

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

81 Sheridan

Residential Real Property - Current

Number of Sales		123	COD	30.30
Total Sales Price	\$	5028113	PRD	117.50
Total Adj. Sales Price	\$	5013413	COV	41.14
Total Assessed Value	\$	4722023	STD	45.53
Avg. Adj. Sales Price	\$	40759.46	Avg. Abs. Dev.	30.01
Avg. Assessed Value	\$	38390.43	Min	42.54
Median		99.03	Max	327.20
Wgt. Mean		94.19	95% Median C.I.	95.96 to 101.54
Mean		110.67	95% Wgt. Mean C.I.	89.07 to 99.31
			95% Mean C.I.	102.62 to 118.72
% of Value of the Class of all Real Property Value in the County				17.36
% of Records Sold in the Study Period				5.17
% of Value Sold in the Study Period				6.36
Average Assessed Value of the Base				31,224

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	123	99.03	30.30	117.50
2006	152	99.16	28.66	125.99
2005	154	96.85	29.68	116.65
2004	159	94.38	30.69	114.49
2003	158	92	39.85	123.19
2002	163	97	44.01	124.83
2001	179	98	47.55	130.96

2007 Commission Summary

81 Sheridan

Commercial Real Property - Current

Number of Sales		29	COD	34.18
Total Sales Price	\$	1460800	PRD	123.58
Total Adj. Sales Price	\$	1425375	COV	39.24
Total Assessed Value	\$	1432960	STD	48.75
Avg. Adj. Sales Price	\$	49150.86	Avg. Abs. Dev.	38.32
Avg. Assessed Value	\$	49412.41	Min	55.89
Median		112.09	Max	244.34
Wgt. Mean		100.53	95% Median C.I.	88.75 to 141.83
Mean		124.24	95% Wgt. Mean C.I.	83.67 to 117.40
			95% Mean C.I.	105.70 to 142.78
% of Value of the Class of all Real Property Value in the County				5.25
% of Records Sold in the Study Period				6.36
% of Value Sold in the Study Period				6.38
Average Assessed Value of the Base				49,263

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	29	112.09	34.18	123.58
2006	27	96.80	41.03	120.65
2005	20	99.85	34.15	115.91
2004	23	96.37	33.59	97.36
2003	27	90	43.14	95.61
2002	31	95	34.07	106.82
2001	30	98	18.92	103.14

2007 Commission Summary

81 Sheridan

Agricultural Land - Current

Number of Sales	42	COD	28.32
Total Sales Price	\$ 7914485	PRD	117.18
Total Adj. Sales Price	\$ 7790208	COV	40.21
Total Assessed Value	\$ 5017233	STD	30.35
Avg. Adj. Sales Price	\$ 185481.14	Avg. Abs. Dev.	20.93
Avg. Assessed Value	\$ 119457.93	Min	15.16
Median	73.90	Max	175.40
Wgt. Mean	64.40	95% Median C.I.	64.38 to 81.40
Mean	75.47	95% Wgt. Mean C.I.	52.60 to 76.21
		95% Mean C.I.	66.29 to 84.65
% of Value of the Class of all Real Property Value in the County			78.11
% of Records Sold in the Study Period			0.79
% of Value Sold in the Study Period			0.04
Average Assessed Value of the Base			63,112

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	42	73.90	28.32	117.18
2006	34	75.96	20.30	100.67
2005	34	74.24	20.10	96.66
2004	44	77.39	20.90	107.62
2003	52	75	19.54	101.85
2002	64	77	21.88	111.28
2001	52	75	19.11	104.57

2007 Opinions of the Property Tax Administrator for Sheridan County

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

Residential Real Property

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

Commercial Real Property

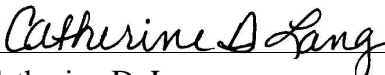
It is my opinion that the level of value of the class of commercial real property in Sheridan County is 112% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Sheridan County is not in compliance with generally accepted mass appraisal practices. In order to move the level of value of Assessor Location of Gordon with-in the acceptable range, I have recommended an adjustment of -17.08%.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Sheridan County is 74% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Sheridan County is not in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Sheridan County**

Residential Real Property

I. Correlation

RESIDENTIAL: The following tables and narrative comments will show that: only the median and the weighted mean are within acceptable range. The mean is more than ten points above the upper limit of acceptable range, and outlying sales are not skewing the mean. For purposes of direct equalization, the median will be used to represent the overall level of value for the residential property class, since it receives moderate support from the Trended Preliminary Ratio and falls within the range of the 95% Median Confidence Interval of 95.96 to 101.54.

Regarding quality of assessment and uniformity, neither the coefficient of dispersion nor the price-related differential is within range. The removal of extreme outliers would fail to bring either qualitative measure within range.

**2007 Correlation Section
for Sheridan County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	183	123	67.21
2006	222	152	68.47
2005	217	154	70.97
2004	235	159	67.66
2003	230	158	68.7
2002	218	164	75.23
2001	236	179	75.85

RESIDENTIAL: Analysis of the percentage of sales used shows that the current figure is less than any historical year. However, it must be remembered that the new assessor took office in January of 2007 and the previous assessor solely determined the qualification of all sales.

2007 Correlation Section for Sheridan County

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Sheridan County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	98.05	3.09	101.08	99.03
2006	99.19	-0.25	98.94	99.16
2005	97.59	-3.26	94.41	96.85
2004	90.59	12.03	101.49	94.38
2003	92	0.74	92.68	92
2002	90	7.26	96.53	97
2001	96	-0.29	95.72	98

RESIDENTIAL: Comparison of the Trended Preliminary Ratio with the R&O Median shows slightly more than a two-point difference between the two figures (2.05) and thus moderate confirmation (since the Trended Preliminary Ratio is slightly above the upper limit of acceptable range).

**2007 Correlation Section
for Sheridan County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Sheridan County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
7.28	2007	3.09
-1.05	2006	-0.25
-4.21	2005	-3.26
5.32	2004	12.03
1.23	2003	0.74
4.92	2002	7.26
0.43	2001	-0.29

RESIDENTIAL: Analysis of the percent change to the sales file compared to the percent change to the residential base reveals slightly more than four points difference (4.19), and this is not statistically significant.

2007 Correlation Section for Sheridan County

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

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

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

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

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

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

**2007 Correlation Section
for Sheridan County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	99.03	94.19	110.67

RESIDENTIAL: Examination of the three measures of central tendency indicates that only the median and the weighted mean are within acceptable range. The mean is more than ten points above the upper limit of compliance, and outlying sales are not skewing the mean.

**2007 Correlation Section
for Sheridan County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	30.30	117.50
Difference	15.3	14.5

RESIDENTIAL: Even a cursory glance at the qualitative statistics reveals that neither the coefficient of dispersion nor the price-related differential is within compliance. The removal of extreme outliers would fail to bring either qualitative measure within compliance.

**2007 Correlation Section
for Sheridan County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	130	123	-7
Median	98.05	99.03	0.98
Wgt. Mean	85.04	94.19	9.15
Mean	106.33	110.67	4.34
COD	31.64	30.30	-1.34
PRD	125.03	117.50	-7.53
Min Sales Ratio	20.98	42.54	21.56
Max Sales Ratio	315.88	327.20	11.32

RESIDENTIAL: The difference between the Preliminary and the R&O statistics is seven sales. These were found to have significant additions and/or remodeling—and the 2007 assessment for these changes would distort the A/S ratio. Assessment actions for the current assessment year included increasing residential improvements in Rushville by 5% and also increasing all rural residential and ag residential improvements by 12%. Table VII appears to reflect these changes.

**2007 Correlation Section
for Sheridan County**

Commerical Real Property

I. Correlation

COMMERCIAL: The narrative that accompanies the tables below will show that: of the three measures of central tendency, none is within compliance for level of value. The median is at 112% and receives further confirmation from the Trended Preliminary Ratio. The hypothetical removal of the extreme outlying sales would fail to bring the median and the other two measures of central tendency within acceptable range.

Regarding the quality of assessment, as Table VI will show, both the coefficient of dispersion and the price-related differential are quite outside of compliance (at 34.18 and 123.58, respectively). The hypothetical removal of the extreme outliers would only slightly mitigate both figures, but would still not move them within compliance.

Further analysis of the statistical profile indicates that of the 29 qualified sales, 21 fall under the "Assessor Location" Gordon. These indicate a median of 115.77, a mean of 124.45, a weighted mean of 102.85, a COD of 33.60 and a PRD of 121.00. In answer to question 10 in the commercial section of the 2007 Assessor Survey that asks "Is 'Assessor Location' a usable valuation identity?" the assessor responded, "Yes, because it depicts the particular sales in the designated towns/rural area within the County." The 21 sales have a total assessed value of \$1,105,851.00 (sum of the total assessed value found in the sales file), and this constitutes approximately 5% of commercial value in Sheridan County ($\$1,105,851 / \$21,821,474$ this latter figure is the total value for commercial minus growth, and was taken from the 2007 County Abstract of Assessment for Real Property, Form 45).

All of the 21 sales in the file have been reviewed with the assessor and confirmed by the 2007 AVU for correct data. Because of the non-compliant median level of value, a non-binding recommendation will be made to decrease land and improvements by 17.076% within the "Assessor Location" Gordon.

**2007 Correlation Section
for Sheridan County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	54	29	53.7
2006	54	27	50
2005	40	20	50
2004	43	23	53.49
2003	52	27	51.92
2002	61	31	50.82
2001	57	30	52.63

COMMERCIAL: Analysis of this table reveals that the percentage of sales used in 2007 is historically the highest, but is still slightly more than fifty percent of all commercial sales occurring during the timeframe of the sales study.

**2007 Correlation Section
for Sheridan County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Sheridan County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	111.12	-0.1	111.01	112.09
2006	100.72	1.7	102.43	96.80
2005	98.22	6.2	104.31	99.85
2004	76.25	0.74	76.82	96.37
2003	90	0.6	90.54	90
2002	94	2.1	95.97	95
2001	100	1.5	101.5	98

COMMERCIAL: Comparison of the Trended Preliminary Ratio with the R&O Median reveals only slightly more than one point difference between the two figures (1.08). Thus, the two figures provide strong support for each other.

**2007 Correlation Section
for Sheridan County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Sheridan County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
1.34	2007	-0.1
0.32	2006	1.7
25.86	2005	6.2
62.87	2004	0.74
15.38	2003	0.6
5.52	2002	2.1
3.75	2001	1.5

COMMERCIAL: There is no statistically significant difference between the percent change in the sales file compared to the percent change in assessed value (excluding growth). Other than the completion of pickup work, assessment actions taken to address the commercial property class for the current year included a review of occupancy code 406 in Gordon, and the improvements were then lowered by 25%.

2007 Correlation Section for Sheridan County

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

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

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

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

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

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

**2007 Correlation Section
for Sheridan County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	112.09	100.53	124.24

COMMERCIAL: Analysis of the three measures of central tendency shows that none of these are within acceptable range. The hypothetical removal of the extreme outlying sales would fail to bring any of these within acceptable range.

**2007 Correlation Section
for Sheridan County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	34.18	123.58
Difference	14.18	20.58

COMMERCIAL: Regarding the quality of assessment, Table VI indicates that both the coefficient of dispersion and the price-related differential are quite outside of their respective acceptable range. The hypothetical removal of the extreme outliers would only slightly mitigate both figures, but would still not move them within acceptable range.

**2007 Correlation Section
for Sheridan County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	32	29	-3
Median	111.12	112.09	0.97
Wgt. Mean	100.89	100.53	-0.36
Mean	122.80	124.24	1.44
COD	34.49	34.18	-0.31
PRD	121.71	123.58	1.87
Min Sales Ratio	50.68	55.89	5.21
Max Sales Ratio	244.34	244.34	0

COMMERCIAL: The difference of the number of sales occurring between the Preliminary and the R&O statistics is due to the sales being substantially changed, and thus eliminated from the sales study. For assessment year 2007, pickup work was completed, and a review of commercial sales indicated that occupancy code 406 in Gordon should have the improvements lowered by 25%.

**2007 Correlation Section
for Sheridan County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The following tables and accompanying narrative will show the following: only the rounded median and mean are within acceptable range. The aggregate is almost five points below the lower limit of acceptable range (4.60), and the hypothetical removal of extreme outliers would not bring this measurement within compliance. The median receives very strong support from the Trended Preliminary Ratio since there is a mere fractional difference between the two figures (0.23 of a point). Therefore, the median will be used to represent the level of value for agricultural land in Sheridan County.

Regarding quality of assessment and uniformity, neither qualitative statistical measure is within compliance, and the hypothetical removal of the two extreme outlying sales would not significantly improve either figure.

**2007 Correlation Section
for Sheridan County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	90	42	46.67
2006	113	34	30.09
2005	125	34	27.2
2004	127	44	34.65
2003	137	52	37.96
2002	122	64	52.46
2001	115	52	45.22

AGRICULTURAL UNIMPROVED: Although the percentage of sales deemed qualified by the previous assessor is higher than the previous four assessment years, it still falls below 50% of all agricultural land sales occurring during the study period.

2007 Correlation Section for Sheridan County

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Sheridan County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	73.65	0.02	73.67	73.90
2006	75.96	0.1	76.03	75.96
2005	71.57	-1.74	70.33	74.24
2004	63.12	23.06	77.68	77.39
2003	72	5.11	75.68	75
2002	71	12.14	79.62	77
2001	72	11.03	79.94	75

AGRICULTURAL UNIMPROVED: Comparison of the Trended Preliminary Ratio with the R&O Median reveals a mere fractional difference between the two figures (0.23 of a point). This demonstrates very strong correlation between the two figures, and is explainable by the fact that no assessment actions were taken to address agricultural land for the current assessment year.

**2007 Correlation Section
for Sheridan County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Sheridan County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0.25	2007	0.02
0	2006	0.1
6.19	2005	-1.74
31.51	2004	23.06
5.63	2003	5.11
15.02	2002	12.14
37.19	2001	11.03

AGRICULTURAL UNIMPROVED: There is no statistically significant difference between the percent change in the sales file versus the percent change in assessed value (excluding growth), due to the fact that no assessment actions were taken to address agricultural land for the current assessment year.

2007 Correlation Section for Sheridan County

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

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

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

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

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

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

**2007 Correlation Section
for Sheridan County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	73.90	64.40	75.47

AGRICULTURAL UNIMPROVED: Of the three statistical measures of central tendency, only the rounded median and mean are within acceptable range. The aggregate is almost five points below the lower limit of acceptable range (4.60), and the hypothetical removal of extreme outliers would not bring this measurement within compliance.

**2007 Correlation Section
for Sheridan County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	28.32	117.18
Difference	8.32	14.18

AGRICULTURAL UNIMPROVED: Neither qualitative statistical measure is within compliance and the hypothetical removal of the two extreme outlying sales would not significantly improve either figure.

**2007 Correlation Section
for Sheridan County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	41	42	1
Median	73.65	73.90	0.25
Wgt. Mean	66.17	64.40	-1.77
Mean	73.69	75.47	1.78
COD	24.84	28.32	3.48
PRD	111.36	117.18	5.82
Min Sales Ratio	14.98	15.16	0.18
Max Sales Ratio	152.24	175.40	23.16

AGRICULTURAL UNIMPROVED: As indicated in Table VII, the difference in the number of sales between the Preliminary and the R&O statistics is due to the usability recoding of one sale. The Assessor reviewed the sales as well as the statistical profile and determined that no changes needed to be made for assessment year 2007.

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	29	MEDIAN:	97	COV:	40.37	95% Median C.I.:	79.00 to 121.42
TOTAL Sales Price:	1,460,800	WGT. MEAN:	87	STD:	43.94	95% Wgt. Mean C.I.:	72.87 to 101.70
TOTAL Adj.Sales Price:	1,425,375	MEAN:	109	AVG.ABS.DEV:	33.57	95% Mean C.I.:	92.14 to 125.56
TOTAL Assessed Value:	1,244,125						
AVG. Adj. Sales Price:	49,150	COD:	34.50	MAX Sales Ratio:	218.63		
AVG. Assessed Value:	42,900	PRD:	124.71	MIN Sales Ratio:	46.35		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	6	71.07	77.32	78.91	21.03	97.98	59.55	101.38	59.55 to 101.38	54,916	43,337
01/01/04 TO 03/31/04	1	72.09	72.09	72.09			72.09	72.09	N/A	30,000	21,628
04/01/04 TO 06/30/04	1	114.54	114.54	114.54			114.54	114.54	N/A	100,000	114,542
07/01/04 TO 09/30/04	2	133.61	133.61	118.64	11.97	112.61	117.61	149.60	N/A	46,500	55,168
10/01/04 TO 12/31/04	1	164.00	164.00	164.00			164.00	164.00	N/A	5,000	8,200
01/01/05 TO 03/31/05	6	89.16	91.70	80.84	19.61	113.44	61.35	121.42	61.35 to 121.42	47,862	38,691
04/01/05 TO 06/30/05	1	88.75	88.75	88.75			88.75	88.75	N/A	140,000	124,255
07/01/05 TO 09/30/05	4	129.26	126.87	72.84	36.00	174.17	46.35	202.62	N/A	64,500	46,985
10/01/05 TO 12/31/05	2	135.03	135.03	135.47	2.93	99.67	131.08	138.98	N/A	22,500	30,481
01/01/06 TO 03/31/06	4	87.71	117.62	87.94	43.52	133.75	76.44	218.63	N/A	33,675	29,614
04/01/06 TO 06/30/06	1	187.93	187.93	187.93			187.93	187.93	N/A	3,000	5,638
<u>Study Years</u>											
07/01/03 TO 06/30/04	8	75.09	81.32	86.22	21.99	94.31	59.55	114.54	59.55 to 114.54	57,437	49,524
07/01/04 TO 06/30/05	10	103.08	107.02	90.43	24.78	118.34	61.35	164.00	79.00 to 149.60	52,517	47,493
07/01/05 TO 06/30/06	11	131.08	130.54	84.64	33.28	154.24	46.35	218.63	76.44 to 202.62	40,063	33,908
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	5	117.61	123.57	111.71	21.59	110.61	72.09	164.00	N/A	45,600	50,941
01/01/05 TO 12/31/05	13	110.15	108.96	82.90	27.85	131.44	46.35	202.62	79.00 to 138.98	56,167	46,561
<u>ALL</u>											
	29	97.32	108.85	87.28	34.50	124.71	46.35	218.63	79.00 to 121.42	49,150	42,900

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GORDON	21	96.00	103.20	85.29	33.60	121.00	46.35	202.62	72.09 to 131.08	51,200	43,667
HAY SPRINGS	2	203.28	203.28	209.42	7.55	97.07	187.93	218.63	N/A	5,000	10,471
RURAL	2	96.23	96.23	86.74	14.47	110.94	82.31	110.15	N/A	61,587	53,419
RUSHVILLE	4	95.07	97.64	91.86	14.48	106.29	79.00	121.42	N/A	54,250	49,832
<u>ALL</u>											
	29	97.32	108.85	87.28	34.50	124.71	46.35	218.63	79.00 to 121.42	49,150	42,900

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	27	97.32	109.79	87.34	35.99	125.71	46.35	218.63	78.08 to 131.08	48,229	42,121
3	2	96.23	96.23	86.74	14.47	110.94	82.31	110.15	N/A	61,587	53,419
<u>ALL</u>											
	29	97.32	108.85	87.28	34.50	124.71	46.35	218.63	79.00 to 121.42	49,150	42,900

