00 to 96.97	1,153,185	1,022,415
2	195	97.95	97.89	96.93	10.55	100.99	32.80	260.74	96.06 to 99.99	570,316	552,785
3	1	77.65	77.65	77.65			77.65	77.65	N/A	525,000	407,661
<u>ALL</u>	<u>318</u>	<u>96.16</u>	<u>95.40</u>	<u>92.28</u>	<u>11.98</u>	<u>103.38</u>	<u>32.80</u>	<u>260.74</u>	<u>95.41 to 98.04</u>	<u>793,790</u>	<u>732,501</u>

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0032											
28-0001	12	100.80	91.58	96.54	14.57	94.87	53.17	113.73	72.00 to 105.57	373,055	360,133
28-0017	32	96.99	98.33	95.97	9.11	102.46	60.83	134.87	94.90 to 101.97	671,389	644,317
77-0001	68	96.27	97.20	97.29	13.61	99.90	54.43	260.74	92.60 to 99.83	765,631	744,898
77-0027	116	96.16	95.83	89.99	11.78	106.49	46.47	253.45	94.30 to 99.07	1,174,505	1,056,980
77-0037	55	95.65	93.31	90.14	12.09	103.52	39.82	131.92	91.51 to 100.00	410,519	370,035
77-0046	35	94.98	92.39	92.30	10.61	100.09	32.80	114.72	89.09 to 100.00	445,149	410,881
78-0001											
NonValid School											
<u>ALL</u>	<u>318</u>	<u>96.16</u>	<u>95.40</u>	<u>92.28</u>	<u>11.98</u>	<u>103.38</u>	<u>32.80</u>	<u>260.74</u>	<u>95.41 to 98.04</u>	<u>793,790</u>	<u>732,501</u>

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	318	<b>MEDIAN:</b>	<b>96</b>	COV:	20.65	95% Median C.I.:	95.41 to 98.04
TOTAL Sales Price:	250,652,257	WGT. MEAN:	92	STD:	19.70	95% Wgt. Mean C.I.:	88.47 to 96.09
TOTAL Adj.Sales Price:	252,425,435	MEAN:	95	AVG.ABS.DEV:	11.52	95% Mean C.I.:	93.23 to 97.57
TOTAL Assessed Value:	232,935,434						
AVG. Adj. Sales Price:	793,790	COD:	11.98	MAX Sales Ratio:	260.74		
AVG. Assessed Value:	732,501	PRD:	103.38	MIN Sales Ratio:	32.80		

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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	195	97.81	97.05	96.36	9.95	100.71	32.80	253.45	95.96 to 100.00	538,886	519,281
Prior TO 1860											
1860 TO 1899	2	84.80	84.80	78.60	16.83	107.88	70.53	99.07	N/A	132,500	104,150
1900 TO 1919	7	97.60	105.73	107.43	10.48	98.41	92.17	142.67	92.17 to 142.67	114,142	122,628
1920 TO 1939	3	94.63	93.71	97.93	4.76	95.69	86.49	100.00	N/A	471,666	461,900
1940 TO 1949	6	99.32	97.85	93.48	20.69	104.67	62.12	134.33	62.12 to 134.33	81,333	76,028
1950 TO 1959	6	90.38	90.92	92.58	6.31	98.21	81.36	99.70	81.36 to 99.70	510,666	472,750
1960 TO 1969	30	90.19	97.86	101.93	18.54	96.01	53.17	260.74	87.08 to 101.55	429,360	437,651
1970 TO 1979	19	96.34	92.50	90.95	11.56	101.71	54.43	121.83	91.03 to 100.00	837,327	761,559
1980 TO 1989	12	96.51	91.65	102.49	11.13	89.42	68.00	108.01	75.00 to 101.60	1,106,250	1,133,789
1990 TO 1994	10	90.16	87.67	97.05	17.49	90.34	50.75	107.95	72.40 to 106.46	1,148,750	1,114,807
1995 TO 1999	15	89.09	86.77	80.49	19.07	107.80	46.47	121.54	65.19 to 102.67	2,938,500	2,365,271
2000 TO Present	13	81.21	85.96	87.22	10.33	98.56	74.17	104.55	77.65 to 98.45	3,360,115	2,930,663
ALL	318	96.16	95.40	92.28	11.98	103.38	32.80	260.74	95.41 to 98.04	793,790	732,501

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	100.00	106.48	111.95	14.35	95.12	88.20	131.25	N/A	2,500	2,798
5000 TO 9999	1	103.45	103.45	103.45			103.45	103.45	N/A	6,000	6,207
Total \$											
1 TO 9999	4	101.73	105.73	108.17	11.43	97.74	88.20	131.25	N/A	3,375	3,650
10000 TO 29999	2	85.97	85.97	98.53	32.86	87.25	57.72	114.23	N/A	18,000	17,736
30000 TO 59999	12	101.21	100.46	100.36	9.61	100.10	75.00	131.92	92.17 to 110.00	42,684	42,840
60000 TO 99999	19	99.07	97.73	97.81	11.39	99.92	62.12	134.33	89.29 to 106.63	81,966	80,170
100000 TO 149999	40	95.75	92.87	92.79	10.80	100.09	54.43	121.83	89.63 to 100.00	122,172	113,358
150000 TO 249999	59	99.25	100.20	100.25	13.54	99.95	50.75	253.45	94.95 to 101.97	195,216	195,705
250000 TO 499999	80	94.94	92.37	92.37	10.38	99.99	32.80	119.91	91.51 to 98.83	354,721	327,670
500000 +	102	96.15	94.74	91.74	11.99	103.27	39.82	260.74	94.20 to 98.04	2,014,940	1,848,563
ALL	318	96.16	95.40	92.28	11.98	103.38	32.80	260.74	95.41 to 98.04	793,790	732,501

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	318	<b>MEDIAN:</b>	<b>96</b>	COV:	20.65	95% Median C.I.:	95.41 to 98.04
TOTAL Sales Price:	250,652,257	WGT. MEAN:	92	STD:	19.70	95% Wgt. Mean C.I.:	88.47 to 96.09
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TOTAL Assessed Value:	232,935,434						
AVG. Adj. Sales Price:	793,790	COD:	11.98	MAX Sales Ratio:	260.74		
AVG. Assessed Value:	732,501	PRD:	103.38	MIN Sales Ratio:	32.80		

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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	2	94.10	94.10	89.89	6.27	104.69	88.20	100.00	N/A	1,750	1,573
5000 TO 9999	3	103.45	97.47	86.15	23.69	113.15	57.72	131.25	N/A	6,666	5,743
Total \$											
1 TO 9999	5	100.00	96.12	86.70	17.76	110.87	57.72	131.25	N/A	4,700	4,075
10000 TO 29999	2	98.25	98.25	96.84	16.27	101.45	82.26	114.23	N/A	28,500	27,600
30000 TO 59999	13	100.00	94.59	90.38	13.28	104.66	62.12	131.92	76.53 to 103.50	50,247	45,414
60000 TO 99999	25	90.38	89.46	84.87	15.99	105.41	50.75	134.33	81.36 to 100.00	96,828	82,174
100000 TO 149999	42	95.75	93.09	88.63	10.80	105.03	32.80	121.90	90.38 to 100.00	138,941	123,149
150000 TO 249999	57	97.99	95.23	91.50	11.24	104.08	39.82	142.67	94.60 to 100.19	220,319	201,587
250000 TO 499999	77	94.99	94.85	93.07	9.95	101.91	64.51	134.87	91.84 to 100.00	372,284	346,484
500000 +	97	97.40	98.48	92.41	12.54	106.56	46.47	260.74	95.65 to 99.83	2,084,653	1,926,526
ALL	318	96.16	95.40	92.28	11.98	103.38	32.80	260.74	95.41 to 98.04	793,790	732,501

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	222	97.61	96.37	92.39	10.22	104.32	32.80	253.45	95.72 to 99.85	591,004	545,999
10	1	97.20	97.20	97.20			97.20	97.20	N/A	250,000	243,000
20	93	93.29	93.14	92.30	16.30	100.90	46.47	260.74	89.04 to 97.60	864,973	798,391
30	1	93.16	93.16	93.16			93.16	93.16	N/A	21,500,000	20,030,000
40	1	90.38	90.38	90.38			90.38	90.38	N/A	19,030,000	17,200,000
ALL	318	96.16	95.40	92.28	11.98	103.38	32.80	260.74	95.41 to 98.04	793,790	732,501

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

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TOTAL Adj.Sales Price:	252,425,435	MEAN:	95	AVG.ABS.DEV:	11.52	95% Mean C.I.:	93.23 to 97.57
TOTAL Assessed Value:	232,935,434						
AVG. Adj. Sales Price:	793,790	COD:	11.98	MAX Sales Ratio:	260.74		
AVG. Assessed Value:	732,501	PRD:	103.38	MIN Sales Ratio:	32.80		

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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)	194	97.97	97.23	96.97	9.89	100.27	32.80	253.45	96.06 to 100.00	554,795	538,001
303	1	105.95	105.95	105.95			105.95	105.95	N/A	475,000	503,264
311	1	104.55	104.55	104.55			104.55	104.55	N/A	1,100,000	1,150,000
319	1	96.76	96.76	96.76			96.76	96.76	N/A	3,950,000	3,822,000
326	2	85.27	85.27	80.18	12.04	106.34	75.00	95.53	N/A	267,500	214,486
336	1	110.00	110.00	110.00			110.00	110.00	N/A	55,000	60,500
343	2	91.03	91.03	89.95	9.86	101.19	82.05	100.00	N/A	1,306,250	1,175,000
344	14	99.01	98.27	92.21	13.61	106.57	46.47	142.67	83.74 to 114.23	1,908,142	1,759,530
349	1	87.14	87.14	87.14			87.14	87.14	N/A	268,400	233,888
350	6	100.03	99.61	100.23	4.86	99.38	90.38	108.50	90.38 to 108.50	417,208	418,183
352	19	99.07	98.29	92.79	8.03	105.93	82.61	119.80	89.80 to 105.57	1,493,614	1,385,868
353	14	83.80	83.42	67.36	14.00	123.83	61.25	110.89	68.80 to 96.09	1,301,357	876,610
380	1	100.00	100.00	100.00			100.00	100.00	N/A	400,000	400,000
381	1	93.29	93.29	93.29			93.29	93.29	N/A	730,000	681,000
384	2	80.01	80.01	79.18	2.81	101.04	77.76	82.26	N/A	49,000	38,800
386	3	89.04	81.11	80.91	8.95	100.24	65.19	89.09	N/A	395,000	319,600
387	1	86.03	86.03	86.03			86.03	86.03	N/A	1,645,000	1,415,200
405	1	100.00	100.00	100.00			100.00	100.00	N/A	595,000	595,000
406	13	78.18	83.81	80.80	17.19	103.73	60.83	121.83	68.00 to 100.26	993,923	803,040
407	4	96.92	88.08	89.21	15.42	98.73	55.24	103.23	N/A	2,375,000	2,118,790
410	1	108.01	108.01	108.01			108.01	108.01	N/A	4,275,000	4,617,322
412	6	90.51	90.48	92.24	10.38	98.10	72.00	106.46	72.00 to 106.46	723,750	667,556
442	2	104.87	104.87	104.71	1.68	100.15	103.11	106.63	N/A	82,500	86,386
444	1	134.33	134.33	134.33			134.33	134.33	N/A	60,000	80,600
451	1	81.21	81.21	81.21			81.21	81.21	N/A	3,300,000	2,680,000
453	2	105.86	105.86	107.02	14.81	98.91	90.18	121.54	N/A	605,000	647,500
470	5	83.35	81.24	85.40	17.52	95.13	50.75	107.95	N/A	422,700	360,991
483	1	78.00	78.00	78.00			78.00	78.00	N/A	6,090,000	4,750,000
494	3	98.38	98.24	96.96	1.24	101.32	96.34	100.00	N/A	1,958,765	1,899,306
495	1	260.74	260.74	260.74			260.74	260.74	N/A	780,000	2,033,746
528	11	83.33	79.42	84.51	15.38	93.99	53.17	101.26	54.43 to 96.97	265,720	224,549
531	2	91.49	91.49	91.15	0.79	100.37	90.77	92.21	N/A	887,500	809,000
<u>ALL</u>	<u>318</u>	<u>96.16</u>	<u>95.40</u>	<u>92.28</u>	<u>11.98</u>	<u>103.38</u>	<u>32.80</u>	<u>260.74</u>	<u>95.41 to 98.04</u>	<u>793,790</u>	<u>732,501</u>

