

## Preface

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

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

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

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

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

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

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

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

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

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

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

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

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## 2007 Commission Summary

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### Residential Real Property - Current

<b>Number of Sales</b>		<b>39</b>	<b>COD</b>	<b>10.38</b>
Total Sales Price	\$	1303084	<b>PRD</b>	<b>102.45</b>
Total Adj. Sales Price	\$	1325704	COV	15.72
Total Assessed Value	\$	1269629	STD	15.42
Avg. Adj. Sales Price	\$	33992.41	Avg. Abs. Dev.	10.04
Avg. Assessed Value	\$	32554.59	Min	67.75
<b>Median</b>		<b>96.69</b>	Max	140.40
Wgt. Mean		95.77	95% Median C.I.	94.23 to 99.91
Mean		98.12	95% Wgt. Mean C.I.	89.88 to 101.66
			95% Mean C.I.	93.28 to 102.96
% of Value of the Class of all Real Property Value in the County				10.57
% of Records Sold in the Study Period				9.58
% of Value Sold in the Study Period				15
Average Assessed Value of the Base				20,800

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>39</b>	<b>96.69</b>	<b>10.38</b>	<b>102.45</b>
<b>2006</b>	30	98.61	5.76	104.71
<b>2005</b>	18	97.15	29.72	112.51
<b>2004</b>	36	94.35	36.10	117.80
<b>2003</b>	33	100	43.78	122.65
<b>2002</b>	23	93	46.05	130.33
<b>2001</b>	27	90	46.11	116.25

## 2007 Commission Summary

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### Commercial Real Property - Current

<b>Number of Sales</b>		<b>5</b>	<b>COD</b>	<b>10.68</b>
Total Sales Price	\$	332400	<b>PRD</b>	<b>99.40</b>
Total Adj. Sales Price	\$	247940	COV	18.73
Total Assessed Value	\$	242538	STD	18.21
Avg. Adj. Sales Price	\$	49588.00	Avg. Abs. Dev.	10.54
Avg. Assessed Value	\$	48507.60	Min	69.74
<b>Median</b>		<b>98.71</b>	Max	121.00
Wgt. Mean		97.82	95% Median C.I.	N/A
Mean		97.23	95% Wgt. Mean C.I.	N/A
			95% Mean C.I.	74.62 to 119.84
% of Value of the Class of all Real Property Value in the County				3.55
% of Records Sold in the Study Period				7.94
% of Value Sold in the Study Period				8.53
Average Assessed Value of the Base				45,146

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>5</b>	<b>98.71</b>	<b>10.68</b>	<b>99.40</b>
<b>2006</b>	4	95.12	14.88	135.50
<b>2005</b>	2	72.52	0.94	100.89
<b>2004</b>	7	105.90	16.94	104.46
<b>2003</b>	4	98	19.33	131.3
<b>2002</b>	7	97	12.29	108.3
<b>2001</b>	7	91	15.64	97.38

## 2007 Commission Summary

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### Agricultural Land - Current

<b>Number of Sales</b>	<b>14</b>	<b>COD</b>	<b>9.93</b>
Total Sales Price	\$ 2440760	<b>PRD</b>	<b>100.85</b>
Total Adj. Sales Price	\$ 2440760	COV	13.89
Total Assessed Value	\$ 1771351	STD	10.16
Avg. Adj. Sales Price	\$ 174340.00	Avg. Abs. Dev.	7.44
Avg. Assessed Value	\$ 126525.07	Min	55.00
<b>Median</b>	<b>74.88</b>	Max	88.37
Wgt. Mean	72.57	95% Median C.I.	65.69 to 82.40
Mean	73.19	95% Wgt. Mean C.I.	66.30 to 78.85
		95% Mean C.I.	68.38 to 78.00
% of Value of the Class of all Real Property Value in the County			85.71
% of Records Sold in the Study Period			1.24
% of Value Sold in the Study Period			18.43
Average Assessed Value of the Base			60,765

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### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>14</b>	<b>74.88</b>	<b>9.93</b>	<b>100.85</b>
<b>2006</b>	16	74.88	14.75	100.43
<b>2005</b>	24	74.91	19.68	104.95
<b>2004</b>	18	76.87	17.45	101.81
<b>2003</b>	19	74	14.44	101.19
<b>2002</b>	10	75	20.21	98.57
<b>2001</b>	12	76	19.14	107.43



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

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

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Thomas County is 97% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Thomas County is in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

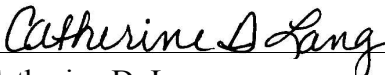
It is my opinion that the level of value of the class of commercial real property in Thomas County is 99% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Thomas County is in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Thomas County is 75% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Thomas County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.



  
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Catherine D. Lang  
Property Tax Administrator

**2007 Correlation Section  
for Thomas County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: The County utilized a substantial number of the total sales for development of the residential statistics. The measures of central tendency are within the acceptable range indicating the county has attained an acceptable level of value. The Trended Preliminary Ratio is somewhat dissimilar to the R&O Median but not alarming so. The Percent Change Report indicates a difference of 5.17%; however this is attributed to the corrections the assessor made on lot/land sizes. The corrections triggered valuation changes to the land on parcels involved in the corrections. The assessed base is dissimilar to the sales file since these corrections were made in all the Villages in the County. It is believed sold and unsold properties are assessed similarly. The qualitative measures, which are both within the prescribed parameters designated for each, are indicating the county has uniform and proportionate assessments. The assessment actions for 2007 support the minor change from the preliminary to the final statistics.

Based on my judgment, the assessment practices and the information available to me, I believe the best indicator of the level of value for the residential property class is best represented by the R&O Median of 97 percent. No recommended adjustments are offered.

**2007 Correlation Section  
for Thomas County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>46</b>	<b>39</b>	<b>84.78</b>
<b>2006</b>	<b>35</b>	<b>30</b>	<b>85.71</b>
<b>2005</b>	<b>22</b>	<b>18</b>	<b>81.82</b>
<b>2004</b>	<b>39</b>	<b>36</b>	<b>92.31</b>
<b>2003</b>	<b>38</b>	<b>33</b>	<b>86.84</b>
<b>2002</b>	<b>27</b>	<b>23</b>	<b>85.19</b>
<b>2001</b>	<b>29</b>	<b>27</b>	<b>93.1</b>

RESIDENTIAL: The County has historically and currently utilized a high proportion of the residential sales for development of the residential sale file, indicating the county has used all available sales and has not trimmed the sample.

**2007 Correlation Section  
for Thomas County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Thomas County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>96.18</b>	<b>5.73</b>	<b>101.7</b>	<b>96.69</b>
<b>2006</b>	<b>104.85</b>	<b>28.13</b>	<b>134.34</b>	<b>98.61</b>
<b>2005</b>	<b>89.29</b>	<b>3.69</b>	<b>92.59</b>	<b>97.15</b>
<b>2004</b>	<b>94.35</b>	<b>-1.88</b>	<b>92.57</b>	<b>94.35</b>
<b>2003</b>	<b>100</b>	<b>0.08</b>	<b>100.08</b>	<b>100</b>
<b>2002</b>	<b>85</b>	<b>-0.15</b>	<b>84.87</b>	<b>93</b>
<b>2001</b>	<b>81</b>	<b>6.65</b>	<b>86.39</b>	<b>90</b>

RESIDENTIAL: After a review of the Trended Preliminary Ratio and the R&O median, it is apparent that the two statistics are somewhat dissimilar; however the insignificant change in the sales file and the change in assessed base is reflective of the reported assessment actions. The assessor reported that the lot sizes in the Villages were corrected to correspond with legal descriptions particularly in the closing of alleys, streets etc. Although time consuming, this resulted in valuation changes on the lots involved. There is no further information available to suggest that the R&O Median is not the best indication of the level of value for the residential class.

**2007 Correlation Section  
for Thomas County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Thomas County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0.56</b>	<b>2007</b>	<b>5.73</b>
<b>26.56</b>	<b>2006</b>	<b>28.13</b>
<b>9.2</b>	<b>2005</b>	<b>3.69</b>
<b>0</b>	<b>2004</b>	<b>-1.88</b>
<b>1.1</b>	<b>2003</b>	<b>0.08</b>
<b>4.85</b>	<b>2002</b>	<b>-0.15</b>
<b>7.86</b>	<b>2001</b>	<b>6.65</b>

RESIDENTIAL: The percent change in the sale file compared to the percent change in assessed base is the correction of lots to reflect accurate measurements. After the corrections were made, the County revalued the lots/land to reflect these corrections. The valuation changes were in all Villages in the county; which caused the overall base to increase a greater percent than the few sales represented in the sales file. There were 15 sales in the study period of 7-1-05 through 6-30-06.

## 2007 Correlation Section for Thomas County

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

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

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

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

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

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



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for Thomas County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>96.69</b>	<b>95.77</b>	<b>98.12</b>

RESIDENTIAL: The measures of central tendency are all within a few percentage points of each other. For direct equalization purposes, the Median will be used to express the overall level of value for the residential property class.

**2007 Correlation Section  
for Thomas County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>10.38</b>	<b>102.45</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

RESIDENTIAL: Both the qualitative measures are within the acceptable parameters prescribed for each. This indicates that the county has attained uniform and proportionate assessments for 2007.

**2007 Correlation Section  
for Thomas County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>39</b>	<b>39</b>	<b>0</b>
<b>Median</b>	<b>96.18</b>	<b>96.69</b>	<b>0.51</b>
<b>Wgt. Mean</b>	<b>95.16</b>	<b>95.77</b>	<b>0.61</b>
<b>Mean</b>	<b>97.27</b>	<b>98.12</b>	<b>0.85</b>
<b>COD</b>	<b>10.22</b>	<b>10.38</b>	<b>0.16</b>
<b>PRD</b>	<b>102.22</b>	<b>102.45</b>	<b>0.23</b>
<b>Min Sales Ratio</b>	<b>67.60</b>	<b>67.75</b>	<b>0.15</b>
<b>Max Sales Ratio</b>	<b>140.40</b>	<b>140.40</b>	<b>0</b>

RESIDENTIAL: The above table reflects the reported changes to the residential property class from the preliminary to the final analysis. The assessor reported the changes were the result of lots/land corrections to reflect the correct measurements of these properties. This in turn triggered changes to the valuation of these parcels. The amount of increase or decrease to the value depended on the change in lot sizes.

**2007 Correlation Section  
for Thomas County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: The County has utilized as many of the total sales as possible for development of the commercial sales file - this is a total of only five qualified sales. The county completed an appraisal of the commercial properties for 2007. The measures of central tendency are all within the acceptable range and the Trended Preliminary Ratio is in support of the Median indicating a level of value within the range. The Percent Change Report indicates a zero percent increase in the sales file and a 2.53 percent increase in the assessed base. This is easily explained in that there were only two sales in the study period of 7/1/03 to 6/30/06. Neither of the two sales in the sales file were changed in value since one was a vacant lot and lot values were not changed and the other sale had a minimum value on the improvement and was not changed for 2007. It is believed that sold and unsold properties are treated similarly. The qualitative measures are within the acceptable prescribed parameters designated for each and they indicate that the county has uniform assessments within the commercial property class. The assessment actions for 2007 support the change from the preliminary to the final analysis.

Based on my judgment and the information available to me, I believe the best indication of the level of value for the commercial property class is the R&O Median of 99 percent. No recommended adjustments are being offered.