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	29	MEDIAN:	97	COV:	40.37	95% Median C.I.:	79.00 to 121.42
TOTAL Sales Price:	1,460,800	WGT. MEAN:	87	STD:	43.94	95% Wgt. Mean C.I.:	72.87 to 101.70
TOTAL Adj.Sales Price:	1,425,375	MEAN:	109	AVG.ABS.DEV:	33.57	95% Mean C.I.:	92.14 to 125.56
TOTAL Assessed Value:	1,244,125						
AVG. Adj. Sales Price:	49,150	COD:	34.50	MAX Sales Ratio:	218.63		
AVG. Assessed Value:	42,900	PRD:	124.71	MIN Sales Ratio:	46.35		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	28	96.66	107.40	87.15	34.04	123.23	46.35	218.63	79.00 to 117.61	50,799	44,272
2	1	149.60	149.60	149.60			149.60	149.60	N/A	3,000	4,488
____ALL____											
	29	97.32	108.85	87.28	34.50	124.71	46.35	218.63	79.00 to 121.42	49,150	42,900

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006											
07-0010											
23-0002											
38-0011											
81-0003	3	187.93	172.24	143.71	19.24	119.85	110.15	218.63	N/A	9,858	14,167
81-0010	26	94.47	101.54	86.09	30.38	117.95	46.35	202.62	78.08 to 117.61	53,684	46,216
NonValid School											
____ALL____											
	29	97.32	108.85	87.28	34.50	124.71	46.35	218.63	79.00 to 121.42	49,150	42,900

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	133.61	141.34	118.14	19.34	119.63	114.33	187.93	114.33 to 187.93	39,000	46,074
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	121.42	121.42	121.42			121.42	121.42	N/A	13,000	15,784
1920 TO 1939	5	64.06	96.52	69.90	55.18	138.08	59.55	218.63	N/A	38,400	26,840
1940 TO 1949	1	63.51	63.51	63.51			63.51	63.51	N/A	36,000	22,865
1950 TO 1959	6	117.49	124.47	119.01	31.88	104.59	72.09	202.62	72.09 to 202.62	23,000	27,373
1960 TO 1969	2	85.53	85.53	86.02	3.76	99.44	82.31	88.75	N/A	121,800	104,766
1970 TO 1979	3	78.08	85.17	63.66	36.17	133.80	46.35	131.08	N/A	114,833	73,098
1980 TO 1989	2	88.91	88.91	86.60	14.03	102.67	76.44	101.38	N/A	47,850	41,439
1990 TO 1994											
1995 TO 1999	3	97.32	96.65	92.46	9.48	104.53	82.47	110.15	N/A	42,858	39,626
2000 TO Present											
____ALL____											
	29	97.32	108.85	87.28	34.50	124.71	46.35	218.63	79.00 to 121.42	49,150	42,900

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	29	MEDIAN:	97	COV:	40.37	95% Median C.I.:	79.00 to 121.42
TOTAL Sales Price:	1,460,800	WGT. MEAN:	87	STD:	43.94	95% Wgt. Mean C.I.:	72.87 to 101.70
TOTAL Adj.Sales Price:	1,425,375	MEAN:	109	AVG.ABS.DEV:	33.57	95% Mean C.I.:	92.14 to 125.56
TOTAL Assessed Value:	1,244,125						
AVG. Adj. Sales Price:	49,150	COD:	34.50	MAX Sales Ratio:	218.63		
AVG. Assessed Value:	42,900	PRD:	124.71	MIN Sales Ratio:	46.35		

Printed: 04/02/2007 21:07:06

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	2	168.77	168.77	168.77	11.36	100.00	149.60	187.93	N/A	3,000	5,063
5000 TO 9999	2	191.32	191.32	195.87	14.28	97.68	164.00	218.63	N/A	6,000	11,752
Total \$ _____											
1 TO 9999	4	175.97	180.04	186.83	13.21	96.36	149.60	218.63	N/A	4,500	8,407
10000 TO 29999	9	121.42	119.99	119.87	25.19	100.10	59.55	202.62	79.00 to 144.19	18,841	22,585
30000 TO 59999	9	82.47	85.29	84.43	17.91	101.02	63.51	114.33	64.06 to 101.38	43,300	36,556
60000 TO 99999	2	89.48	89.48	89.48	31.44	100.00	61.35	117.61	N/A	90,000	80,530
100000 TO 149999	4	85.53	90.92	89.75	12.54	101.30	78.08	114.54	N/A	119,525	107,274
150000 TO 249999	1	46.35	46.35	46.35			46.35	46.35	N/A	190,000	88,059
ALL _____											
	29	97.32	108.85	87.28	34.50	124.71	46.35	218.63	79.00 to 121.42	49,150	42,900

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	3	164.00	167.18	166.60	7.79	100.35	149.60	187.93	N/A	3,666	6,108
Total \$ _____											
1 TO 9999	3	164.00	167.18	166.60	7.79	100.35	149.60	187.93	N/A	3,666	6,108
10000 TO 29999	9	92.95	106.83	90.99	38.28	117.40	59.55	218.63	63.51 to 144.19	19,730	17,953
30000 TO 59999	10	99.35	110.47	99.31	27.39	111.24	64.06	202.62	76.44 to 138.98	38,870	38,600
60000 TO 99999	2	71.83	71.83	72.57	14.59	98.98	61.35	82.31	N/A	96,800	70,245
100000 TO 149999	5	88.75	89.07	82.16	24.27	108.41	46.35	117.61	N/A	130,900	107,545
ALL _____											
	29	97.32	108.85	87.28	34.50	124.71	46.35	218.63	79.00 to 121.42	49,150	42,900

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	116.08	125.51	116.03	15.71	108.16	92.95	164.00	92.95 to 164.00	40,500	46,993
10	14	103.74	112.11	90.01	34.65	124.55	59.55	202.62	72.09 to 144.19	43,048	38,747
15	1	88.75	88.75	88.75			88.75	88.75	N/A	140,000	124,255
20	7	76.44	95.20	66.48	45.24	143.19	46.35	218.63	46.35 to 218.63	59,242	39,385
30	1	79.00	79.00	79.00			79.00	79.00	N/A	25,000	19,750
ALL _____											
	29	97.32	108.85	87.28	34.50	124.71	46.35	218.63	79.00 to 121.42	49,150	42,900

PA&T 2007 R&O Statistics

What If ID: 4839

Query: 6071

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	29	MEDIAN:	97	COV:	40.37	95% Median C.I.:	79.00 to 121.42
TOTAL Sales Price:	1,460,800	WGT. MEAN:	87	STD:	43.94	95% Wgt. Mean C.I.:	72.87 to 101.70
TOTAL Adj.Sales Price:	1,425,375	MEAN:	109	AVG.ABS.DEV:	33.57	95% Mean C.I.:	92.14 to 125.56
TOTAL Assessed Value:	1,244,125						
AVG. Adj. Sales Price:	49,150	COD:	34.50	MAX Sales Ratio:	218.63		
AVG. Assessed Value:	42,900	PRD:	124.71	MIN Sales Ratio:	46.35		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	133.61	136.39	119.29	15.28	114.33	114.33	164.00	N/A	32,750	39,066
306	1	88.75	88.75	88.75			88.75	88.75	N/A	140,000	124,255
314	1	82.31	82.31	82.31			82.31	82.31	N/A	103,600	85,278
317	1	114.54	114.54	114.54			114.54	114.54	N/A	100,000	114,542
339	1	79.00	79.00	79.00			79.00	79.00	N/A	25,000	19,750
341	1	218.63	218.63	218.63			218.63	218.63	N/A	7,000	15,304
344	4	82.72	89.02	85.03	32.90	104.69	59.55	131.08	N/A	32,250	27,423
346	1	46.35	46.35	46.35			46.35	46.35	N/A	190,000	88,059
353	5	72.09	108.75	84.74	61.58	128.33	61.35	202.62	N/A	38,200	32,371
380	1	78.08	78.08	78.08			78.08	78.08	N/A	134,500	105,021
406	4	94.47	92.19	91.10	4.74	101.19	82.47	97.32	N/A	39,250	35,758
442	1	121.42	121.42	121.42			121.42	121.42	N/A	13,000	15,784
528	2	107.71	107.71	95.58	29.03	112.70	76.44	138.98	N/A	40,850	39,042
554	1	110.15	110.15	110.15			110.15	110.15	N/A	19,575	21,561
800	1	187.93	187.93	187.93			187.93	187.93	N/A	3,000	5,638
____ALL____	29	97.32	108.85	87.28	34.50	124.71	46.35	218.63	79.00 to 121.42	49,150	42,900

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	29	97.32	108.85	87.28	34.50	124.71	46.35	218.63	79.00 to 121.42	49,150	42,900
04											
____ALL____	29	97.32	108.85	87.28	34.50	124.71	46.35	218.63	79.00 to 121.42	49,150	42,900

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6071

What If ID: 4839

Desc: New Whatif for Query ID: 6071

<u>Strata Hdg.</u>	<u>Strata</u>	<u>Chg.Value</u>	<u>Chg.Type</u>	<u>Pct.Chg.</u>	<u>Group</u>	<u>Priority</u>
Assessor Location	Gordon	Total	Decrease	17.076	A	1
Assessor Location	Hay Springs	Total	Decrease	0.000	B	1
Assessor Location	Rural	Total	Decrease	0.000	C	1
Assessor Location	Rushville	Total	Decrease	0.000	D	1

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

81 Sheridan

	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	71,357,056	74,249,209	2,892,153	4.05	684,822	3.09
2. Recreational	690	690	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	34,877,954	39,103,366	4,225,412	12.11	*-----	12.11
4. Total Residential (sum lines 1-3)	106,235,700	113,353,265	7,117,565	6.7	684,822	6.06
5. Commercial	21,842,869	22,464,059	621,190	2.84	642,585	-0.1
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	12,034,936	12,297,031	262,095	2.18	1,086,216	-6.85
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	33,877,805	34,761,090	883,285	2.61	642,585	0.71
10. Total Non-Agland Real Property	140,113,505	148,114,355	8,000,850	5.71	2,413,623	3.99
11. Irrigated	29,540,725	29,976,712	435,987	1.48		
12. Dryland	43,503,972	43,198,964	-305,008	-0.7		
13. Grassland	213,955,524	213,885,287	-70,237	-0.03		
14. Wasteland	425475	424,372	-1,103	-0.26		
15. Other Agland	0	0	0			
16. Total Agricultural Land	287,425,696	287,485,335	59,639	0.02		
17. Total Value of All Real Property (Locally Assessed)	427,539,201	435,599,690	8,060,489	1.89	2,413,623	1.32

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

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	123	MEDIAN:	99	COV:	41.14	95% Median C.I.:	95.96 to 101.54
TOTAL Sales Price:	5,028,113	WGT. MEAN:	94	STD:	45.53	95% Wgt. Mean C.I.:	89.07 to 99.31
TOTAL Adj.Sales Price:	5,013,413	MEAN:	111	AVG.ABS.DEV:	30.01	95% Mean C.I.:	102.62 to 118.72
TOTAL Assessed Value:	4,722,023						
AVG. Adj. Sales Price:	40,759	COD:	30.30	MAX Sales Ratio:	327.20		
AVG. Assessed Value:	38,390	PRD:	117.50	MIN Sales Ratio:	42.54		

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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	21	96.96	113.09	90.05	35.93	125.58	47.51	327.20	86.54 to 123.58	42,305	38,097
10/01/04 TO 12/31/04	15	99.19	101.10	96.68	18.25	104.57	63.08	165.02	84.56 to 113.64	41,344	39,972
01/01/05 TO 03/31/05	12	97.28	106.23	94.11	25.09	112.88	68.53	203.90	75.86 to 121.95	56,500	53,172
04/01/05 TO 06/30/05	20	100.49	113.95	100.29	28.23	113.61	42.54	208.71	95.28 to 133.63	38,293	38,405
07/01/05 TO 09/30/05	18	110.92	122.96	94.98	31.26	129.46	69.56	273.40	88.41 to 130.87	38,733	36,790
10/01/05 TO 12/31/05	19	106.28	115.88	96.51	27.38	120.07	66.96	221.54	85.27 to 141.01	45,534	43,943
01/01/06 TO 03/31/06	6	95.80	100.51	98.45	18.71	102.09	65.39	159.90	65.39 to 159.90	24,000	23,628
04/01/06 TO 06/30/06	12	74.19	95.77	78.19	49.52	122.48	51.03	218.47	59.48 to 153.95	29,550	23,106
____Study Years____											
07/01/04 TO 06/30/05	68	99.22	109.49	95.03	27.81	115.21	42.54	327.20	95.28 to 102.32	43,418	41,262
07/01/05 TO 06/30/06	55	98.01	112.13	92.98	33.62	120.60	51.03	273.40	88.41 to 114.94	37,471	34,840
____Calendar Yrs____											
01/01/05 TO 12/31/05	69	100.60	115.49	96.58	29.69	119.58	42.54	273.40	96.68 to 119.09	43,568	42,077
____ALL____											
	123	99.03	110.67	94.19	30.30	117.50	42.54	327.20	95.96 to 101.54	40,759	38,390

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GORDON	59	100.00	108.30	98.14	21.53	110.36	59.48	218.47	95.96 to 106.28	44,953	44,116
HAY SPRINGS	31	100.38	115.27	85.16	41.17	135.36	42.54	273.40	82.26 to 127.62	28,190	24,007
RURAL	13	97.08	93.22	89.81	21.04	103.79	49.02	128.24	68.53 to 121.95	71,096	63,853
RUSHVILLE	20	96.52	121.87	96.77	44.58	125.93	47.51	327.20	84.28 to 139.43	28,150	27,242
____ALL____											
	123	99.03	110.67	94.19	30.30	117.50	42.54	327.20	95.96 to 101.54	40,759	38,390

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	110	99.22	112.73	95.18	31.33	118.45	42.54	327.20	95.87 to 103.92	37,174	35,381
3	13	97.08	93.22	89.81	21.04	103.79	49.02	128.24	68.53 to 121.95	71,096	63,853
____ALL____											
	123	99.03	110.67	94.19	30.30	117.50	42.54	327.20	95.96 to 101.54	40,759	38,390

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	111	98.01	109.13	94.11	29.16	115.96	42.54	327.20	95.24 to 102.32	44,885	42,242
2	12	100.00	124.92	106.42	42.40	117.38	47.51	273.40	82.26 to 155.00	2,594	2,760
____ALL____											
	123	99.03					42.5		95.96 to 101.54	40,759	

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:	123	MEDIAN:	99	COV:	41.14	95% Median C.I.:	95.96 to 101.54
TOTAL Sales Price:	5,028,113	WGT. MEAN:	94	STD:	45.53	95% Wgt. Mean C.I.:	89.07 to 99.31
TOTAL Adj.Sales Price:	5,013,413	MEAN:	111	AVG.ABS.DEV:	30.01	95% Mean C.I.:	102.62 to 118.72
TOTAL Assessed Value:	4,722,023						
AVG. Adj. Sales Price:	40,759	COD:	30.30	MAX Sales Ratio:	327.20		
AVG. Assessed Value:	38,390	PRD:	117.50	MIN Sales Ratio:	42.54		

Printed: 03/29/2007 21:57:19

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	116	98.63	110.72	93.20	30.65	118.79	42.54	327.20	95.28 to 101.54	40,613	37,852
06											
07	7	114.94	109.88	109.56	21.00	100.29	59.76	171.60	59.76 to 171.60	43,171	47,298
ALL	123	99.03	110.67	94.19	30.30	117.50	42.54	327.20	95.96 to 101.54	40,759	38,390

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	1	98.22	98.22	98.22			98.22	98.22	N/A	2,250	2,210
07-0010											
23-0002											
38-0011											
81-0003	33	97.08	113.31	85.51	40.98	132.50	42.54	273.40	82.26 to 121.57	31,027	26,532
81-0010	89	99.13	109.83	96.41	26.92	113.92	47.51	327.20	95.96 to 103.92	44,800	43,193
NonValid School											
ALL	123	99.03	110.67	94.19	30.30	117.50	42.54	327.20	95.96 to 101.54	40,759	38,390

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	18	100.00	120.96	115.75	35.94	104.50	47.51	273.40	98.22 to 145.71	8,687	10,056
Prior TO 1860											
1860 TO 1899	6	95.26	88.36	88.56	9.14	99.77	68.53	99.24	68.53 to 99.24	48,916	43,319
1900 TO 1919	23	106.90	126.40	100.65	37.38	125.58	65.32	327.20	94.34 to 133.23	25,658	25,825
1920 TO 1939	26	94.39	111.00	82.24	41.73	134.97	42.54	221.54	79.28 to 127.69	30,585	25,153
1940 TO 1949	7	98.01	102.46	90.39	20.70	113.35	69.56	168.93	69.56 to 168.93	54,685	49,428
1950 TO 1959	11	109.73	123.06	111.84	26.62	110.03	75.86	217.11	88.66 to 159.90	46,113	51,572
1960 TO 1969	7	95.97	98.79	92.52	12.21	106.78	81.45	123.86	81.45 to 123.86	73,645	68,135
1970 TO 1979	20	90.75	92.09	90.74	19.18	101.48	57.42	130.76	78.76 to 98.28	64,330	58,376
1980 TO 1989	2	88.85	88.85	88.77	4.02	100.08	85.27	92.42	N/A	128,500	114,071
1990 TO 1994											
1995 TO 1999	1	125.68	125.68	125.68			125.68	125.68	N/A	64,000	80,437
2000 TO Present	2	102.15	102.15	101.08	4.96	101.06	97.08	107.22	N/A	82,500	83,387
ALL	123	99.03	110.67	94.19	30.30	117.50	42.54	327.20	95.96 to 101.54	40,759	38,390

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:	123	MEDIAN:	99	COV:	41.14	95% Median C.I.:	95.96 to 101.54
TOTAL Sales Price:	5,028,113	WGT. MEAN:	94	STD:	45.53	95% Wgt. Mean C.I.:	89.07 to 99.31
TOTAL Adj.Sales Price:	5,013,413	MEAN:	111	AVG.ABS.DEV:	30.01	95% Mean C.I.:	102.62 to 118.72
TOTAL Assessed Value:	4,722,023						
AVG. Adj. Sales Price:	40,759	COD:	30.30	MAX Sales Ratio:	327.20		
AVG. Assessed Value:	38,390	PRD:	117.50	MIN Sales Ratio:	42.54		

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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	16	100.00	135.95	129.07	49.41	105.33	47.51	327.20	98.22 to 155.00	2,867	3,700
5000 TO 9999	11	171.60	162.17	162.54	27.11	99.77	87.14	221.54	106.90 to 218.47	6,813	11,075
Total \$ _____											
1 TO 9999	27	123.58	146.63	149.83	42.12	97.86	47.51	327.20	100.00 to 198.00	4,475	6,705
10000 TO 29999	32	101.35	112.98	109.99	30.82	102.72	51.03	217.11	95.24 to 130.87	17,850	19,633
30000 TO 59999	30	98.60	101.90	100.07	19.91	101.84	65.39	159.90	89.65 to 110.14	43,625	43,654
60000 TO 99999	24	92.48	91.01	91.80	15.94	99.15	42.54	125.68	82.94 to 98.28	71,804	65,915
100000 TO 149999	10	83.36	79.65	79.20	12.07	100.57	49.02	97.08	69.13 to 92.42	128,930	102,110
ALL	123	99.03	110.67	94.19	30.30	117.50	42.54	327.20	95.96 to 101.54	40,759	38,390