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

Base Stat

State Stat Run

Type: Qualified

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

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

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TOTAL Adj.Sales Price:	252,425,435	MEAN:	95	AVG.ABS.DEV:	11.52	95% Mean C.I.:	93.23 to 97.57
TOTAL Assessed Value:	232,935,434						
AVG. Adj. Sales Price:	793,790	COD:	11.98	MAX Sales Ratio:	260.74		
AVG. Assessed Value:	732,501	PRD:	103.38	MIN Sales Ratio:	32.80		

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	22	98.24	98.02	93.06	7.88	105.33	82.61	119.80	89.80 to 104.54	1,360,628	1,266,217
03	169	95.65	94.76	91.16	12.51	103.95	39.82	253.45	93.76 to 97.60	884,095	805,928
04	127	97.99	95.80	94.25	11.69	101.65	32.80	260.74	95.39 to 100.00	575,429	542,336
<u>ALL</u>	<u>318</u>	<u>96.16</u>	<u>95.40</u>	<u>92.28</u>	<u>11.98</u>	<u>103.38</u>	<u>32.80</u>	<u>260.74</u>	<u>95.41 to 98.04</u>	<u>793,790</u>	<u>732,501</u>



**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	9015	<b>MEDIAN:</b>	<b>92</b>	COV:	29.88	95% Median C.I.:	91.71 to 92.23
TOTAL Sales Price:	1,358,253,476	WGT. MEAN:	80	STD:	25.11	95% Wgt. Mean C.I.:	78.88 to 80.37
TOTAL Adj.Sales Price:	1,358,208,676	MEAN:	84	AVG.ABS.DEV:	14.94	95% Mean C.I.:	83.51 to 84.55
TOTAL Assessed Value:	1,081,486,746						
AVG. Adj. Sales Price:	150,660	COD:	16.24	MAX Sales Ratio:	192.02		
AVG. Assessed Value:	119,965	PRD:	105.53	MIN Sales Ratio:	4.41		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	1169	97.28	97.30	96.91	4.52	100.40	72.80	146.40	96.92 to 97.49	145,425	140,930
10/01/04 TO 12/31/04	1026	97.20	97.18	96.44	4.40	100.76	53.11	140.00	96.90 to 97.43	141,306	136,278
01/01/05 TO 03/31/05	930	91.82	85.79	82.35	14.01	104.17	5.64	133.05	90.97 to 92.78	147,110	121,150
04/01/05 TO 06/30/05	1417	88.29	80.42	74.89	18.17	107.38	6.90	140.91	87.62 to 88.94	143,687	107,606
07/01/05 TO 09/30/05	1320	86.44	75.92	69.50	22.43	109.24	5.18	192.02	85.85 to 87.06	155,984	108,416
10/01/05 TO 12/31/05	1019	87.63	72.53	64.65	26.87	112.18	4.99	123.82	86.76 to 88.66	157,742	101,985
01/01/06 TO 03/31/06	948	90.41	82.58	78.44	17.94	105.28	4.41	137.26	89.56 to 91.57	157,823	123,795
04/01/06 TO 06/30/06	1186	90.54	82.59	79.00	16.76	104.55	7.47	130.91	89.79 to 91.10	157,296	124,265
<u>Study Years</u>											
07/01/04 TO 06/30/05	4542	94.58	89.65	86.93	11.16	103.13	5.64	146.40	94.33 to 94.88	144,297	125,433
07/01/05 TO 06/30/06	4473	88.51	78.33	72.82	21.09	107.57	4.41	192.02	88.08 to 89.00	157,122	114,412
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	4686	88.17	78.50	72.44	20.54	108.37	4.99	192.02	87.86 to 88.64	150,887	109,300
<u>ALL</u>											
	9015	92.01	84.03	79.63	16.24	105.53	4.41	192.02	91.71 to 92.23	150,660	119,965

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9015	92.01	84.03	79.63	16.24	105.53	4.41	192.02	91.71 to 92.23	150,660	119,965
<u>ALL</u>											
	9015	92.01	84.03	79.63	16.24	105.53	4.41	192.02	91.71 to 92.23	150,660	119,965

**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	2604	90.93	90.07	88.65	9.26	101.60	5.66	146.40	90.60 to 91.41	136,847	121,313
2	3809	92.24	80.43	74.58	19.88	107.84	4.41	192.02	91.82 to 92.64	165,588	123,496
3	2602	92.77	83.27	79.54	17.70	104.69	4.99	140.91	92.31 to 93.16	142,634	113,446
<u>ALL</u>											
	9015	92.01	84.03	79.63	16.24	105.53	4.41	192.02	91.71 to 92.23	150,660	119,965

**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	7101	90.07	80.88	78.42	17.91	103.14	4.41	146.40	89.76 to 90.34	176,098	138,096
2	1862	98.44	95.73	93.52	7.89	102.37	8.47	192.02	97.95 to 98.86	55,474	51,879
3	52	97.30	95.45	96.01	8.35	99.42	48.35	133.59	95.10 to 98.66	85,405	81,997
<u>ALL</u>											
	9015	92.01	84.03	79.63	16.24	105.53	4.41	192.02	91.71 to 92.23	150,660	119,965

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	9015	<b>MEDIAN:</b>	<b>92</b>	COV:	29.88	95% Median C.I.:	91.71 to 92.23
TOTAL Sales Price:	1,358,253,476	WGT. MEAN:	80	STD:	25.11	95% Wgt. Mean C.I.:	78.88 to 80.37
TOTAL Adj.Sales Price:	1,358,208,676	MEAN:	84	AVG.ABS.DEV:	14.94	95% Mean C.I.:	83.51 to 84.55
TOTAL Assessed Value:	1,081,486,746						
AVG. Adj. Sales Price:	150,660	COD:	16.24	MAX Sales Ratio:	192.02		
AVG. Assessed Value:	119,965	PRD:	105.53	MIN Sales Ratio:	4.41		

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	8981	91.99	84.00	79.61	16.24	105.52	4.41	192.02	91.70 to 92.21	150,928	120,156
06	11	98.00	84.02	48.66	24.96	172.65	20.39	133.59	41.56 to 112.69	53,908	26,233
07	23	97.33	95.29	97.65	7.04	97.58	48.35	115.28	92.72 to 98.88	92,279	90,112
<u>ALL</u>	<u>9015</u>	<u>92.01</u>	<u>84.03</u>	<u>79.63</u>	<u>16.24</u>	<u>105.53</u>	<u>4.41</u>	<u>192.02</u>	<u>91.71 to 92.23</u>	<u>150,660</u>	<u>119,965</u>

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0032											
28-0001	704	91.12	88.59	86.47	10.94	102.45	5.20	127.91	89.80 to 92.18	127,962	110,648
28-0017	1754	91.69	81.98	79.28	17.25	103.40	6.32	140.00	91.12 to 92.28	138,064	109,457
77-0001	1875	91.23	87.01	83.86	12.26	103.75	5.29	146.40	90.70 to 91.74	147,439	123,649
77-0027	3043	91.92	82.40	77.50	17.75	106.32	4.41	192.02	91.40 to 92.32	169,715	131,537
77-0037	1388	94.71	82.87	74.68	19.91	110.98	4.99	140.91	93.78 to 95.38	135,317	101,049
77-0046	251	91.19	89.54	86.71	11.85	103.26	20.63	130.19	89.79 to 93.24	180,256	156,309
78-0001											
NonValid School											
<u>ALL</u>	<u>9015</u>	<u>92.01</u>	<u>84.03</u>	<u>79.63</u>	<u>16.24</u>	<u>105.53</u>	<u>4.41</u>	<u>192.02</u>	<u>91.71 to 92.23</u>	<u>150,660</u>	<u>119,965</u>

**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	2443	96.61	85.24	70.55	17.71	120.82	4.97	192.02	95.85 to 96.95	90,154	63,602
Prior TO 1860											
1860 TO 1899	20	87.69	85.18	85.18	10.94	100.00	64.39	101.62	79.02 to 93.41	113,560	96,734
1900 TO 1919	45	90.24	87.25	85.13	12.85	102.49	53.11	123.29	83.19 to 93.93	126,545	107,729
1920 TO 1939	45	86.45	87.32	85.61	10.73	102.00	66.61	112.69	80.43 to 91.02	153,185	131,142
1940 TO 1949	118	88.39	88.80	88.03	11.22	100.87	55.19	146.40	85.10 to 91.15	97,397	85,740
1950 TO 1959	225	89.28	89.43	88.99	10.05	100.50	48.35	130.86	87.73 to 91.18	108,223	96,304
1960 TO 1969	647	90.24	90.77	89.92	8.83	100.95	20.39	133.46	89.37 to 91.07	119,421	107,386
1970 TO 1979	718	91.50	92.04	91.60	7.56	100.48	41.56	130.38	90.62 to 92.27	138,029	126,436
1980 TO 1989	838	90.62	91.04	90.89	6.50	100.17	59.61	130.17	89.99 to 91.12	150,853	137,107
1990 TO 1994	367	92.17	91.69	91.49	5.42	100.22	58.98	112.01	91.57 to 92.86	178,178	163,015
1995 TO 1999	648	91.78	91.71	91.44	6.25	100.29	66.44	115.28	91.06 to 92.49	187,909	171,825
2000 TO Present	2901	89.83	74.10	72.88	24.96	101.68	4.41	131.54	89.16 to 90.46	205,900	150,055
<u>ALL</u>	<u>9015</u>	<u>92.01</u>	<u>84.03</u>	<u>79.63</u>	<u>16.24</u>	<u>105.53</u>	<u>4.41</u>	<u>192.02</u>	<u>91.71 to 92.23</u>	<u>150,660</u>	<u>119,965</u>

**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	9015	<b>MEDIAN:</b>	<b>92</b>	COV:	29.88	95% Median C.I.:	91.71 to 92.23
TOTAL Sales Price:	1,358,253,476	WGT. MEAN:	80	STD:	25.11	95% Wgt. Mean C.I.:	78.88 to 80.37
TOTAL Adj.Sales Price:	1,358,208,676	MEAN:	84	AVG.ABS.DEV:	14.94	95% Mean C.I.:	83.51 to 84.55
TOTAL Assessed Value:	1,081,486,746						
AVG. Adj. Sales Price:	150,660	COD:	16.24	MAX Sales Ratio:	192.02		
AVG. Assessed Value:	119,965	PRD:	105.53	MIN Sales Ratio:	4.41		

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	6	99.00	88.52	90.03	11.59	98.33	48.35	100.00	48.35 to 100.00	1,790	1,612
5000 TO 9999	3	98.94	92.99	92.55	6.73	100.48	80.03	100.00	N/A	6,614	6,121
Total \$ _____											
1 TO 9999	9	98.94	90.01	91.66	9.97	98.20	48.35	100.00	80.03 to 100.00	3,398	3,115
10000 TO 29999	481	100.22	100.14	99.78	8.49	100.36	31.30	140.91	100.17 to 100.36	25,903	25,847
30000 TO 59999	1230	97.69	94.89	94.71	7.24	100.19	14.64	192.02	97.43 to 98.04	39,431	37,345
60000 TO 99999	523	93.19	93.52	93.29	11.13	100.25	26.25	146.40	91.93 to 94.50	85,359	79,630
100000 TO 149999	2893	90.97	87.49	87.32	10.30	100.20	5.64	124.32	90.66 to 91.33	128,452	112,161
150000 TO 249999	2965	89.13	75.66	75.31	23.15	100.47	4.41	130.17	88.60 to 89.61	191,283	144,058
250000 TO 499999	879	86.74	71.30	71.21	28.01	100.13	5.20	120.27	84.55 to 88.69	307,155	218,716
500000 +	35	86.99	80.59	85.76	22.31	93.98	5.99	123.10	78.74 to 95.00	1,251,880	1,073,562
ALL											
	9015	92.01	84.03	79.63	16.24	105.53	4.41	192.02	91.71 to 92.23	150,660	119,965