**2007 Correlation Section  
for Thomas County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>6</b>	<b>5</b>	<b>83.33</b>
<b>2006</b>	<b>5</b>	<b>4</b>	<b>80</b>
<b>2005</b>	<b>5</b>	<b>2</b>	<b>40</b>
<b>2004</b>	<b>10</b>	<b>7</b>	<b>70</b>
<b>2003</b>	<b>8</b>	<b>4</b>	<b>50</b>
<b>2002</b>	<b>8</b>	<b>7</b>	<b>87.5</b>
<b>2001</b>	<b>8</b>	<b>7</b>	<b>87.5</b>

COMMERCIAL: The table illustrates that the county has very few commercial sales. It also indicates that the county has historically (except for 2003 and 2005) and currently utilized a high proportion of the commercial sales for development of the commercial profile.

**2007 Correlation Section  
for Thomas County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Thomas County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>97.13</b>	<b>2.53</b>	<b>99.59</b>	<b>98.71</b>
<b>2006</b>	<b>75.29</b>	<b>-1.06</b>	<b>74.49</b>	<b>95.12</b>
<b>2005</b>	<b>72.52</b>	<b>-18.01</b>	<b>59.46</b>	<b>72.52</b>
<b>2004</b>	<b>105.90</b>	<b>-4.58</b>	<b>101.04</b>	<b>105.90</b>
<b>2003</b>	<b>98</b>	<b>0</b>	<b>98</b>	<b>98</b>
<b>2002</b>	<b>81</b>	<b>5.07</b>	<b>85.11</b>	<b>97</b>
<b>2001</b>	<b>81</b>	<b>3.13</b>	<b>83.54</b>	<b>91</b>

COMMERCIAL: The Trended Preliminary Ratio and the R&O Median strongly support each other indicating the county has attained a level of value within the acceptable range. Five sales are represented in this Profile.

**2007 Correlation Section  
for Thomas County**

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

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

**Comparison of Average Value Changes**

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

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



**2007 Correlation Section  
for Thomas County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0</b>	<b>2007</b>	<b>2.53</b>
<b>42.59</b>	<b>2006</b>	<b>-1.06</b>
<b>0</b>	<b>2005</b>	<b>-18.01</b>
<b>0</b>	<b>2004</b>	<b>-4.58</b>
<b>0</b>	<b>2003</b>	<b>0</b>
<b>19.57</b>	<b>2002</b>	<b>5.07</b>
<b>13.54</b>	<b>2001</b>	<b>3.13</b>

COMMERCIAL: There is a zero percent change to the sales file making a 2.53% difference in the two figures. The two sales in the study period are a vacant lot (lot values did not increase when the county revalued improvements for 2007) and the other sale has a minimal value on the building; which did not increase for 2007. The increase in the assessed base is reflective of the commercial reappraisal completed for 2007.

## 2007 Correlation Section for Thomas County

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

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

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

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

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

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

**2007 Correlation Section  
for Thomas County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98.71</b>	<b>97.82</b>	<b>97.23</b>

COMMERCIAL: The measures of central tendency are all within the acceptable level of value. There are only five sales in the sales file in which to measure; however with the completion of the appraisal within this property class for 2007, for direct equalization purposes the median will be used to describe the level of value for the commercial class of property.

**2007 Correlation Section  
for Thomas County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>10.68</b>	<b>99.40</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

COMMERCIAL: The qualitative measures are both within the acceptable range indicating there is uniform assessments within the property class. There are only five sales represented in the sales file.

**2007 Correlation Section  
for Thomas County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>5</b>	<b>5</b>	<b>0</b>
<b>Median</b>	<b>97.13</b>	<b>98.71</b>	<b>1.58</b>
<b>Wgt. Mean</b>	<b>62.39</b>	<b>97.82</b>	<b>35.43</b>
<b>Mean</b>	<b>87.10</b>	<b>97.23</b>	<b>10.13</b>
<b>COD</b>	<b>21.38</b>	<b>10.68</b>	<b>-10.7</b>
<b>PRD</b>	<b>139.61</b>	<b>99.40</b>	<b>-40.21</b>
<b>Min Sales Ratio</b>	<b>47.53</b>	<b>69.74</b>	<b>22.21</b>
<b>Max Sales Ratio</b>	<b>121.00</b>	<b>121.00</b>	<b>0</b>

COMMERCIAL: The above table is reflective of the reported assessment actions that commercial property improvements were reappraised for this year.

**2007 Correlation Section  
for Thomas County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: The sales utilization tables indicates the County has utilized a very reasonable proportion of the total sales for development of the qualified sales analysis. The measures of central tendency are all within the acceptable level of value and the Trended Preliminary Ratio strongly supports the R&O Median indicating the level of value within the acceptable range. The Percent Change Report is consistent and indicates both sold and unsold properties are treated similarly. The Price Related Differential and the Coefficient of Dispersion are both within the acceptable range indicating uniform and proportionate assessment for 2007. The reported assessment actions for 2007 support the statistics from the preliminary to the final analysis.

Based on the information in this report and the information provided to me, the best indicated level of value for the unimproved agricultural property is the R&O Median of 75 percent. No recommended adjustments are offered.

**2007 Correlation Section  
for Thomas County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>21</b>	<b>14</b>	<b>66.67</b>
<b>2006</b>	<b>22</b>	<b>16</b>	<b>72.73</b>
<b>2005</b>	<b>28</b>	<b>24</b>	<b>85.71</b>
<b>2004</b>	<b>22</b>	<b>18</b>	<b>81.82</b>
<b>2003</b>	<b>23</b>	<b>19</b>	<b>82.61</b>
<b>2002</b>	<b>15</b>	<b>10</b>	<b>66.67</b>
<b>2001</b>	<b>15</b>	<b>12</b>	<b>80</b>

AGRICULTURAL UNIMPROVED: The above grid illustrates that the County has utilized a reasonable proportion of the agricultural sales for the development of the qualified unimproved agricultural statistics.

**2007 Correlation Section  
for Thomas County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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



**2007 Correlation Section  
for Thomas County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>74.88</b>	<b>-0.03</b>	<b>74.86</b>	<b>74.88</b>
<b>2006</b>	<b>68.07</b>	<b>9.76</b>	<b>74.71</b>	<b>74.88</b>
<b>2005</b>	<b>65.15</b>	<b>14.86</b>	<b>74.83</b>	<b>74.91</b>
<b>2004</b>	<b>73.93</b>	<b>3.9</b>	<b>76.81</b>	<b>76.87</b>
<b>2003</b>	<b>74</b>	<b>0</b>	<b>74</b>	<b>74</b>
<b>2002</b>	<b>76</b>	<b>0</b>	<b>76</b>	<b>75</b>
<b>2001</b>	<b>73</b>	<b>9.63</b>	<b>80.03</b>	<b>76</b>

AGRICULTURAL UNIMPROVED: After review of the Trended Preliminary Ratio and the R&O Ratio, it is apparent that they are statistically the same and support a level of value within the acceptable range. This is also consistent with the reported assessment action.

**2007 Correlation Section  
for Thomas County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Thomas County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0</b>	<b>2007</b>	<b>-0.03</b>
<b>10.33</b>	<b>2006</b>	<b>9.76</b>
<b>15.27</b>	<b>2005</b>	<b>14.86</b>
<b>3.92</b>	<b>2004</b>	<b>3.9</b>
<b>0</b>	<b>2003</b>	<b>0</b>
<b>-12.83</b>	<b>2002</b>	<b>0</b>
<b>3.76</b>	<b>2001</b>	<b>9.63</b>

AGRICULTURAL UNIMPROVED: There is virtually no difference in the change to the sales file and the assessed base, confirming the reported assessment action that agricultural land valuations did not increase for 2007.

## 2007 Correlation Section for Thomas County

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

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

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

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

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

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

**2007 Correlation Section  
for Thomas County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>74.88</b>	<b>72.57</b>	<b>73.19</b>

AGRICULTURAL UNIMPROVED: The measures of central tendency are all within the acceptable level of value for the unimproved agricultural property. For direct equalization purposes, the median will be used to describe the level of value for the agricultural property.

**2007 Correlation Section  
for Thomas County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>9.93</b>	<b>100.85</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

**AGRICULTURAL UNIMPROVED:** The measures of quality are both within the acceptable range indicating the county has attained uniform and proportionate assessments within the unimproved agricultural property.

**2007 Correlation Section  
for Thomas County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>14</b>	<b>14</b>	<b>0</b>
<b>Median</b>	<b>74.88</b>	<b>74.88</b>	<b>0</b>
<b>Wgt. Mean</b>	<b>72.57</b>	<b>72.57</b>	<b>0</b>
<b>Mean</b>	<b>73.19</b>	<b>73.19</b>	<b>0</b>
<b>COD</b>	<b>9.93</b>	<b>9.93</b>	<b>0</b>
<b>PRD</b>	<b>100.85</b>	<b>100.85</b>	<b>0</b>
<b>Min Sales Ratio</b>	<b>55.00</b>	<b>55.00</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>88.37</b>	<b>88.37</b>	<b>0</b>

AGRICULTURAL UNIMPROVED: The above table reflects the reported assessment actions within the unimproved agricultural property class in that there were no changes to the valuations in this class.

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

86 Thomas

	<b>2006 CTL County Total</b>	<b>2007 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2007 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	8,006,298	8,446,858	440,560	5.5	0	5.5
2. Recreational	0	18,554	18,554		0	
3. Ag-Homesite Land, Ag-Res Dwellings	4,904,409	8,495,686	3,591,277	73.23	*-----	73.23
<b>4. Total Residential (sum lines 1-3)</b>	<b>12,910,707</b>	<b>16,961,098</b>	<b>4,050,391</b>	<b>31.37</b>	<b>0</b>	<b>31.37</b>
5. Commercial	2,571,469	2,641,652	70,183	2.73	0	2.73
6. Industrial	202,545	202,545	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	1,783,892	3,036,091	1,252,199	70.19	1,471,020	-12.27
8. Minerals	1,520	1,520	0	0	0	0
<b>9. Total Commercial (sum lines 5-8)</b>	<b>4,559,426</b>	<b>5,881,808</b>	<b>1,322,382</b>	<b>29</b>	<b>1,471,020</b>	<b>-3.26</b>
<b>10. Total Non-Agland Real Property</b>	<b>17,470,133</b>	<b>22,842,906</b>	<b>5,372,773</b>	<b>30.75</b>	<b>1,471,020</b>	<b>22.33</b>
11. Irrigated	1,038,038	1,038,038	0	0		
12. Dryland	0	0	0			
13. Grassland	60,997,151	60,993,887	-3,264	-0.01		
14. Wasteland	30705	30,705	0	0		
15. Other Agland	13,940	0	-13,940	-100		
<b>16. Total Agricultural Land</b>	<b>62,079,834</b>	<b>62,062,630</b>	<b>-17,204</b>	<b>-0.03</b>		
<b>17. Total Value of All Real Property</b> (Locally Assessed)	<b>79,549,967</b>	<b>84,905,536</b>	<b>5,355,569</b>	<b>6.73</b>	<b>1,471,020</b>	<b>4.88</b>

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



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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	39	<b>MEDIAN:</b>	<b>97</b>	COV:	15.72	95% Median C.I.:	94.23 to 99.91	(! : Derived)
TOTAL Sales Price:	1,303,084	WGT. MEAN:	96	STD:	15.42	95% Wgt. Mean C.I.:	89.88 to 101.66	
TOTAL Adj.Sales Price:	1,325,704	MEAN:	98	AVG.ABS.DEV:	10.04	95% Mean C.I.:	93.28 to 102.96	
TOTAL Assessed Value:	1,269,629							
AVG. Adj. Sales Price:	33,992	COD:	10.38	MAX Sales Ratio:	140.40			
AVG. Assessed Value:	32,554	PRD:	102.45	MIN Sales Ratio:	67.75			