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	14	100.00	116.39	97.70	33.61	119.12	47.51	273.40	82.26 to 155.00	2,741	2,678
5000 TO 9999	6	114.29	117.04	101.27	20.26	115.57	61.11	153.95	61.11 to 153.95	7,691	7,789
Total \$ _____											
1 TO 9999	20	100.00	116.59	99.65	32.53	116.99	47.51	273.40	98.22 to 123.58	4,226	4,211
10000 TO 29999	36	104.30	128.81	102.58	45.89	125.56	42.54	327.20	95.96 to 139.43	16,242	16,661
30000 TO 59999	41	96.96	101.47	95.58	22.17	106.16	57.42	168.93	86.54 to 109.73	45,806	43,783
60000 TO 99999	18	96.33	96.88	91.80	15.42	105.54	49.02	141.01	90.62 to 107.22	81,073	74,422
100000 TO 149999	8	86.90	92.42	89.71	14.41	103.02	69.13	121.95	69.13 to 121.95	125,850	112,903
ALL	123	99.03	110.67	94.19	30.30	117.50	42.54	327.20	95.96 to 101.54	40,759	38,390

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	16	100.00	118.59	104.60	35.44	113.37	47.51	273.40	87.14 to 153.95	6,492	6,790
10	4	145.57	130.04	81.39	21.72	159.77	57.42	171.60	N/A	20,125	16,379
20	42	110.43	126.99	108.42	34.71	117.13	59.48	327.20	98.28 to 128.70	23,801	25,805
30	55	90.62	95.09	88.31	21.77	107.68	42.54	216.59	85.27 to 97.87	58,606	51,753
40	6	107.57	105.26	101.92	15.46	103.28	81.45	125.68	81.45 to 125.68	101,000	102,937
ALL	123	99.03	110.67	94.19	30.30	117.50	42.54	327.20	95.96 to 101.54	40,759	38,390

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:	123	MEDIAN:	99	COV:	41.14	95% Median C.I.:	95.96 to 101.54
TOTAL Sales Price:	5,028,113	WGT. MEAN:	94	STD:	45.53	95% Wgt. Mean C.I.:	89.07 to 99.31
TOTAL Adj.Sales Price:	5,013,413	MEAN:	111	AVG.ABS.DEV:	30.01	95% Mean C.I.:	102.62 to 118.72
TOTAL Assessed Value:	4,722,023						
AVG. Adj. Sales Price:	40,759	COD:	30.30	MAX Sales Ratio:	327.20		
AVG. Assessed Value:	38,390	PRD:	117.50	MIN Sales Ratio:	42.54		

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STYLE											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	19	100.00	114.14	106.30	34.05	107.37	47.51	273.40	84.56 to 128.24		10,483	11,144
100	6	116.50	108.54	108.97	15.40	99.60	59.76	139.43	59.76 to 139.43		54,033	58,880
101	79	99.13	111.73	93.17	30.68	119.91	49.02	327.20	95.24 to 107.22		43,937	40,937
102	6	99.60	96.81	90.19	22.53	107.34	42.54	133.23	42.54 to 133.23		67,333	60,725
103	2	156.06	156.06	111.28	39.12	140.24	95.00	217.11	N/A		37,500	41,729
104	11	90.62	97.57	87.99	21.65	110.88	68.53	208.71	70.49 to 102.32		49,090	43,196
ALL												
	123	99.03	110.67	94.19	30.30	117.50	42.54	327.20	95.96 to 101.54		40,759	38,390

CONDITION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	16	100.00	118.59	104.60	35.44	113.37	47.51	273.40	87.14 to 153.95		6,492	6,790
10	2	89.48	89.48	102.30	27.00	87.47	65.32	113.64	N/A		5,325	5,447
20	14	114.24	124.23	108.22	29.07	114.79	63.08	221.54	87.59 to 145.71		17,928	19,402
30	84	96.48	107.73	91.62	30.33	117.59	42.54	327.20	89.65 to 100.38		48,506	44,439
40	7	107.22	106.85	104.29	12.07	102.46	78.76	125.68	78.76 to 125.68		81,900	85,413
ALL												
	123	99.03	110.67	94.19	30.30	117.50	42.54	327.20	95.96 to 101.54		40,759	38,390

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)

NUMBER of Sales:	29	MEDIAN:	112	COV:	39.24	95% Median C.I.:	88.75 to 141.83
TOTAL Sales Price:	1,460,800	WGT. MEAN:	101	STD:	48.75	95% Wgt. Mean C.I.:	83.67 to 117.40
TOTAL Adj.Sales Price:	1,425,375	MEAN:	124	AVG.ABS.DEV:	38.32	95% Mean C.I.:	105.70 to 142.78
TOTAL Assessed Value:	1,432,960						
AVG. Adj. Sales Price:	49,150	COD:	34.18	MAX Sales Ratio:	244.34		
AVG. Assessed Value:	49,412	PRD:	123.58	MIN Sales Ratio:	55.89		

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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>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	6	85.71	89.76	92.69	16.97	96.84	71.82	117.36	71.82 to 117.36	54,916	50,904
01/01/04 TO 03/31/04	1	86.94	86.94	86.94			86.94	86.94	N/A	30,000	26,082
04/01/04 TO 06/30/04	1	138.13	138.13	138.13			138.13	138.13	N/A	100,000	138,129
07/01/04 TO 09/30/04	2	161.12	161.12	143.07	11.97	112.61	141.83	180.40	N/A	46,500	66,528
10/01/04 TO 12/31/04	1	197.78	197.78	197.78			197.78	197.78	N/A	5,000	9,889
01/01/05 TO 03/31/05	6	96.23	97.11	87.28	19.41	111.26	73.98	121.42	73.98 to 121.42	47,862	41,772
04/01/05 TO 06/30/05	1	88.75	88.75	88.75			88.75	88.75	N/A	140,000	124,255
07/01/05 TO 09/30/05	4	155.88	153.00	87.85	36.00	174.17	55.89	244.34	N/A	64,500	56,660
10/01/05 TO 12/31/05	2	162.84	162.84	163.37	2.93	99.67	158.07	167.60	N/A	22,500	36,757
01/01/06 TO 03/31/06	4	105.78	130.59	103.71	32.87	125.92	92.17	218.63	N/A	33,675	34,924
04/01/06 TO 06/30/06	1	187.93	187.93	187.93			187.93	187.93	N/A	3,000	5,638
<u>Study Years</u>											
07/01/03 TO 06/30/04	8	90.55	95.45	102.21	19.11	93.39	71.82	138.13	71.82 to 138.13	57,437	58,704
07/01/04 TO 06/30/05	10	112.96	119.14	98.60	28.60	120.83	73.98	197.78	79.00 to 180.40	52,517	51,783
07/01/05 TO 06/30/06	11	158.07	149.81	101.09	28.46	148.20	55.89	244.34	92.17 to 218.63	40,063	40,499
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	5	141.83	149.02	134.72	21.59	110.61	86.94	197.78	N/A	45,600	61,431
01/01/05 TO 12/31/05	13	115.77	123.77	92.45	34.09	133.88	55.89	244.34	79.00 to 167.60	56,167	51,926
<u>ALL</u>	29	112.09	124.24	100.53	34.18	123.58	55.89	244.34	88.75 to 141.83	49,150	49,412

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GORDON	21	115.77	124.45	102.85	33.60	121.00	55.89	244.34	86.94 to 158.07	51,200	52,659
HAY SPRINGS	2	203.28	203.28	209.42	7.55	97.07	187.93	218.63	N/A	5,000	10,471
RURAL	2	96.23	96.23	86.74	14.47	110.94	82.31	110.15	N/A	61,587	53,419
RUSHVILLE	4	95.07	97.64	91.86	14.48	106.29	79.00	121.42	N/A	54,250	49,832
<u>ALL</u>	29	112.09	124.24	100.53	34.18	123.58	55.89	244.34	88.75 to 141.83	49,150	49,412

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	27	115.77	126.31	101.84	34.42	124.04	55.89	244.34	88.75 to 158.07	48,229	49,115
3	2	96.23	96.23	86.74	14.47	110.94	82.31	110.15	N/A	61,587	53,419
<u>ALL</u>	29	112.09	124.24	100.53	34.18	123.58	55.89	244.34	88.75 to 141.83	49,150	49,412

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)

NUMBER of Sales:	29	MEDIAN:	112	COV:	39.24	95% Median C.I.:	88.75 to 141.83
TOTAL Sales Price:	1,460,800	WGT. MEAN:	101	STD:	48.75	95% Wgt. Mean C.I.:	83.67 to 117.40
TOTAL Adj.Sales Price:	1,425,375	MEAN:	124	AVG.ABS.DEV:	38.32	95% Mean C.I.:	105.70 to 142.78
TOTAL Assessed Value:	1,432,960						
AVG. Adj. Sales Price:	49,150	COD:	34.18	MAX Sales Ratio:	244.34		
AVG. Assessed Value:	49,412	PRD:	123.58	MIN Sales Ratio:	55.89		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	28	111.12	122.23	100.36	33.52	121.79	55.89	244.34	88.75 to 138.13	50,799	50,983
2	1	180.40	180.40	180.40			180.40	180.40	N/A	3,000	5,412
ALL	29	112.09	124.24	100.53	34.18	123.58	55.89	244.34	88.75 to 141.83	49,150	49,412

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006											
07-0010											
23-0002											
38-0011											
81-0003	3	187.93	172.24	143.71	19.24	119.85	110.15	218.63	N/A	9,858	14,167
81-0010	26	106.74	118.70	99.62	33.40	119.16	55.89	244.34	86.94 to 138.13	53,684	53,479
NonValid School											
ALL	29	112.09	124.24	100.53	34.18	123.58	55.89	244.34	88.75 to 141.83	49,150	49,412

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	161.12	163.99	141.97	15.34	115.51	137.88	197.78	137.88 to 197.78	39,000	55,368
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	121.42	121.42	121.42			121.42	121.42	N/A	13,000	15,784
1920 TO 1939	5	77.25	104.14	80.53	39.31	129.31	71.82	218.63	N/A	38,400	30,924
1940 TO 1949	1	76.59	76.59	76.59			76.59	76.59	N/A	36,000	27,573
1950 TO 1959	6	141.69	150.10	143.52	31.88	104.58	86.94	244.34	86.94 to 244.34	23,000	33,010
1960 TO 1969	2	85.53	85.53	86.02	3.76	99.44	82.31	88.75	N/A	121,800	104,766
1970 TO 1979	3	94.16	102.71	76.76	36.17	133.79	55.89	158.07	N/A	114,833	88,151
1980 TO 1989	2	96.78	96.78	95.93	4.76	100.88	92.17	101.38	N/A	47,850	45,901
1990 TO 1994											
1995 TO 1999	3	110.15	108.99	108.05	5.42	100.87	99.46	117.36	N/A	42,858	46,306
2000 TO Present											
ALL	29	112.09	124.24	100.53	34.18	123.58	55.89	244.34	88.75 to 141.83	49,150	49,412

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)

NUMBER of Sales:	29	MEDIAN:	112	COV:	39.24	95% Median C.I.:	88.75 to 141.83
TOTAL Sales Price:	1,460,800	WGT. MEAN:	101	STD:	48.75	95% Wgt. Mean C.I.:	83.67 to 117.40
TOTAL Adj.Sales Price:	1,425,375	MEAN:	124	AVG.ABS.DEV:	38.32	95% Mean C.I.:	105.70 to 142.78
TOTAL Assessed Value:	1,432,960						
AVG. Adj. Sales Price:	49,150	COD:	34.18	MAX Sales Ratio:	244.34		
AVG. Assessed Value:	49,412	PRD:	123.58	MIN Sales Ratio:	55.89		

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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	2	184.17	184.17	184.17	2.04	100.00	180.40	187.93	N/A	3,000	5,525
5000 TO 9999	2	208.21	208.21	209.94	5.01	99.17	197.78	218.63	N/A	6,000	12,596
Total \$ _____											
1 TO 9999	4	192.86	196.19	201.35	6.23	97.43	180.40	218.63	N/A	4,500	9,060
10000 TO 29999	9	121.42	137.60	137.62	33.93	99.98	71.82	244.34	79.00 to 173.88	18,841	25,930
30000 TO 59999	9	99.46	100.53	99.72	15.58	100.81	76.59	137.88	77.25 to 117.36	43,300	43,179
60000 TO 99999	2	107.91	107.91	107.90	31.44	100.00	73.98	141.83	N/A	90,000	97,112
100000 TO 149999	4	91.46	100.84	99.21	16.74	101.64	82.31	138.13	N/A	119,525	118,577
150000 TO 249999	1	55.89	55.89	55.89			55.89	55.89	N/A	190,000	106,193
ALL _____											
	29	112.09	124.24	100.53	34.18	123.58	55.89	244.34	88.75 to 141.83	49,150	49,412

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	3	187.93	188.70	190.35	3.08	99.13	180.40	197.78	N/A	3,666	6,979
Total \$ _____											
1 TO 9999	3	187.93	188.70	190.35	3.08	99.13	180.40	197.78	N/A	3,666	6,979
10000 TO 29999	9	110.15	116.72	101.34	31.44	115.18	71.82	218.63	76.59 to 173.88	19,730	19,994
30000 TO 59999	10	116.57	131.13	117.66	29.10	111.45	77.25	244.34	92.17 to 167.60	38,870	45,734
60000 TO 99999	2	78.15	78.15	78.44	5.33	99.62	73.98	82.31	N/A	96,800	75,929
100000 TO 149999	5	94.16	103.75	95.17	28.74	109.02	55.89	141.83	N/A	130,900	124,573
ALL _____											
	29	112.09	124.24	100.53	34.18	123.58	55.89	244.34	88.75 to 141.83	49,150	49,412

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	139.98	151.35	139.93	15.71	108.16	112.09	197.78	112.09 to 197.78	40,500	56,670
10	14	113.76	127.82	104.16	34.65	122.71	71.82	244.34	82.31 to 173.88	43,048	44,839
15	1	88.75	88.75	88.75			88.75	88.75	N/A	140,000	124,255
20	7	92.17	105.38	77.45	35.04	136.07	55.89	218.63	55.89 to 218.63	59,242	45,881
30	1	79.00	79.00	79.00			79.00	79.00	N/A	25,000	19,750
ALL _____											
	29	112.09	124.24	100.53	34.18	123.58	55.89	244.34	88.75 to 141.83	49,150	49,412

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)

NUMBER of Sales:	29	MEDIAN:	112	COV:	39.24	95% Median C.I.:	88.75 to 141.83
TOTAL Sales Price:	1,460,800	WGT. MEAN:	101	STD:	48.75	95% Wgt. Mean C.I.:	83.67 to 117.40
TOTAL Adj.Sales Price:	1,425,375	MEAN:	124	AVG.ABS.DEV:	38.32	95% Mean C.I.:	105.70 to 142.78
TOTAL Assessed Value:	1,432,960						
AVG. Adj. Sales Price:	49,150	COD:	34.18	MAX Sales Ratio:	244.34		
AVG. Assessed Value:	49,412	PRD:	123.58	MIN Sales Ratio:	55.89		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	161.12	164.47	143.85	15.28	114.34	137.88	197.78	N/A	32,750	47,111
306	1	88.75	88.75	88.75			88.75	88.75	N/A	140,000	124,255
314	1	82.31	82.31	82.31			82.31	82.31	N/A	103,600	85,278
317	1	138.13	138.13	138.13			138.13	138.13	N/A	100,000	138,129
339	1	79.00	79.00	79.00			79.00	79.00	N/A	25,000	19,750
341	1	218.63	218.63	218.63			218.63	218.63	N/A	7,000	15,304
344	4	89.32	102.13	96.23	30.90	106.13	71.82	158.07	N/A	32,250	31,034
346	1	55.89	55.89	55.89			55.89	55.89	N/A	190,000	106,193
353	5	86.94	131.15	102.19	61.57	128.33	73.98	244.34	N/A	38,200	39,037
380	1	94.16	94.16	94.16			94.16	94.16	N/A	134,500	126,647
406	4	113.93	111.17	109.86	4.74	101.19	99.46	117.36	N/A	39,250	43,121
442	1	121.42	121.42	121.42			121.42	121.42	N/A	13,000	15,784
528	2	129.89	129.89	115.26	29.04	112.69	92.17	167.60	N/A	40,850	47,082
554	1	110.15	110.15	110.15			110.15	110.15	N/A	19,575	21,561
800	1	187.93	187.93	187.93			187.93	187.93	N/A	3,000	5,638
<u>ALL</u>	<u>29</u>	<u>112.09</u>	<u>124.24</u>	<u>100.53</u>	<u>34.18</u>	<u>123.58</u>	<u>55.89</u>	<u>244.34</u>	<u>88.75 to 141.83</u>	<u>49,150</u>	<u>49,412</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	29	112.09	124.24	100.53	34.18	123.58	55.89	244.34	88.75 to 141.83	49,150	49,412
04											
<u>ALL</u>	<u>29</u>	<u>112.09</u>	<u>124.24</u>	<u>100.53</u>	<u>34.18</u>	<u>123.58</u>	<u>55.89</u>	<u>244.34</u>	<u>88.75 to 141.83</u>	<u>49,150</u>	<u>49,412</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:	42	MEDIAN:	74	COV:	40.21	95% Median C.I.:	64.38 to 81.40	(! : Derived)
(AgLand) TOTAL Sales Price:	7,914,485	WGT. MEAN:	64	STD:	30.35	95% Wgt. Mean C.I.:	52.60 to 76.21	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,790,208	MEAN:	75	AVG.ABS.DEV:	20.93	95% Mean C.I.:	66.29 to 84.65	
(AgLand) TOTAL Assessed Value:	5,017,233							
AVG. Adj. Sales Price:	185,481	COD:	28.32	MAX Sales Ratio:	175.40			
AVG. Assessed Value:	119,457	PRD:	117.18	MIN Sales Ratio:	15.16			

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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	4	80.35	78.45	80.89	6.31	96.98	67.47	85.65	N/A	98,603	79,762
10/01/03 TO 12/31/03	3	95.17	88.32	96.16	14.37	91.85	64.38	105.40	N/A	208,331	200,321
01/01/04 TO 03/31/04	1	74.14	74.14	74.14			74.14	74.14	N/A	150,000	111,215
04/01/04 TO 06/30/04	7	63.75	69.75	74.60	20.69	93.49	55.14	117.73	55.14 to 117.73	108,959	81,285
07/01/04 TO 09/30/04	2	135.35	135.35	130.90	12.48	103.40	118.46	152.24	N/A	38,000	49,743
10/01/04 TO 12/31/04	1	81.83	81.83	81.83			81.83	81.83	N/A	500,940	409,921
01/01/05 TO 03/31/05	7	52.35	57.55	50.90	35.11	113.08	28.47	84.12	28.47 to 84.12	298,555	151,962
04/01/05 TO 06/30/05	3	77.60	61.92	42.98	33.43	144.04	15.16	92.99	N/A	311,150	133,746
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	2	58.94	58.94	59.78	29.04	98.59	41.82	76.05	N/A	71,500	42,740
01/01/06 TO 03/31/06	7	76.13	79.70	79.83	20.18	99.83	58.10	125.72	58.10 to 125.72	108,987	87,009
04/01/06 TO 06/30/06	5	69.98	82.35	55.34	43.15	148.82	46.02	175.40	N/A	270,377	149,616
<u>Study Years</u>											
07/01/03 TO 06/30/04	15	74.14	76.08	82.82	18.97	91.85	55.14	117.73	63.75 to 85.65	128,808	106,681
07/01/04 TO 06/30/05	13	77.60	72.40	54.84	35.62	132.02	15.16	152.24	38.57 to 92.99	276,944	151,875
07/01/05 TO 06/30/06	14	70.48	77.68	63.90	30.29	121.58	41.82	175.40	49.37 to 86.49	161,271	103,044
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	11	74.14	83.17	79.86	30.46	104.15	55.14	152.24	55.41 to 118.46	135,423	108,147
01/01/05 TO 12/31/05	12	63.00	58.88	48.97	35.18	120.23	15.16	92.99	38.57 to 81.83	263,861	129,204
<u>ALL</u>											
	42	73.90	75.47	64.40	28.32	117.18	15.16	175.40	64.38 to 81.40	185,481	119,457