**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	6	99.00	88.52	90.03	11.59	98.33	48.35	100.00	48.35 to 100.00	1,790	1,612
5000 TO 9999	42	21.19	25.73	13.63	63.52	188.74	4.41	100.00	18.30 to 25.62	59,891	8,165
Total \$ _____											
1 TO 9999	48	22.71	33.58	13.96	88.59	240.57	4.41	100.00	18.78 to 33.54	52,629	7,346
10000 TO 29999	922	67.41	54.34	19.64	63.37	276.75	5.20	140.00	21.18 to 82.35	112,970	22,182
30000 TO 59999	1519	96.93	82.33	55.00	20.63	149.70	5.99	140.91	95.76 to 97.36	70,667	38,868
60000 TO 99999	1014	84.57	80.26	70.85	18.74	113.28	17.31	192.02	83.18 to 85.73	117,679	83,374
100000 TO 149999	3073	91.02	89.60	87.84	8.08	102.00	19.74	146.40	90.70 to 91.35	140,258	123,207
150000 TO 249999	1979	93.52	91.31	89.72	8.09	101.77	32.31	130.17	93.10 to 93.85	209,897	188,325
250000 TO 499999	437	95.48	94.27	93.31	6.17	101.03	44.91	120.27	94.49 to 96.38	323,820	302,152
500000 +	23	96.16	93.69	91.35	11.16	102.56	58.34	123.10	83.15 to 100.27	1,606,084	1,467,179
ALL											
	9015	92.01	84.03	79.63	16.24	105.53	4.41	192.02	91.71 to 92.23	150,660	119,965

**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	9015	<b>MEDIAN:</b>	<b>92</b>	COV:	29.88	95% Median C.I.:	91.71 to 92.23
TOTAL Sales Price:	1,358,253,476	WGT. MEAN:	80	STD:	25.11	95% Wgt. Mean C.I.:	78.88 to 80.37
TOTAL Adj.Sales Price:	1,358,208,676	MEAN:	84	AVG.ABS.DEV:	14.94	95% Mean C.I.:	83.51 to 84.55
TOTAL Assessed Value:	1,081,486,746						
AVG. Adj. Sales Price:	150,660	COD:	16.24	MAX Sales Ratio:	192.02		
AVG. Assessed Value:	119,965	PRD:	105.53	MIN Sales Ratio:	4.41		

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**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	115	96.55	94.57	94.14	8.94	100.46	25.87	133.05	94.79 to 98.41	179,970	169,417
0	2232	96.93	85.63	68.73	17.36	124.59	4.97	192.02	96.42 to 97.36	80,683	55,452
10	1	98.00	98.00	98.00			98.00	98.00	N/A	2,045	2,004
15	1	114.61	114.61	114.61			114.61	114.61	N/A	80,000	91,690
2	2	86.96	86.96	86.96	0.00	100.00	86.96	86.96	N/A	23,000	20,000
20	56	97.47	92.45	92.51	11.32	99.94	5.64	133.59	95.46 to 99.82	101,469	93,865
25	31	80.83	80.27	75.90	19.02	105.76	20.39	120.32	69.48 to 90.31	99,722	75,689
28	1	88.78	88.78	88.78			88.78	88.78	N/A	114,000	101,210
30	3844	90.21	85.57	83.90	12.61	101.98	4.41	146.40	89.90 to 90.57	136,552	114,569
35	1430	90.72	82.30	81.03	16.32	101.57	4.99	130.19	89.98 to 91.25	189,939	153,901
40	994	91.67	77.91	77.21	22.16	100.90	5.20	137.26	90.63 to 92.49	243,456	187,980
45	232	89.53	72.06	70.74	28.00	101.87	5.51	110.31	83.98 to 92.31	331,494	234,505
5	3	71.73	79.52	70.98	15.41	112.04	66.84	100.00	N/A	76,666	54,416
50	61	91.54	86.43	84.91	11.64	101.79	17.31	109.17	88.68 to 93.07	420,375	356,951
55	9	94.49	94.35	93.40	6.90	101.01	80.10	113.42	86.99 to 100.97	532,158	497,042
60	3	96.16	96.68	96.54	2.31	100.15	93.60	100.27	N/A	774,635	747,806
<u>ALL</u>											
	9015	92.01	84.03	79.63	16.24	105.53	4.41	192.02	91.71 to 92.23	150,660	119,965

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	112	96.74	94.80	94.28	8.86	100.55	25.87	133.05	95.08 to 98.73	183,081	172,610
0	2242	96.87	85.57	68.65	17.41	124.64	4.97	192.02	96.31 to 97.31	80,706	55,407
101	4468	90.60	84.54	82.16	14.23	102.89	4.99	137.26	90.24 to 90.92	158,214	129,996
102	1351	90.21	77.25	76.45	21.69	101.06	4.41	130.17	89.50 to 91.01	228,693	174,826
103	570	90.94	88.41	88.34	9.45	100.07	11.28	130.38	90.10 to 91.60	151,253	133,623
104	250	88.18	82.34	81.31	16.89	101.27	5.18	146.40	86.38 to 89.92	207,330	168,579
106	21	95.85	92.57	91.69	6.27	100.96	67.89	110.03	91.75 to 97.04	129,380	118,630
111	1	90.36	90.36	90.36			90.36	90.36	N/A	127,940	115,612
<u>ALL</u>											
	9015	92.01	84.03	79.63	16.24	105.53	4.41	192.02	91.71 to 92.23	150,660	119,965

**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

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TOTAL Adj.Sales Price:	1,358,208,676	MEAN:	84	AVG.ABS.DEV:	14.94	95% Mean C.I.:	83.51 to 84.55
TOTAL Assessed Value:	1,081,486,746						
AVG. Adj. Sales Price:	150,660	COD:	16.24	MAX Sales Ratio:	192.02		
AVG. Assessed Value:	119,965	PRD:	105.53	MIN Sales Ratio:	4.41		

(!: AVTot=0)

(!: Derived)

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<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	111	96.75	94.89	94.33	8.83	100.60	25.87	133.05	95.08 to 98.82	183,829	173,399	
0	2243	96.86	85.57	68.66	17.41	124.62	4.97	192.02	96.31 to 97.31	80,715	55,420	
10	3	95.84	87.79	80.21	9.90	109.45	69.54	98.00	N/A	81,515	65,383	
15	2	110.57	110.57	109.26	5.22	101.19	104.79	116.34	N/A	80,750	88,229	
20	24	89.44	89.65	90.54	17.39	99.02	48.35	123.82	75.18 to 103.64	105,656	95,656	
25	84	88.71	89.01	88.12	13.88	101.00	55.19	133.59	84.47 to 91.93	102,478	90,306	
30	5834	90.54	82.32	80.12	16.41	102.76	4.41	146.40	90.21 to 90.87	179,391	143,723	
35	416	90.52	90.70	90.53	7.68	100.19	62.52	133.46	89.79 to 91.34	144,638	130,943	
40	276	90.15	90.31	90.16	6.83	100.17	60.87	128.62	89.07 to 91.16	131,332	118,409	
45	3	91.67	90.59	89.70	8.95	100.99	77.74	102.36	N/A	129,833	116,465	
50	19	93.07	93.02	92.47	4.09	100.60	79.02	101.80	90.83 to 95.90	96,355	89,095	
<u>ALL</u>	<u>9015</u>	<u>92.01</u>	<u>84.03</u>	<u>79.63</u>	<u>16.24</u>	<u>105.53</u>	<u>4.41</u>	<u>192.02</u>	<u>91.71 to 92.23</u>	<u>150,660</u>	<u>119,965</u>	

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	319	<b>MEDIAN:</b>	<b>96</b>	COV:	24.59	95% Median C.I.:	94.34 to 97.46
TOTAL Sales Price:	251,219,107	WGT. MEAN:	89	STD:	23.13	95% Wgt. Mean C.I.:	84.17 to 94.40
TOTAL Adj.Sales Price:	252,734,507	MEAN:	94	AVG.ABS.DEV:	13.83	95% Mean C.I.:	91.52 to 96.60
TOTAL Assessed Value:	225,651,401						
AVG. Adj. Sales Price:	792,271	COD:	14.42	MAX Sales Ratio:	260.74		
AVG. Assessed Value:	707,371	PRD:	105.35	MIN Sales Ratio:	31.25		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	13	95.92	93.06	95.26	7.27	97.69	67.63	109.76	87.14 to 100.00	629,498	599,641
10/01/03 TO 12/31/03	19	97.95	111.97	94.83	21.73	118.07	77.84	253.45	91.51 to 107.79	569,091	539,690
01/01/04 TO 03/31/04	23	99.85	100.04	94.80	13.70	105.52	68.00	134.33	89.09 to 107.37	1,117,451	1,059,363
04/01/04 TO 06/30/04	27	99.39	97.43	95.73	9.12	101.79	61.25	121.54	93.85 to 105.35	967,511	926,157
07/01/04 TO 09/30/04	22	99.51	92.75	95.98	9.62	96.63	54.43	106.00	90.18 to 101.97	307,745	295,388
10/01/04 TO 12/31/04	30	97.22	100.87	101.89	15.63	99.00	62.62	260.74	95.65 to 101.00	492,374	501,695
01/01/05 TO 03/31/05	30	96.53	93.64	94.24	12.35	99.37	39.82	134.87	88.89 to 100.00	511,287	481,820
04/01/05 TO 06/30/05	26	98.25	94.37	89.28	12.99	105.70	55.83	142.67	90.95 to 101.26	490,957	438,349
07/01/05 TO 09/30/05	28	91.38	91.03	74.44	15.14	122.29	55.24	119.91	83.74 to 103.11	1,793,765	1,335,209
10/01/05 TO 12/31/05	39	86.73	82.13	87.64	19.48	93.71	37.68	121.74	75.68 to 94.90	1,035,611	907,620
01/01/06 TO 03/31/06	34	92.09	90.78	85.07	16.96	106.71	31.25	203.94	87.14 to 97.57	732,819	623,381
04/01/06 TO 06/30/06	28	92.82	91.72	100.67	11.42	91.11	70.00	118.30	80.70 to 98.38	597,814	601,828
<u>Study Years</u>											
07/01/03 TO 06/30/04	82	98.04	100.84	95.20	13.27	105.92	61.25	253.45	95.92 to 100.26	863,663	822,208
07/01/04 TO 06/30/05	108	97.56	95.64	95.48	12.90	100.17	39.82	260.74	95.39 to 100.00	459,677	438,899
07/01/05 TO 06/30/06	129	91.03	88.42	83.79	16.02	105.53	31.25	203.94	87.14 to 94.90	1,025,340	859,141
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	102	99.47	98.02	96.67	12.13	101.40	54.43	260.74	96.07 to 100.19	719,273	695,303
01/01/05 TO 12/31/05	123	93.33	89.55	83.08	15.48	107.79	37.68	142.67	90.44 to 96.50	965,185	801,908
<u>ALL</u>											
	319	95.92	94.06	89.28	14.42	105.35	31.25	260.74	94.34 to 97.46	792,271	707,371

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BELLEVUE	90	95.47	94.15	89.88	14.79	104.75	53.17	260.74	92.60 to 97.66	962,942	865,461
CHALCO	36	96.99	98.42	96.30	13.58	102.21	37.68	203.94	91.51 to 100.05	511,175	492,239
GREYNA	66	94.85	90.65	87.37	14.34	103.76	31.25	131.92	91.51 to 100.00	438,111	382,778
LA PLATTE	5	96.34	97.47	96.30	7.31	101.22	88.82	114.72	N/A	1,320,659	1,271,749
LA VISTA	64	97.57	95.68	93.04	10.13	102.84	54.85	121.75	95.02 to 101.92	1,136,309	1,057,240
MILLARD	3	100.00	102.84	103.80	6.24	99.07	94.90	113.62	N/A	231,333	240,128
OMAHA	2	85.96	85.96	85.54	0.62	100.49	85.42	86.49	N/A	842,500	720,669
PAPILLION	41	90.77	95.87	76.87	20.51	124.72	57.72	253.45	84.29 to 99.07	866,230	665,845
SPRINGFIELD	12	91.84	81.96	84.45	22.75	97.05	37.99	110.55	41.25 to 103.50	127,533	107,699
<u>ALL</u>											
	319	95.92	94.06	89.28	14.42	105.35	31.25	260.74	94.34 to 97.46	792,271	707,371