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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	7	98.55	98.65	98.85	3.17	99.80	92.25	106.44	92.25 to 106.44	28,908	28,577
10/01/04 TO 12/31/04	5	99.90	98.56	99.52	2.39	99.03	94.29	101.79	N/A	32,680	32,524
01/01/05 TO 03/31/05	6	98.30	94.09	97.29	8.21	96.71	67.75	105.30	67.75 to 105.30	27,833	27,078
04/01/05 TO 06/30/05	6	96.32	94.91	88.12	16.16	107.70	68.29	130.12	68.29 to 130.12	42,283	37,260
07/01/05 TO 09/30/05	3	94.23	93.36	94.00	2.23	99.32	89.78	96.08	N/A	39,498	37,128
10/01/05 TO 12/31/05	3	94.06	99.45	96.11	14.99	103.47	80.99	123.30	N/A	40,333	38,765
01/01/06 TO 03/31/06	3	96.17	92.94	93.07	5.51	99.87	83.38	99.28	N/A	23,333	21,716
04/01/06 TO 06/30/06	6	106.45	108.66	99.28	21.29	109.44	75.14	140.40	75.14 to 140.40	38,291	38,017
____Study Years____											
07/01/04 TO 06/30/05	24	98.48	96.55	95.20	7.54	101.42	67.75	130.12	94.42 to 100.88	32,769	31,195
07/01/05 TO 06/30/06	15	94.23	100.62	96.60	14.33	104.15	75.14	140.40	89.78 to 121.10	35,949	34,728
____Calendar Yrs____											
01/01/05 TO 12/31/05	18	95.42	95.13	92.96	11.38	102.34	67.75	130.12	89.78 to 101.27	36,677	34,095
____ALL____	39	96.69	98.12	95.77	10.38	102.45	67.75	140.40	94.23 to 99.91	33,992	32,554

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
HALSEY	5	96.17	101.54	101.88	6.41	99.67	94.29	123.30	N/A	21,698	22,106
RURAL	1	83.38	83.38	83.38			83.38	83.38	N/A	25,000	20,844
SENECA	4	93.34	98.71	94.18	20.04	104.81	67.75	140.40	N/A	23,562	22,190
THEDFORD	29	98.55	97.95	95.59	9.17	102.48	68.29	132.47	94.06 to 100.88	37,860	36,189
____ALL____	39	96.69	98.12	95.77	10.38	102.45	67.75	140.40	94.23 to 99.91	33,992	32,554

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	36	98.14	99.27	98.56	9.96	100.72	67.75	140.40	94.29 to 100.62	30,172	29,737
2	3	83.38	84.26	83.12	7.77	101.37	74.98	94.42	N/A	79,833	66,360
____ALL____	39	96.69	98.12	95.77	10.38	102.45	67.75	140.40	94.23 to 99.91	33,992	32,554

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	35	96.17	96.57	95.69	9.81	100.92	67.75	132.47	94.06 to 99.28	37,505	35,890
2	4	103.09	111.62	103.46	10.89	107.89	99.90	140.40	N/A	3,250	3,362
____ALL____	39	96.69	98.12	95.77	10.38	102.45	67.75	140.40	94.23 to 99.91	33,992	32,554

**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

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TOTAL Adj.Sales Price:	1,325,704	MEAN:	98	AVG.ABS.DEV:	10.04	95% Mean C.I.:	93.28 to 102.96	
TOTAL Assessed Value:	1,269,629							
AVG. Adj. Sales Price:	33,992	COD:	10.38	MAX Sales Ratio:	140.40			
AVG. Assessed Value:	32,554	PRD:	102.45	MIN Sales Ratio:	67.75			

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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 06 07	36	96.44	96.76	93.87	9.34	103.07	67.75	140.40	94.23 to 99.90	33,783	31,714
ALL	39	96.69	98.12	95.77	10.38	102.45	67.75	140.40	94.23 to 99.91	33,992	32,554

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071	5	96.17	101.54	101.88	6.41	99.67	94.29	123.30	N/A	21,698	22,106
46-0001	4	93.34	98.71	94.18	20.04	104.81	67.75	140.40	N/A	23,562	22,190
86-0001	30	98.48	97.47	95.31	9.39	102.26	68.29	132.47	94.06 to 100.62	37,432	35,677
NonValid School											
ALL	39	96.69	98.12	95.77	10.38	102.45	67.75	140.40	94.23 to 99.91	33,992	32,554

**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	103.09	106.26	113.05	16.24	93.99	67.75	140.40	67.75 to 140.40	6,000	6,783
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	98.41	98.50	99.34	3.78	99.15	91.05	106.44	N/A	39,000	38,743
1920 TO 1939	8	95.42	94.22	93.24	6.15	101.06	80.99	103.41	80.99 to 103.41	22,725	21,188
1940 TO 1949	1	130.12	130.12	130.12			130.12	130.12	N/A	37,000	48,145
1950 TO 1959	6	95.12	95.47	94.88	2.43	100.62	91.80	99.28	91.80 to 99.28	40,000	37,950
1960 TO 1969	2	83.69	83.69	75.65	10.22	110.64	75.14	92.25	N/A	33,500	25,342
1970 TO 1979	6	94.33	91.36	87.38	5.33	104.55	74.98	98.55	74.98 to 98.55	57,750	50,462
1980 TO 1989	1	132.47	132.47	132.47			132.47	132.47	N/A	18,000	23,845
1990 TO 1994	3	100.62	96.67	104.52	17.49	92.49	68.29	121.10	N/A	54,833	57,312
1995 TO 1999	1	101.79	101.79	101.79			101.79	101.79	N/A	39,900	40,614
2000 TO Present											
ALL	39	96.69	98.12	95.77	10.38	102.45	67.75	140.40	94.23 to 99.91	33,992	32,554

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

Base Stat

State Stat Run

Type: Qualified

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TOTAL Assessed Value:	1,269,629							
AVG. Adj. Sales Price:	33,992	COD:	10.38	MAX Sales Ratio:	140.40			
AVG. Assessed Value:	32,554	PRD:	102.45	MIN Sales Ratio:	67.75			

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	6	98.85	100.57	95.86	15.99	104.91	67.75	140.40	67.75 to 140.40	2,075	1,989
5000 TO 9999	3	99.90	99.78	99.75	0.78	100.02	98.55	100.88	N/A	5,250	5,237
Total \$ _____											
1 TO 9999	9	99.90	100.30	98.03	10.81	102.32	67.75	140.40	92.25 to 105.30	3,133	3,071
10000 TO 29999	10	93.61	96.35	94.70	14.58	101.73	68.29	132.47	80.99 to 123.30	22,111	20,939
30000 TO 59999	12	98.58	100.76	100.72	5.79	100.04	91.80	130.12	94.76 to 101.79	38,324	38,599
60000 TO 99999	7	94.42	96.61	96.78	8.32	99.82	75.14	121.10	75.14 to 121.10	70,214	67,952
100000 TO 149999	1	74.98	74.98	74.98			74.98	74.98	N/A	125,000	93,730
ALL _____											
	39	96.69	98.12	95.77	10.38	102.45	67.75	140.40	94.23 to 99.91	33,992	32,554

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	7	99.90	100.47	97.01	13.56	103.56	67.75	140.40	67.75 to 140.40	2,492	2,418
5000 TO 9999	2	99.72	99.72	99.68	1.17	100.03	98.55	100.88	N/A	5,375	5,358
Total \$ _____											
1 TO 9999	9	99.90	100.30	98.03	10.81	102.32	67.75	140.40	92.25 to 105.30	3,133	3,071
10000 TO 29999	12	95.47	96.51	95.27	12.36	101.31	68.29	132.47	83.38 to 99.91	23,425	22,316
30000 TO 59999	12	97.03	98.65	97.19	7.71	101.50	75.14	130.12	93.61 to 101.79	43,741	42,513
60000 TO 99999	6	95.56	96.98	94.41	9.58	102.72	74.98	121.10	74.98 to 121.10	81,916	77,336
ALL _____											
	39	96.69	98.12	95.77	10.38	102.45	67.75	140.40	94.23 to 99.91	33,992	32,554

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	103.09	106.26	113.05	16.24	93.99	67.75	140.40	67.75 to 140.40	6,000	6,783
10	1	103.41	103.41	103.41			103.41	103.41	N/A	2,200	2,275
20	25	96.17	96.91	97.32	9.48	99.57	68.29	132.47	92.25 to 99.28	35,060	34,122
30	7	96.08	94.70	90.90	5.83	104.18	74.98	106.44	74.98 to 106.44	58,713	53,371
ALL _____											
	39	96.69	98.12	95.77	10.38	102.45	67.75	140.40	94.23 to 99.91	33,992	32,554

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

Base Stat

State Stat Run

Type: Qualified

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TOTAL Assessed Value:	1,269,629							
AVG. Adj. Sales Price:	33,992	COD:	10.38	MAX Sales Ratio:	140.40			
AVG. Assessed Value:	32,554	PRD:	102.45	MIN Sales Ratio:	67.75			

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<b>STYLE</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	103.41	105.85	112.50	13.88	94.09	67.75	140.40	67.75 to 140.40	5,457	6,139
100	8	93.34	96.89	93.58	16.67	103.53	68.29	132.47	68.29 to 132.47	48,800	45,668
101	18	95.24	95.66	95.10	7.28	100.59	75.14	130.12	91.80 to 99.61	37,561	35,721
102	1	94.76	94.76	94.76			94.76	94.76	N/A	30,000	28,429
104	4	96.43	98.85	99.57	2.82	99.27	96.08	106.44	N/A	41,498	41,321
301	1	98.41	98.41	98.41			98.41	98.41	N/A	25,000	24,603
<u>ALL</u>											
	39	96.69	98.12	95.77	10.38	102.45	67.75	140.40	94.23 to 99.91	33,992	32,554

<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	100.88	102.85	98.70	15.47	104.20	67.75	140.40	N/A	3,000	2,961
15	2	97.72	97.72	98.45	1.59	99.26	96.17	99.28	N/A	22,500	22,152
20	5	94.29	94.86	92.56	5.52	102.48	83.38	103.41	N/A	17,762	16,440
25	3	98.55	97.53	101.01	3.23	96.55	92.25	101.79	N/A	15,800	15,959
30	9	94.76	100.12	96.63	18.50	103.61	68.29	132.47	75.14 to 130.12	31,666	30,600
40	9	94.23	92.86	90.40	6.82	102.72	74.98	101.27	80.99 to 100.62	56,222	50,822
50	4	102.43	105.09	105.38	8.47	99.72	94.42	121.10	N/A	59,125	62,308
60	2	96.38	96.38	96.47	0.32	99.91	96.08	96.69	N/A	50,997	49,197
<u>ALL</u>											
	39	96.69	98.12	95.77	10.38	102.45	67.75	140.40	94.23 to 99.91	33,992	32,554

**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:	5	<b>MEDIAN:</b>	<b>99</b>	COV:	18.73	95% Median C.I.:	N/A
TOTAL Sales Price:	332,400	WGT. MEAN:	98	STD:	18.21	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	247,940	MEAN:	97	AVG.ABS.DEV:	10.54	95% Mean C.I.:	74.62 to 119.84
TOTAL Assessed Value:	242,538						
AVG. Adj. Sales Price:	49,588	COD:	10.68	MAX Sales Ratio:	121.00		
AVG. Assessed Value:	48,507	PRD:	99.40	MIN Sales Ratio:	69.74		