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	7,790,208	MEAN:	75	AVG.ABS.DEV:	20.93	95% Mean C.I.:	66.29 to 84.65	
(AgLand) TOTAL Assessed Value:	5,017,233							
AVG. Adj. Sales Price:	185,481	COD:	28.32	MAX Sales Ratio:	175.40			
AVG. Assessed Value:	119,457	PRD:	117.18	MIN Sales Ratio:	15.16			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
0537	1	66.35	66.35	66.35			66.35	66.35	N/A	52,000	34,502
1083	1	74.14	74.14	74.14			74.14	74.14	N/A	150,000	111,215
121	1	28.47	28.47	28.47			28.47	28.47	N/A	572,500	162,979
127	1	65.27	65.27	65.27			65.27	65.27	N/A	91,575	59,772
1351	1	86.49	86.49	86.49			86.49	86.49	N/A	351,360	303,890
1353	1	77.60	77.60	77.60			77.60	77.60	N/A	243,950	189,303
1357	1	74.33	74.33	74.33			74.33	74.33	N/A	146,750	109,080
1415	2	59.45	59.45	62.09	7.24	95.75	55.14	63.75	N/A	117,713	73,083
1419	2	81.83	81.83	81.83	0.00	100.00	81.83	81.83	N/A	500,940	409,921
1421	1	95.17	95.17	95.17			95.17	95.17	N/A	485,100	461,678
283	2	97.03	97.03	74.03	56.90	131.07	41.82	152.24	N/A	48,000	35,533
285	2	65.84	65.84	53.02	30.10	124.18	46.02	85.65	N/A	431,140	228,571
291	1	15.16	15.16	15.16			15.16	15.16	N/A	551,500	83,604
293	1	82.45	82.45	82.45			82.45	82.45	N/A	154,979	127,782
339	3	43.89	45.96	40.18	12.79	114.37	38.57	55.41	N/A	209,417	84,147
341	1	125.72	125.72	125.72			125.72	125.72	N/A	10,000	12,572
343	2	74.89	74.89	75.30	1.66	99.45	73.65	76.13	N/A	60,000	45,182
345	1	118.46	118.46	118.46			118.46	118.46	N/A	48,000	56,860
349	3	67.47	66.99	62.19	17.17	107.71	49.37	84.12	N/A	98,307	61,141
537	1	55.52	55.52	55.52			55.52	55.52	N/A	130,000	72,181
539	2	98.51	98.51	99.69	19.51	98.81	79.29	117.73	N/A	146,687	146,239
593	1	105.40	105.40	105.40			105.40	105.40	N/A	120,000	126,478
595	2	55.23	55.23	53.37	5.21	103.48	52.35	58.10	N/A	184,000	98,199
601	1	69.98	69.98	69.98			69.98	69.98	N/A	156,100	109,233
603	1	70.98	70.98	70.98			70.98	70.98	N/A	315,600	224,000
69	1	92.99	92.99	92.99			92.99	92.99	N/A	138,000	128,332
809	1	175.40	175.40	175.40			175.40	175.40	N/A	3,264	5,725
811	3	64.38	68.06	72.67	6.37	93.66	63.75	76.05	N/A	34,964	25,408
863	1	81.40	81.40	81.40			81.40	81.40	N/A	64,500	52,502
ALL											
	42	73.90	75.47	64.40	28.32	117.18	15.16	175.40	64.38 to 81.40	185,481	119,457

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	42	73.90	75.47	64.40	28.32	117.18	15.16	175.40	64.38 to 81.40	185,481	119,457
ALL											
	42	73.90	75.47	64.40	28.32	117.18	15.16	175.40	64.38 to 81.40	185,481	119,457

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

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AVG. Adj. Sales Price:	185,481	COD:	28.32	MAX Sales Ratio:	175.40			
AVG. Assessed Value:	119,457	PRD:	117.18	MIN Sales Ratio:	15.16			

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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	42	73.90	75.47	64.40	28.32	117.18	15.16	175.40	64.38 to 81.40	185,481	119,457
____ALL____	42	73.90	75.47	64.40	28.32	117.18	15.16	175.40	64.38 to 81.40	185,481	119,457

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	1	74.33	74.33	74.33			74.33	74.33	N/A	146,750	109,080
07-0010											
23-0002	1	82.45	82.45	82.45			82.45	82.45	N/A	154,979	127,782
38-0011	7	81.83	77.40	82.88	11.70	93.39	55.14	95.17	55.14 to 95.17	331,102	274,411
81-0003	8	70.22	85.60	54.54	49.90	156.96	38.57	175.40	38.57 to 175.40	107,051	58,383
81-0010	25	69.98	71.46	55.45	28.42	128.86	15.16	152.24	58.10 to 79.29	172,574	95,697
NonValid School											
____ALL____	42	73.90	75.47	64.40	28.32	117.18	15.16	175.40	64.38 to 81.40	185,481	119,457

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	3	64.38	101.18	75.12	57.81	134.69	63.75	175.40	N/A	11,052	8,302
50.01 TO 100.00	2	100.89	100.89	81.90	24.62	123.18	76.05	125.72	N/A	42,500	34,806
100.01 TO 180.00	9	58.10	68.23	62.51	31.26	109.16	41.82	152.24	43.89 to 73.65	48,486	30,307
180.01 TO 330.00	5	81.40	85.08	81.72	15.03	104.11	65.27	118.46	N/A	74,415	60,812
330.01 TO 650.00	11	69.98	65.99	52.97	28.46	124.58	15.16	105.40	46.02 to 92.99	246,857	130,759
650.01 +	12	79.72	74.93	70.09	20.05	106.91	28.47	117.73	63.75 to 86.49	345,679	242,293
____ALL____	42	73.90	75.47	64.40	28.32	117.18	15.16	175.40	64.38 to 81.40	185,481	119,457

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	3	118.46	109.60	97.34	26.49	112.59	58.10	152.24	N/A	47,000	45,751
DRY-N/A	5	85.65	84.71	89.26	13.74	94.90	55.41	105.40	N/A	108,216	96,596
GRASS	20	73.90	77.78	76.65	23.83	101.48	41.82	175.40	65.27 to 81.83	185,492	142,172
GRASS-N/A	9	66.35	62.14	43.50	36.55	142.86	15.16	117.73	28.47 to 82.45	253,376	110,219
IRRGTD	2	69.90	69.90	74.61	8.80	93.69	63.75	76.05	N/A	42,500	31,708
IRRGTD-N/A	3	52.35	54.25	48.23	11.69	112.49	46.02	64.38	N/A	344,298	166,049
____ALL____	42	73.90	75.47	64.40	28.32	117.18	15.16	175.40	64.38 to 81.40	185,481	119,457

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

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(AgLand) TOTAL Adj.Sales Price:	7,790,208	MEAN:	75	AVG.ABS.DEV:	20.93	95% Mean C.I.:	66.29 to 84.65	
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AVG. Adj. Sales Price:	185,481	COD:	28.32	MAX Sales Ratio:	175.40			
AVG. Assessed Value:	119,457	PRD:	117.18	MIN Sales Ratio:	15.16			

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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	4	111.93	108.55	101.05	23.94	107.43	58.10	152.24	N/A	65,250	65,933
DRY-N/A	4	84.89	79.54	84.66	11.52	93.95	55.41	92.99	N/A	105,270	89,126
GRASS	23	73.65	74.72	70.33	24.89	106.24	28.47	175.40	63.75 to 81.40	194,154	136,552
GRASS-N/A	6	71.24	66.07	45.57	36.55	144.99	15.16	117.73	15.16 to 117.73	254,111	115,789
IRRGTD	4	64.07	62.55	49.45	11.96	126.50	46.02	76.05	N/A	203,723	100,733
IRRGTD-N/A	1	52.35	52.35	52.35			52.35	52.35	N/A	303,000	158,630
ALL	42	73.90	75.47	64.40	28.32	117.18	15.16	175.40	64.38 to 81.40	185,481	119,457

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	8	89.32	94.05	90.93	26.00	103.42	55.41	152.24	55.41 to 152.24	85,260	77,529
GRASS	29	73.65	72.93	64.03	27.05	113.90	15.16	175.40	63.75 to 81.40	206,559	132,256
IRRGTD	5	63.75	60.51	50.23	13.20	120.46	46.02	76.05	N/A	223,578	112,312
ALL	42	73.90	75.47	64.40	28.32	117.18	15.16	175.40	64.38 to 81.40	185,481	119,457

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	175.40	175.40	175.40			175.40	175.40	N/A	3,264	5,725
Total \$											
1 TO 9999	1	175.40	175.40	175.40			175.40	175.40	N/A	3,264	5,725
10000 TO 29999	4	95.05	101.52	109.56	39.41	92.67	63.75	152.24	N/A	16,973	18,595
30000 TO 59999	7	66.35	68.62	68.28	22.64	100.51	43.89	118.46	43.89 to 118.46	46,197	31,542
60000 TO 99999	7	76.05	68.98	69.62	14.36	99.08	41.82	84.12	41.82 to 84.12	76,010	52,921
100000 TO 149999	5	79.29	81.51	81.08	17.29	100.52	55.52	105.40	N/A	134,476	109,039
150000 TO 249999	8	75.87	77.58	77.00	17.50	100.76	49.37	117.73	49.37 to 117.73	171,227	131,845
250000 TO 499999	4	78.74	76.25	78.91	18.52	96.63	52.35	95.17	N/A	363,765	287,049
500000 +	6	42.30	48.65	47.46	50.23	102.50	15.16	81.83	15.16 to 81.83	561,055	266,287
ALL	42	73.90	75.47	64.40	28.32	117.18	15.16	175.40	64.38 to 81.40	185,481	119,457

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	119,457	PRD:	117.18	MIN Sales Ratio:	15.16			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	2	119.58	119.58	91.22	46.69	131.08	63.75	175.40	N/A	6,632	6,050
Total \$ _____											
1 TO 9999	2	119.58	119.58	91.22	46.69	131.08	63.75	175.40	N/A	6,632	6,050
10000 TO 29999	8	59.90	65.94	57.04	28.17	115.60	41.82	125.72	41.82 to 125.72	40,159	22,906
30000 TO 59999	7	76.05	88.27	80.43	30.50	109.75	58.10	152.24	58.10 to 152.24	60,582	48,724
60000 TO 99999	5	55.52	56.06	36.71	34.48	152.71	15.16	84.12	N/A	203,284	74,625
100000 TO 149999	9	79.29	80.89	79.72	11.81	101.46	63.75	105.40	69.98 to 92.99	149,509	119,189
150000 TO 249999	6	61.67	64.28	52.93	39.71	121.44	28.47	117.73	28.47 to 117.73	353,540	187,142
250000 TO 499999	5	81.83	78.27	75.03	13.15	104.31	46.02	95.17	N/A	509,668	382,424
ALL _____											
	42	73.90	75.47	64.40	28.32	117.18	15.16	175.40	64.38 to 81.40	185,481	119,457

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:	130	MEDIAN:	98	COV:	43.57	95% Median C.I.:	90.82 to 100.38
TOTAL Sales Price:	5,926,309	WGT. MEAN:	85	STD:	46.33	95% Wgt. Mean C.I.:	75.66 to 94.42
TOTAL Adj.Sales Price:	5,911,609	MEAN:	106	AVG.ABS.DEV:	31.02	95% Mean C.I.:	98.37 to 114.30
TOTAL Assessed Value:	5,027,367						
AVG. Adj. Sales Price:	45,473	COD:	31.64	MAX Sales Ratio:	315.88		
AVG. Assessed Value:	38,672	PRD:	125.03	MIN Sales Ratio:	20.98		

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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____											
07/01/04 TO 09/30/04	21	96.96	110.92	88.77	34.45	124.96	47.51	315.88	86.54 to 123.58	42,305	37,553
10/01/04 TO 12/31/04	18	91.91	92.19	89.79	25.35	102.68	32.49	165.02	78.81 to 110.14	38,898	34,926
01/01/05 TO 03/31/05	14	94.04	102.17	67.49	31.68	151.38	38.53	197.58	72.62 to 120.78	86,496	58,377
04/01/05 TO 06/30/05	20	101.07	119.39	99.16	29.96	120.40	42.54	208.71	99.24 to 128.27	38,293	37,971
07/01/05 TO 09/30/05	18	103.45	117.47	91.32	30.80	128.63	66.84	273.40	85.45 to 130.76	38,733	35,371
10/01/05 TO 12/31/05	20	99.82	107.36	88.02	31.95	121.97	20.98	221.54	85.27 to 123.33	52,845	46,513
01/01/06 TO 03/31/06	6	94.09	100.48	97.47	18.44	103.08	65.39	159.90	65.39 to 159.90	24,000	23,393
04/01/06 TO 06/30/06	13	65.41	88.60	72.76	51.67	121.77	39.18	192.37	54.10 to 153.95	34,469	25,081
____Study Years____											
07/01/04 TO 06/30/05	73	99.19	106.94	83.97	29.91	127.35	32.49	315.88	94.34 to 102.32	48,841	41,013
07/01/05 TO 06/30/06	57	93.62	105.55	86.67	34.66	121.79	20.98	273.40	87.59 to 109.73	41,161	35,673
____Calendar Yrs____											
01/01/05 TO 12/31/05	72	100.49	112.22	84.26	30.95	133.18	20.98	273.40	95.28 to 114.94	51,818	43,661
____ALL____											
	130	98.05	106.33	85.04	31.64	125.03	20.98	315.88	90.82 to 100.38	45,473	38,672

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
GORDON	61	100.00	109.19	97.31	23.13	112.21	35.48	217.11	96.60 to 109.73	43,602	42,429
HAY SPRINGS	31	100.38	113.09	82.53	41.52	137.03	39.18	273.40	79.28 to 123.33	31,072	25,644
RURAL	17	83.87	78.59	65.33	25.82	120.30	32.49	125.68	54.10 to 98.22	100,800	65,848
RUSHVILLE	21	90.82	110.51	91.27	43.86	121.08	20.98	315.88	75.96 to 128.27	27,380	24,989
____ALL____											
	130	98.05	106.33	85.04	31.64	125.03	20.98	315.88	90.82 to 100.38	45,473	38,672

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	113	99.24	110.51	93.09	31.77	118.71	20.98	315.88	95.00 to 106.90	37,150	34,583
3	17	83.87	78.59	65.33	25.82	120.30	32.49	125.68	54.10 to 98.22	100,800	65,848
____ALL____											
	130	98.05	106.33	85.04	31.64	125.03	20.98	315.88	90.82 to 100.38	45,473	38,672

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	118	96.28	105.19	89.67	30.09	117.31	32.49	315.88	90.13 to 100.60	45,293	40,613
2	12	100.00	117.58	41.45	49.74	283.66	20.98	273.40	47.51 to 155.00	47,243	19,583
____ALL____											
	130	98.05	106.33	85.04	31.64	125.03	20.98	315.88	90.82 to 100.38	45,473	38,672

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:	130	MEDIAN:	98	COV:	43.57	95% Median C.I.:	90.82 to 100.38
TOTAL Sales Price:	5,926,309	WGT. MEAN:	85	STD:	46.33	95% Wgt. Mean C.I.:	75.66 to 94.42
TOTAL Adj.Sales Price:	5,911,609	MEAN:	106	AVG.ABS.DEV:	31.02	95% Mean C.I.:	98.37 to 114.30
TOTAL Assessed Value:	5,027,367						
AVG. Adj. Sales Price:	45,473	COD:	31.64	MAX Sales Ratio:	315.88		
AVG. Assessed Value:	38,672	PRD:	125.03	MIN Sales Ratio:	20.98		

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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	122	97.41	107.19	88.61	32.37	120.96	20.98	315.88	90.38 to 100.38	41,630	36,890
06	1	38.53	38.53	38.53			38.53	38.53	N/A	530,450	204,401
07	7	111.45	101.05	106.64	14.36	94.75	59.76	122.45	59.76 to 122.45	43,171	46,038
<u>ALL</u>	<u>130</u>	<u>98.05</u>	<u>106.33</u>	<u>85.04</u>	<u>31.64</u>	<u>125.03</u>	<u>20.98</u>	<u>315.88</u>	<u>90.82 to 100.38</u>	<u>45,473</u>	<u>38,672</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)											
07-0006	1	98.22	98.22	98.22			98.22	98.22	N/A	2,250	2,210
07-0010											
23-0002											
38-0011											
81-0003	35	94.56	106.56	66.79	43.91	159.55	32.49	273.40	74.77 to 114.94	48,820	32,605
81-0010	94	98.66	106.33	92.46	27.71	115.00	20.98	315.88	90.82 to 101.54	44,687	41,318
NonValid School											
<u>ALL</u>	<u>130</u>	<u>98.05</u>	<u>106.33</u>	<u>85.04</u>	<u>31.64</u>	<u>125.03</u>	<u>20.98</u>	<u>315.88</u>	<u>90.82 to 100.38</u>	<u>45,473</u>	<u>38,672</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	21	100.00	109.88	52.32	41.19	210.03	20.98	273.40	85.45 to 128.62	33,436	17,492
Prior TO 1860											
1860 TO 1899	6	90.29	85.76	85.78	10.20	99.97	64.25	99.24	64.25 to 99.24	48,916	41,961
1900 TO 1919	25	106.90	123.60	93.68	37.79	131.94	32.49	315.88	94.34 to 130.87	26,606	24,924
1920 TO 1939	27	89.65	106.09	80.33	41.44	132.07	39.18	221.54	75.96 to 126.83	32,915	26,439
1940 TO 1949	7	97.87	96.06	86.06	18.19	111.62	66.84	137.92	66.84 to 137.92	54,685	47,060
1950 TO 1959	11	109.73	119.93	108.96	24.95	110.07	72.62	217.11	84.80 to 159.90	46,113	50,245
1960 TO 1969	7	88.17	97.68	91.28	13.29	107.01	81.45	123.86	81.45 to 123.86	73,645	67,222
1970 TO 1979	21	87.06	89.15	85.12	21.16	104.74	54.10	130.76	74.77 to 98.28	70,023	59,606
1980 TO 1989	2	88.85	88.85	88.77	4.02	100.08	85.27	92.42	N/A	128,500	114,071
1990 TO 1994											
1995 TO 1999	1	125.68	125.68	125.68			125.68	125.68	N/A	64,000	80,437
2000 TO Present	2	97.90	97.90	95.92	9.52	102.06	88.58	107.22	N/A	82,500	79,138
<u>ALL</u>	<u>130</u>	<u>98.05</u>	<u>106.33</u>	<u>85.04</u>	<u>31.64</u>	<u>125.03</u>	<u>20.98</u>	<u>315.88</u>	<u>90.82 to 100.38</u>	<u>45,473</u>	<u>38,672</u>