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)  
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TOTAL Sales Price:	251,219,107	WGT. MEAN:	89	STD:	23.13	95% Wgt. Mean C.I.:	84.17 to 94.40
TOTAL Adj.Sales Price:	252,734,507	MEAN:	94	AVG.ABS.DEV:	13.83	95% Mean C.I.:	91.52 to 96.60
TOTAL Assessed Value:	225,651,401						
AVG. Adj. Sales Price:	792,271	COD:	14.42	MAX Sales Ratio:	260.74		
AVG. Assessed Value:	707,371	PRD:	105.35	MIN Sales Ratio:	31.25		

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	131	93.94	93.88	92.02	16.78	102.02	47.12	260.74	89.73 to 97.46	505,862	465,499
2	95	96.06	95.99	86.34	12.01	111.18	39.82	253.45	94.30 to 99.85	1,321,474	1,140,975
3	93	96.16	92.34	92.37	13.86	99.96	31.25	203.94	94.34 to 99.95	655,122	605,143
ALL	319	95.92	94.06	89.28	14.42	105.35	31.25	260.74	94.34 to 97.46	792,271	707,371

**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	128	91.52	89.50	84.68	15.68	105.69	41.25	142.67	86.49 to 95.53	1,162,741	984,603
2	190	97.51	97.22	95.97	13.45	101.30	31.25	260.74	95.70 to 99.56	544,098	522,181
3	1	77.65	77.65	77.65			77.65	77.65	N/A	525,000	407,661
ALL	319	95.92	94.06	89.28	14.42	105.35	31.25	260.74	94.34 to 97.46	792,271	707,371

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0032											
28-0001	12	83.20	82.25	84.38	14.83	97.48	53.17	106.00	72.00 to 93.94	373,055	314,767
28-0017	33	97.81	101.17	96.25	12.29	105.11	60.83	203.94	94.99 to 101.42	651,040	626,610
77-0001	69	96.04	95.57	87.88	15.72	108.75	54.43	260.74	89.29 to 99.83	760,437	668,276
77-0027	116	96.08	96.24	89.57	13.21	107.44	54.85	253.45	93.76 to 99.07	1,174,505	1,052,026
77-0037	54	94.68	90.56	86.57	15.31	104.61	31.25	131.92	90.38 to 100.00	416,306	360,404
77-0046	35	94.34	86.61	87.21	15.36	99.31	37.68	114.72	86.73 to 99.99	445,149	388,229
78-0001											
NonValid School											
ALL	319	95.92	94.06	89.28	14.42	105.35	31.25	260.74	94.34 to 97.46	792,271	707,371

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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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	195	97.56	96.46	95.44	12.76	101.07	31.25	253.45	95.70 to 99.85	537,061	512,565
Prior TO 1860											
1860 TO 1899	2	84.80	84.80	78.60	16.83	107.88	70.53	99.07	N/A	132,500	104,150
1900 TO 1919	7	97.20	98.52	99.54	17.88	98.98	47.12	142.67	47.12 to 142.67	114,142	113,614
1920 TO 1939	3	94.63	93.71	97.93	4.76	95.69	86.49	100.00	N/A	471,666	461,900
1940 TO 1949	6	99.32	97.85	93.48	20.69	104.67	62.12	134.33	62.12 to 134.33	81,333	76,028
1950 TO 1959	6	90.38	90.92	92.58	6.31	98.21	81.36	99.70	81.36 to 99.70	510,666	472,750
1960 TO 1969	30	83.54	90.63	91.57	20.97	98.97	53.17	260.74	78.94 to 93.14	429,360	393,179
1970 TO 1979	20	96.42	92.24	89.61	12.26	102.93	54.43	121.83	91.03 to 100.00	828,710	742,620
1980 TO 1989	12	96.51	91.78	103.02	11.27	89.09	68.00	108.25	75.00 to 101.60	1,106,250	1,139,622
1990 TO 1994	10	90.16	86.44	95.78	18.23	90.25	41.25	107.95	72.40 to 106.46	1,148,750	1,100,304
1995 TO 1999	15	89.04	86.91	71.46	19.64	121.62	55.24	121.74	69.36 to 102.67	2,938,500	2,099,875
2000 TO Present	13	78.84	83.76	85.15	12.76	98.37	54.85	104.55	77.14 to 98.45	3,360,115	2,861,125
ALL	319	95.92	94.06	89.28	14.42	105.35	31.25	260.74	94.34 to 97.46	792,271	707,371

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	131.25	141.08	118.87	29.36	118.69	88.20	203.80	N/A	2,500	2,971
5000 TO 9999	1	103.45	103.45	103.45			103.45	103.45	N/A	6,000	6,207
Total \$											
1 TO 9999	4	117.35	131.68	112.01	30.55	117.55	88.20	203.80	N/A	3,375	3,780
10000 TO 29999	2	85.97	85.97	98.53	32.86	87.25	57.72	114.23	N/A	18,000	17,736
30000 TO 59999	12	100.02	90.60	89.57	19.20	101.14	37.99	131.92	75.00 to 110.00	42,684	38,234
60000 TO 99999	18	98.26	97.58	97.63	12.04	99.95	62.12	134.33	89.29 to 106.63	81,075	79,158
100000 TO 149999	42	93.49	91.08	90.75	16.85	100.36	40.00	203.94	83.74 to 99.99	121,596	110,343
150000 TO 249999	58	98.94	99.25	99.23	13.93	100.01	41.25	253.45	94.95 to 101.42	194,784	193,292
250000 TO 499999	80	94.94	92.40	92.36	10.35	100.04	53.41	119.91	91.51 to 98.83	354,721	327,627
500000 +	103	95.65	92.13	88.21	14.84	104.44	31.25	260.74	91.51 to 97.40	1,999,331	1,763,704
ALL	319	95.92	94.06	89.28	14.42	105.35	31.25	260.74	94.34 to 97.46	792,271	707,371



**PA&T 2007 Preliminary Statistics**

Base Stat

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AVG. Assessed Value:	707,371	PRD:	105.35	MIN Sales Ratio:	31.25		

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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	2	146.00	146.00	104.71	39.59	139.43	88.20	203.80	N/A	1,750	1,832
5000 TO 9999	3	103.45	97.47	86.15	23.69	113.15	57.72	131.25	N/A	6,666	5,743
Total \$											
1 TO 9999	5	103.45	116.88	88.91	36.56	131.46	57.72	203.80	N/A	4,700	4,178
10000 TO 29999	4	61.61	68.86	61.16	47.70	112.58	37.99	114.23	N/A	37,625	23,013
30000 TO 59999	13	92.17	86.11	75.14	22.55	114.60	40.00	131.92	62.12 to 103.50	62,000	46,590
60000 TO 99999	28	88.38	86.97	82.22	16.96	105.77	41.25	134.33	80.00 to 97.46	99,694	81,969
100000 TO 149999	37	95.53	93.59	91.38	10.15	102.41	53.17	121.90	90.00 to 100.00	136,104	124,371
150000 TO 249999	58	98.06	96.37	91.22	13.58	105.64	39.82	203.94	95.39 to 100.00	221,511	202,071
250000 TO 499999	77	94.90	93.34	91.06	10.79	102.51	37.68	134.87	91.71 to 99.85	378,582	344,734
500000 +	97	96.15	96.40	89.03	15.09	108.28	31.25	260.74	93.94 to 98.38	2,081,738	1,853,310
ALL											
	319	95.92	94.06	89.28	14.42	105.35	31.25	260.74	94.34 to 97.46	792,271	707,371

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	223	96.16	95.46	91.10	13.06	104.78	31.25	253.45	95.39 to 98.59	589,739	537,276
10	1	97.20	97.20	97.20			97.20	97.20	N/A	250,000	243,000
20	93	90.77	90.94	89.96	18.13	101.09	41.25	260.74	83.35 to 96.34	864,973	778,125
30	1	93.16	93.16	93.16			93.16	93.16	N/A	21,500,000	20,030,000
40	1	69.36	69.36	69.36			69.36	69.36	N/A	19,030,000	13,200,000
ALL											
	319	95.92	94.06	89.28	14.42	105.35	31.25	260.74	94.34 to 97.46	792,271	707,371

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	194	97.61	96.70	96.16	12.68	100.56	31.25	253.45	95.72 to 99.99	552,961	531,735
303	1	105.95	105.95	105.95			105.95	105.95	N/A	475,000	503,264
311	1	104.55	104.55	104.55			104.55	104.55	N/A	1,100,000	1,150,000
319	1	96.76	96.76	96.76			96.76	96.76	N/A	3,950,000	3,822,000
326	2	85.27	85.27	80.18	12.04	106.34	75.00	95.53	N/A	267,500	214,486
336	1	110.00	110.00	110.00			110.00	110.00	N/A	55,000	60,500
343	2	84.19	84.19	82.30	18.78	102.30	68.38	100.00	N/A	1,306,250	1,075,000
344	14	99.01	100.07	93.52	12.67	107.00	70.40	142.67	83.74 to 114.23	1,908,142	1,784,535
349	1	87.14	87.14	87.14			87.14	87.14	N/A	268,400	233,888
350	6	100.03	99.61	100.23	4.86	99.38	90.38	108.50	90.38 to 108.50	417,208	418,183
352	20	80.88	86.17	74.40	15.56	115.82	67.63	119.80	73.22 to 97.20	1,452,183	1,080,438
353	14	79.38	79.34	64.89	16.95	122.27	47.12	110.89	62.86 to 92.17	1,301,357	844,385
380	1	100.00	100.00	100.00			100.00	100.00	N/A	400,000	400,000
381	1	93.29	93.29	93.29			93.29	93.29	N/A	730,000	681,000
384	2	80.01	80.01	79.18	2.81	101.04	77.76	82.26	N/A	49,000	38,800
386	3	89.04	81.11	80.91	8.95	100.24	65.19	89.09	N/A	395,000	319,600
387	1	86.03	86.03	86.03			86.03	86.03	N/A	1,645,000	1,415,200
405	1	100.00	100.00	100.00			100.00	100.00	N/A	595,000	595,000
406	13	78.18	83.81	80.80	17.19	103.73	60.83	121.83	68.00 to 100.26	993,923	803,040
407	4	95.52	87.38	87.88	14.91	99.42	55.24	103.23	N/A	2,375,000	2,087,160
410	1	108.01	108.01	108.01			108.01	108.01	N/A	4,275,000	4,617,322
412	6	89.38	90.10	91.45	10.93	98.52	72.00	106.46	72.00 to 106.46	723,750	661,889
442	2	104.87	104.87	104.71	1.68	100.15	103.11	106.63	N/A	82,500	86,386
444	1	134.33	134.33	134.33			134.33	134.33	N/A	60,000	80,600
451	1	54.85	54.85	54.85			54.85	54.85	N/A	3,300,000	1,810,000
453	2	105.86	105.86	107.02	14.81	98.91	90.18	121.54	N/A	605,000	647,500
470	5	83.35	79.34	84.53	19.80	93.87	41.25	107.95	N/A	422,700	357,288
483	1	78.00	78.00	78.00			78.00	78.00	N/A	6,090,000	4,750,000
494	3	98.38	98.24	96.96	1.24	101.32	96.34	100.00	N/A	1,958,765	1,899,306
495	1	260.74	260.74	260.74			260.74	260.74	N/A	780,000	2,033,746
528	11	83.33	79.42	84.51	15.38	93.99	53.17	101.26	54.43 to 96.97	265,720	224,549
531	2	91.96	91.96	91.40	1.29	100.60	90.77	93.14	N/A	887,500	811,196
<u>ALL</u>	<u>319</u>	<u>95.92</u>	<u>94.06</u>	<u>89.28</u>	<u>14.42</u>	<u>105.35</u>	<u>31.25</u>	<u>260.74</u>	<u>94.34 to 97.46</u>	<u>792,271</u>	<u>707,371</u>

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State Stat Run

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	23	87.24	89.86	76.21	15.58	117.91	67.63	132.15	77.81 to 98.94	1,328,219	1,012,290
03	162	95.41	93.52	90.28	14.24	103.59	31.25	253.45	93.16 to 97.57	931,777	841,234
04	134	96.25	95.43	92.77	14.56	102.87	37.68	260.74	94.95 to 100.00	531,623	493,199
<u>ALL</u>	<u>319</u>	<u>95.92</u>	<u>94.06</u>	<u>89.28</u>	<u>14.42</u>	<u>105.35</u>	<u>31.25</u>	<u>260.74</u>	<u>94.34 to 97.46</u>	<u>792,271</u>	<u>707,371</u>

## 2007 Assessment Survey for Sarpy County

### I. General Information

#### A. Staffing and Funding Information

The Sarpy County Assessor is a duly elected county official who holds a current assessor certificate issued by the Department of Property Assessment and Taxation and has obtained adequate continuing education to hold said certificate. The assessor also holds an appraisers license.