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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											
01/01/04 TO 03/31/04	1	99.07	99.07	99.07			99.07	99.07	N/A	35,000	34,676
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	2	98.17	98.17	97.81	0.55	100.37	97.63	98.71	N/A	105,270	102,966
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	121.00	121.00	121.00			121.00	121.00	N/A	500	605
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	1	69.74	69.74	69.74			69.74	69.74	N/A	1,900	1,325
<u>Study Years</u>											
07/01/03 TO 06/30/04	1	99.07	99.07	99.07			99.07	99.07	N/A	35,000	34,676
07/01/04 TO 06/30/05	2	98.17	98.17	97.81	0.55	100.37	97.63	98.71	N/A	105,270	102,966
07/01/05 TO 06/30/06	2	95.37	95.37	80.42	26.87	118.59	69.74	121.00	N/A	1,200	965
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	3	98.71	98.47	97.99	0.49	100.49	97.63	99.07	N/A	81,846	80,202
01/01/05 TO 12/31/05	1	121.00	121.00	121.00			121.00	121.00	N/A	500	605
<u>ALL</u>											
	5	98.71	97.23	97.82	10.68	99.40	69.74	121.00	N/A	49,588	48,507

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HALSEY	2	98.35	98.35	97.87	0.73	100.49	97.63	99.07	N/A	105,000	102,764
SENECA	1	121.00	121.00	121.00			121.00	121.00	N/A	500	605
THEDFORD	2	84.22	84.22	97.24	17.20	86.62	69.74	98.71	N/A	18,720	18,202
<u>ALL</u>											
	5	98.71	97.23	97.82	10.68	99.40	69.74	121.00	N/A	49,588	48,507

**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	3	99.07	105.90	97.93	7.86	108.14	97.63	121.00	N/A	70,166	68,711
2	1	98.71	98.71	98.71			98.71	98.71	N/A	35,540	35,080
3	1	69.74	69.74	69.74			69.74	69.74	N/A	1,900	1,325
<u>ALL</u>											
	5	98.71	97.23	97.82	10.68	99.40	69.74	121.00	N/A	49,588	48,507

**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:	5	<b>MEDIAN:</b>	<b>99</b>	COV:	18.73	95% Median C.I.:	N/A
TOTAL Sales Price:	332,400	WGT. MEAN:	98	STD:	18.21	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	247,940	MEAN:	97	AVG.ABS.DEV:	10.54	95% Mean C.I.:	74.62 to 119.84
TOTAL Assessed Value:	242,538						
AVG. Adj. Sales Price:	49,588	COD:	10.68	MAX Sales Ratio:	121.00		
AVG. Assessed Value:	48,507	PRD:	99.40	MIN Sales Ratio:	69.74		

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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	4	98.89	104.10	98.04	6.00	106.19	97.63	121.00	N/A	61,510	60,303
2	1	69.74	69.74	69.74			69.74	69.74	N/A	1,900	1,325
ALL	5	98.71	97.23	97.82	10.68	99.40	69.74	121.00	N/A	49,588	48,507

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071	2	98.35	98.35	97.87	0.73	100.49	97.63	99.07	N/A	105,000	102,764
46-0001	1	121.00	121.00	121.00			121.00	121.00	N/A	500	605
86-0001	2	84.22	84.22	97.24	17.20	86.62	69.74	98.71	N/A	18,720	18,202
NonValid School											
ALL	5	98.71	97.23	97.82	10.68	99.40	69.74	121.00	N/A	49,588	48,507

**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	3	97.63	96.12	97.40	17.50	98.69	69.74	121.00	N/A	59,133	57,594
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	98.71	98.71	98.71			98.71	98.71	N/A	35,540	35,080
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	99.07	99.07	99.07			99.07	99.07	N/A	35,000	34,676
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	5	98.71	97.23	97.82	10.68	99.40	69.74	121.00	N/A	49,588	48,507

**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:	5	<b>MEDIAN:</b>	<b>99</b>	COV:	18.73	95% Median C.I.:	N/A
TOTAL Sales Price:	332,400	WGT. MEAN:	98	STD:	18.21	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	247,940	MEAN:	97	AVG.ABS.DEV:	10.54	95% Mean C.I.:	74.62 to 119.84
TOTAL Assessed Value:	242,538						
AVG. Adj. Sales Price:	49,588	COD:	10.68	MAX Sales Ratio:	121.00		
AVG. Assessed Value:	48,507	PRD:	99.40	MIN Sales Ratio:	69.74		

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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	95.37	95.37	80.42	26.87	118.59	69.74	121.00	N/A	1,200	965
Total \$ _____											
1 TO 9999	2	95.37	95.37	80.42	26.87	118.59	69.74	121.00	N/A	1,200	965
30000 TO 59999	2	98.89	98.89	98.89	0.18	100.00	98.71	99.07	N/A	35,270	34,878
150000 TO 249999	1	97.63	97.63	97.63			97.63	97.63	N/A	175,000	170,852
ALL _____											
	5	98.71	97.23	97.82	10.68	99.40	69.74	121.00	N/A	49,588	48,507

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	95.37	95.37	80.42	26.87	118.59	69.74	121.00	N/A	1,200	965
Total \$ _____											
1 TO 9999	2	95.37	95.37	80.42	26.87	118.59	69.74	121.00	N/A	1,200	965
30000 TO 59999	2	98.89	98.89	98.89	0.18	100.00	98.71	99.07	N/A	35,270	34,878
150000 TO 249999	1	97.63	97.63	97.63			97.63	97.63	N/A	175,000	170,852
ALL _____											
	5	98.71	97.23	97.82	10.68	99.40	69.74	121.00	N/A	49,588	48,507

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	97.63	96.12	97.40	17.50	98.69	69.74	121.00	N/A	59,133	57,594
10	1	98.71	98.71	98.71			98.71	98.71	N/A	35,540	35,080
20	1	99.07	99.07	99.07			99.07	99.07	N/A	35,000	34,676
ALL _____											
	5	98.71	97.23	97.82	10.68	99.40	69.74	121.00	N/A	49,588	48,507

**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	98.35	96.86	97.67	13.40	99.17	69.74	121.00	N/A	53,100	51,864
442	1	98.71	98.71	98.71			98.71	98.71	N/A	35,540	35,080
ALL _____											
	5	98.71	97.23	97.82	10.68	99.40	69.74	121.00	N/A	49,588	48,507

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

Type: Qualified

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

NUMBER of Sales:	5	<b>MEDIAN:</b>	<b>99</b>	COV:	18.73	95% Median C.I.:	N/A
TOTAL Sales Price:	332,400	WGT. MEAN:	98	STD:	18.21	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	247,940	MEAN:	97	AVG.ABS.DEV:	10.54	95% Mean C.I.:	74.62 to 119.84
TOTAL Assessed Value:	242,538						
AVG. Adj. Sales Price:	49,588	COD:	10.68	MAX Sales Ratio:	121.00		
AVG. Assessed Value:	48,507	PRD:	99.40	MIN Sales Ratio:	69.74		

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	5	98.71	97.23	97.82	10.68	99.40	69.74	121.00	N/A	49,588	48,507
04											
<u>ALL</u>	<u>5</u>	<u>98.71</u>	<u>97.23</u>	<u>97.82</u>	<u>10.68</u>	<u>99.40</u>	<u>69.74</u>	<u>121.00</u>	<u>N/A</u>	<u>49,588</u>	<u>48,507</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:	14	<b>MEDIAN:</b>	<b>75</b>	COV:	13.89	95% Median C.I.:	65.69 to 82.40	
(AgLand) TOTAL Sales Price:	2,440,760	WGT. MEAN:	73	STD:	10.16	95% Wgt. Mean C.I.:	66.30 to 78.85	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,440,760	MEAN:	73	AVG.ABS.DEV:	7.44	95% Mean C.I.:	68.38 to 78.00	
(AgLand) TOTAL Assessed Value:	1,771,351							
AVG. Adj. Sales Price:	174,340	COD:	9.93	MAX Sales Ratio:	88.37			
AVG. Assessed Value:	126,525	PRD:	100.85	MIN Sales Ratio:	55.00			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	81.84	81.84	81.84			81.84	81.84	N/A	184,000	150,580
10/01/03 TO 12/31/03	7	75.00	74.02	75.53	5.80	98.00	65.69	85.37	65.69 to 85.37	202,151	152,688
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	1	74.75	74.75	74.75			74.75	74.75	N/A	52,800	39,468
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	3	82.40	79.95	78.50	7.80	101.85	69.08	88.37	N/A	110,966	87,108
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	2	55.05	55.05	55.08	0.09	99.95	55.00	55.10	N/A	228,000	125,580
<u>Study Years</u>											
07/01/03 TO 06/30/04	8	75.00	75.00	76.26	6.21	98.35	65.69	85.37	65.69 to 85.37	199,882	152,424
07/01/04 TO 06/30/05	4	78.58	78.65	77.99	8.57	100.85	69.08	88.37	N/A	96,425	75,198
07/01/05 TO 06/30/06	2	55.05	55.05	55.08	0.09	99.95	55.00	55.10	N/A	228,000	125,580
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	1	74.75	74.75	74.75			74.75	74.75	N/A	52,800	39,468
01/01/05 TO 12/31/05	3	82.40	79.95	78.50	7.80	101.85	69.08	88.37	N/A	110,966	87,108
<u>ALL</u>											
	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1445	2	68.75	68.75	59.13	19.85	116.26	55.10	82.40	N/A	211,200	124,890
1449	3	75.00	72.37	71.50	4.77	101.22	65.69	76.42	N/A	181,200	129,550
1451	2	80.19	80.19	83.42	6.47	96.12	75.00	85.37	N/A	187,920	156,770
1601	1	55.00	55.00	55.00			55.00	55.00	N/A	96,000	52,800
1603	1	74.67	74.67	74.67			74.67	74.67	N/A	455,620	340,227
1725	2	78.72	78.72	77.60	12.25	101.45	69.08	88.37	N/A	135,250	104,953
1887	2	73.92	73.92	79.01	10.71	93.56	66.00	81.84	N/A	112,000	88,490
1893	1	74.75	74.75	74.75			74.75	74.75	N/A	52,800	39,468
<u>ALL</u>											
	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

**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:	14	<b>MEDIAN:</b>	<b>75</b>	COV:	13.89	95% Median C.I.:	65.69 to 82.40	
(AgLand) TOTAL Sales Price:	2,440,760	WGT. MEAN:	73	STD:	10.16	95% Wgt. Mean C.I.:	66.30 to 78.85	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,440,760	MEAN:	73	AVG.ABS.DEV:	7.44	95% Mean C.I.:	68.38 to 78.00	
(AgLand) TOTAL Assessed Value:	1,771,351							
AVG. Adj. Sales Price:	174,340	COD:	9.93	MAX Sales Ratio:	88.37			
AVG. Assessed Value:	126,525	PRD:	100.85	MIN Sales Ratio:	55.00			

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**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525
ALL	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

**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	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525
ALL	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071	2	65.71	65.71	70.17	16.30	93.64	55.00	76.42	N/A	164,600	115,500
46-0001	3	81.84	76.75	79.75	6.68	96.24	66.00	82.40	N/A	95,466	76,133
86-0001	9	74.75	73.67	71.88	8.80	102.49	55.10	88.37	65.69 to 85.37	202,795	145,772
NonValid School											
ALL	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
100.01 TO 180.00	1	66.00	66.00	66.00			66.00	66.00	N/A	40,000	26,400
180.01 TO 330.00	5	75.00	72.43	70.82	7.37	102.27	55.00	82.40	N/A	70,400	49,857
330.01 TO 650.00	2	78.72	78.72	77.60	12.25	101.45	69.08	88.37	N/A	135,250	104,953
650.01 +	6	75.55	73.18	72.30	10.63	101.21	55.10	85.37	55.10 to 85.37	296,376	214,292
ALL	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