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:	130	MEDIAN:	98	COV:	43.57	95% Median C.I.:	90.82 to 100.38
TOTAL Sales Price:	5,926,309	WGT. MEAN:	85	STD:	46.33	95% Wgt. Mean C.I.:	75.66 to 94.42
TOTAL Adj.Sales Price:	5,911,609	MEAN:	106	AVG.ABS.DEV:	31.02	95% Mean C.I.:	98.37 to 114.30
TOTAL Assessed Value:	5,027,367						
AVG. Adj. Sales Price:	45,473	COD:	31.64	MAX Sales Ratio:	315.88		
AVG. Assessed Value:	38,672	PRD:	125.03	MIN Sales Ratio:	20.98		

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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	16	123.46	148.17	140.20	42.25	105.68	47.51	315.88	100.00 to 198.00	2,764	3,875
5000 TO 9999	12	122.10	144.94	148.50	39.25	97.61	35.48	221.54	106.90 to 201.51	6,662	9,893
Total \$ _____											
1 TO 9999	28	123.46	146.78	145.54	40.78	100.85	35.48	315.88	100.00 to 192.37	4,434	6,454
10000 TO 29999	34	99.81	107.31	105.50	30.99	101.72	20.98	217.11	87.59 to 127.69	17,447	18,406
30000 TO 59999	30	97.41	97.27	95.55	20.55	101.81	39.18	159.90	86.54 to 109.73	43,625	41,681
60000 TO 99999	26	88.29	87.38	88.21	17.76	99.05	32.49	125.68	82.94 to 95.28	72,377	63,846
100000 TO 149999	10	81.46	77.65	77.30	11.50	100.46	51.44	92.42	62.90 to 88.58	128,930	99,656
150000 TO 249999	1	59.48	59.48	59.48			59.48	59.48	N/A	183,900	109,380
500000 +	1	38.53	38.53	38.53			38.53	38.53	N/A	530,450	204,401
ALL _____											
	130	98.05	106.33	85.04	31.64	125.03	20.98	315.88	90.82 to 100.38	45,473	38,672

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	15	100.00	114.74	81.00	41.97	141.65	20.98	273.40	94.56 to 155.00	3,415	2,766
5000 TO 9999	9	114.94	119.46	100.95	23.43	118.33	59.55	207.40	78.81 to 153.95	7,183	7,251
Total \$ _____											
1 TO 9999	24	103.45	116.51	92.13	37.37	126.46	20.98	273.40	98.22 to 123.58	4,828	4,448
10000 TO 29999	37	100.38	120.53	90.27	46.35	133.52	32.49	315.88	90.38 to 127.62	18,559	16,753
30000 TO 59999	40	93.00	98.53	92.93	21.73	106.02	54.10	159.90	85.45 to 103.92	45,876	42,634
60000 TO 99999	20	92.58	93.46	87.75	17.48	106.51	51.44	141.01	85.39 to 100.00	84,990	74,580
100000 TO 149999	8	86.32	89.83	86.17	15.74	104.25	59.48	122.45	59.48 to 122.45	130,462	112,417
150000 TO 249999	1	38.53	38.53	38.53			38.53	38.53	N/A	530,450	204,401
ALL _____											
	130	98.05	106.33	85.04	31.64	125.03	20.98	315.88	90.82 to 100.38	45,473	38,672

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	19	100.00	107.92	46.17	42.53	233.76	20.98	273.40	51.47 to 153.95	34,193	15,786
10	4	118.68	103.70	70.91	15.47	146.24	54.10	123.33	N/A	20,125	14,270
20	43	113.78	125.86	104.93	33.77	119.95	39.18	315.88	98.28 to 128.70	23,480	24,638
30	58	88.29	91.87	84.33	22.38	108.94	32.49	216.59	84.48 to 95.00	61,478	51,847
40	6	100.02	102.83	99.62	17.03	103.22	81.45	125.68	81.45 to 125.68	101,000	100,618
ALL _____											
	130	98.05	106.33	85.04	31.64	125.03	20.98	315.88	90.82 to 100.38	45,473	38,672

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:	130	MEDIAN:	98	COV:	43.57	95% Median C.I.:	90.82 to 100.38
TOTAL Sales Price:	5,926,309	WGT. MEAN:	85	STD:	46.33	95% Wgt. Mean C.I.:	75.66 to 94.42
TOTAL Adj.Sales Price:	5,911,609	MEAN:	106	AVG.ABS.DEV:	31.02	95% Mean C.I.:	98.37 to 114.30
TOTAL Assessed Value:	5,027,367						
AVG. Adj. Sales Price:	45,473	COD:	31.64	MAX Sales Ratio:	315.88		
AVG. Assessed Value:	38,672	PRD:	125.03	MIN Sales Ratio:	20.98		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	22	99.52	105.44	54.05	40.67	195.07	20.98	273.40	59.55 to 125.68		33,862	18,303
100	6	113.20	102.99	104.10	14.49	98.93	59.76	122.45	59.76 to 122.45		54,033	56,251
101	81	99.13	108.44	89.51	30.62	121.15	32.49	315.88	90.13 to 109.73		44,809	40,107
102	6	99.60	97.07	90.25	22.79	107.55	42.54	134.80	42.54 to 134.80		67,333	60,769
103	2	156.06	156.06	111.28	39.12	140.24	95.00	217.11	N/A		37,500	41,729
104	13	86.54	92.88	80.45	23.04	115.45	59.48	208.71	70.49 to 97.87		56,453	45,418
ALL												
	130	98.05	106.33	85.04	31.64	125.03	20.98	315.88	90.82 to 100.38		45,473	38,672

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	19	100.00	107.92	46.17	42.53	233.76	20.98	273.40	51.47 to 153.95		34,193	15,786
10	2	160.52	160.52	135.65	29.21	118.33	113.64	207.40	N/A		5,325	7,223
20	15	113.78	117.58	105.05	25.23	111.93	63.08	221.54	87.59 to 127.69		17,400	18,277
30	86	94.31	103.43	88.48	30.42	116.90	32.49	315.88	87.96 to 100.00		49,221	43,551
40	8	103.23	99.11	91.57	17.04	108.23	59.48	125.68	59.48 to 125.68		94,650	86,670
ALL												
	130	98.05	106.33	85.04	31.64	125.03	20.98	315.88	90.82 to 100.38		45,473	38,672

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)

NUMBER of Sales:	32	MEDIAN:	111	COV:	38.89	95% Median C.I.:	91.10 to 141.83
TOTAL Sales Price:	1,560,754	WGT. MEAN:	101	STD:	47.75	95% Wgt. Mean C.I.:	84.02 to 117.77
TOTAL Adj.Sales Price:	1,525,329	MEAN:	123	AVG.ABS.DEV:	38.33	95% Mean C.I.:	106.25 to 139.35
TOTAL Assessed Value:	1,538,938						
AVG. Adj. Sales Price:	47,666	COD:	34.49	MAX Sales Ratio:	244.34		
AVG. Assessed Value:	48,091	PRD:	121.71	MIN Sales Ratio:	50.68		

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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	6	85.71	91.57	94.34	19.08	97.06	71.82	128.23	71.82 to 128.23	54,916	51,810
01/01/04 TO 03/31/04	1	91.10	91.10	91.10			91.10	91.10	N/A	30,000	27,331
04/01/04 TO 06/30/04	1	139.91	139.91	139.91			139.91	139.91	N/A	100,000	139,906
07/01/04 TO 09/30/04	2	161.12	161.12	143.07	11.97	112.61	141.83	180.40	N/A	46,500	66,528
10/01/04 TO 12/31/04	1	154.93	154.93	154.93			154.93	154.93	N/A	5,800	8,986
01/01/05 TO 03/31/05	6	92.76	96.19	89.17	17.87	107.88	73.98	128.49	73.98 to 128.49	47,862	42,676
04/01/05 TO 06/30/05	1	88.75	88.75	88.75			88.75	88.75	N/A	140,000	124,255
07/01/05 TO 09/30/05	4	166.57	157.04	85.25	37.68	184.21	50.68	244.34	N/A	64,500	54,986
10/01/05 TO 12/31/05	4	158.09	145.94	158.04	10.70	92.34	100.00	167.60	N/A	18,538	29,298
01/01/06 TO 03/31/06	4	118.21	136.81	114.61	29.33	119.37	92.17	218.63	N/A	33,675	38,593
04/01/06 TO 06/30/06	2	123.49	123.49	64.34	52.18	191.92	59.05	187.93	N/A	36,500	23,485
____Study Years____											
07/01/03 TO 06/30/04	8	92.63	97.55	104.05	19.83	93.76	71.82	139.91	71.82 to 139.91	57,437	59,762
07/01/04 TO 06/30/05	10	104.91	114.31	99.31	27.51	115.10	73.98	180.40	79.00 to 154.93	52,597	52,235
07/01/05 TO 06/30/06	14	147.98	143.29	99.75	31.56	143.66	50.68	244.34	92.17 to 195.25	38,561	38,463
____Calendar Yrs____											
01/01/04 TO 12/31/04	5	141.83	141.63	135.17	14.71	104.78	91.10	180.40	N/A	45,760	61,855
01/01/05 TO 12/31/05	15	110.15	125.19	94.49	37.03	132.49	50.68	244.34	85.86 to 158.10	50,621	47,830
____ALL____											
	32	111.12	122.80	100.89	34.49	121.71	50.68	244.34	91.10 to 141.83	47,666	48,091

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GORDON	21	128.23	125.77	104.64	29.13	120.19	50.68	244.34	91.10 to 154.93	51,238	53,617
HAY SPRINGS	5	158.10	144.74	97.07	31.31	149.11	59.05	218.63	N/A	21,830	21,190
RURAL	2	98.01	98.01	89.72	12.39	109.23	85.86	110.15	N/A	61,587	55,258
RUSHVILLE	4	94.21	92.20	90.55	8.83	101.82	79.00	101.38	N/A	54,250	49,125
____ALL____											
	32	111.12	122.80	100.89	34.49	121.71	50.68	244.34	91.10 to 141.83	47,666	48,091

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	30	118.21	124.45	101.87	33.79	122.16	50.68	244.34	92.17 to 141.83	46,738	47,614
3	2	98.01	98.01	89.72	12.39	109.23	85.86	110.15	N/A	61,587	55,258
____ALL____											
	32	111.12	122.80	100.89	34.49	121.71	50.68	244.34	91.10 to 141.83	47,666	48,091

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)

NUMBER of Sales:	32	MEDIAN:	111	COV:	38.89	95% Median C.I.:	91.10 to 141.83
TOTAL Sales Price:	1,560,754	WGT. MEAN:	101	STD:	47.75	95% Wgt. Mean C.I.:	84.02 to 117.77
TOTAL Adj.Sales Price:	1,525,329	MEAN:	123	AVG.ABS.DEV:	38.33	95% Mean C.I.:	106.25 to 139.35
TOTAL Assessed Value:	1,538,938						
AVG. Adj. Sales Price:	47,666	COD:	34.49	MAX Sales Ratio:	244.34		
AVG. Assessed Value:	48,091	PRD:	121.71	MIN Sales Ratio:	50.68		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	31	110.15	120.94	100.74	33.86	120.06	50.68	244.34	91.10 to 139.91	49,107	49,468
2	1	180.40	180.40	180.40			180.40	180.40	N/A	3,000	5,412
ALL	32	111.12	122.80	100.89	34.49	121.71	50.68	244.34	91.10 to 141.83	47,666	48,091

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006											
07-0010											
23-0002											
38-0011											
81-0003	6	134.13	138.98	99.06	36.71	140.30	59.05	218.63	59.05 to 218.63	21,454	21,252
81-0010	26	106.74	119.07	101.06	33.55	117.82	50.68	244.34	88.75 to 139.91	53,715	54,285
NonValid School											
ALL	32	111.12	122.80	100.89	34.49	121.71	50.68	244.34	91.10 to 141.83	47,666	48,091

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	8	148.38	150.12	142.74	13.63	105.17	100.00	187.93	100.00 to 187.93	32,994	47,095
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	99.66	99.66	99.66			99.66	99.66	N/A	13,000	12,956
1920 TO 1939	5	77.25	104.14	80.53	39.31	129.31	71.82	218.63	N/A	38,400	30,924
1940 TO 1949	1	76.59	76.59	76.59			76.59	76.59	N/A	36,000	27,573
1950 TO 1959	6	148.05	156.48	150.07	31.02	104.27	91.10	244.34	91.10 to 244.34	23,000	34,516
1960 TO 1969	3	85.86	77.89	81.17	11.53	95.96	59.05	88.75	N/A	104,533	84,847
1970 TO 1979	3	94.16	100.97	73.89	38.02	136.65	50.68	158.07	N/A	114,833	84,850
1980 TO 1989	2	96.78	96.78	95.93	4.76	100.88	92.17	101.38	N/A	47,850	45,901
1990 TO 1994											
1995 TO 1999	3	124.33	120.90	123.69	4.85	97.75	110.15	128.23	N/A	42,858	53,010
2000 TO Present											
ALL	32	111.12	122.80	100.89	34.49	121.71	50.68	244.34	91.10 to 141.83	47,666	48,091

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)

NUMBER of Sales:	32	MEDIAN:	111	COV:	38.89	95% Median C.I.:	91.10 to 141.83
TOTAL Sales Price:	1,560,754	WGT. MEAN:	101	STD:	47.75	95% Wgt. Mean C.I.:	84.02 to 117.77
TOTAL Adj.Sales Price:	1,525,329	MEAN:	123	AVG.ABS.DEV:	38.33	95% Mean C.I.:	106.25 to 139.35
TOTAL Assessed Value:	1,538,938						
AVG. Adj. Sales Price:	47,666	COD:	34.49	MAX Sales Ratio:	244.34		
AVG. Assessed Value:	48,091	PRD:	121.71	MIN Sales Ratio:	50.68		

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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	3	180.40	156.11	149.73	16.25	104.26	100.00	187.93	N/A	3,384	5,068
5000 TO 9999	2	186.78	186.78	189.77	17.05	98.43	154.93	218.63	N/A	6,400	12,145
Total \$ _____											
1 TO 9999	5	180.40	168.38	172.06	16.81	97.86	100.00	218.63	N/A	4,590	7,898
10000 TO 29999	10	135.08	139.61	140.45	33.36	99.40	71.82	244.34	79.00 to 195.25	19,457	27,327
30000 TO 59999	9	101.38	106.38	106.38	19.93	100.00	76.59	137.88	77.25 to 128.49	43,300	46,061
60000 TO 99999	3	73.98	91.62	94.22	37.30	97.24	59.05	141.83	N/A	83,333	78,519
100000 TO 149999	4	91.46	102.17	100.35	16.25	101.82	85.86	139.91	N/A	119,525	119,940
150000 TO 249999	1	50.68	50.68	50.68			50.68	50.68	N/A	190,000	96,290
ALL _____											
	32	111.12	122.80	100.89	34.49	121.71	50.68	244.34	91.10 to 141.83	47,666	48,091

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	100.00	100.00	100.00			100.00	100.00	N/A	4,154	4,154
5000 TO 9999	3	180.40	174.42	169.80	6.10	102.72	154.93	187.93	N/A	3,933	6,678
Total \$ _____											
1 TO 9999	4	167.67	155.82	151.62	16.91	102.76	100.00	187.93	N/A	3,988	6,047
10000 TO 29999	9	99.66	117.14	102.25	35.41	114.56	71.82	218.63	76.59 to 195.25	19,730	20,175
30000 TO 59999	10	133.19	132.43	113.54	30.61	116.64	59.05	244.34	77.25 to 167.60	37,470	42,542
60000 TO 99999	5	85.86	92.62	79.03	29.79	117.19	50.68	128.23	N/A	98,520	77,859
100000 TO 149999	4	117.04	116.16	111.62	21.11	104.07	88.75	141.83	N/A	116,125	129,613
ALL _____											
	32	111.12	122.80	100.89	34.49	121.71	50.68	244.34	91.10 to 141.83	47,666	48,091

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	139.91	138.15	139.16	12.99	99.27	100.00	180.40	100.00 to 180.40	35,422	49,293
10	16	117.24	128.10	105.21	36.15	121.76	59.05	244.34	85.86 to 167.60	43,604	45,876
15	1	88.75	88.75	88.75			88.75	88.75	N/A	140,000	124,255
20	7	92.17	106.46	76.16	37.82	139.77	50.68	218.63	50.68 to 218.63	59,242	45,121
30	1	79.00	79.00	79.00			79.00	79.00	N/A	25,000	19,750
ALL _____											
	32	111.12	122.80	100.89	34.49	121.71	50.68	244.34	91.10 to 141.83	47,666	48,091

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)

NUMBER of Sales:	32	MEDIAN:	111	COV:	38.89	95% Median C.I.:	91.10 to 141.83
TOTAL Sales Price:	1,560,754	WGT. MEAN:	101	STD:	47.75	95% Wgt. Mean C.I.:	84.02 to 117.77
TOTAL Adj.Sales Price:	1,525,329	MEAN:	123	AVG.ABS.DEV:	38.33	95% Mean C.I.:	106.25 to 139.35
TOTAL Assessed Value:	1,538,938						
AVG. Adj. Sales Price:	47,666	COD:	34.49	MAX Sales Ratio:	244.34		
AVG. Assessed Value:	48,091	PRD:	121.71	MIN Sales Ratio:	50.68		

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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)	5	141.83	143.01	141.00	13.74	101.42	100.00	180.40	N/A	27,190	38,339
306	1	88.75	88.75	88.75			88.75	88.75	N/A	140,000	124,255
314	1	85.86	85.86	85.86			85.86	85.86	N/A	103,600	88,955
317	1	139.91	139.91	139.91			139.91	139.91	N/A	100,000	139,906
339	1	79.00	79.00	79.00			79.00	79.00	N/A	25,000	19,750
341	1	218.63	218.63	218.63			218.63	218.63	N/A	7,000	15,304
344	4	89.32	102.13	96.23	30.90	106.13	71.82	158.07	N/A	32,250	31,034
346	1	50.68	50.68	50.68			50.68	50.68	N/A	190,000	96,290
353	5	91.10	136.25	104.52	63.45	130.35	73.98	244.34	N/A	38,200	39,928
380	1	94.16	94.16	94.16			94.16	94.16	N/A	134,500	126,647
406	5	124.33	110.44	105.07	13.77	105.11	59.05	128.49	N/A	45,400	47,702
442	2	128.88	128.88	138.11	22.67	93.32	99.66	158.10	N/A	19,000	26,240
528	2	129.89	129.89	115.26	29.04	112.69	92.17	167.60	N/A	40,850	47,082
554	1	110.15	110.15	110.15			110.15	110.15	N/A	19,575	21,561
800	1	187.93	187.93	187.93			187.93	187.93	N/A	3,000	5,638
<u>ALL</u>	<u>32</u>	<u>111.12</u>	<u>122.80</u>	<u>100.89</u>	<u>34.49</u>	<u>121.71</u>	<u>50.68</u>	<u>244.34</u>	<u>91.10 to 141.83</u>	<u>47,666</u>	<u>48,091</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	32	111.12	122.80	100.89	34.49	121.71	50.68	244.34	91.10 to 141.83	47,666	48,091
04											
<u>ALL</u>	<u>32</u>	<u>111.12</u>	<u>122.80</u>	<u>100.89</u>	<u>34.49</u>	<u>121.71</u>	<u>50.68</u>	<u>244.34</u>	<u>91.10 to 141.83</u>	<u>47,666</u>	<u>48,091</u>