**1. Deputy on staff:** One - deputy assessor who holds a valid Nebraska Assessor's Certificate and a valid Nebraska Real Estate Appraiser's License.

**2. Appraiser(s) on staff:** Nine – appraisers who hold either an assessor's certification or a real estate appraiser's license.

**3. Other full-time employees:** 8  
*(Does not include anyone counted in 1 and 2 above)*

**4. Other part-time employees:** None  
*(Does not include anyone counted in 1 through 3 above)*

**5. Number of shared employees:** None  
*(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).*

**6. Assessor's requested budget for current fiscal year:** \$1,019,960  
*(This would be the "total budget" for the assessor's office)*

**7. Part of the budget that is dedicated to the computer system** \$5,750, for computer replacement.  
*(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?):*

**8. Adopted budget, or granted budget if different from above:** \$1,004,671

**9. Amount of total budget set aside for appraisal work:** \$1,004,671

**10. Amount of the total budget set aside for education/workshops:** \$8,500

**11. Appraisal/Reappraisal budget, if not part of the total budget:**

**12. Other miscellaneous funds:** None





- 9. **How are these defined?** Trade centers identified through the action of the market.
- 10. **Is “Assessor Location” a usable valuation identity?** No
- 11. **Does the location “suburban” mean something other than rural commercial?**  
The entire county is influenced by the urbanization of all parcels. And the suburban influence extends way beyond the statutory 1, 2 or 3 mile boundaries. *(That is, does the “suburban” location have its own market?)*

**D. Agricultural Appraisal Information**

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

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	39			39

“Permit numbers” represent new construction and “Other” represents miscellaneous permits.

- 4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** Yes but it is still in a draft format. But has been used to identify the agricultural parcels and disqualify a significant number of parcels as being non agricultural.
  - a. **How is your agricultural land defined?** The entire county is influenced by the urbanization of all parcels. And the suburban influence extends way beyond the statutory 1, 2 or 3 mile boundaries.
- 5. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?** The only income approach that is in use is used to establish the values used for the special values on the agricultural land. This process is completed every year using current data for this analysis.
- 6. **What is the date of the soil survey currently used?** 1975, this survey has been digitally imported and there has been some recent updates to the information.
- 7. **What date was the last countywide land use study completed?** 2004

**a. By what method?** Physical inspection, that follows the five year inspection cycle. (Physical inspection, FSA maps, etc.)

**b. By whom?** Agricultural Appraiser

**c. What proportion is complete / implemented at this time?** One fifth of the county each year is completed.

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

Agricultural land recapture value (market value) has 35 market areas.

Agricultural land special value (green belt value) has one market area.

**9. How are these defined?** Market forces by location within the county are analyzed to determine the market boundaries.

**10. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? Yes**

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

**1. Administrative software:** Terra Scan

**2. CAMA software:** Terra Scan

**3. Cadastral maps: Are they currently being used?** Cadastral maps were originally printed in 1974.

**a. Who maintains the Cadastral Maps?** The cadastral maps are being converted to digital maps and then transferred into the GIS by a division of the county other than the assessors' office (Sarpy County IMS). Eventually the paper maps will be totally replaced by the GIS.

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

**a. Who maintains the GIS software and maps?** County IMS maintains the software & County Staff within the IMS are now a part of this division, ArcView is the software for the GIS.

**5. Personal Property software:** Terra Scan

**F. Zoning Information**

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



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

**b. What municipalities in the county are zoned?**

Bellevue

Gretna

LaVista

\*County Seat

Papillion \*

Sarpy County

Springfield

**c. When was zoning implemented?** 1997, the county is in the process of updating a previously updated comprehensive land use plan.

## **G. Contracted Services**

- 1. Appraisal Services:** All appraisals are done in house. (*are these contracted, or conducted "in-house?"*)
- 2. Other Services:** The administrative programming and support is contracted through TerraScan. The valuation notices are printed and mailed through an outside of the courthouse vender.

## **II. Assessment Actions**

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

- 1. Residential**— New construction permits, 5 year inspections, sales review of all valid real estate transactions.
- 2. Commercial** — New construction permits and re-valuation of apartments, senior centers and convalescent centers.
- 3. Agricultural** — New construction permits and agricultural land sales review. Clean-up on special valuation concerns (which include defining agricultural parcels).

**County 77 - Sarpy**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 57,731	<b>Value</b> 9,694,873,549	<b>Total Growth</b> 499,732,083 (Sum 17, 25, & 41)
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**Schedule I: Non-Agricultural Records (Res and Rec)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>1. Res UnImp Land</b>	643	9,803,869	5,018	114,978,407	2,912	84,069,893	8,573	208,852,169	
<b>2. Res Improv Land</b>	21,817	485,004,626	12,774	378,911,042	9,217	335,712,867	43,808	1,199,628,535	
<b>3. Res Improvements</b>	22,380	2,478,700,316	12,826	2,124,071,505	9,273	1,401,997,720	44,479	6,004,769,541	
<b>4. Res Total</b>	23,023	2,973,508,811	17,844	2,617,960,954	12,185	1,821,780,480	53,052	7,413,250,245	383,790,117
<b>% of Total</b>	43.39	40.11	33.63	35.31	22.96	24.57	91.89	76.46	76.79
<b>5. Rec UnImp Land</b>	0	0	3	5,400	106	5,452,610	109	5,458,010	
<b>6. Rec Improv Land</b>	0	0	13	198,050	60	2,175,775	73	2,373,825	
<b>7. Rec Improvements</b>	0	0	13	498,098	408	9,848,881	421	10,346,979	
<b>8. Rec Total</b>	0	0	16	701,548	514	17,477,266	530	18,178,814	85,725
<b>% of Total</b>	0.00	0.00	3.01	3.85	96.98	96.14	0.91	0.18	0.01
<b>Res+Rec Total</b>	23,023	2,973,508,811	17,860	2,618,662,502	12,699	1,839,257,746	53,582	7,431,429,059	383,875,842
<b>% of Total</b>	42.96	40.01	33.33	35.23	23.70	24.74	92.81	76.65	76.81

**County 77 - Sarpy**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 57,731	<b>Value</b> 9,694,873,549	<b>Total Growth</b> 499,732,083 (Sum 17, 25, & 41)
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**Schedule I: Non-Agricultural Records (Com and Ind)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	248	60,130,730	249	64,072,662	75	18,397,879	572	142,601,271	
10. Comm Improv Land	938	162,622,349	166	100,754,287	112	39,376,798	1,216	302,753,434	
11. Comm Improvements	956	608,808,839	172	281,870,517	118	105,105,369	1,246	995,784,725	
12. Comm Total	1,204	831,561,918	421	446,697,466	193	162,880,046	1,818	1,441,139,430	81,922,458
% of Total	66.22	57.70	23.15	30.99	10.61	11.30	3.14	14.86	16.39
13. Ind UnImp Land	59	7,498,788	83	16,178,882	168	28,199,874	310	51,877,544	
14. Ind Improv Land	147	21,981,203	145	34,632,021	279	92,763,483	571	149,376,707	
15. Ind Improvements	148	59,364,118	145	88,702,379	281	242,691,385	574	390,757,882	
16. Ind Total	207	88,844,109	228	139,513,282	449	363,654,742	884	592,012,133	31,545,641
% of Total	23.41	15.00	25.79	23.56	50.79	61.42	1.53	6.10	6.31
Comm+Ind Total	1,411	920,406,027	649	586,210,748	642	526,534,788	2,702	2,033,151,563	113,468,099
% of Total	52.22	45.26	24.01	28.83	23.76	25.89	4.68	20.97	22.70
17. Taxable Total	24,434	3,893,914,838	18,509	3,204,873,250	13,341	2,365,792,534	56,284	9,464,580,622	497,343,941
% of Total	43.41	41.14	32.88	27.66	23.70	19.43	97.49	97.62	99.52

**County 77 - Sarpy**

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

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

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	6	44,969	1,134,356	0	0	0
19. Commercial	26	1,312,277	35,333,820	0	0	0
20. Industrial	2	58,642	1,329,035	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	6	44,969	1,134,356
19. Commercial	0	0	0	26	1,312,277	35,333,820
20. Industrial	0	0	0	2	58,642	1,329,035
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>34</b>	<b>1,415,888</b>	<b>37,797,211</b>

**Schedule III: Mineral Interest Records**

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

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

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	748	601	471	<b>1,820</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	204	12,513,173	562	45,645,916	766	58,159,089
28. Ag-Improved Land	0	0	140	15,467,787	527	47,603,732	667	63,071,519
29. Ag-Improvements	0	0	140	19,099,774	541	89,962,545	681	109,062,319
<b>30. Ag-Total Taxable</b>							<b>1,447</b>	<b>230,292,927</b>

**County 77 - Sarpy**

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

**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	3	2.050	15,000	
32. HomeSite Improv Land	0	0.000	0	108	132.670	2,485,860	
33. HomeSite Improvements	0		0	112		16,842,413	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	0	0.000	0	1	0.250	625	
36. FarmSite Impr Land	0	0.000	0	23	27.380	521,100	
37. FarmSite Improv	0		0	113		2,257,361	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			365.670		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	2	3.000	16,000	5	5.050	31,000	
32. HomeSite Improv Land	418	508.770	4,890,730	526	641.440	7,376,590	
33. HomeSite Improvements	453		80,420,204	565		97,262,617	2,388,142
<b>34. HomeSite Total</b>				570	646.490	104,670,207	
35. FarmSite UnImp Land	10	14.010	47,530	11	14.260	48,155	
36. FarmSite Impr Land	91	130.610	1,362,325	114	157.990	1,883,425	
37. FarmSite Improv	447		9,542,341	560		11,799,702	0
<b>38. FarmSite Total</b>				571	172.250	13,731,282	
39. Road & Ditches		1,388.670			1,754.340		
40. Other-Non Ag Use		5.120	205		5.120	205	
<b>41. Total Section VI</b>				<b>1,141</b>	<b>2,578.200</b>	<b>118,401,694</b>	<b>2,388,142</b>

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	1	1.260	735	1	1.260	735

**Schedule VIII: Agricultural Records:**

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	341	18,904.320	24,801,470
44. Recapture Val			0			203,297,544
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	1,083	70,024.800	86,660,145	1,424	88,929.120	111,461,615
44. Recapture Val			454,385,461			657,683,005