**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
GRASS	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525
ALL	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

**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
GRASS	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525
ALL	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

**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:	14	<b>MEDIAN:</b>	<b>75</b>	COV:	13.89	95% Median C.I.:	65.69 to 82.40	
(AgLand) TOTAL Sales Price:	2,440,760	WGT. MEAN:	73	STD:	10.16	95% Wgt. Mean C.I.:	66.30 to 78.85	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,440,760	MEAN:	73	AVG.ABS.DEV:	7.44	95% Mean C.I.:	68.38 to 78.00	
(AgLand) TOTAL Assessed Value:	1,771,351							
AVG. Adj. Sales Price:	174,340	COD:	9.93	MAX Sales Ratio:	88.37			
AVG. Assessed Value:	126,525	PRD:	100.85	MIN Sales Ratio:	55.00			

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**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
GRASS	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525
ALL	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	2	70.38	70.38	70.98	6.22	99.15	66.00	74.75	N/A	46,400	32,934
60000 TO 99999	4	75.00	71.85	70.13	9.13	102.46	55.00	82.40	N/A	74,800	52,455
100000 TO 149999	1	88.37	88.37	88.37			88.37	88.37	N/A	119,500	105,600
150000 TO 249999	4	72.75	73.26	73.09	8.07	100.23	65.69	81.84	N/A	202,050	147,684
250000 TO 499999	3	74.67	71.71	71.30	13.51	100.58	55.10	85.37	N/A	373,686	266,442
ALL	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	66.00	66.00	66.00			66.00	66.00	N/A	40,000	26,400
30000 TO 59999	5	75.00	72.43	70.82	7.37	102.27	55.00	82.40	N/A	70,400	49,857
100000 TO 149999	2	78.72	78.72	77.60	12.25	101.45	69.08	88.37	N/A	135,250	104,953
150000 TO 249999	4	71.06	69.76	67.32	13.18	103.63	55.10	81.84	N/A	254,300	171,197
250000 TO 499999	2	80.02	80.02	78.96	6.69	101.34	74.67	85.37	N/A	380,530	300,483
ALL	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

**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

NUMBER of Sales:	39	<b>MEDIAN:</b>	<b>96</b>	COV:	15.80	95% Median C.I.:	93.82 to 99.13	(! : Derived)
TOTAL Sales Price:	1,303,084	WGT. MEAN:	95	STD:	15.37	95% Wgt. Mean C.I.:	89.26 to 101.06	
TOTAL Adj.Sales Price:	1,306,594	MEAN:	97	AVG.ABS.DEV:	9.83	95% Mean C.I.:	92.45 to 102.10	
TOTAL Assessed Value:	1,243,314							
AVG. Adj. Sales Price:	33,502	COD:	10.22	MAX Sales Ratio:	140.40			
AVG. Assessed Value:	31,879	PRD:	102.22	MIN Sales Ratio:	67.60			

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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
<b>Qrtrs</b>											
07/01/04 TO 09/30/04	7	98.55	98.21	98.03	3.38	100.19	92.25	106.57	92.25 to 106.57	26,178	25,662
10/01/04 TO 12/31/04	5	99.90	98.46	99.32	2.30	99.13	94.29	101.78	N/A	32,680	32,459
01/01/05 TO 03/31/05	6	96.72	92.09	96.22	6.85	95.71	67.75	99.50	67.75 to 99.50	27,833	26,781
04/01/05 TO 06/30/05	6	95.85	93.92	87.79	15.78	106.99	67.60	129.25	67.60 to 129.25	42,283	37,119
07/01/05 TO 09/30/05	3	94.18	93.35	93.97	2.23	99.33	89.78	96.08	N/A	39,498	37,117
10/01/05 TO 12/31/05	3	94.06	98.53	95.61	14.37	103.06	80.49	121.05	N/A	40,333	38,561
01/01/06 TO 03/31/06	3	96.17	92.62	92.61	5.17	100.01	83.38	98.31	N/A	23,333	21,608
04/01/06 TO 06/30/06	6	106.21	107.39	98.42	22.38	109.11	75.14	140.40	75.14 to 140.40	38,291	37,685
<b>Study Years</b>											
07/01/04 TO 06/30/05	24	97.81	95.66	94.52	7.19	101.20	67.60	129.25	93.82 to 99.90	31,972	30,222
07/01/05 TO 06/30/06	15	94.18	99.86	96.06	14.62	103.96	75.14	140.40	83.91 to 120.61	35,949	34,531
<b>Calendar Yrs</b>											
01/01/05 TO 12/31/05	18	95.07	93.98	92.46	10.58	101.64	67.60	129.25	89.78 to 99.13	36,677	33,913
ALL	39	96.18	97.27	95.16	10.22	102.22	67.60	140.40	93.82 to 99.13	33,502	31,879

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HALSEY	5	96.17	101.09	101.44	5.94	99.65	94.29	121.05	N/A	21,698	22,012
RURAL	1	83.38	83.38	83.38			83.38	83.38	N/A	25,000	20,844
SENECA	4	92.54	98.31	92.67	19.78	106.09	67.75	140.40	N/A	23,562	21,834
THEDFORD	29	97.75	96.95	95.02	9.09	102.04	67.60	132.47	93.82 to 99.90	37,201	35,347
ALL	39	96.18	97.27	95.16	10.22	102.22	67.60	140.40	93.82 to 99.13	33,502	31,879

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	36	97.63	98.40	97.99	9.77	100.42	67.60	140.40	94.18 to 99.50	29,641	29,045
2	3	83.38	83.73	82.53	7.14	101.45	74.98	92.83	N/A	79,833	65,886
ALL	39	96.18	97.27	95.16	10.22	102.22	67.60	140.40	93.82 to 99.13	33,502	31,879

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	35	96.08	95.86	95.09	9.79	100.81	67.60	132.47	92.83 to 98.55	36,959	35,143
2	4	100.39	109.67	102.26	10.93	107.24	97.50	140.40	N/A	3,250	3,323
ALL	39	96.18	97.27	95.16	10.22	102.22	67.60	140.40	93.82 to 99.13	33,502	31,879

**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

NUMBER of Sales:	39	<b>MEDIAN:</b>	<b>96</b>	COV:	15.80	95% Median C.I.:	93.82 to 99.13	(! : Derived)
TOTAL Sales Price:	1,303,084	WGT. MEAN:	95	STD:	15.37	95% Wgt. Mean C.I.:	89.26 to 101.06	
TOTAL Adj.Sales Price:	1,306,594	MEAN:	97	AVG.ABS.DEV:	9.83	95% Mean C.I.:	92.45 to 102.10	
TOTAL Assessed Value:	1,243,314							
AVG. Adj. Sales Price:	33,502	COD:	10.22	MAX Sales Ratio:	140.40			
AVG. Assessed Value:	31,879	PRD:	102.22	MIN Sales Ratio:	67.60			

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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 06 07	36	96.18	95.86	93.20	9.13	102.85	67.60	140.40	93.82 to 98.67	33,252	30,992
ALL	3	120.61	114.29	116.51	11.80	98.10	89.78	132.47	N/A	36,500	42,524
ALL	39	96.18	97.27	95.16	10.22	102.22	67.60	140.40	93.82 to 99.13	33,502	31,879

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071	5	96.17	101.09	101.44	5.94	99.65	94.29	121.05	N/A	21,698	22,012
46-0001	4	92.54	98.31	92.67	19.78	106.09	67.75	140.40	N/A	23,562	21,834
86-0001	30	97.63	96.50	94.75	9.29	101.85	67.60	132.47	93.82 to 99.50	36,795	34,863
NonValid School											
ALL	39	96.18	97.27	95.16	10.22	102.22	67.60	140.40	93.82 to 99.13	33,502	31,879

**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	100.39	104.58	111.31	16.13	93.96	67.75	140.40	67.75 to 140.40	6,000	6,678
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	98.67	96.85	98.20	5.24	98.62	83.91	106.57	N/A	39,000	38,297
1920 TO 1939	8	95.19	93.16	91.78	5.43	101.51	80.49	100.00	80.49 to 100.00	20,336	18,664
1940 TO 1949	1	129.25	129.25	129.25			129.25	129.25	N/A	37,000	47,822
1950 TO 1959	6	95.12	95.15	94.61	2.42	100.58	91.80	98.31	91.80 to 98.31	40,000	37,842
1960 TO 1969	2	83.69	83.69	75.65	10.22	110.64	75.14	92.25	N/A	33,500	25,342
1970 TO 1979	6	93.51	91.08	86.96	5.58	104.74	74.98	98.55	74.98 to 98.55	57,750	50,220
1980 TO 1989	1	132.47	132.47	132.47			132.47	132.47	N/A	18,000	23,845
1990 TO 1994	3	100.16	96.12	104.01	17.64	92.42	67.60	120.61	N/A	54,833	57,032
1995 TO 1999	1	101.78	101.78	101.78			101.78	101.78	N/A	39,900	40,612
2000 TO Present											
ALL	39	96.18	97.27	95.16	10.22	102.22	67.60	140.40	93.82 to 99.13	33,502	31,879

**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

NUMBER of Sales:	39	<b>MEDIAN:</b>	<b>96</b>	COV:	15.80	95% Median C.I.:	93.82 to 99.13	(! : Derived)
TOTAL Sales Price:	1,303,084	WGT. MEAN:	95	STD:	15.37	95% Wgt. Mean C.I.:	89.26 to 101.06	
TOTAL Adj.Sales Price:	1,306,594	MEAN:	97	AVG.ABS.DEV:	9.83	95% Mean C.I.:	92.45 to 102.10	
TOTAL Assessed Value:	1,243,314							
AVG. Adj. Sales Price:	33,502	COD:	10.22	MAX Sales Ratio:	140.40			
AVG. Assessed Value:	31,879	PRD:	102.22	MIN Sales Ratio:	67.60			

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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	7	97.50	98.56	94.91	12.29	103.85	67.75	140.40	67.75 to 140.40	2,350	2,230
5000 TO 9999	3	99.90	99.78	99.75	0.78	100.02	98.55	100.88	N/A	5,250	5,237
Total \$ _____											
1 TO 9999	10	98.15	98.93	97.28	9.19	101.69	67.75	140.40	92.25 to 100.88	3,220	3,132
10000 TO 29999	9	89.78	94.84	92.94	16.46	102.04	67.60	132.47	80.49 to 121.05	22,000	20,446
30000 TO 59999	12	98.09	100.25	100.28	5.62	99.97	91.80	129.25	93.82 to 101.78	38,324	38,431
60000 TO 99999	7	94.18	96.13	96.25	8.30	99.88	75.14	120.61	75.14 to 120.61	70,214	67,579
100000 TO 149999	1	74.98	74.98	74.98			74.98	74.98	N/A	125,000	93,730
ALL _____											
	39	96.18	97.27	95.16	10.22	102.22	67.60	140.40	93.82 to 99.13	33,502	31,879

**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	8	97.63	98.73	96.07	11.04	102.76	67.75	140.40	67.75 to 140.40	2,681	2,576
5000 TO 9999	2	99.72	99.72	99.68	1.17	100.03	98.55	100.88	N/A	5,375	5,358
Total \$ _____											
1 TO 9999	10	98.15	98.93	97.28	9.19	101.69	67.75	140.40	92.25 to 100.88	3,220	3,132
10000 TO 29999	11	93.82	95.13	93.76	13.79	101.46	67.60	132.47	80.49 to 121.05	23,454	21,991
30000 TO 59999	12	97.03	98.28	96.90	7.49	101.42	75.14	129.25	92.69 to 101.78	43,741	42,386
60000 TO 99999	6	95.01	96.43	93.88	9.62	102.71	74.98	120.61	74.98 to 120.61	81,916	76,906
ALL _____											
	39	96.18	97.27	95.16	10.22	102.22	67.60	140.40	93.82 to 99.13	33,502	31,879