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	41	MEDIAN:	74	COV:	34.85	95% Median C.I.:	64.38 to 81.40	(! : Derived)
(AgLand) TOTAL Sales Price:	7,391,535	WGT. MEAN:	66	STD:	25.68	95% Wgt. Mean C.I.:	53.83 to 78.52	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,267,258	MEAN:	74	AVG.ABS.DEV:	18.29	95% Mean C.I.:	65.83 to 81.55	
(AgLand) TOTAL Assessed Value:	4,809,005							
AVG. Adj. Sales Price:	177,250	COD:	24.84	MAX Sales Ratio:	152.24			
AVG. Assessed Value:	117,292	PRD:	111.36	MIN Sales Ratio:	14.98			

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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	4	80.35	78.45	80.89	6.31	96.98	67.47	85.65	N/A	98,603	79,762
10/01/03 TO 12/31/03	3	95.17	88.32	96.16	14.37	91.85	64.38	105.40	N/A	208,331	200,321
01/01/04 TO 03/31/04	1	74.14	74.14	74.14			74.14	74.14	N/A	150,000	111,215
04/01/04 TO 06/30/04	7	63.75	69.73	74.57	20.66	93.50	55.14	117.59	55.14 to 117.59	108,959	81,254
07/01/04 TO 09/30/04	2	135.35	135.35	130.90	12.48	103.40	118.46	152.24	N/A	38,000	49,743
10/01/04 TO 12/31/04	1	81.83	81.83	81.83			81.83	81.83	N/A	500,940	409,921
01/01/05 TO 03/31/05	6	63.00	60.72	55.09	30.39	110.21	28.47	84.12	28.47 to 84.12	259,906	143,191
04/01/05 TO 06/30/05	3	77.60	61.86	42.66	33.51	145.01	14.98	92.99	N/A	313,650	133,796
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	2	58.94	58.94	59.78	29.04	98.59	41.82	76.05	N/A	71,500	42,740
01/01/06 TO 03/31/06	7	76.13	79.70	79.83	20.18	99.83	58.10	125.72	58.10 to 125.72	108,987	87,009
04/01/06 TO 06/30/06	5	65.90	60.45	55.07	13.83	109.77	46.02	70.98	N/A	270,377	148,901
<u>Study Years</u>											
07/01/03 TO 06/30/04	15	74.14	76.07	82.81	18.96	91.86	55.14	117.59	63.75 to 85.65	128,808	106,667
07/01/04 TO 06/30/05	12	79.72	75.20	57.52	33.51	130.75	14.98	152.24	43.89 to 92.99	256,444	147,495
07/01/05 TO 06/30/06	14	67.94	69.86	63.74	20.77	109.61	41.82	125.72	49.37 to 82.45	161,271	102,789
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	11	74.14	83.16	79.84	30.44	104.15	55.14	152.24	55.41 to 118.46	135,423	108,127
01/01/05 TO 12/31/05	11	73.65	60.70	50.92	28.52	119.22	14.98	92.99	28.47 to 84.12	240,308	122,365
<u>ALL</u>											
	41	73.65	73.69	66.17	24.84	111.36	14.98	152.24	64.38 to 81.40	177,250	117,292

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	41	MEDIAN:	74	COV:	34.85	95% Median C.I.:	64.38 to 81.40	(!: Derived)
(AgLand) TOTAL Sales Price:	7,391,535	WGT. MEAN:	66	STD:	25.68	95% Wgt. Mean C.I.:	53.83 to 78.52	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,267,258	MEAN:	74	AVG.ABS.DEV:	18.29	95% Mean C.I.:	65.83 to 81.55	
(AgLand) TOTAL Assessed Value:	4,809,005							
AVG. Adj. Sales Price:	177,250	COD:	24.84	MAX Sales Ratio:	152.24			
AVG. Assessed Value:	117,292	PRD:	111.36	MIN Sales Ratio:	14.98			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
0537	1	66.35	66.35	66.35			66.35	66.35	N/A	52,000	34,502
1083	1	74.14	74.14	74.14			74.14	74.14	N/A	150,000	111,215
121	1	28.47	28.47	28.47			28.47	28.47	N/A	572,500	162,979
127	1	65.27	65.27	65.27			65.27	65.27	N/A	91,575	59,772
1351	1	86.49	86.49	86.49			86.49	86.49	N/A	351,360	303,890
1353	1	77.60	77.60	77.60			77.60	77.60	N/A	243,950	189,303
1357	1	74.33	74.33	74.33			74.33	74.33	N/A	146,750	109,080
1415	2	59.45	59.45	62.09	7.24	95.75	55.14	63.75	N/A	117,713	73,083
1419	2	81.83	81.83	81.83	0.00	100.00	81.83	81.83	N/A	500,940	409,921
1421	1	95.17	95.17	95.17			95.17	95.17	N/A	485,100	461,678
283	2	97.03	97.03	74.03	56.90	131.07	41.82	152.24	N/A	48,000	35,533
285	2	65.84	65.84	53.02	30.10	124.18	46.02	85.65	N/A	431,140	228,571
291	1	14.98	14.98	14.98			14.98	14.98	N/A	559,000	83,754
293	1	82.45	82.45	82.45			82.45	82.45	N/A	154,979	127,782
339	2	49.65	49.65	48.93	11.60	101.47	43.89	55.41	N/A	48,901	23,927
341	1	125.72	125.72	125.72			125.72	125.72	N/A	10,000	12,572
343	2	74.89	74.89	75.30	1.66	99.45	73.65	76.13	N/A	60,000	45,182
345	1	118.46	118.46	118.46			118.46	118.46	N/A	48,000	56,860
349	3	67.47	66.99	62.19	17.17	107.71	49.37	84.12	N/A	98,307	61,141
537	1	55.52	55.52	55.52			55.52	55.52	N/A	130,000	72,181
539	2	98.44	98.44	99.62	19.45	98.82	79.29	117.59	N/A	146,687	146,130
593	1	105.40	105.40	105.40			105.40	105.40	N/A	120,000	126,478
595	2	55.23	55.23	53.37	5.21	103.48	52.35	58.10	N/A	184,000	98,199
601	1	69.98	69.98	69.98			69.98	69.98	N/A	156,100	109,233
603	1	70.98	70.98	70.98			70.98	70.98	N/A	315,600	224,000
69	1	92.99	92.99	92.99			92.99	92.99	N/A	138,000	128,332
809	1	65.90	65.90	65.90			65.90	65.90	N/A	3,264	2,151
811	3	64.38	68.06	72.67	6.37	93.66	63.75	76.05	N/A	34,964	25,408
863	1	81.40	81.40	81.40			81.40	81.40	N/A	64,500	52,502
ALL											
	41	73.65	73.69	66.17	24.84	111.36	14.98	152.24	64.38 to 81.40	177,250	117,292

AREA (MARKET)										Avg. Adj.	Avg.												
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val												
(blank)	41	73.65	73.69	66.17	24.84	111.36	14.98	152.24	64.38 to 81.40	177,250	117,292												
ALL													41	73.65	73.69	66.17	24.84	111.36	14.98	152.24	64.38 to 81.40	177,250	117,292
	41	73.65	73.69	66.17	24.84	111.36	14.98	152.24	64.38 to 81.40	177,250	117,292												

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	41	MEDIAN:	74	COV:	34.85	95% Median C.I.:	64.38 to 81.40	(!: Derived)
(AgLand) TOTAL Sales Price:	7,391,535	WGT. MEAN:	66	STD:	25.68	95% Wgt. Mean C.I.:	53.83 to 78.52	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,267,258	MEAN:	74	AVG.ABS.DEV:	18.29	95% Mean C.I.:	65.83 to 81.55	
(AgLand) TOTAL Assessed Value:	4,809,005							
AVG. Adj. Sales Price:	177,250	COD:	24.84	MAX Sales Ratio:	152.24			
AVG. Assessed Value:	117,292	PRD:	111.36	MIN Sales Ratio:	14.98			

Printed: 02/24/2007 17:28:51

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	41	73.65	73.69	66.17	24.84	111.36	14.98	152.24	64.38 to 81.40	177,250	117,292
ALL	41	73.65	73.69	66.17	24.84	111.36	14.98	152.24	64.38 to 81.40	177,250	117,292

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	1	74.33	74.33	74.33			74.33	74.33	N/A	146,750	109,080
07-0010											
23-0002	1	82.45	82.45	82.45			82.45	82.45	N/A	154,979	127,782
38-0011	7	81.83	77.40	82.88	11.70	93.39	55.14	95.17	55.14 to 95.17	331,102	274,411
81-0003	7	65.90	76.68	79.43	31.11	96.54	43.89	125.72	43.89 to 125.72	46,565	36,986
81-0010	25	69.98	71.44	55.35	28.42	129.06	14.98	152.24	58.10 to 79.29	172,874	95,694
NonValid School											
ALL	41	73.65	73.69	66.17	24.84	111.36	14.98	152.24	64.38 to 81.40	177,250	117,292

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	3	64.38	64.68	64.34	1.11	100.52	63.75	65.90	N/A	11,052	7,111
50.01 TO 100.00	2	100.89	100.89	81.90	24.62	123.18	76.05	125.72	N/A	42,500	34,806
100.01 TO 180.00	9	58.10	68.23	62.51	31.26	109.16	41.82	152.24	43.89 to 73.65	48,486	30,307
180.01 TO 330.00	5	81.40	85.08	81.72	15.03	104.11	65.27	118.46	N/A	74,415	60,812
330.01 TO 650.00	11	69.98	65.97	52.83	28.48	124.88	14.98	105.40	46.02 to 92.99	247,539	130,773
650.01 +	11	81.83	78.23	74.71	16.49	104.71	28.47	117.59	63.75 to 95.17	328,882	245,701
ALL	41	73.65	73.69	66.17	24.84	111.36	14.98	152.24	64.38 to 81.40	177,250	117,292

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	3	118.46	109.60	97.34	26.49	112.59	58.10	152.24	N/A	47,000	45,751
DRY-N/A	5	85.65	84.71	89.26	13.74	94.90	55.41	105.40	N/A	108,216	96,596
GRASS	20	72.32	72.31	76.55	17.85	94.46	41.82	125.72	65.27 to 81.40	185,492	141,994
GRASS-N/A	8	71.24	65.05	44.80	33.43	145.20	14.98	117.59	14.98 to 117.59	219,679	98,414
IRRGTD	2	69.90	69.90	74.61	8.80	93.69	63.75	76.05	N/A	42,500	31,708
IRRGTD-N/A	3	52.35	54.25	48.23	11.69	112.49	46.02	64.38	N/A	344,298	166,049
ALL	41	73.65	73.69	66.17	24.84	111.36	14.98	152.24	64.38 to 81.40	177,250	117,292

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

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

NUMBER of Sales:	41	MEDIAN:	74	COV:	34.85	95% Median C.I.:	64.38 to 81.40	(!: Derived)
(AgLand) TOTAL Sales Price:	7,391,535	WGT. MEAN:	66	STD:	25.68	95% Wgt. Mean C.I.:	53.83 to 78.52	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,267,258	MEAN:	74	AVG.ABS.DEV:	18.29	95% Mean C.I.:	65.83 to 81.55	
(AgLand) TOTAL Assessed Value:	4,809,005							
AVG. Adj. Sales Price:	177,250	COD:	24.84	MAX Sales Ratio:	152.24			
AVG. Assessed Value:	117,292	PRD:	111.36	MIN Sales Ratio:	14.98			

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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	4	111.93	108.55	101.05	23.94	107.43	58.10	152.24	N/A	65,250	65,933
DRY-N/A	4	84.89	79.54	84.66	11.52	93.95	55.41	92.99	N/A	105,270	89,126
GRASS	23	70.98	69.96	70.25	19.90	99.58	28.47	125.72	63.75 to 79.29	194,154	136,396
GRASS-N/A	5	76.13	71.50	48.92	31.19	146.15	14.98	117.59	N/A	200,344	98,016
IRRGTD	4	64.07	62.55	49.45	11.96	126.50	46.02	76.05	N/A	203,723	100,733
IRRGTD-N/A	1	52.35	52.35	52.35			52.35	52.35	N/A	303,000	158,630
ALL	41	73.65	73.69	66.17	24.84	111.36	14.98	152.24	64.38 to 81.40	177,250	117,292

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	8	89.32	94.05	90.93	26.00	103.42	55.41	152.24	55.41 to 152.24	85,260	77,529
GRASS	28	72.32	70.23	66.34	22.16	105.86	14.98	125.72	65.27 to 79.29	195,260	129,543
IRRGTD	5	63.75	60.51	50.23	13.20	120.46	46.02	76.05	N/A	223,578	112,312
ALL	41	73.65	73.69	66.17	24.84	111.36	14.98	152.24	64.38 to 81.40	177,250	117,292

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	65.90	65.90	65.90			65.90	65.90	N/A	3,264	2,151
Total \$											
1 TO 9999	1	65.90	65.90	65.90			65.90	65.90	N/A	3,264	2,151
10000 TO 29999	4	95.05	101.52	109.56	39.41	92.67	63.75	152.24	N/A	16,973	18,595
30000 TO 59999	7	66.35	68.62	68.28	22.64	100.51	43.89	118.46	43.89 to 118.46	46,197	31,542
60000 TO 99999	7	76.05	68.98	69.62	14.36	99.08	41.82	84.12	41.82 to 84.12	76,010	52,921
100000 TO 149999	5	79.29	81.51	81.08	17.29	100.52	55.52	105.40	N/A	134,476	109,039
150000 TO 249999	8	75.87	77.57	76.98	17.47	100.76	49.37	117.59	49.37 to 117.59	171,227	131,818
250000 TO 499999	4	78.74	76.25	78.91	18.52	96.63	52.35	95.17	N/A	363,765	287,049
500000 +	5	46.02	50.63	49.00	52.24	103.32	14.98	81.83	N/A	568,676	278,657
ALL	41	73.65	73.69	66.17	24.84	111.36	14.98	152.24	64.38 to 81.40	177,250	117,292

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	41	MEDIAN:	74	COV:	34.85	95% Median C.I.:	64.38 to 81.40	(!: Derived)
(AgLand) TOTAL Sales Price:	7,391,535	WGT. MEAN:	66	STD:	25.68	95% Wgt. Mean C.I.:	53.83 to 78.52	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,267,258	MEAN:	74	AVG.ABS.DEV:	18.29	95% Mean C.I.:	65.83 to 81.55	
(AgLand) TOTAL Assessed Value:	4,809,005							
AVG. Adj. Sales Price:	177,250	COD:	24.84	MAX Sales Ratio:	152.24			
AVG. Assessed Value:	117,292	PRD:	111.36	MIN Sales Ratio:	14.98			

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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	1	65.90	65.90	65.90			65.90	65.90	N/A	3,264	2,151
5000 TO 9999	1	63.75	63.75	63.75			63.75	63.75	N/A	10,000	6,375
Total \$											
1 TO 9999	2	64.83	64.83	64.28	1.66	100.85	63.75	65.90	N/A	6,632	4,263
10000 TO 29999	8	59.90	65.94	57.04	28.17	115.60	41.82	125.72	41.82 to 125.72	40,159	22,906
30000 TO 59999	7	76.05	88.27	80.43	30.50	109.75	58.10	152.24	58.10 to 152.24	60,582	48,724
60000 TO 99999	5	55.52	56.02	36.46	34.55	153.68	14.98	84.12	N/A	204,784	74,655
100000 TO 149999	9	79.29	80.89	79.72	11.81	101.46	63.75	105.40	69.98 to 92.99	149,509	119,189
150000 TO 249999	5	70.98	69.40	57.71	32.23	120.25	28.47	117.59	N/A	318,158	183,609
250000 TO 499999	5	81.83	78.27	75.03	13.15	104.31	46.02	95.17	N/A	509,668	382,424
ALL	41	73.65	73.69	66.17	24.84	111.36	14.98	152.24	64.38 to 81.40	177,250	117,292

2007 Assessment Survey for Sheridan County
March 19, 2007

I. General Information

A. Staffing and Funding Information

- 1. Deputy(ies) on staff:** One (part-time)
- 2. Appraiser(s) on staff:** None
- 3. Other full-time employees:** One
(Does not include anyone counted in 1 and 2 above)
- 4. Other part-time employees:** 1 (other than the Deputy)
(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:** \$74,950
(This would be the "total budget" for the assessor's office)
- 7. Part of the budget that is dedicated to the computer system** *(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?):* None—this is a local intergovernmental fund for all County offices.
- 8. Adopted budget, or granted budget if different from above:** The adopted budget is the same as the above.
- 9. Amount of total budget set aside for appraisal work:** None of the total budget is set aside for appraisal work—this comes from a separate fund.
- 10. Amount of the total budget set aside for education/workshops:** \$2,300
- 11. Appraisal/Reappraisal budget, if not part of the total budget:** \$57,150
- 12. Other miscellaneous funds:** None.
(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)

- 13. Total budget:** \$132,100 (\$74,950 + \$57,150 appraisal budget)
a. Was any of last year’s budget not used? Yes, \$12,785.95

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

- 1. Data collection done by:** An independent lister
- 2. Valuation done by:** The Assessor and contracted appraiser
- 3. Pickup work done by:** The lister, Assessor and office staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	29	5	93	127

- 4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** The RCN data for the residential property class is dated 1988.
- 5. What was the last year the depreciation schedule for this property class was developed using market-derived information?** The last market-derived depreciation schedule was developed and implemented in 1995.
- 6. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** Typically, the Market or Sales Comparison Approach is used only for individual taxpayer protests, and is not used for the mass appraisal of residential property within the County.
- 7. Number of market areas/neighborhoods for this property class:** Four: Gordon, Hay Springs, Rushville and Rural.
- 8. How are these defined?** Basically, these are the “Assessor Locations.”
- 9. Is “Assessor Location” a usable valuation identity?** Yes, “Assessor Location” depicts what the market or sales are in each town/rural area within the County.
- 10. Does the assessor location “suburban” mean something other than rural residential? (that is, does the “suburban” location have its own market?)** Not at this time—it is not a viable valuation identity for the County.
- 11. Are the county’s ag residential and rural residential improvements classified and valued in the same manner?** Yes, both are classified and valued in the same manner.

C. Commercial/Industrial Appraisal Information

- 1. **Data collection done by:** Independent lister
- 2. **Valuation done by:** The Assessor and the contracted appraiser.
- 3. **Pickup work done by whom:** The lister, the Assessor and her staff member.

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	7	5	34	46

- 4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** The date of the RCN for the commercial property class is 1999.
- 5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** The last market-derived depreciation schedule was developed and implemented in 1999.
- 6. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** The Assessor does not know if the Income Approach has ever been used to estimate the market value for commercial/industrial properties.
- 7. **When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** Realistically, this approach is only used during individual taxpayer protests, and not to provide an estimate of the market value of the commercial property class as a whole.
- 8. **Number of market areas/neighborhoods for this property class?** Four: Gordon, Hay Springs, Rushville and Rural.
- 9. **How are these defined?** By “Assessor Location.”
- 10. **Is “Assessor Location” a usable valuation identity?** Yes, because it depicts the particular sales in the designated towns/rural area within the County.
- 11. **Does the assessor location “suburban” mean something other than rural commercial?** *(That is, does the “suburban” location have its own market?)* No, “suburban” would not have its own market.

D. Agricultural Appraisal Information

- 1. **Data collection done by:** Independent lister
- 2. **Valuation done by:** The Assessor and contracted appraiser
- 3. **Pickup work done by whom:** The lister, the Assessor and her office staff.