County 77 - Sarpy

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	121.010	238,511	174.390	343,723	295.400	582,234
46. 1A	0.000	0	30.390	56,587	642.530	1,196,392	672.920	1,252,979
47. 2A1	0.000	0	208.300	363,484	918.250	1,602,347	1,126.550	1,965,831
48. 2A	0.000	0	12.350	20,019	2,420.700	3,923,954	2,433.050	3,943,973
49. 3A1	0.000	0	34.000	48,688	412.300	590,414	446.300	639,102
50. 3A	0.000	0	3.000	4,065	558.750	757,106	561.750	761,171
51. 4A1	0.000	0	0.000	0	146.420	157,548	146.420	157,548
52. 4A	0.000	0	0.000	0	38.010	35,083	38.010	35,083
53. Total	0.000	0	409.050	731,354	5,311.350	8,606,567	5,720.400	9,337,921
<b>Dryland:</b>								
54. 1D1	0.000	0	87.310	157,856	598.500	1,082,088	685.810	1,239,944
55. 1D	0.000	0	5,368.030	9,383,313	16,140.700	28,213,946	21,508.730	37,597,259
56. 2D1	0.000	0	679.450	1,066,729	3,305.500	5,189,638	3,984.950	6,256,367
57. 2D	0.000	0	2,008.560	2,964,633	3,713.490	5,481,112	5,722.050	8,445,745
58. 3D1	0.000	0	2,383.050	3,121,797	7,783.400	10,196,260	10,166.450	13,318,057
59. 3D	0.000	0	5,020.120	6,039,202	18,233.190	21,934,544	23,253.310	27,973,746
60. 4D1	0.000	0	954.280	799,688	3,315.170	2,778,117	4,269.450	3,577,805
61. 4D	0.000	0	219.480	156,708	567.010	404,846	786.490	561,554
62. Total	0.000	0	16,720.280	23,689,926	53,656.960	75,280,551	70,377.240	98,970,477
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	12.000	10,008	12.000	10,008
64. 1G	0.000	0	208.410	160,684	705.270	543,764	913.680	704,448
65. 2G1	0.000	0	85.260	62,410	380.700	278,672	465.960	341,082
66. 2G	0.000	0	25.690	17,187	86.470	57,849	112.160	75,036
67. 3G1	0.000	0	111.570	71,962	475.060	306,413	586.630	378,375
68. 3G	0.000	0	153.030	89,216	785.170	457,757	938.200	546,973
69. 4G1	0.000	0	115.550	59,971	760.940	394,928	876.490	454,899
70. 4G	0.000	0	26.000	12,402	444.710	212,128	470.710	224,530
71. Total	0.000	0	725.510	473,832	3,650.320	2,261,519	4,375.830	2,735,351
72. Waste	0.000	0	647.970	25,923	3,489.730	139,581	4,137.700	165,504
73. Other	0.000	0	155.330	37,340	2,717.150	644,640	2,872.480	681,980
74. Exempt	0.000		10.910		123.880		134.790	
75. Total	0.000	0	18,658.140	24,958,375	68,825.510	86,932,858	87,483.650	111,891,233

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	409.050	731,354	5,311.350	8,606,567	5,720.400	9,337,921
77.Dry Land	0.000	0	16,720.280	23,689,926	53,656.960	75,280,551	70,377.240	98,970,477
78.Grass	0.000	0	725.510	473,832	3,650.320	2,261,519	4,375.830	2,735,351
79.Waste	0.000	0	647.970	25,923	3,489.730	139,581	4,137.700	165,504
80.Other	0.000	0	155.330	37,340	2,717.150	644,640	2,872.480	681,980
81.Exempt	0.000	0	10.910	0	123.880	0	134.790	0
<b>82.Total</b>	<b>0.000</b>	<b>0</b>	<b>18,658.140</b>	<b>24,958,375</b>	<b>68,825.510</b>	<b>86,932,858</b>	<b>87,483.650</b>	<b>111,891,233</b>

## 2007 Agricultural Land Detail

### County 77 - Sarpy

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	295.400	5.16%	582,234	6.24%	1,971.002
1A	672.920	11.76%	1,252,979	13.42%	1,862.002
2A1	1,126.550	19.69%	1,965,831	21.05%	1,745.001
2A	2,433.050	42.53%	3,943,973	42.24%	1,620.999
3A1	446.300	7.80%	639,102	6.84%	1,432.000
3A	561.750	9.82%	761,171	8.15%	1,354.999
4A1	146.420	2.56%	157,548	1.69%	1,076.000
4A	38.010	0.66%	35,083	0.38%	922.993
<b>Irrigated Total</b>	<b>5,720.400</b>	<b>100.00%</b>	<b>9,337,921</b>	<b>100.00%</b>	<b>1,632.389</b>

**Dry:**

1D1	685.810	0.97%	1,239,944	1.25%	1,807.999
1D	21,508.730	30.56%	37,597,259	37.99%	1,747.999
2D1	3,984.950	5.66%	6,256,367	6.32%	1,569.998
2D	5,722.050	8.13%	8,445,745	8.53%	1,475.999
3D1	10,166.450	14.45%	13,318,057	13.46%	1,310.000
3D	23,253.310	33.04%	27,973,746	28.26%	1,203.000
4D1	4,269.450	6.07%	3,577,805	3.62%	838.001
4D	786.490	1.12%	561,554	0.57%	714.000
<b>Dry Total</b>	<b>70,377.240</b>	<b>100.00%</b>	<b>98,970,477</b>	<b>100.00%</b>	<b>1,406.285</b>

**Grass:**

1G1	12.000	0.27%	10,008	0.37%	834.000
1G	913.680	20.88%	704,448	25.75%	771.000
2G1	465.960	10.65%	341,082	12.47%	731.998
2G	112.160	2.56%	75,036	2.74%	669.008
3G1	586.630	13.41%	378,375	13.83%	644.997
3G	938.200	21.44%	546,973	20.00%	583.002
4G1	876.490	20.03%	454,899	16.63%	519.000
4G	470.710	10.76%	224,530	8.21%	477.002
<b>Grass Total</b>	<b>4,375.830</b>	<b>100.00%</b>	<b>2,735,351</b>	<b>100.00%</b>	<b>625.104</b>

<b>Irrigated Total</b>	<b>5,720.400</b>	<b>6.54%</b>	<b>9,337,921</b>	<b>8.35%</b>	<b>1,632.389</b>
<b>Dry Total</b>	<b>70,377.240</b>	<b>80.45%</b>	<b>98,970,477</b>	<b>88.45%</b>	<b>1,406.285</b>
<b>Grass Total</b>	<b>4,375.830</b>	<b>5.00%</b>	<b>2,735,351</b>	<b>2.44%</b>	<b>625.104</b>
Waste	4,137.700	4.73%	165,504	0.15%	39.999
Other	2,872.480	3.28%	681,980	0.61%	237.418
Exempt	134.790	0.15%			
<b>Market Area Total</b>	<b>87,483.650</b>	<b>100.00%</b>	<b>111,891,233</b>	<b>100.00%</b>	<b>1,278.995</b>

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

<b>Irrigated Total</b>	<b>5,720.400</b>	<b>100.00%</b>	<b>9,337,921</b>	<b>100.00%</b>
<b>Dry Total</b>	<b>70,377.240</b>	<b>100.00%</b>	<b>98,970,477</b>	<b>100.00%</b>
<b>Grass Total</b>	<b>4,375.830</b>	<b>100.00%</b>	<b>2,735,351</b>	<b>100.00%</b>
Waste	4,137.700	100.00%	165,504	100.00%
Other	2,872.480	100.00%	681,980	100.00%
Exempt	134.790	100.00%		
<b>Market Area Total</b>	<b>87,483.650</b>	<b>100.00%</b>	<b>111,891,233</b>	<b>100.00%</b>



## 2007 Agricultural Land Detail

### County 77 - Sarpy

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	409.050	731,354	5,311.350	8,606,567
Dry	0.000	0	16,720.280	23,689,926	53,656.960	75,280,551
Grass	0.000	0	725.510	473,832	3,650.320	2,261,519
Waste	0.000	0	647.970	25,923	3,489.730	139,581
Other	0.000	0	155.330	37,340	2,717.150	644,640
Exempt	0.000	0	10.910	0	123.880	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>18,658.140</b>	<b>24,958,375</b>	<b>68,825.510</b>	<b>86,932,858</b>

AgLand	Total		Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
	Acres	Value					
Irrigated	5,720.400	9,337,921	5,720.400	6.54%	9,337,921	8.35%	1,632.389
Dry	70,377.240	98,970,477	70,377.240	80.45%	98,970,477	88.45%	1,406.285
Grass	4,375.830	2,735,351	4,375.830	5.00%	2,735,351	2.44%	625.104
Waste	4,137.700	165,504	4,137.700	4.73%	165,504	0.15%	39.999
Other	2,872.480	681,980	2,872.480	3.28%	681,980	0.61%	237.418
Exempt	134.790	0	134.790	0.15%	0	0.00%	0.000
<b>Total</b>	<b>87,483.650</b>	<b>111,891,233</b>	<b>87,483.650</b>	<b>100.00%</b>	<b>111,891,233</b>	<b>100.00%</b>	<b>1,278.995</b>

\* Department of Property Assessment & Taxation Calculates

**Three Year Plan of Assessment for Sarpy County  
Submitted by Dan Pittman, Sarpy County Assessor  
October 31, 2006**

**Introduction:** Pursuant to NEB. Laws 2005, LB 263, Section 9, on or before June 15<sup>th</sup> 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. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31<sup>st</sup> of 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<sup>st</sup> each year.

**Duties of the County Assessor:** The duties of the county assessor are stated in the Nebraska State Statutes, 77-1311. Along with the general supervision over the direction of the assessment of all property in the county the assessor is responsible for the following:

- Annually revise the real property assessments for the correction of errors and equitably portion valuations.
- Obey all rules and regulations made under Chapter 77 and the instructions and orders sent out by the Property Tax Administrator and the Tax Equalization and Review Commission.
- Examine records from the offices of the register of deeds, county clerk, county judge, and the clerk of the district court for proper ownership of property.
- Prepare the assessment roll.
- Provide public access to records.
- Submit a plan of assessment to the county board and Department of Property Assessment and Taxation.

**Real Property Assessment Requirements:** All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade” Neb. Rev. Stat. 77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

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

**Note:** As of 1/1/07 the percentage of actual value will be 75%. Recapture value will be 100% of actual value. (LB968)

3. 80% of special value for agricultural and horticultural land which meets qualifications for special valuation under 77-1344 and 80% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Reference, Neb. Rev. Stat. 77-201

**General Description of Real Property in Sarpy County:**

	<b>Parcels</b>	<b>% of Total Parcels</b>
<b>Residential</b>	<b>51,151</b>	<b>91.5%</b>
<b>Commercial</b>	<b>1,741</b>	<b>3.0%</b>
<b>Industrial</b>	<b>874</b>	<b>1.5%</b>
<b>Recreational</b>	<b>496</b>	<b>1.0%</b>
<b>Agricultural</b>	<b>1,594</b>	<b>3.0%</b>

Sarpy County is predominantly a residential county with 91.5 % of the parcels classified as residential property. Commercial and Industrial parcels make up 4.5%, while agricultural parcels represent 3%.

For assessment year 2005, building permits in Sarpy County were issued as follows:

	<b>Permits</b>
<b>Residential</b>	5293 (Permits received from 01/01/2205 to present).
<b>Commercial</b>	192
<b>Industrial</b>	110
<b>Agricultural</b>	58

**Current Resources:**

**Staffing** – The Sarpy County Assessor’s Office is currently staffed as follows:

- (1) Elected County Assessor
- (1) Deputy County Assessor
- (9) Real Estate Appraisers
- (8) Administrative Staff

**Cadastral Mapping**

Our cadastral maps have been converted to our Geographic Information System. While we are using the maps in daily business, there is large amount of data clean-up to do. Responsibility for supplying the public with parcel location information will remain primarily with the assessor’s office with technical matters to be addressed by the Information Systems Department. The maps are now available to the public on the county website. The office will keep a set of printed quarter-sheet plats on hand as recommended by the I.A.A.O

### **Computer Assisted Mass Appraisal (CAMA)**

Automated Systems, Inc. currently supplies the Terra Scan mass appraisal software to our office. We receive annual upgrades to the software and to the Marshall-Swift Cost Data. The sketch program in Terra Scan is considered inadequate for our needs and sketch software from Apex, Inc. is currently being used.

### **Internet Access to County Information**

Much of our property information is available on the internet. Sarpy County has a very user-friendly website that offers general public information along with premium services. Updating of the website is constant with valuable property information and links for helpful information for property owners. A wealth of information is easily accessible to property owners. The information provided has been helpful in our communication with the public.

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

The platting and development of Sarpy County is happening at a rapid pace. Newly platted subdivisions, lot splits, recapture on agricultural land, and transfer of property ownership has never been higher. Ownership of property is tracked through the filing of transfer statements along with deeds. All sales are reviewed for accuracy and recorded while an extensive sales-verification process insures that good sales make it into our sales data base for valuation and statistical measurement purposes. Building permits are submitted to our office by the local zoning authorities on a regular basis. Major permits receive prompt attention while minor permits often are addressed when we visit the property on a five year cycle. Income and expense data is generally collected one year in advance of a reappraisal of income producing properties.

For 2007, our office has put an increased emphasis on the re-inspection of residential, improved parcels. Several teams of appraisers have worked market areas in order to complete the inspections on time for the next valuation cycle. Pick-up work has also been addresses in the areas receiving re-inspection.