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	100.39	104.58	111.31	16.13	93.96	67.75	140.40	67.75 to 140.40	6,000	6,678
10	1	100.00	100.00	100.00			100.00	100.00	N/A	2,200	2,200
20	25	96.17	96.22	96.62	9.68	99.60	67.60	132.47	92.25 to 98.55	34,296	33,135
30	7	95.95	94.37	90.67	5.79	104.08	74.98	106.57	74.98 to 106.57	58,713	53,237
ALL _____											
	39	96.18	97.27	95.16	10.22	102.22	67.60	140.40	93.82 to 99.13	33,502	31,879

**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

NUMBER of Sales:	39	<b>MEDIAN:</b>	<b>96</b>	COV:	15.80	95% Median C.I.:	93.82 to 99.13	(!: Derived)
TOTAL Sales Price:	1,303,084	WGT. MEAN:	95	STD:	15.37	95% Wgt. Mean C.I.:	89.26 to 101.06	
TOTAL Adj.Sales Price:	1,306,594	MEAN:	97	AVG.ABS.DEV:	9.83	95% Mean C.I.:	92.45 to 102.10	
TOTAL Assessed Value:	1,243,314							
AVG. Adj. Sales Price:	33,502	COD:	10.22	MAX Sales Ratio:	140.40			
AVG. Assessed Value:	31,879	PRD:	102.22	MIN Sales Ratio:	67.60			

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<b>STYLE</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	100.00	103.93	110.65	13.88	93.92	67.75	140.40	67.75 to 140.40	5,457	6,038
100	8	92.54	96.54	93.09	16.63	103.71	67.60	132.47	67.60 to 132.47	48,800	45,426
101	18	95.24	94.81	94.36	7.39	100.48	75.14	129.25	91.80 to 98.55	36,500	34,442
102	1	93.82	93.82	93.82			93.82	93.82	N/A	30,000	28,145
104	4	96.13	98.69	99.32	2.79	99.37	95.95	106.57	N/A	41,498	41,216
301	1	98.67	98.67	98.67			98.67	98.67	N/A	25,000	24,668
<u>ALL</u>											
	39	96.18	97.27	95.16	10.22	102.22	67.60	140.40	93.82 to 99.13	33,502	31,879

<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	99.90	101.29	97.66	15.22	103.71	67.75	140.40	N/A	3,000	2,929
15	2	97.24	97.24	97.74	1.10	99.49	96.17	98.31	N/A	22,500	21,990
20	5	94.29	93.62	89.95	4.60	104.08	83.38	100.00	N/A	13,940	12,539
25	3	98.55	97.53	101.01	3.22	96.56	92.25	101.78	N/A	15,800	15,959
30	9	93.82	98.80	95.62	19.25	103.33	67.60	132.47	75.14 to 129.25	31,666	30,279
40	9	94.18	92.46	90.14	6.53	102.58	74.98	100.16	80.49 to 99.50	56,222	50,676
50	4	102.62	104.67	104.69	8.69	99.98	92.83	120.61	N/A	59,125	61,898
60	2	96.02	96.02	96.00	0.07	100.02	95.95	96.08	N/A	50,997	48,955
<u>ALL</u>											
	39	96.18	97.27	95.16	10.22	102.22	67.60	140.40	93.82 to 99.13	33,502	31,879

**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:	5	<b>MEDIAN:</b>	<b>97</b>	COV:	32.91	95% Median C.I.:	N/A
TOTAL Sales Price:	332,400	WGT. MEAN:	62	STD:	28.66	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	247,940	MEAN:	87	AVG.ABS.DEV:	20.77	95% Mean C.I.:	51.52 to 122.69
TOTAL Assessed Value:	154,691						
AVG. Adj. Sales Price:	49,588	COD:	21.38	MAX Sales Ratio:	121.00		
AVG. Assessed Value:	30,938	PRD:	139.61	MIN Sales Ratio:	47.53		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	1	97.13	97.13	97.13			97.13	97.13	N/A	35,000	33,996
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	2	73.82	73.82	56.41	35.61	130.86	47.53	100.11	N/A	105,270	59,382
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	121.00	121.00	121.00			121.00	121.00	N/A	500	605
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	1	69.74	69.74	69.74			69.74	69.74	N/A	1,900	1,325
____Study Years____											
07/01/03 TO 06/30/04	1	97.13	97.13	97.13			97.13	97.13	N/A	35,000	33,996
07/01/04 TO 06/30/05	2	73.82	73.82	56.41	35.61	130.86	47.53	100.11	N/A	105,270	59,382
07/01/05 TO 06/30/06	2	95.37	95.37	80.42	26.87	118.59	69.74	121.00	N/A	1,200	965
____Calendar Yrs____											
01/01/04 TO 12/31/04	3	97.13	81.59	62.21	18.04	131.14	47.53	100.11	N/A	81,846	50,920
01/01/05 TO 12/31/05	1	121.00	121.00	121.00			121.00	121.00	N/A	500	605
____ALL____											
	5	97.13	87.10	62.39	21.38	139.61	47.53	121.00	N/A	49,588	30,938

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HALSEY	2	72.33	72.33	55.80	34.29	129.62	47.53	97.13	N/A	105,000	58,590
SENECA	1	121.00	121.00	121.00			121.00	121.00	N/A	500	605
THEDFORD	2	84.93	84.93	98.57	17.88	86.16	69.74	100.11	N/A	18,720	18,452
____ALL____											
	5	97.13	87.10	62.39	21.38	139.61	47.53	121.00	N/A	49,588	30,938

**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	3	97.13	88.55	55.96	25.21	158.26	47.53	121.00	N/A	70,166	39,262
2	1	100.11	100.11	100.11			100.11	100.11	N/A	35,540	35,580
3	1	69.74	69.74	69.74			69.74	69.74	N/A	1,900	1,325
____ALL____											
	5	97.13	87.10	62.39	21.38	139.61	47.53	121.00	N/A	49,588	30,938



**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:	5	<b>MEDIAN:</b>	<b>97</b>	COV:	32.91	95% Median C.I.:	N/A
TOTAL Sales Price:	332,400	WGT. MEAN:	62	STD:	28.66	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	247,940	MEAN:	87	AVG.ABS.DEV:	20.77	95% Mean C.I.:	51.52 to 122.69
TOTAL Assessed Value:	154,691						
AVG. Adj. Sales Price:	49,588	COD:	21.38	MAX Sales Ratio:	121.00		
AVG. Assessed Value:	30,938	PRD:	139.61	MIN Sales Ratio:	47.53		

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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	4	98.62	91.44	62.33	19.38	146.70	47.53	121.00	N/A	61,510	38,341
2	1	69.74	69.74	69.74			69.74	69.74	N/A	1,900	1,325
ALL	5	97.13	87.10	62.39	21.38	139.61	47.53	121.00	N/A	49,588	30,938

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071	2	72.33	72.33	55.80	34.29	129.62	47.53	97.13	N/A	105,000	58,590
46-0001	1	121.00	121.00	121.00			121.00	121.00	N/A	500	605
86-0001	2	84.93	84.93	98.57	17.88	86.16	69.74	100.11	N/A	18,720	18,452
NonValid School											
ALL	5	97.13	87.10	62.39	21.38	139.61	47.53	121.00	N/A	49,588	30,938

**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	3	69.74	79.42	47.98	35.12	165.54	47.53	121.00	N/A	59,133	28,371
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	100.11	100.11	100.11			100.11	100.11	N/A	35,540	35,580
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	97.13	97.13	97.13			97.13	97.13	N/A	35,000	33,996
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	5	97.13	87.10	62.39	21.38	139.61	47.53	121.00	N/A	49,588	30,938

**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:	5	<b>MEDIAN:</b>	<b>97</b>	COV:	32.91	95% Median C.I.:	N/A
TOTAL Sales Price:	332,400	WGT. MEAN:	62	STD:	28.66	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	247,940	MEAN:	87	AVG.ABS.DEV:	20.77	95% Mean C.I.:	51.52 to 122.69
TOTAL Assessed Value:	154,691						
AVG. Adj. Sales Price:	49,588	COD:	21.38	MAX Sales Ratio:	121.00		
AVG. Assessed Value:	30,938	PRD:	139.61	MIN Sales Ratio:	47.53		

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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	95.37	95.37	80.42	26.87	118.59	69.74	121.00	N/A	1,200	965
Total \$ _____											
1 TO 9999	2	95.37	95.37	80.42	26.87	118.59	69.74	121.00	N/A	1,200	965
30000 TO 59999	2	98.62	98.62	98.63	1.51	99.99	97.13	100.11	N/A	35,270	34,788
150000 TO 249999	1	47.53	47.53	47.53			47.53	47.53	N/A	175,000	83,185
ALL _____											
	5	97.13	87.10	62.39	21.38	139.61	47.53	121.00	N/A	49,588	30,938

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	95.37	95.37	80.42	26.87	118.59	69.74	121.00	N/A	1,200	965
Total \$ _____											
1 TO 9999	2	95.37	95.37	80.42	26.87	118.59	69.74	121.00	N/A	1,200	965
30000 TO 59999	2	98.62	98.62	98.63	1.51	99.99	97.13	100.11	N/A	35,270	34,788
60000 TO 99999	1	47.53	47.53	47.53			47.53	47.53	N/A	175,000	83,185
ALL _____											
	5	97.13	87.10	62.39	21.38	139.61	47.53	121.00	N/A	49,588	30,938

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	69.74	79.42	47.98	35.12	165.54	47.53	121.00	N/A	59,133	28,371
10	1	100.11	100.11	100.11			100.11	100.11	N/A	35,540	35,580
20	1	97.13	97.13	97.13			97.13	97.13	N/A	35,000	33,996
ALL _____											
	5	97.13	87.10	62.39	21.38	139.61	47.53	121.00	N/A	49,588	30,938

**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	83.44	83.85	56.08	30.22	149.52	47.53	121.00	N/A	53,100	29,777
442	1	100.11	100.11	100.11			100.11	100.11	N/A	35,540	35,580
ALL _____											
	5	97.13	87.10	62.39	21.38	139.61	47.53	121.00	N/A	49,588	30,938

**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:	5	<b>MEDIAN:</b>	<b>97</b>	COV:	32.91	95% Median C.I.:	N/A
TOTAL Sales Price:	332,400	WGT. MEAN:	62	STD:	28.66	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	247,940	MEAN:	87	AVG.ABS.DEV:	20.77	95% Mean C.I.:	51.52 to 122.69
TOTAL Assessed Value:	154,691						
AVG. Adj. Sales Price:	49,588	COD:	21.38	MAX Sales Ratio:	121.00		
AVG. Assessed Value:	30,938	PRD:	139.61	MIN Sales Ratio:	47.53		

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	5	97.13	87.10	62.39	21.38	139.61	47.53	121.00	N/A	49,588	30,938
04											
<u>ALL</u>	<u>5</u>	<u>97.13</u>	<u>87.10</u>	<u>62.39</u>	<u>21.38</u>	<u>139.61</u>	<u>47.53</u>	<u>121.00</u>	<u>N/A</u>	<u>49,588</u>	<u>30,938</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:	14	<b>MEDIAN:</b>	<b>75</b>	COV:	13.89	95% Median C.I.:	65.69 to 82.40	
(AgLand) TOTAL Sales Price:	2,440,760	WGT. MEAN:	73	STD:	10.16	95% Wgt. Mean C.I.:	66.30 to 78.85	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,440,760	MEAN:	73	AVG.ABS.DEV:	7.44	95% Mean C.I.:	68.38 to 78.00	
(AgLand) TOTAL Assessed Value:	1,771,351							
AVG. Adj. Sales Price:	174,340	COD:	9.93	MAX Sales Ratio:	88.37			
AVG. Assessed Value:	126,525	PRD:	100.85	MIN Sales Ratio:	55.00			