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	2	10	127	139

- 4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** Yes, the County has written standards to specifically define agricultural property, and these are primarily based on Section 35 of LB 808.

How is your agricultural land defined? (Please see the last page of this Survey after the “Assessment Actions” section).

- 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?** It is unknown if or when the Income Approach was used to establish market value for agricultural land within the County.
- 6. **What is the date of the soil survey currently used?** 2002
- 7. **What date was the last countywide land use study completed?** In 1991, but each year the County is constantly obtaining new information on land use.
 - a. **By what method? (Physical inspection, FSA maps, etc.)** By driving the County, FSA maps and now the NRD (due to water allocations).
 - b. **By whom?** This was conducted by the previous assessor.
 - c. **What proportion is complete / implemented at this time?** This is an on-going process, but it is estimated that approximately 30% of the County is complete at this time.
- 8. **Number of market areas/neighborhoods for this property class:** None
- 9. **How are these defined?** N/A
- 10. **Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** Not at this time—however,

every year the contracted appraiser does a study every year to determine if there is a need to implement special valuation in Sheridan County.

E. Computer, Automation Information and GIS

1. Administrative software: Terra Scan

2. CAMA software: Terra Scan

3. Cadastral maps: Are they currently being used? Yes, the cadastral maps are currently used.

a. Who maintains the Cadastral Maps? Presently at this time the Deputy Assessor will change ownership on a monthly basis when the Real Estate Transfer statements are received.

4. Does the county have GIS software? No

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

4. 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? Gordon, Hay Springs, and Rushville.

c. When was zoning implemented? In 1981

G. Contracted Services

1. Appraisal Services: *(are these contracted, or conducted "in-house?")* These are contracted.

2. Other Services: Terra Scan

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

None

II. Assessment Actions

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

- 1. Residential**—After reviewing the sales file, the Assessor determined that residential improvements in Rushville needed to be increased by 5%. All rural residential and ag residential improvements were raised by 12%.
- 2. Commercial**—A review of commercial sales indicated that occupancy code 406 in Gordon should have the improvements lowered by 25%, and this was done.
- 3. Agricultural**—The Assessor reviewed the sales and the statistical profile and determined that no changes needed to be made for assessment year 2007.

AGLAND DEFINITION

The purpose of this document is to provide guidelines for the identification of agricultural and horticultural parcels of real estate.

Agricultural land and horticultural land shall be a separate and distinct class of real property for assessment purposes and shall be defined, in accordance with Section 77-1359 to 1363, Nebraska Revised Statutes, as revised, including LB 808 passed during the 2006 Legislative Session, as follows:

Agricultural land and horticultural land means a parcel of land which is primarily used for agricultural or horticultural purposes, including wasteland lying in or adjacent to and in common ownership or management with other agricultural land or horticultural land. Agricultural land and horticultural land does not include any land directly associated with any building or enclosed structure.

Definitions:

Agricultural or horticultural purposes shall mean used for commercial production of any plant or animal product in a raw or unprocessed state that is derived from the science and art of agriculture, aquaculture, or horticulture (See Title 350, Neb. Admin. Code, Chapter 10, Real Property Regulations).

Building shall mean a structure designed for habitation, shelter, storage, trade, manufacture, religion, business, education and the like. A structure or edifice inclosing a space within its walls, and usually but not necessarily, covered with a roof (See Title 350, Neb. Admin. Code, Chapter 10, Real Property Regulations).

Commercial Production shall mean agricultural or horticultural products produced for the primary purpose of obtaining a monetary profit.

Common shall mean belonging equally to, or shares alike by, two or more or all in question.

Management shall mean the act or manner of managing, handling, direction, or control.

Ownership shall mean the legal right of possession; proprietorship.

Parcel means a contiguous tract of land determined by its boundaries, under the same ownership, and in the same tax district and section...If all or several lots in the same block are owned by the same person and are contained in the same tax district, they may be included in one parcel. (Neb. Rev. Stat § 77-132).

Primarily used means for the most part. It could be determined by area used or other criteria uniformly applied. Case law usually refers to 'primarily' as more than 51%.

Production shall mean the act or process of producing.

Wasteland shall mean those land types that cannot be used economically and are not suitable for recreational or agricultural use or production.

All other land will be considered rural residential property or recreational property.

County 81 - Sheridan

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 8,127	Value 435,599,690	Total Growth 2,413,623 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	328	486,011	25	65,468	48	194,084	401	745,563	
2. Res Improv Land	1,535	5,905,618	65	556,134	228	2,699,485	1,828	9,161,237	
3. Res Improvements	1,609	46,112,945	76	3,404,532	271	14,824,932	1,956	64,342,409	
4. Res Total	1,937	52,504,574	101	4,026,134	319	17,718,501	2,357	74,249,209	684,822
% of Total	82.18	70.71	4.28	5.42	13.53	23.86	29.00	17.04	28.37
5. Rec UnImp Land	0	0	0	0	21	690	21	690	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	21	690	21	690	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.25	0.00	0.00
Res+Rec Total	1,937	52,504,574	101	4,026,134	340	17,719,191	2,378	74,249,899	684,822
% of Total	81.45	70.71	4.24	5.42	14.29	23.86	29.26	17.04	28.37

County 81 - Sheridan

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 8,127	Value 435,599,690	Total Growth 2,413,623 (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	61	314,858	6	25,091	13	50,585	80	390,534	
10. Comm Improv Land	315	3,244,189	17	87,398	36	200,364	368	3,531,951	
11. Comm Improvements	321	16,016,496	17	724,823	38	1,800,255	376	18,541,574	
12. Comm Total	382	19,575,543	23	837,312	51	2,051,204	456	22,464,059	642,585
% of Total	83.77	87.14	5.04	3.72	11.18	9.13	5.61	5.15	26.62
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	382	19,575,543	23	837,312	51	2,051,204	456	22,464,059	642,585
% of Total	83.77	87.14	5.04	3.72	11.18	9.13	5.61	5.15	26.62
17. Taxable Total	2,319	72,080,117	124	4,863,446	391	19,770,395	2,834	96,713,958	1,327,407
% of Total	81.82	74.52	4.37	4.16	13.79	18.32	34.87	22.20	54.99

County 81 - Sheridan

2007 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	243	9	435	687

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	14	81,798	5	213,910	4,271	224,430,016	4,290	224,725,724
28. Ag-Improved Land	0	0	0	0	936	69,952,781	936	69,952,781
29. Ag-Improvements	2	33,254	1	2,244	1,000	44,171,729	1,003	44,207,227
30. Ag-Total Taxable							5,293	338,885,732

County 81 - Sheridan

2007 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	2		33,254	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	1		2,244	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
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	24	26.000	195,000	24	26.000	195,000	
32. HomeSite Improv Land	708	738.220	5,523,650	708	738.220	5,523,650	
33. HomeSite Improvements	795		33,351,462	797		33,384,716	1,086,216
34. HomeSite Total				821	764.220	39,103,366	
35. FarmSite UnImp Land	26	69.840	69,840	26	69.840	69,840	
36. FarmSite Impr Land	771	1,391.680	1,404,680	771	1,391.680	1,404,680	
37. FarmSite Improv	934		10,820,267	935		10,822,511	0
38. FarmSite Total				961	1,461.520	12,297,031	
39. Road & Ditches		6,317.360			6,317.360		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,782	8,543.100	51,400,397	1,086,216

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	8	1,296.280	157,746	8	1,296.280	157,746

Schedule VIII: Agricultural Records:

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

County 81 - Sheridan

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	24,390.190	15,243,946	24,390.190	15,243,946
47. 2A1	0.000	0	0.000	0	1,778.130	889,065	1,778.130	889,065
48. 2A	0.000	0	0.000	0	15,399.770	7,160,911	15,399.770	7,160,911
49. 3A1	0.000	0	0.000	0	685.580	281,089	685.580	281,089
50. 3A	0.000	0	0.000	0	7,361.370	2,502,863	7,361.370	2,502,863
51. 4A1	0.000	0	0.000	0	15,874.340	3,571,793	15,874.340	3,571,793
52. 4A	0.000	0	0.000	0	1,868.760	327,045	1,868.760	327,045
53. Total	0.000	0	0.000	0	67,358.140	29,976,712	67,358.140	29,976,712
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	23.000	7,476	0.000	0	38,889.440	12,639,225	38,912.440	12,646,701
56. 2D1	0.000	0	0.000	0	6,372.860	1,975,593	6,372.860	1,975,593
57. 2D	1.000	300	0.000	0	57,683.710	17,305,113	57,684.710	17,305,413
58. 3D1	0.000	0	0.000	0	672.560	184,963	672.560	184,963
59. 3D	35.270	8,819	0.000	0	5,043.900	1,261,038	5,079.170	1,269,857
60. 4D1	0.000	0	0.000	0	42,656.080	8,531,216	42,656.080	8,531,216
61. 4D	0.000	0	0.000	0	7,343.770	1,285,221	7,343.770	1,285,221
62. Total	59.270	16,595	0.000	0	158,662.320	43,182,369	158,721.590	43,198,964
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	10.970	2,194	7.500	1,500	24,526.910	4,869,348	24,545.380	4,873,042
65. 2G1	0.000	0	0.000	0	9,649.550	1,831,540	9,649.550	1,831,540
66. 2G	5.000	925	14.300	2,646	62,209.490	11,389,666	62,228.790	11,393,237
67. 3G1	0.000	0	0.000	0	3,160.840	521,552	3,160.840	521,552
68. 3G	0.000	0	3.000	480	44,445.820	6,980,570	44,448.820	6,981,050
69. 4G1	158.470	27,732	615.250	107,670	782,798.870	136,548,888	783,572.590	136,684,290
70. 4G	229.010	34,352	676.760	101,514	352,229.400	51,464,710	353,135.170	51,600,576
71. Total	403.450	65,203	1,316.810	213,810	1,279,020.880	213,606,274	1,280,741.140	213,885,287
72. Waste	0.000	0	10.000	100	42,426.860	424,272	42,436.860	424,372
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	462.720	81,798	1,326.810	213,910	1,547,468.200	287,189,627	1,549,257.730	287,485,335

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	67,358.140	29,976,712	67,358.140	29,976,712
77.Dry Land	59.270	16,595	0.000	0	158,662.320	43,182,369	158,721.590	43,198,964
78.Grass	403.450	65,203	1,316.810	213,810	1,279,020.880	213,606,274	1,280,741.140	213,885,287
79.Waste	0.000	0	10.000	100	42,426.860	424,272	42,436.860	424,372
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	370.950	0	370.950	0
82.Total	462.720	81,798	1,326.810	213,910	1,547,468.200	287,189,627	1,549,257.730	287,485,335

2007 Agricultural Land Detail

County 81 - Sheridan

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	24,390.190	36.21%	15,243,946	50.85%	625.003
2A1	1,778.130	2.64%	889,065	2.97%	500.000
2A	15,399.770	22.86%	7,160,911	23.89%	465.001
3A1	685.580	1.02%	281,089	0.94%	410.001
3A	7,361.370	10.93%	2,502,863	8.35%	339.999
4A1	15,874.340	23.57%	3,571,793	11.92%	225.004
4A	1,868.760	2.77%	327,045	1.09%	175.006
Irrigated Total	67,358.140	100.00%	29,976,712	100.00%	445.034

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	38,912.440	24.52%	12,646,701	29.28%	325.004
2D1	6,372.860	4.02%	1,975,593	4.57%	310.001
2D	57,684.710	36.34%	17,305,413	40.06%	300.000
3D1	672.560	0.42%	184,963	0.43%	275.013
3D	5,079.170	3.20%	1,269,857	2.94%	250.012
4D1	42,656.080	26.87%	8,531,216	19.75%	200.000
4D	7,343.770	4.63%	1,285,221	2.98%	175.008
Dry Total	158,721.590	100.00%	43,198,964	100.00%	272.168

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	24,545.380	1.92%	4,873,042	2.28%	198.531
2G1	9,649.550	0.75%	1,831,540	0.86%	189.805
2G	62,228.790	4.86%	11,393,237	5.33%	183.086
3G1	3,160.840	0.25%	521,552	0.24%	165.004
3G	44,448.820	3.47%	6,981,050	3.26%	157.058
4G1	783,572.590	61.18%	136,684,290	63.91%	174.437
4G	353,135.170	27.57%	51,600,576	24.13%	146.121
Grass Total	1,280,741.140	100.00%	213,885,287	100.00%	167.001

Irrigated Total	67,358.140	4.35%	29,976,712	10.43%	445.034
Dry Total	158,721.590	10.25%	43,198,964	15.03%	272.168
Grass Total	1,280,741.140	82.67%	213,885,287	74.40%	167.001
Waste	42,436.860	2.74%	424,372	0.15%	10.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	1,549,257.730	100.00%	287,485,335	100.00%	185.563

As Related to the County as a Whole

Irrigated Total	67,358.140	100.00%	29,976,712	100.00%
Dry Total	158,721.590	100.00%	43,198,964	100.00%
Grass Total	1,280,741.140	100.00%	213,885,287	100.00%
Waste	42,436.860	100.00%	424,372	100.00%
Other	0.000	0.00%	0	0.00%
Exempt	0.000	0.00%		
Market Area Total	1,549,257.730	100.00%	287,485,335	100.00%

2007 Agricultural Land Detail

County 81 - Sheridan

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	67,358.140	29,976,712
Dry	59.270	16,595	0.000	0	158,662.320	43,182,369
Grass	403.450	65,203	1,316.810	213,810	1,279,020.880	213,606,274
Waste	0.000	0	10.000	100	42,426.860	424,272
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	370.950	0
Total	462.720	81,798	1,326.810	213,910	1,547,468.200	287,189,627

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	67,358.140	29,976,712	67,358.140	4.35%	29,976,712	10.43%	445.034
Dry	158,721.590	43,198,964	158,721.590	10.25%	43,198,964	15.03%	272.168
Grass	1,280,741.140	213,885,287	1,280,741.140	82.67%	213,885,287	74.40%	167.001
Waste	42,436.860	424,372	42,436.860	2.74%	424,372	0.15%	10.000
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	370.950	0	370.950	0.02%	0	0.00%	0.000
Total	1,549,257.730	287,485,335	1,549,257.730	100.00%	287,485,335	100.00%	185.563

* Department of Property Assessment & Taxation Calculates

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SEP 29 2006

NEBRASKA DEPARTMENT OF
PROPERTY ASSESSMENT & TAXATION

PLAN OF ASSESSMENT
2007

STAFF

The staff of the Sheridan County Assessor's office is set forth in the introduction section of this Plan of Assessment.

BUDGET

The Assessor will annually determine the funding necessary to operate the office for the coming fiscal year and submit her request to the County Board of Commissioners. Special attention will be given to insure that funding will be sufficient to cover all of the plans of assessment.

The County Assessor requested and received \$74,850.00 for operating expenses (Fund 605) for the 2005-2006 fiscal year. There is also an Appraisal Update budget (Fund 702) in the amount of \$41,800.00. The cost of all computer hardware and software is paid from a fund other than those mentioned above.

CONTINUING EDUCATION/TRAINING

The Assessor or Deputy will attend any courses or workshops necessary to secure the hours of continuing education required for the continuation of the Assessor's Certificate issued by the Property Tax Administrator or State Tax Commissioner.

The Panhandle County Assessors meet monthly to share problems, ideas and frustrations. These sessions provide uniformity of action, solutions to many problems and an invaluable support system.

COMPUTERS

All computer software is contracted through the Department of Property Assessment & Taxation and includes CAMA, personal property and the administrative packages. We currently have no GIS nor web based information access.

PERSONAL PROPERTY

In 2006, 849 personal property returns were filed. Of those, 259 are commercial, with a total value of \$5,131,501 and 590 are agricultural, with a value of \$17,892,508. The total value of the personal property as of June 14, 2006, is \$23,024,009.

During 2006, the local newspapers will be used for research to locate new businesses or liquidation of existing businesses or agricultural operations. This research, along with other information received during the year and the Returns filed in 2006, will form the basis for the Returns that will be provided to all personal property owners, who must file, in Sheridan County, for 2007. For the

past several years, Personal Property Returns have been mailed to all persons filing a Return the previous year and others that have been discovered during the year, shortly after January 1.

All information will be verified by the property owners and income tax depreciation worksheets, also known as tax asset listings, will be reviewed before the Returns are signed and filed. Penalties for late filing will be added when applicable.

Shortly after June 1, a letter will be mailed to those who have not filed. The letter will state that no filing has been received and describe the penalties for late filings.

The County Abstract of Assessment Report for Personal Property will be filed as required by 77-1514 of the Nebraska Statutes as Revised.

MOBILE HOME COURT REPORTS

In December, 2006, mobile home court reports will be mailed to all persons who own and operate a mobile home court in Sheridan County in accordance with 77-3706 of the Nebraska Statutes as Revised. Upon receipt of the completed reports, the Assessor and her staff will review the reports to determine whether or not the list is the same as the year before. Any additions or removal of mobile homes will be dealt with in an appropriate manner.

HOMESTEAD EXEMPTIONS

There were 328 homestead exemptions processed in 2005, with an exempted value of \$8,777,737, resulting in a tax loss of \$178,065.32. No count is available for 2006 at this time.

Applications for homestead exemptions, along with the appropriate information and income statements, will be mailed to persons receiving an Application last year. The Applications will be reviewed to determine if the property has been sold or the Applicant is now deceased, prior to mailing.

Information about the homestead exemptions will be printed in the local newspapers and sent to the radio station for those who are just becoming eligible for the exemptions and for others who may have applied in previous years. Reminders of the filing deadline will also be published in the newspaper and sent to the radio station.

After the Applications and supporting forms are filed, they will be checked for accuracy, ownership will be verified, valued will be added, the Applications will be approved or disapproved and the forms mailed to the Department of Revenue as required by statute. Homestead rejection letters will be mailed on or before July 31 in accordance with Section 77-3516 of the Nebraska Revised Statutes.

On or before September 1 of each year, the County Assessor shall determine the average single-family residential value in the county for the current year for purposes of Section 77-3507 to 77-3509, in accordance with Section 77-3506.02 of the Nebraska Revised Statutes. Value will be determined referring to Directive 95-4, issued by the Department of Property Assessment and Taxation, as the guideline. A certification of the value will be sent to the Department of Revenue on or before September 1, as required by said Section. The total number of residential reports, the total value of all residential

properties and the exempt amounts will be included in the certification. Information will be obtained from the most current real estate abstract.

For the tax year 2005, it was determined from the Abstract of Assessment for Real Estate, Form 45, as certified March 16, 2005, that there were 2760 single-family residential records in Sheridan County; that the total value of these residences is \$104,830,491 and that the average assessed value of single-family residential property is \$37,982. The exempt amount is \$40,000 pursuant to Section 77-3501.01(1) and \$50,000 pursuant to 77-3501.01(2).

No statistics for 2006 are available at this time.

PERMISSIVE EXEMPTIONS

There are 46 organizations which filed for permission exemptions on real estate for the tax year 2006.

In December 2006, Exemption Applications or Affidavits of Use for Continued Tax Exemption will be mailed. Upon receipt of the proper forms, ownership and other pertinent information will be reviewed, recommendations made and the forms filed with the Board of Equalization for their action as required by 7-202.91 of the Nebraska Revised Statutes.

Hearings may be required if questions arise concerning the continuing exempt status on any of the properties.