### **Review of Assessment Sales Ratio Studies before Assessment Actions**

Ratio studies are preformed during the year to determine the quality of assessment in market areas and to prepare for valuation. While we run our own in-house ratio studies, we work from the preliminary statistics issued by the Department of Property Assessment and Taxation.

### **Approaches to Value**

Residential values are determined by using the cost approach with market transactions used to set our annual depreciation. We are fortunate to have a wealth of sales to assist us in calling accurate values. All Marshall & Swift costing information is updated annually whether in paper or electronic format. Data for the income approach is collected from national real estate publications and the local real estate market.

Sarpy County has 100% zoning and participates in the special valuation or greenbelt program. Close scrutiny of land zoning and use takes place on an annual basis.

**Reconciliation of Final Value and Documentation**

Two of the three accepted approaches to value are used in all valuations in Sarpy County. An active real estate market, up-to-date construction cost information, national real estate publications and good communication with property owners has helped us to use the three approaches to value effectively.

**Review Assessment Sales Ratio Studies after Assessment Actions**

Staff appraisers review their own statistics before and after assessment actions. The statistics are discussed between the appraiser and deputy assessor to determine possible actions to be taken by the appraiser. Statistical studies of all classes of property and all market areas are an annual event.

**Notices and Public Relations**

Change of valuation notices are mailed to property owners in Sarpy County at the end of May in order that everyone who has had a value change will be notified by June 1<sup>st</sup>. Many notices contain supplemental information, such as reminding rural property owners to report their improvements to the assessor’s office and requesting specific operating information from income-producing property owners. Notices with valuation and protest information are filed with a newspaper of general circulation along with bulletins on the Sarpy County website.

Considerable effort is made to reach property owners throughout the year with information about property valuation and taxation. The county website with its many links is easily the best resource to educate the public. The assessor encourages property owners to view the website often and to e-mail the assessor with questions or comments. E-mail traffic between the assessor and property owners increases every year. The information provided on the DPAT website has been a helpful source for property owners who desire to study the assessment process.

**Level of Value, Quality, and Uniformity for Assessment Year 2005**

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Commercial	97.68	13.05	103.10
Agricultural (recap)	80.00	23.11	102.63
Residential	97.17	11.25	98.34

**Assessment Actions Planned for Assessment Year 2007**

**Residential** – Residential property is by far the largest part of our tax base. Adding newly constructed houses to the assessment rolls remains our highest priority with miscellaneous construction permits coming in second. The appraisal staff is making a concentrated effort to update all residential property record characteristics by working as teams to increase the number of records that can be properly reviewed each year. We intend to continue the team concept of updating complete market areas as it has proved to be a productive and efficient method for reaching our record updating goals. We do not anticipate increasing the appraisal staff this year, but will be bringing an existing administrative/clerical staff member into a closer working relationship with the

appraisers. This person will be involved mainly in sales research and sales data verification. Support will continue in the area of digital drawings.

We will not manually update the residential property records for 2007, but will rely on the information stored in our computer system. This should facilitate increasing the speed of the process of converting pencil drawings to digital drawings performed by the clerical staff.

**Commercial/Industrial** – An emphasis will be placed on the reappraisal of multi-residential parcels. An income and expense questionnaire was mailed to select property owners in preparation for the reappraisal. This information will be combined with sales data, cost data, and information gathered from real estate market publications. We anticipate an active protest period for this class of property in 2007.

**Agricultural** – All parcels receiving the Agricultural/Horticultural Special Valuation will be asked to complete a questionnaire reporting the use of the land enrolled in the program. We will closely examine the use of the land in determining eligibility for special valuation. Our intent is to be in compliance with the new agricultural special valuation statutes. Working with the DPAT will help to ensure successful scrutiny of the parcels in the greenbelt program.

**General** – Each year our office looks to improve the transfer of sales data between our office and the DPAT. We continue to have assorted problems with this process, but are diligent in working with the Department to improve. The statistics that are derived from the sales data are an important measure of our quality of assessment and need to be as accurate as possible.

The Sarpy County Board of equalization has granted some permissive exemptions and Agricultural Special Valuation that the assessor believes is contrary to the law. The assessor has secured outside legal counsel to pursue these matters with the TERC.

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

**Residential** - The base housing for the Air Force Base in Bellevue has been privatized. Construction should begin on new dwellings which require listing and record keeping. We will continue to use the cost approach to value as these are income producing properties.

Further integration of clerical staff members into the appraisal side of the house should progress as the workload changes with changing record keeping technology. We hope to have researched the use of tablet computers in the field that will transfer information directly into our CAMA system. Budgeting for the new technology will be a challenge as the Sarpy County Board has been historically difficult in these matters.

This should be one of our better years for reappraisal work as we anticipate stability in our appraisal staff and new methods of data collecting (team concept) become refined.

**Commercial/Industrial** – Our first hotels should be built and present an appraisal challenge for our staff appraisers. We intend to have some formal assessment training in hotel valuation by this time.

We are getting many more valuations appealed to the TERC as we endeavor to keep commercial assessed values close to the market. We have been very successful in working with commercial property owners and managers. Tax representatives are much more difficult to work with as they approach the appraisal problem in different and creative ways. Many out-of-state companies are representing taxpayers on protests and appeals and we tend to be assigned different junior attorneys each year. The commercial appraisal staff does well in working with all parties involved and increase in knowledge and expertise each year.

**Agricultural** – We are hopeful that our Agricultural Special Valuation Program has been cleaned up in 2007 and that we have a sound policy and procedure to handle all greenbelt situations as they occur. We will continue to emphasize the need for rural property owners to report their construction activities and will be active in spot-checking same. The Geographic Information System should be increasingly helpful with agricultural valuation concerns as we add new overlays for soils types.

**General** – The statistical measurements of the quality of assessment will continue to drive our decision making on which areas of the county need to be re-inspected. However, each year we will update our residential values as the sales direct. It is possible that we will be moving into newly-constructed office space this year. We are hopeful that this will not interfere with our work.

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

**Residential** – Economists say that Sarpy County should still be the fastest growing Nebraska County in 2009. The population, parcel count, and total valuation will certainly require the addition of a Field Deputy Assessor to direct the work of the appraisers. Our paper property records will be sent to the archives and we will operate with the electronic record. Equalization will be paramount in our valuation process as we continue to concentrate on re-inspections.

**Commercial/Industrial** – Our commercial tax base will be of great concern as a couple of major shopping centers will be opening. Regional Shopping Centers and Hotels will require some formal education for our appraisers. TERC appeals will continue to increase as our commercial tax base grows.

**Agricultural** – This will be the last year for greenbelt recapture. All agricultural land will be properly enrolled in greenbelt and the law will be strictly enforced. A recalculation of all acres by soil types will be performed with the help of the FSA and our GIS system.

**General** – My intention is to put a big emphasis on keeping the property records up-to-date. The physical characteristics are paramount. Field data collection will likely be on tablet computers with a greater emphasis on using our sophisticated GIS overlays. We hope to have the electronic transfer of data between Sarpy and DPAT running very smoothly. We hope to have a much improved CAMA in place with the help of DPAT.

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

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

### **Agricultural Land**

Not Applicable

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

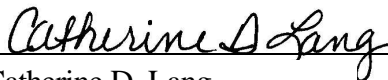
It is my opinion that the level of value of the special valuation of the class of agricultural land in Sarpy County is 74% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Sarpy County is in compliance with generally accepted mass appraisal practices.

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

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

Dated this 9th day of April, 2007.



  
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Catherine D. Lang  
Property Tax Administrator



**Section I: Agricultural Land Correlation:**

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

## **II. Special Value Correlation**

The measurement methodology was developed by the Department utilizing information from counties where only agricultural influence was recognized. I have reviewed the rents and rent to value ratios used to develop the preliminary measurements of Sarpy County with the assessor. The county accepted the results and offered no additional information to dispute the preliminary measurement process.

Based upon a review of the final statistics, the county adjusted all three subclasses of unimproved agricultural land, which moved all three subclasses of unimproved agricultural land to within the acceptable range.

COUNTY REPORT OF THE 2007 SPECIAL VALUATION PROCESS

SARPY

2006 ABSTRACT DATA		2007 ABSTRACT DATA		Rates Used	
MAJOR AGLAND USE	2006 % of ALL CLASSIFIED AGLAND	2006 ABSTRACT ACRES	2007 % of ALL CLASSIFIED AGLAND	2007 ABSTRACT ACRES	ESTIMATED CORRELATED RATE (for each major land use)
Irrigated	6.01%	5,745	6.54%	5,720	IRRIGATED RATE 7.50%
Dryland	76.33%	72,983	80.45%	70,377	DRYLAND RATE 5.40%
Grassland	5.25%	5,022	5.00%	4,376	GRASS RATE 3.80%
* Waste	5.37%	5,133	4.73%	4,138	
* Other	4.66%	4,457	3.28%	2,872	
All Agland	97.62%	93,339	100.00%	87,484	
Non-Agland	2.38%	2,278			

PRELIMINARY LEVEL OF VALUE BASED ON THE 2006 ABSTRACT

Estimated Rent	2006 Assessed Value	USE	Estimated Value	Average Rent per Acre	Preliminary Indicated Level of Value
926,722	8,344,379	IRRIGATED	12,356,290	161.30	67.53%
7,360,891	91,378,055	DRYLAND	136,312,802	100.86	67.04%
158,280	2,921,063	GRASSLAND	4,165,265	31.52	70.13%
8,445,893	102,643,497	All IRR-DRY-GRASS	152,834,358	100.85	67.16%

ESTIMATED LEVEL OF VALUE BASED ON THE 2007 ABSTRACT

Estimated Rent	2007 Assessed Value	USE	Estimated Value	Average Rent per Acre	2007 Indicated Level of Value
922,689	9,176,830	IRRIGATED	12,302,524	161.30	74.59%
7,098,105	97,206,390	DRYLAND	131,446,387	100.86	73.95%
137,916	2,678,959	GRASSLAND	3,629,366	31.52	73.81%
8,158,710	109,062,179	All IRR-DRY-GRASS	147,378,277	100.85	74.00%

CHANGES BY AVERAGE VALUE PER ACRE FOR EACH MAJOR USE

Average Value Per Acre of IRRIGATED Agricultural Land - Special Valuation	
2006	@ \$ 1,452.36
2007	@ \$ 1,604.23
PERCENT CHANGE	= 10.46%

Average Value Per Acre of DRY Agricultural Land - Special Valuation	
2006	@ \$ 1,252.05
2007	@ \$ 1,381.22
PERCENT CHANGE	= 10.32%

Average Value Per Acre of GRASS Agricultural Land - Special Valuation	
2006	@ \$ 581.66
2007	@ \$ 612.22
PERCENT CHANGE	= 5.25%

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

COUNTY REPORT OF THE 2007 SPECIAL VALUATION PROCESS

**SARPY**

2006 ABSTRACT DATA

2007 ABSTRACT DATA

Rates Used

MAJOR AGLAND USE	2006 % of ALL CLASSIFIED AGLAND	2006 ABSTRACT ACRES	2007 % of ALL CLASSIFIED AGLAND	2007 ABSTRACT ACRES	ESTIMATED CORRELATED RATE (for each major land use)
Irrigated	6.01%	5,745			<b>IRRIGATED RATE</b> <b>7.50%</b>
Dryland	76.33%	72,983			
Grassland	5.25%	5,022			<b>DRYLAND RATE</b> <b>5.40%</b>
* Waste	5.37%	5,133			
* Other	4.66%	4,457			<b>GRASS RATE</b> <b>3.80%</b>
All Agland	97.62%	93,339			
Non-Agland	2.38%	2,278			

PRELIMINARY LEVEL OF VALUE BASED ON THE 2006 ABSTRACT

Estimated Rent	2006 Assessed Value	USE	Estimated Value	Average Rent per Acre	Preliminary Indicated Level of Value
926,722	8,344,379	IRRIGATED	12,356,290	161.30	67.53%
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158,280	2,921,063	GRASSLAND	4,165,265	31.52	70.13%
8,445,893	102,643,497	All IRR-DRY-GRASS	152,834,358	100.85	67.16%

ESTIMATED LEVEL OF VALUE BASED ON THE 2007 ABSTRACT

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

CHANGES BY AVERAGE VALUE PER ACRE FOR EACH MAJOR USE

Average Value Per Acre of IRRIGATED Agricultural Land - Special Valuation		
2006	@ \$	1,452.36
2007	@	
PERCENT CHANGE	=	12.81%

Average Value Per Acre of DRY Agricultural Land - Special Valuation		
2006	@ \$	1,252.05
2007	@	
PERCENT CHANGE	=	8.50%

Average Value Per Acre of GRASS Agricultural Land - Special Valuation		
2006	@ \$	581.66
2007	@	
PERCENT CHANGE	=	4.48%

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

### **Section III: Recapture Value Correlation:**

The statistics support the action taken by the assessor for this assessment year. The qualified Agricultural Unimproved report containing 36 sales with a Median of 72 percent is within the acceptable range for the level of value. Both the coefficient of dispersion and the price related deferential are within the targeted range. This is a realistic portrayal of how the recapture (market) values are keeping up with the market values for the class as a whole and represents the actions taken by the assessor towards better equalization and assessment uniformity. The county continues to work towards the improvement of the assessment of the agricultural land in the county by using acceptable assessment practices.