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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	1	81.84	81.84	81.84			81.84	81.84	N/A	184,000	150,580
10/01/03 TO 12/31/03	7	75.00	74.02	75.53	5.80	98.00	65.69	85.37	65.69 to 85.37	202,151	152,688
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	1	74.75	74.75	74.75			74.75	74.75	N/A	52,800	39,468
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	3	82.40	79.95	78.50	7.80	101.85	69.08	88.37	N/A	110,966	87,108
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	2	55.05	55.05	55.08	0.09	99.95	55.00	55.10	N/A	228,000	125,580
____Study Years____											
07/01/03 TO 06/30/04	8	75.00	75.00	76.26	6.21	98.35	65.69	85.37	65.69 to 85.37	199,882	152,424
07/01/04 TO 06/30/05	4	78.58	78.65	77.99	8.57	100.85	69.08	88.37	N/A	96,425	75,198
07/01/05 TO 06/30/06	2	55.05	55.05	55.08	0.09	99.95	55.00	55.10	N/A	228,000	125,580
____Calendar Yrs____											
01/01/04 TO 12/31/04	1	74.75	74.75	74.75			74.75	74.75	N/A	52,800	39,468
01/01/05 TO 12/31/05	3	82.40	79.95	78.50	7.80	101.85	69.08	88.37	N/A	110,966	87,108
____ALL____											
	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1445	2	68.75	68.75	59.13	19.85	116.26	55.10	82.40	N/A	211,200	124,890
1449	3	75.00	72.37	71.50	4.77	101.22	65.69	76.42	N/A	181,200	129,550
1451	2	80.19	80.19	83.42	6.47	96.12	75.00	85.37	N/A	187,920	156,770
1601	1	55.00	55.00	55.00			55.00	55.00	N/A	96,000	52,800
1603	1	74.67	74.67	74.67			74.67	74.67	N/A	455,620	340,227
1725	2	78.72	78.72	77.60	12.25	101.45	69.08	88.37	N/A	135,250	104,953
1887	2	73.92	73.92	79.01	10.71	93.56	66.00	81.84	N/A	112,000	88,490
1893	1	74.75	74.75	74.75			74.75	74.75	N/A	52,800	39,468
____ALL____											
	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

**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:	14	<b>MEDIAN:</b>	<b>75</b>	COV:	13.89	95% Median C.I.:	65.69 to 82.40		
(AgLand) TOTAL Sales Price:	2,440,760	WGT. MEAN:	73	STD:	10.16	95% Wgt. Mean C.I.:	66.30 to 78.85		(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,440,760	MEAN:	73	AVG.ABS.DEV:	7.44	95% Mean C.I.:	68.38 to 78.00		
(AgLand) TOTAL Assessed Value:	1,771,351								
AVG. Adj. Sales Price:	174,340	COD:	9.93	MAX Sales Ratio:	88.37				
AVG. Assessed Value:	126,525	PRD:	100.85	MIN Sales Ratio:	55.00				

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**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525
ALL	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

**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	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525
ALL	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071	2	65.71	65.71	70.17	16.30	93.64	55.00	76.42	N/A	164,600	115,500
46-0001	3	81.84	76.75	79.75	6.68	96.24	66.00	82.40	N/A	95,466	76,133
86-0001	9	74.75	73.67	71.88	8.80	102.49	55.10	88.37	65.69 to 85.37	202,795	145,772
NonValid School											
ALL	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
100.01 TO 180.00	1	66.00	66.00	66.00			66.00	66.00	N/A	40,000	26,400
180.01 TO 330.00	5	75.00	72.43	70.82	7.37	102.27	55.00	82.40	N/A	70,400	49,857
330.01 TO 650.00	2	78.72	78.72	77.60	12.25	101.45	69.08	88.37	N/A	135,250	104,953
650.01 +	6	75.55	73.18	72.30	10.63	101.21	55.10	85.37	55.10 to 85.37	296,376	214,292
ALL	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

**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
GRASS	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525
ALL	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

**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
GRASS	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525
ALL	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified  
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(AgLand) TOTAL Adj.Sales Price:	2,440,760	MEAN:	73	AVG.ABS.DEV:	7.44	95% Mean C.I.:	68.38 to 78.00	
(AgLand) TOTAL Assessed Value:	1,771,351							
AVG. Adj. Sales Price:	174,340	COD:	9.93	MAX Sales Ratio:	88.37			
AVG. Assessed Value:	126,525	PRD:	100.85	MIN Sales Ratio:	55.00			

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**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
GRASS	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525
ALL	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	2	70.38	70.38	70.98	6.22	99.15	66.00	74.75	N/A	46,400	32,934
60000 TO 99999	4	75.00	71.85	70.13	9.13	102.46	55.00	82.40	N/A	74,800	52,455
100000 TO 149999	1	88.37	88.37	88.37			88.37	88.37	N/A	119,500	105,600
150000 TO 249999	4	72.75	73.26	73.09	8.07	100.23	65.69	81.84	N/A	202,050	147,684
250000 TO 499999	3	74.67	71.71	71.30	13.51	100.58	55.10	85.37	N/A	373,686	266,442
ALL	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	66.00	66.00	66.00			66.00	66.00	N/A	40,000	26,400
30000 TO 59999	5	75.00	72.43	70.82	7.37	102.27	55.00	82.40	N/A	70,400	49,857
100000 TO 149999	2	78.72	78.72	77.60	12.25	101.45	69.08	88.37	N/A	135,250	104,953
150000 TO 249999	4	71.06	69.76	67.32	13.18	103.63	55.10	81.84	N/A	254,300	171,197
250000 TO 499999	2	80.02	80.02	78.96	6.69	101.34	74.67	85.37	N/A	380,530	300,483
ALL	14	74.88	73.19	72.57	9.93	100.85	55.00	88.37	65.69 to 82.40	174,340	126,525

**2007 Assessment Survey for Thomas County**  
**December 18, 2006**

**I. General Information**

**A. Staffing and Funding Information**

- 1. Deputy(ies) on staff: 0**
- 2. Appraiser(s) on staff: 0**
- 3. Other full-time employees: 1**
- 4. Other part-time employees: 0**
- 5. Number of shared employees: 0**
- 6. Assessor's requested budget for current fiscal year: \$69,220**
- 7. Part of the budget that is dedicated to the computer system: \$5,500**
- 8. Adopted budget, or granted budget if different from above: NA**
- 9. Amount of total budget set aside for appraisal work: \$52,000**
- 10. Amount of the total budget set aside for education/workshops: \$1,000**
- 11. Appraisal/Reappraisal budget, if not part of the total budget: NA**
- 12. Other miscellaneous funds: \$10,720**
- 13. Total budget: \$69,220**
  - a. Was any of last year's budget not used? Yes (\$701.00)**

**B. Residential Appraisal Information**

*(Includes Urban, Suburban and Rural Residential)*

- 1. Data collection done by: Assessor and Appraiser**
- 2. Valuation done by: Assessor with assistance of appraiser**
- 3. Pickup work done by: Assessor and appraiser**

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential			2	2

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2005–All residential
5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** 2006–All residential
6. **What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** 2007-Sales were used to establish depreciation on residential improvements as pertains to the cost approach. Sales were also used to establish land and miscellaneous building values.
7. **Number of market areas/neighborhoods for this property class:** 1
8. **How are these defined?** There are separate land values applied to each village and the suburban area around each village. The Village of Thedford has four areas or neighborhoods per say with different pricing per square foot.
9. **Is “Assessor Location” a usable valuation identity?** Yes
10. **Does the assessor location “suburban” mean something other than rural residential?** No
11. **Are the county’s ag residential and rural residential improvements classified and valued in the same manner?** Yes

**C. Commercial/Industrial Appraisal Information**

1. **Data collection done by:** Assessor and appraiser
2. **Valuation done by:** Assessor with assistance from the appraiser
3. **Pickup work done by whom:** Assessor and appraiser

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	2			2

Pick up work for 2007 was done at the same time the appraisal was in progress.

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2005



5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 2007
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?** 2007-where applicable
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?** 2007-where applicable
8. **Number of market areas/neighborhoods for this property class?** 1
9. **How are these defined?** Similar characteristics
10. **Is “Assessor Location” a usable valuation identity?** Yes
11. **Does the assessor location “suburban” mean something other than rural commercial?** No

**D. Agricultural Appraisal Information**

1. **Data collection done by:** Assessor and appraiser
2. **Valuation done by:** Assessor with assistance from appraiser
3. **Pickup work done by whom:** Assessor and appraiser

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Agricultural	1			1

Pick up work for 2007 was done at the same time the appraisal was in progress.

4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** No – A policy will be completed later this year.

**How is your agricultural land defined?** NA

5. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?** NA
6. **What is the date of the soil survey currently used?** 1965
7. **What date was the last countywide land use study completed?** 2007

**a. By what method? (Physical inspection, FSA maps, etc.)** Well registration, NRD information, FSA Maps, self-reporting and some physical inspection.

**b. By whom?** Assessor

**c. What proportion is complete / implemented at this time?** Completed and implemented for the 2007 tax year.

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

**9. How are these defined?** Topography and land classification groups

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

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

**1. Administrative software:** MIPS

**2. CAMA software:** MIPS

**3. Cadastral maps: Are they currently being used?** No

**a. Who maintains the Cadastral Maps?** NA

**4. Does the county have GIS software?** No

**a. Who maintains the GIS software and maps?** NA

**4. Personal Property software:** MIPS

#### **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?** None

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

**G. Contracted Services**

**1. Appraisal Services:** Contracted with appraiser for commercial property and rural residential as well as agricultural buildings to be completed in 2007.

**2. Other Services:** MIPS

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

## II. Assessment Actions

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

1. **Residential** – Sales review and analyses for the Villages of Thedford, Seneca, Halsey, urban areas and small acreages within one mile of each village was completed resulting in no major valuation changes to these areas. The property record cards were updated to reflect correct lot sizes after the closing of alleys, streets etc. Lot values were adjusted to reflect the correction of lot sizes. The appraisal of agricultural residential was completed for 2007.
2. **Commercial** – The appraisal of the commercial property class was completed for 2007. Land values were not changed during the appraisal for commercial property.
3. **Agricultural** – Based upon the sales review, no adjustments were made for agricultural land values for 2007. Appraisal of agricultural buildings was completed, using June 2005 Marshall & Swift RCN data.