REAL ESTATE

Sheridan County is the fourth largest county in Nebraska by area. The south two-thirds of the county is grass covered sand hills dotted with lakes of various sizes bordered on the north by the Niobrara River. The north end of the county is pine covered canyons. There is a band of primarily dry cropland (160,113.64 acres) with some irrigation (66,032.00 acres) between the two areas. Grassland occupies about 1,281,248.42 acres with 42,547.17 acres of waste.

In the sand hills area, there are mostly trail roads to buildings and, generally, the trail road ends at a ranch home. This makes physical inspections challenging to say the least. In the north end of the county, roads are few, but generally graveled and can be traveled by a car.

According to the 2006 County Abstract of Assessment of Real Property, Form 45, there are 8,128 records in Sheridan County with a total value of \$427,731,009.

RESIDENTIAL

In 2006, there are 2,349 residential parcels in Sheridan County, 396 unimproved residential parcels and 1,826 improved residential parcels with a total value of \$71,572,136 as of March 15, 2006. 22% of the parcels in Sheridan County are residential accounting for 16% of the total value.

According to the 2006 Reports and Opinion statistics for the current study period, there were 152 qualified sales of residential property with a median of 99.16, a COD of 28.66 and a PRD of 125.99. The level of value, as determined by the Department of Property Assessment & Taxation, is 99% of actual value. The quality of assessment was determined not to be in compliance with generally accepted mass appraisal practices.

The sales roster, sales verification, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available will be

used annually to determine whether or not residential values are in compliance with the various statutes and regulations. Preliminary statistical reports indicated that the Rushville residential properties needed an adjustment. The houses and outbuildings received a 5% decrease in value for the tax year 2006. Percentage adjustments will be made, as necessary, to bring residential values within the acceptable range of the guidelines given.

Special attention will be given to those residential properties selling well above or below the assessed value. Physical inspections will be made as needed as well as neighborhood reviews or inspections. Appropriate adjustments will be made as needed.

Sufficient funding to begin the complete reappraisal of all residences, both rural and urban, was not given for the 2003-2004 budget year and was refused again for the 2004-2005 budget year. Adequate funding will continue to be pursued, but until such time as funding is provided, the actions described in the preceding two paragraphs will be used.

COMMERCIAL

In 2006, there are 464 commercial parcels in Sheridan County, 82 unimproved parcels and 382 improved parcels with a total value of \$22,044,257. Commercial properties account for .05% of the total parcels and also .05% of the total value.

According to the Reports & Opinion statistics for the current study period, there were 27 qualified sales with a median of 96.80, a COD of 41.03 and a PRD of 120.65. The level of value, as determined by the Department of Property Assessment & Taxation, is 97% of actual value. This is the level of value, which was corrected, after a show cause hearing before the Tax Equalization & Review Commission was held on April 27, 2006. The quality of assessment is not in compliance with generally accepted mass appraisal practices.

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available will be used annually to determine whether or not commercial values are in compliance with the various statutes and regulations. Percentage adjustments will be made, if necessary, to bring commercial values within the acceptable range of the guidelines given.

In addition to the information obtained from the above sources, all of the commercial parcels in Sheridan County will be reviewed as funding allows, to determine whether or not adjustments should be made on an individual basis. The review will consist of physical inspections, drive by inspections and review of property records, as needed.

INDUSTRIAL

There are no industrial parcels in Sheridan County.

RECREATIONAL

In 2005, there are 21 recreational parcels, valued at \$690.00. For 2007, the recreational class will be reviewed and expanded to include agricultural land now being sold for recreational purposes, if appropriate.

The sales roster, sales verifications, current year Report & Opinion and whatever other information is available will be used annually to determine

whether or not recreational values are in compliance with the various statutes and regulations. Appropriate adjustments will be made.

AGRICULTURAL

In 2006, there are 66,032.00 acres of irrigation with a value of \$29,346,285; 160,113.64 acres of dry crop land with a value of \$43,602,079; 1,281,248.42 acres of grass with a value of \$213,971,321; 42,547.17 acres of waste with a value of \$425,475; 1,296.28 acres owned by Game & Parks, subject to an in lieu of tax, valued at \$157,746 and 370.95 acres exempt from taxation. Agricultural land values account for 67% of the total value.

According to the 2006, Reports & Opinion statistics for the current study period, there were 34 qualified sales of unimproved agricultural land with a median of 75.96, a COD of 20.30 and a PRD of 100.67. The level of value is 76% of actual value. The quality of assessment is in compliance with generally accepted mass appraisal practices.

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available will be used annually to determine whether or not agricultural values are in compliance with the various statutes and regulations. Values of the various classes will be adjusted, as necessary, to bring agricultural values within the acceptable range of the guidelines given. Physical inspections will continue.

The Assessor, staff and appraisal firm will continually monitor sales to determine if there is a need for market areas.

Sufficient funding to begin the complete reappraisal of all residences, both rural and urban, was not given in the 2003-2004 budget year and was refused again for the 2004-2005 budget year. Adequate funding will continue to be pursued, but until such time as funding is provided, the actions described in the preceding two paragraphs will be used.

Abandoned rural home sites and farm sites were identified and values adjusted in 2004. This will be an ongoing project and physical inspections of these sites will continue as part of the regular inspection process.

MINERAL INTEREST

We currently have no taxable mineral interests.

TIF

We currently have no parcels affected by tax increment financing.

SPECIAL VALUE

A property owner has filed application for special value, which implements special value in Sheridan County. However, it was determined, from a comprehensive study of ag sales, that there is insufficient non-agricultural and horticultural influence to establish a value different from the current value.

EXEMPT PROPERTIES

There are 684 parcels, which are exempt from taxation.

CENTRALY ASSESSED PROPERTY

All centrally assessed values certified by the Department of Property Assessment & Taxation, including railroads and public utilities (both real and

personal property) will be balanced before the information is entered into the computer. After the tax lists are run, a copy of the appropriate list will be mailed to each entity.

PICK UP WORK (ALL CLASSES)

Pick up work will begin about September 1. Information accumulated during the year in the form of building permits, owner reports and physical inspections by the Assessor and her staff will be used. Recorded contracts between siding and window companies and property owners are also a very good source of information regarding improvements to homes. Depreciation worksheets, supplied for personal property returns, are another source of building information. Several previously unreported buildings have been discovered in this manner. As new construction is discovered, the property record card will be tagged and the property will be added to the list of work to be done. New construction will be physically inspected in order to determine value. All pick up work will be completed before the statutory deadline for setting values.

Notices will be aired and published reminding property owners of their responsibility to report any improvements to their property in excess of \$2,500.00.

Approximately 98 parcels were inspected for new construction for the 2006 tax year.

LAND USE (AG)

Copies of the Agland Inventory Report were sent to all owners of agricultural land in 2001 when it was discovered that some of the agricultural land use shown on the property record cards was incorrect. We had thought that we would repeat the process. However, the Natural Resources District is limiting the number of irrigated acres of each property owner to the number of acres reported to the County Assessor. It is expected that the number of irrigated acres will increase over the next few years as irrigated acres from the Assessor's records are compared to FSA maps and the acres actually irrigated, because property owners forget to report changes to the Assessor.

Agreements for electric service to irrigation pumps and stock wells, which have been recorded in the County Clerk's office, are used to help in the determination of new irrigated land. This is also a tool for discovering new irrigation systems to be added to the personal property returns and pumping equipment for stock wells. Follow up physical inspections are also used.

We did not keep a count of the number of land use changes that were made for 2006.

SOIL SURVEY MAPS (AG)

Soil survey maps will be updated as land use changes and existing tracts are split. The most recent soil survey maps from the Natural Resources Conservation Service are used in conjunction with the soil survey maps in the office.

521 FORMS

(ALL CLASSES)

There were 462 deeds and 521 forms processed in the fiscal year beginning July 1, 2004, and ending June 30, 2005.

A sale verification system was developed and implemented by the Sheridan County Assessor's office effective October 1, 2003, to replace the work done by the state sale reviewer, which position was terminated on September 5, 2003. Verification forms were developed by using a combination of forms obtained from Panhandle County Assessors and the Department of Property Assessment and Taxation. It is believed that more reliable statistics will be the result of the implementation of this system

521 forms will be reviewed periodically and the Assessor and staff shall use sales verifications and whatever other means they feel necessary to determine whether or not the sale was an arms length transaction and should be used in the determination of value for each of the real estate classifications. The forms and supporting documents will be forwarded to the Property Tax Administration in accordance with the statutes and rules and regulations.

SALES ROSTER

(ALL CLASSES)

Special attention will be given to the sales roster to ascertain whether or not the correct data has been entered from the 521 forms and the supporting documents. The Assessor will supply any and all information required by statute, directives, rules and regulations to the Property Tax Administration at the times and in the manner prescribed to insure total accuracy in all data use. Accuracy is essential because so much emphasis is placed on market and shall errors can produce a skewed view of the market.

PROPERTY RECORD CARDS

(ALL CLASSES)

Property record cards and all supporting records, including all computer data, will be updated daily as the deeds are received from the County Clerk's office and change of addresses and other information is obtained.

Property record cards contain all the available information regarding the subject property. A simple map showing the location of the parcel within the section appears on each card. All building information appears on each improved parcel, as does a sketch of the house. Photos of the house and all main buildings are also contained in the file as well as the aerial photo of the farms, which were flown in 1985

CADASTRAL MAPS

(ALL CLASSES)

Our cadastral maps were originally drawn in 1974 on mylar, by an excellent and meticulous draftsman and have been kept up very well over the years.

Cadastral maps will be updated at least monthly. This will include change of ownership, splits of tracts, platting of subdivisions or additions to towns and any other changes required.

PROPERTY VALUATION PROTESTS

(ALL CLASSES)

There were 27 protests of value filed during June of 2005 and heard by the Board of Equalization. A count for 2006 is not available at this time. Properties upon which a valuation protest has been filed will be inspected as needed and time allows. These inspections will be made in conjunction with the continuing physical inspection of the County whenever possible. The County Assessor's Recommendation portion of the form will be completed prior to the Board of Equalization hearing whenever possible. The Assessor or Deputy shall attend all hearings.

Decisions of the Board will be implemented or appealed to the Tax Equalization and Review Commission as is appropriate.

The Assessor shall prepare a list of undervalued, overvalued and omitted real estate and submit it to the Board of Equalization as necessary.

Of the 490 protests filed in 2004, only 3 were appealed to the Tax Equalization & Review Commission. One appeal was not pursued by the property owner and the hearing on the remaining were held June 13, 2006. The property owner did not appear.

There were no appeals to the Tax Equalization & Review Commission from the 2005 protests.

The County Assessor shall prepare and submit any evidence necessary to defend the property values, which have been appealed to the Tax Equalization & Review Commission by a property owner, as well as attending any hearings.

PHYSICAL INSPECTIONS (ALL CLASSES)

The County Assessor and staff will continue the physical inspection of the real estate in Sheridan County as time and the budget allows. Maps will be maintained to show the progress of the inspections.

Several unreported houses and other buildings have been discovered in the last several years as a direct result of physical inspections making it apparent that more time need to be devoted to these inspections to insure that all taxable property is properly assessed.

TRUST REPORT (AG)

The Assessor shall submit the report of land held by trustees to the Secretary of State in compliance with 76-1517 Nebraska Statutes as Revised.

PLAN OF ASSESSMENT (ALL CLASSES)

The Assessor shall submit a Plan of Assessment to the County Board of Equalization and the Department of Property Assessment and Taxation as provided by statute and rules and regulations.

NOTICE OF VALUATION CHANGE (ALL CLASSES)

All property owners will be sent notice of any change, either the increase or decrease of value of all real estate on or before June 1, in compliance with Section 77-1315 of the Revised Statutes of Nebraska. In addition, the Assessor will certify the completion of the real estate assessment roll and publish the certification in the newspaper.

In 2005, listings of appropriate sales information were mailed with the Notices. Property owners were able to see what had caused the changes in value. The number of questions decreased, as well as, fewer protests being filed. This practice will continue as long as results are positive.

Rushville residences required a small decrease in value for 2006. All other statistics were within the acceptable range as far as the median was concerned, so no valuation changes were made.

NOTICE OF TAXABLE STATUS (ALL CLASSES)

Pursuant to Section 77-202.12 of the Nebraska Statutes, as Revised, Notices of Taxable Status will be mailed to governmental subdivisions owning taxable real estate, annually.

REPORTS AND OPINION OF THE PROPERTY TAX ADMINISTRATOR

The opinion of the Property Tax Administrator concerning the level of value of the residential, commercial and agricultural lands will be posted in the office of the County Assessor and mailed to the media as required by the various statutes and rules and regulations.

The Assessor shall prepare and submit any evidence necessary to defend the property values that were established as a result of the sale studies and reported in the Reports and Opinion of the Property Tax Administrator, if a show cause hearing is ordered by the Tax Equalization and Review Commission. All such hearings will be attended by the County Assessor, if possible.

CERTIFICATION OF TAXABLE VALUE

The Appropriate Certification of Taxable Value and Value Attributable to Growth will be sent to all governmental subdivisions pursuant to Section 13-509 and 13-518.

The school district taxable value report will be mailed to the Property Tax Administrator on or before August 25 as required by 79-1016 of the Revised Statutes of Nebraska.

INVENTORY

The Assessor will maintain a list of all of the property within the office for which she is responsible along with the purchase price and date of purchase. An inventory of the property will be filed annually.

TAX DISTRICTS

Records will be updated as changes in tax districts occur.

In 2006, all Class I schools were dissolved, resulting in changes to about two-thirds to three-fourths of the property records in Sheridan County. Because of the controversy and general election issue, tax districts were not consolidated at this time, but will be next year, if the school reorganization stands.

TAX LIST

Personal property and real estate tax lists will be prepared and presented to the County Treasurer as required by Section 77-1613.01 of the Nebraska Revised Statutes. In addition to the daily changes of ownership and splitting current tracts, addresses will be updated and other adjustments made to make a more user friendly tax list.

The tax list shall be based on the levies certified by the Sheridan County Clerk from the budgets submitted by each governmental subdivision.

TAX LIST CORRECTIONS

Corrections to the tax list will be made, as necessary, after approval by the County Board of Equalization.

CERTIFICATE OF TAXES LEVIED

The Certificate of Taxes Levied, Form 49, will be filed in accordance with 77-1613.01 of the Nebraska Statutes, as Revised.

The County Assessor will balance the amounts levied, as shown on the Certificate of Taxes Levied, against the tax dollars budget whenever possible.

REPORTS

All reports required by the statutes and by the rules and regulations, will be filed in a timely fashion, including the annual report of value of real estate owned by the Board of Educational Lands and Funds.

REPORT IN ACCORDANCE WITH LB 644

The report required by LB 644 passed in the 2004 Legislative Session will be made on or before December 1 every four years.

PROCEDURES MANUAL

The office procedures manual will be updated periodically to reflect changes in office procedures, values of agricultural land by class, statutory requirements and other applicable changes.

RECORDS MANAGEMENT

All records and files will be retained in accordance with the records retention and disposition schedule recommended by the States Records Administrator.

PLAN OF ASSESSMENT 2008

REAL ESTATE

RESIDENTIAL

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available, will be used annually to determine whether or not residential values are in compliance with the various statutes and regulations. Percentage adjustments will be made, if necessary, to bring residential values within the acceptable range of the guidelines given.

Special attention will be given to those residential properties selling well above or below the assessed value. Physical inspections will be made as needed as well as neighborhood reviews or inspections. Appropriate adjustments will be made as needed.

Sufficient funding to begin a complete reappraisal of all residences, both rural and urban, was not given for the 2003-2004 budget year and was refused again for the 2004-2005 budget year. Adequate funding will continue to be pursued, but until such time as funding is provided, the actions described in the preceding two paragraphs will be used.

COMMERCIAL

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available will be used annually to determine whether or not commercial values are in compliance with the various statutes and regulations. Percentage adjustments will be made, if necessary, to bring commercial values within the acceptable range of the guidelines given.

In addition to the information obtained from the above sources, all of the commercial parcels in Sheridan County will be reviewed as funding allows, to determine whether or not adjustments should be made on an individual basis. The review will consist of physical inspections, drive by inspections and review of property records, as needed. It is also believed that the sales verification system, developed and implemented in October of 2003, will help to create more reliable statistics for future use.

INDUSTRIAL

There are no industrial parcels in Sheridan County.

RECREATIONAL

The sales roster, sales verifications, current year Report & Opinion and whatever other information is available will be used annually to determine whether or not recreational values are in compliance with the various statutes and regulations. Appropriate adjustments will be made.

AGRICULTURAL

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available, will be used annually to determine whether or not agricultural values are in compliance with the various statutes and regulations. Values of the various classes will be adjusted by percentage, if necessary, to bring agricultural values within the acceptable range of the guidelines given. Physical inspections will continue.

The Assessor, staff and appraisal firm will continue to monitor sales to determine if there is a need for market areas.

Sufficient funding to begin the complete reappraisal of all residences, both rural and urban, was not given for the 2003-2004 budget year and was refused again for the 2004-2005 budget year. Adequate funding will continue to be pursued, but until such time as funding is provided, the actions described in the preceding two paragraphs will be used.

SPECIAL VALUE

Plans for 2008 will depend on the outcome of the study to be conducted in the fall of 2005.

In addition to the foregoing, the County Assessor shall perform all such other duties as the statutes and rules and regulations require and to promote a used friendly office environment for staff, property owners and researchers

PLAN OF ASSESSMENT 2009

REAL ESTATE

RESIDENTIAL

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available, will be used annually to determine whether or not residential values are in compliance with the various statutes and regulations. Percentage adjustments will be made, if necessary, to bring residential values within the acceptable range of the guidelines given.

Special attention will be give to those residential properties selling well above or below the assessed value. Physical inspects will be made as needed as well as neighborhood reviews or inspections. Appropriate adjustments will be made as needed.

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COMMENTS:

Annual valuation of all real estate to market is a large project, even with computers to do the mundane work for us. I still think it may be a good idea to step back and look at where we've been and where we really want to be.

The constant fluctuation of assessed values makes the budget process very difficult for the various governmental subdivisions that are concerned with statutory levy limits and lid requirements. This is especially true of towns, which are affected by even small market fluctuations.

Maybe we need to rethink annual valuation to market.

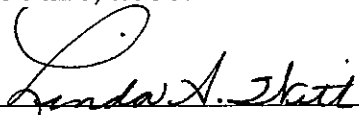
Few sales and an erratic market made commercial valuations a special problem again this year. Although a complete reappraisal of the commercial properties was done recently, erratic purchase prices continue to make valuation difficult to say the least. We are continuing to review all commercial properties hoping for better statistics. However, as long as people pay a premium to own the only grocery store in 15 miles or the only New Holland machinery store in 45 miles, there will be problems. The franchise often goes with the building, but is never set out as such.

Unfortunately, most of what an Assessor can do is based on funding, over which we have no control. Commissioners continue to be reluctant to begin complete reappraisals and we can't override their decisions. Legislation is passed requiring more work by the Assessor and the Department of Property Assessment & Taxation is always coming up with new ways for us to spend our time.

This is my final plan because I am retiring at the end of the term. I must say, it has been an education.

Respectfully submitted this 15th day of June, 2006.





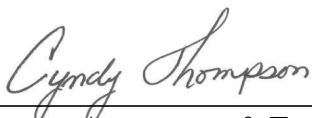
Linda A. Witt
Sheridan County Assessor

Certification

This is to certify that the 2007 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Sheridan County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9768.

Dated this 9th day of April, 2007.



Property Assessment & Taxation