Keeping in mind the progressive nature of the assessment actions for Sarpy County and also this type of land is being purchased at a fast rate and then being developed for other than agricultural land would make tracking the values difficult at best.

Refer to the following statistical analysis:

**PA&T 2007 Recapture Value Statistics**

Base Stat

Query: 5820

Type: Qualified

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

NUMBER of Sales:	36	<b>MEDIAN:</b>	<b>72</b>	COV:	20.74	95% Median C.I.:	65.53 to 77.96	(!: Derived)
(AgLand) TOTAL Sales Price:	39,107,516	WGT. MEAN:	71	STD:	15.01	95% Wgt. Mean C.I.:	64.58 to 77.62	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	39,107,516	MEAN:	72	AVG.ABS.DEV:	10.81	95% Mean C.I.:	67.45 to 77.25	
(AgLand) TOTAL Assessed Value:	27,805,445							
AVG. Adj. Sales Price:	1,086,319	COD:	14.98	MAX Sales Ratio:	120.11			
AVG. Assessed Value:	772,373	PRD:	101.76	MIN Sales Ratio:	45.46			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	5	75.19	72.17	74.07	9.72	97.44	52.69	81.47	N/A	363,506	269,251
01/01/04 TO 03/31/04	2	71.55	71.55	72.14	1.02	99.19	70.82	72.28	N/A	1,254,269	904,802
04/01/04 TO 06/30/04	1	82.24	82.24	82.24			82.24	82.24	N/A	1,483,872	1,220,400
07/01/04 TO 09/30/04	3	73.78	72.56	71.37	7.44	101.67	63.72	80.19	N/A	370,773	264,621
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	7	77.88	75.97	75.36	7.65	100.81	65.53	90.64	65.53 to 90.64	1,321,269	995,656
04/01/05 TO 06/30/05	5	81.53	76.35	62.86	20.69	121.46	45.46	106.80	N/A	1,065,830	669,996
07/01/05 TO 09/30/05	2	64.52	64.52	70.32	19.40	91.74	52.00	77.03	N/A	327,750	230,490
10/01/05 TO 12/31/05	2	53.17	53.17	56.82	8.18	93.57	48.82	57.52	N/A	1,162,702	660,679
01/01/06 TO 03/31/06	7	72.00	75.86	76.80	18.28	98.77	57.88	120.11	57.88 to 120.11	1,545,171	1,186,727
04/01/06 TO 06/30/06	2	60.44	60.44	58.43	12.70	103.43	52.76	68.11	N/A	1,905,055	1,113,156
____Study Years____											
07/01/03 TO 06/30/04	8	73.74	73.27	75.32	8.63	97.28	52.69	82.24	52.69 to 82.24	726,242	547,032
07/01/04 TO 06/30/05	15	77.88	75.41	70.83	12.86	106.47	45.46	106.80	65.53 to 81.53	1,046,023	740,895
07/01/05 TO 06/30/06	13	63.90	68.25	69.95	19.51	97.57	48.82	120.11	52.76 to 77.03	1,354,401	947,365
____Calendar Yrs____											
01/01/04 TO 12/31/04	6	73.03	73.84	74.91	6.71	98.57	63.72	82.24	63.72 to 82.24	850,788	637,311
01/01/05 TO 12/31/05	16	73.69	71.81	68.92	17.31	104.19	45.46	106.80	57.52 to 81.53	1,097,433	756,369
____ALL____											
	36	72.14	72.35	71.10	14.98	101.76	45.46	120.11	65.53 to 77.96	1,086,319	772,373

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2955	2	67.86	67.86	66.31	6.10	102.34	63.72	72.00	N/A	320,330	212,400
2957	12	73.03	69.60	67.13	14.24	103.69	45.46	90.64	57.52 to 79.20	2,140,899	1,437,107
2959	2	94.11	94.11	93.86	27.63	100.26	68.11	120.11	N/A	1,395,110	1,309,518
2975	6	75.76	80.06	85.23	12.21	93.93	70.20	106.80	70.20 to 106.80	450,186	383,681
2977	9	70.82	69.32	70.76	12.42	97.97	52.69	81.53	57.88 to 80.19	591,014	418,182
3253	5	77.03	68.26	73.80	16.26	92.49	48.82	85.48	N/A	393,118	290,117
____ALL____											
	36	72.14	72.35	71.10	14.98	101.76	45.46	120.11	65.53 to 77.96	1,086,319	772,373

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	36	72.14	72.35	71.10	14.98	101.76	45.46	120.11	65.53 to 77.96	1,086,319	772,373
____ALL____											
	36	72.14	72.35	71.10	14.98	101.76	45.46	120.11	65.53 to 77.96	1,086,319	772,373

**PA&T 2007 Recapture Value Statistics**

Base Stat

Query: 5820

Type: Qualified

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

NUMBER of Sales:	36	<b>MEDIAN:</b>	<b>72</b>	COV:	20.74	95% Median C.I.:	65.53 to 77.96	(!: Derived)
(AgLand) TOTAL Sales Price:	39,107,516	WGT. MEAN:	71	STD:	15.01	95% Wgt. Mean C.I.:	64.58 to 77.62	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	39,107,516	MEAN:	72	AVG.ABS.DEV:	10.81	95% Mean C.I.:	67.45 to 77.25	
(AgLand) TOTAL Assessed Value:	27,805,445							
AVG. Adj. Sales Price:	1,086,319	COD:	14.98	MAX Sales Ratio:	120.11			
AVG. Assessed Value:	772,373	PRD:	101.76	MIN Sales Ratio:	45.46			

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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
2	36	72.14	72.35	71.10	14.98	101.76	45.46	120.11	65.53 to 77.96	1,086,319	772,373
ALL											
	36	72.14	72.35	71.10	14.98	101.76	45.46	120.11	65.53 to 77.96	1,086,319	772,373

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0032											
28-0001											
28-0017											
77-0001											
77-0027	2	94.11	94.11	93.86	27.63	100.26	68.11	120.11	N/A	1,395,110	1,309,518
77-0037	22	72.14	70.25	68.19	14.09	103.01	45.46	106.80	61.65 to 79.19	1,299,973	886,512
77-0046	12	74.45	72.58	73.64	12.70	98.57	48.82	90.64	65.53 to 81.47	643,156	473,595
78-0001											
NonValid School											
ALL											
	36	72.14	72.35	71.10	14.98	101.76	45.46	120.11	65.53 to 77.96	1,086,319	772,373

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	57.88	57.88	57.88			57.88	57.88	N/A	315,000	182,333
10.01 TO 30.00	6	67.13	63.48	64.65	12.77	98.18	48.82	73.78	48.82 to 73.78	258,976	167,434
30.01 TO 50.00	5	68.11	69.84	71.12	14.17	98.19	52.69	85.48	N/A	659,434	469,015
50.01 TO 100.00	13	77.03	76.12	69.62	20.30	109.33	45.46	120.11	57.52 to 90.64	1,366,642	951,488
100.01 TO 180.00	11	76.28	75.20	73.59	5.79	102.18	61.65	82.24	70.20 to 81.47	1,470,466	1,082,188
ALL											
	36	72.14	72.35	71.10	14.98	101.76	45.46	120.11	65.53 to 77.96	1,086,319	772,373

**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	20	73.03	71.99	68.18	16.44	105.60	45.46	106.80	63.72 to 81.47	1,159,111	790,231
DRY-N/A	15	72.00	73.49	76.48	12.86	96.09	48.82	120.11	70.20 to 77.88	976,407	746,767
IRRGTD-N/A	1	62.49	62.49	62.49			62.49	62.49	N/A	1,279,180	799,308
ALL											
	36	72.14	72.35	71.10	14.98	101.76	45.46	120.11	65.53 to 77.96	1,086,319	772,373

**PA&T 2007 Recapture Value Statistics**

Base Stat

Query: 5820

Type: Qualified

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

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(AgLand) TOTAL Sales Price:	39,107,516	WGT. MEAN:	71	STD:	15.01	95% Wgt. Mean C.I.:	64.58 to 77.62	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	39,107,516	MEAN:	72	AVG.ABS.DEV:	10.81	95% Mean C.I.:	67.45 to 77.25	
(AgLand) TOTAL Assessed Value:	27,805,445							
AVG. Adj. Sales Price:	1,086,319	COD:	14.98	MAX Sales Ratio:	120.11			
AVG. Assessed Value:	772,373	PRD:	101.76	MIN Sales Ratio:	45.46			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	30	72.08	70.87	69.26	14.85	102.32	45.46	106.80	63.90 to 79.19	1,160,161	803,538
DRY-N/A	5	75.19	83.22	95.92	14.70	86.76	70.82	120.11	N/A	604,697	579,996
IRRGTD	1	62.49	62.49	62.49			62.49	62.49	N/A	1,279,180	799,308
ALL	36	72.14	72.35	71.10	14.98	101.76	45.46	120.11	65.53 to 77.96	1,086,319	772,373

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	33	72.28	72.61	71.36	15.72	101.76	45.46	120.11	65.53 to 79.19	1,127,434	804,491
DRY-N/A	2	73.01	73.01	73.50	2.99	99.32	70.82	75.19	N/A	311,493	228,960
IRRGTD	1	62.49	62.49	62.49			62.49	62.49	N/A	1,279,180	799,308
ALL	36	72.14	72.35	71.10	14.98	101.76	45.46	120.11	65.53 to 77.96	1,086,319	772,373

**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 \$											
60000 TO 99999	1	70.36	70.36	70.36			70.36	70.36	N/A	81,000	56,995
150000 TO 249999	6	61.76	62.98	62.89	19.12	100.13	48.82	81.53	48.82 to 81.53	200,616	126,174
250000 TO 499999	9	75.19	73.86	73.41	8.14	100.63	57.88	85.48	63.72 to 80.19	363,830	267,070
500000 +	20	74.28	74.58	71.17	16.95	104.80	45.46	120.11	63.90 to 79.20	1,727,417	1,229,388
ALL	36	72.14	72.35	71.10	14.98	101.76	45.46	120.11	65.53 to 77.96	1,086,319	772,373

**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 \$											
30000 TO 59999	1	70.36	70.36	70.36			70.36	70.36	N/A	81,000	56,995
60000 TO 99999	2	50.41	50.41	50.36	3.15	100.10	48.82	52.00	N/A	181,500	91,400
100000 TO 149999	3	72.00	68.74	67.29	13.35	102.15	52.69	81.53	N/A	199,921	134,534
150000 TO 249999	4	75.23	72.13	71.61	10.34	100.72	57.88	80.19	N/A	274,984	196,929
250000 TO 499999	9	73.78	73.63	73.14	7.45	100.67	63.72	85.48	63.90 to 81.47	445,264	325,666
500000 +	17	76.28	75.06	71.13	17.60	105.53	45.46	120.11	61.65 to 82.24	1,938,613	1,379,019
ALL	36	72.14	72.35	71.10	14.98	101.76	45.46	120.11	65.53 to 77.96	1,086,319	772,373

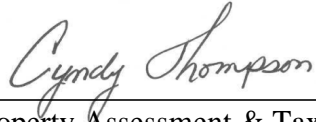


## Certification

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 Sarpy County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9720.

Dated this 9th day of April, 2007.

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Property Assessment & Taxation