**County 86 - Thomas**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 1,634	<b>Value</b> 84,905,536	<b>Total Growth</b> 1,471,020 (Sum 17, 25, & 41)
--------------------------------------------------------------	----------------------	-------------------------	-----------------------------------------------------

**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	84	163,810	15	22,579	19	143,962	118	330,351	
2. Res Improv Land	235	462,134	20	135,900	22	236,672	277	834,706	
3. Res Improvements	240	5,346,356	21	848,389	27	1,087,056	288	7,281,801	
4. Res Total	324	5,972,300	36	1,006,868	46	1,467,690	406	8,446,858	0
% of Total	79.80	70.70	8.86	11.92	11.33	17.37	24.84	9.94	0.00
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	1	5,784	1	5,784	
7. Rec Improvements	0	0	0	0	1	12,770	1	12,770	
8. Rec Total	0	0	0	0	1	18,554	1	18,554	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.06	0.02	0.00
Res+Rec Total	324	5,972,300	36	1,006,868	47	1,486,244	407	8,465,412	0
% of Total	79.60	70.54	8.84	11.89	11.54	17.55	24.90	9.97	0.00

County 86 - Thomas

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	Records	1,634	Value	84,905,536	<b>Total Growth</b> (Sum 17, 25, & 41)	1,471,020
--------------------------------------------------------------	---------	-------	-------	------------	-------------------------------------------	-----------

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	8	2,626	2	3,136	3	25,155	13	30,917	
10. Comm Improv Land	36	58,319	7	40,715	6	48,401	49	147,435	
11. Comm Improvements	36	921,380	7	509,390	6	1,032,530	49	2,463,300	
12. Comm Total	44	982,325	9	553,241	9	1,106,086	62	2,641,652	0
% of Total	70.96	37.18	14.51	20.94	14.51	41.87	3.79	3.11	0.00
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	1	9,665	0	0	1	9,665	
15. Ind Improvements	0	0	1	192,880	0	0	1	192,880	
16. Ind Total	0	0	1	202,545	0	0	1	202,545	0
% of Total	0.00	0.00	***	***	0.00	0.00	0.06	0.23	0.00
Comm+Ind Total	44	982,325	10	755,786	9	1,106,086	63	2,844,197	0
% of Total	69.84	34.53	15.87	26.57	14.28	38.88	3.85	3.34	0.00
17. Taxable Total	368	6,954,625	46	1,762,654	56	2,592,330	470	11,309,609	0
% of Total	78.29	61.49	9.78	8.90	11.91	13.14	28.76	13.32	0.00

**County 86 - Thomas**

**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
<b>22. Total Sch II</b>				<b>0</b>	<b>0</b>	<b>0</b>

**Schedule III: Mineral Interest Records**

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	0	0
24. Mineral Interest-Non-Producing	0	0	1	2	31	1,518
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	0	0	0	0		
24. Mineral Interest-Non-Producing	32	1,520	0	0		
<b>25. Mineral Interest Total</b>	<b>32</b>	<b>1,520</b>	<b>0</b>	<b>0</b>		

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	38	0	5	<b>43</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	11	53,086	967	54,346,903	978	54,399,989
28. Ag-Improved Land	0	0	16	199,493	138	8,798,762	154	8,998,255
29. Ag-Improvements	0	0	16	884,238	138	9,311,925	154	10,196,163
<b>30. Ag-Total Taxable</b>							<b>1,132</b>	<b>73,594,407</b>

County 86 - Thomas

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	1	1.000	5,784	
32. HomeSite Improv Land	0	0.000	0	14	14.000	80,976	
33. HomeSite Improvements	0		0	14		738,230	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	11	57.500	44,991	
36. FarmSite Impr Land	0	0.000	0	14	155.390	108,029	
37. FarmSite Improv	0		0	15		146,008	
38. FarmSite Total							
39. Road & Ditches		0.000			21.620		
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	16	16.000	92,544	17	17.000	98,328	
32. HomeSite Improv Land	99	112.000	647,808	113	126.000	728,784	
33. HomeSite Improvements	109		6,930,344	123		7,668,574	0
34. HomeSite Total				140	143.000	8,495,686	
35. FarmSite UnImp Land	15	167.320	120,042	26	224.820	165,033	
36. FarmSite Impr Land	96	319.760	235,440	110	475.150	343,469	
37. FarmSite Improv	131		2,381,581	146		2,527,589	1,471,020
38. FarmSite Total				172	699.970	3,036,091	
39. Road & Ditches		1,464.940			1,486.560		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				312	2,329.530	11,531,777	1,471,020

Schedule VII: Agricultural Records:

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

Schedule VIII: Agricultural Records:

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



County 86 - Thomas

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	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	241.700	130,518	241.700	130,518
48. 2A	0.000	0	0.000	0	338.600	181,151	338.600	181,151
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	1,291.940	490,937	1,291.940	490,937
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	1,177.160	235,432	1,177.160	235,432
53. Total	0.000	0	0.000	0	3,049.400	1,038,038	3,049.400	1,038,038
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	0.000	0	0.000	0
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	0.000	0	0.000	0
61. 4D	0.000	0	0.000	0	0.000	0	0.000	0
62. Total	0.000	0	0.000	0	0.000	0	0.000	0
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	647.060	132,647	647.060	132,647
66. 2G	0.000	0	3.000	555	455.690	84,303	458.690	84,858
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	40.940	7,369	9,208.990	1,657,619	9,249.930	1,664,988
69. 4G1	0.000	0	27.000	4,590	1,787.970	303,954	1,814.970	308,544
70. 4G	0.000	0	0.000	0	356,380.798	58,802,850	356,380.798	58,802,850
71. Total	0.000	0	70.940	12,514	368,480.508	60,981,373	368,551.448	60,993,887
72. Waste	0.000	0	19.000	285	2,028.000	30,420	2,047.000	30,705
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		27.940		27.940	
75. Total	0.000	0	89.940	12,799	373,557.908	62,049,831	373,647.848	62,062,630

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	3,049.400	1,038,038	3,049.400	1,038,038
77.Dry Land	0.000	0	0.000	0	0.000	0	0.000	0
78.Grass	0.000	0	70.940	12,514	368,480.508	60,981,373	368,551.448	60,993,887
79.Waste	0.000	0	19.000	285	2,028.000	30,420	2,047.000	30,705
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	27.940	0	27.940	0
<b>82.Total</b>	0.000	0	89.940	12,799	373,557.908	62,049,831	<b>373,647.848</b>	<b>62,062,630</b>

## 2007 Agricultural Land Detail

### County 86 - Thomas

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	241.700	7.93%	130,518	12.57%	540.000
2A	338.600	11.10%	181,151	17.45%	535.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	1,291.940	42.37%	490,937	47.29%	379.999
4A1	0.000	0.00%	0	0.00%	0.000
4A	1,177.160	38.60%	235,432	22.68%	200.000
<b>Irrigated Total</b>	<b>3,049.400</b>	<b>100.00%</b>	<b>1,038,038</b>	<b>100.00%</b>	<b>340.407</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	0.000	0.00%	0	0.00%	0.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	0.000	0.00%	0	0.00%	0.000
4D	0.000	0.00%	0	0.00%	0.000
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	647.060	0.18%	132,647	0.22%	204.999
2G	458.690	0.12%	84,858	0.14%	185.000
3G1	0.000	0.00%	0	0.00%	0.000
3G	9,249.930	2.51%	1,664,988	2.73%	180.000
4G1	1,814.970	0.49%	308,544	0.51%	169.999
4G	356,380.798	96.70%	58,802,850	96.41%	165.000
<b>Grass Total</b>	<b>368,551.448</b>	<b>100.00%</b>	<b>60,993,887</b>	<b>100.00%</b>	<b>165.496</b>

<b>Irrigated Total</b>	<b>3,049.400</b>	<b>0.82%</b>	<b>1,038,038</b>	<b>1.67%</b>	<b>340.407</b>
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Grass Total</b>	<b>368,551.448</b>	<b>98.64%</b>	<b>60,993,887</b>	<b>98.28%</b>	<b>165.496</b>
<b>Waste</b>	<b>2,047.000</b>	<b>0.55%</b>	<b>30,705</b>	<b>0.05%</b>	<b>15.000</b>
<b>Other</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Exempt</b>	<b>27.940</b>	<b>0.01%</b>			
<b>Market Area Total</b>	<b>373,647.848</b>	<b>100.00%</b>	<b>62,062,630</b>	<b>100.00%</b>	<b>166.099</b>

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

<b>Irrigated Total</b>	<b>3,049.400</b>	<b>100.00%</b>	<b>1,038,038</b>	<b>100.00%</b>
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>
<b>Grass Total</b>	<b>368,551.448</b>	<b>100.00%</b>	<b>60,993,887</b>	<b>100.00%</b>
<b>Waste</b>	<b>2,047.000</b>	<b>100.00%</b>	<b>30,705</b>	<b>100.00%</b>
<b>Other</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>
<b>Exempt</b>	<b>27.940</b>	<b>100.00%</b>		
<b>Market Area Total</b>	<b>373,647.848</b>	<b>100.00%</b>	<b>62,062,630</b>	<b>100.00%</b>

## 2007 Agricultural Land Detail

### County 86 - Thomas

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	3,049.400	1,038,038
Dry	0.000	0	0.000	0	0.000	0
Grass	0.000	0	70.940	12,514	368,480.508	60,981,373
Waste	0.000	0	19.000	285	2,028.000	30,420
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	27.940	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>89.940</b>	<b>12,799</b>	<b>373,557.908</b>	<b>62,049,831</b>

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	3,049.400	1,038,038	3,049.400	0.82%	1,038,038	1.67%	340.407
Dry	0.000	0	0.000	0.00%	0	0.00%	0.000
Grass	368,551.448	60,993,887	368,551.448	98.64%	60,993,887	98.28%	165.496
Waste	2,047.000	30,705	2,047.000	0.55%	30,705	0.05%	15.000
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	27.940	0	27.940	0.01%	0	0.00%	0.000
<b>Total</b>	<b>373,647.848</b>	<b>62,062,630</b>	<b>373,647.848</b>	<b>100.00%</b>	<b>62,062,630</b>	<b>100.00%</b>	<b>166.099</b>

\* Department of Property Assessment & Taxation Calculates

**PLAN OF ASSESSMENT  
FOR  
THOMAS COUNTY, NEBRASKA**

I, Wendy Rinestine, Thomas County Assessor, hereby submit a Three Year Plan of Assessment to the Thomas County Board of Equalization and the Department of Property Assessment and Taxation, as required by law, section 77-1311.02

I am an ex-officio officer and hold a current Assessor certification. My office consists of a full-time employee and myself.

**3 Year Appraisal Plan**

**2007**

**Residential**

New valuations will be implemented for rural residential parcels. Data verification of all rural residential parcels will be done, per contract with appraiser Larry Rexroth. New property records cards will be done for each parcel. Sales review and pickup work will be completed for all residential parcels.

**Commercial**

There will be new valuations implemented for all commercial properties. Data verification of all properties will be completed. New property record cards will be done for each parcel. Sales review and pickup work will also be completed.

**Agricultural**

A continuing market analysis of the agricultural sales by land classifications will be conducted to determine if any adjustments need to be made to comply with statistical measures, per contract with appraiser Larry Rexroth. Sales review and pick-up work will be conducted.

**2008**

**Residential**

Sales review and pick up work will be completed. Sales will be studied to determine if adjustments will be needed in the residential parcels.

**Commercial**

Sales review and pickup work will be completed. Sales will be studied to determine if adjustments will be needed in commercial parcels.

**Agricultural**

Sales review and pick-up work will be conducted. A market analysis of the agricultural sales by land classifications will be conducted to determine if adjustments will be needed to comply with statistical measures.

**2009**

**Residential**

Sales review and pick up work will be completed. Sales will be studied to determine if adjustments will be needed in the residential parcels.

**Commercial**

Sales review and pickup work will be completed. Sales will be studied to determine if adjustments will be needed in commercial parcels.

**Agricultural**

Sales review and pick-up work will be conducted. A market analysis of the agricultural sales by land classifications will be conducted to determine if adjustments will be needed to comply with statistical measures.

Respectfully submitted,

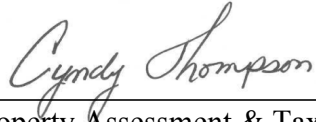
Wendy Rinestine  
Thomas County Assessor

## 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 Thomas County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9812.

Dated this 9th day of April, 2007.

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Property Assessment & Taxation