

## 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>96</b>	<b>COD</b>	<b>17.73</b>
Total Sales Price	\$	6215650	<b>PRD</b>	<b>111.66</b>
Total Adj. Sales Price	\$	6190940	COV	23.64
Total Assessed Value	\$	5510935	STD	23.50
Avg. Adj. Sales Price	\$	64488.96	Avg. Abs. Dev.	16.91
Avg. Assessed Value	\$	57405.57	Min	48.88
<b>Median</b>		<b>95.40</b>	Max	198.71
Wgt. Mean		89.02	95% Median C.I.	92.32 to 100.00
Mean		99.39	95% Wgt. Mean C.I.	83.62 to 94.41
			95% Mean C.I.	94.69 to 104.10
% of Value of the Class of all Real Property Value in the County				22.08
% of Records Sold in the Study Period				5.49
% of Value Sold in the Study Period				7.25
Average Assessed Value of the Base				43,406

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>96</b>	<b>95.40</b>	<b>17.73</b>	<b>111.66</b>
<b>2006</b>	101	95.96	20.57	111.21
<b>2005</b>	101	97.72	9.88	104.72
<b>2004</b>	116	98.65	5.45	100.31
<b>2003</b>	119	92	15.26	104.64
<b>2002</b>	121	92	19.17	105.92
<b>2001</b>	124	94	19.58	108.4

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### Commercial Real Property - Current

<b>Number of Sales</b>		<b>22</b>	<b>COD</b>	<b>20.83</b>
Total Sales Price	\$	1404130	<b>PRD</b>	<b>102.54</b>
Total Adj. Sales Price	\$	1273245	COV	29.13
Total Assessed Value	\$	1200340	STD	28.16
Avg. Adj. Sales Price	\$	57874.77	Avg. Abs. Dev.	19.78
Avg. Assessed Value	\$	54560.91	Min	38.63
<b>Median</b>		<b>94.92</b>	Max	177.23
Wgt. Mean		94.27	95% Median C.I.	77.40 to 113.05
Mean		96.67	95% Wgt. Mean C.I.	77.18 to 111.37
			95% Mean C.I.	84.18 to 109.15
% of Value of the Class of all Real Property Value in the County				6.21
% of Records Sold in the Study Period				6.16
% of Value Sold in the Study Period				5.62
Average Assessed Value of the Base				59,830

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>22</b>	<b>94.92</b>	<b>20.83</b>	<b>102.54</b>
<b>2006</b>	28	95.10	17.00	112.58
<b>2005</b>	23	97.99	12.85	98.95
<b>2004</b>	26	97.50	9.61	101.30
<b>2003</b>	22	94	14.39	102.9
<b>2002</b>	24	94	12.34	102.66
<b>2001</b>	26	92	17.64	113.49

## 2007 Commission Summary

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### Agricultural Land - Current

<b>Number of Sales</b>	<b>28</b>	<b>COD</b>	<b>13.88</b>
Total Sales Price	\$ 4726183	<b>PRD</b>	<b>102.29</b>
Total Adj. Sales Price	\$ 4703433	COV	20.55
Total Assessed Value	\$ 3405050	STD	15.22
Avg. Adj. Sales Price	\$ 167979.75	Avg. Abs. Dev.	10.27
Avg. Assessed Value	\$ 121608.93	Min	37.04
<b>Median</b>	<b>73.98</b>	Max	116.75
Wgt. Mean	72.39	95% Median C.I.	67.00 to 78.80
Mean	74.05	95% Wgt. Mean C.I.	68.86 to 75.93
		95% Mean C.I.	68.15 to 79.95
% of Value of the Class of all Real Property Value in the County			73.07
% of Records Sold in the Study Period			1.36
% of Value Sold in the Study Period			0.05
Average Assessed Value of the Base			121,839

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### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>28</b>	<b>73.98</b>	<b>13.88</b>	<b>102.29</b>
<b>2006</b>	35	76.87	14.34	103.36
<b>2005</b>	25	76.12	14.21	96.92
<b>2004</b>	26	75.08	16.31	99.30
<b>2003</b>	27	78	15.57	100.92
<b>2002</b>	38	77	18.23	102.11
<b>2001</b>	41	75	16.33	100.02



## **2007 Opinions of the Property Tax Administrator for Valley 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 Valley County is 95% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Valley County is not in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**


It is my opinion that the level of value of the class of commercial real property in Valley County is 95% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Valley 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 Valley County is 74% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Valley 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 Valley County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: After reviewing the Preliminary Statistical Report, the 2007 Assessment Actions and the 2007 Statistical Report for the Residential real property, the statistical measurements appear to achieve an acceptable level of value in Valley County. The measures of central tendency reflect the median and the mean for the qualified sales file are within the acceptable level of value. The weighted mean is significantly above the range. Neither the coefficient of dispersion nor the price related differential is within the acceptable range. The best indicator of level of value is the median for the residential property class.

**2007 Correlation Section  
for Valley 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>186</b>	<b>96</b>	<b>51.61</b>
<b>2006</b>	<b>192</b>	<b>101</b>	<b>52.6</b>
<b>2005</b>	<b>200</b>	<b>101</b>	<b>50.5</b>
<b>2004</b>	<b>212</b>	<b>116</b>	<b>54.72</b>
<b>2003</b>	<b>195</b>	<b>119</b>	<b>61.03</b>
<b>2002</b>	<b>199</b>	<b>121</b>	<b>60.8</b>
<b>2001</b>	<b>203</b>	<b>124</b>	<b>61.08</b>

RESIDENTIAL: The number of residential sales has declined from the previous year and subsequently from 2004. This percent is lower than the desired percentage. The county may benefit from sales verification training.

**2007 Correlation Section  
for Valley 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 Valley 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>91.06</b>	<b>3.99</b>	<b>94.7</b>	<b>95.40</b>
<b>2006</b>	<b>94.96</b>	<b>3.3</b>	<b>98.09</b>	<b>95.96</b>
<b>2005</b>	<b>97.72</b>	<b>0.03</b>	<b>97.75</b>	<b>97.72</b>
<b>2004</b>	<b>89.41</b>	<b>14.19</b>	<b>102.1</b>	<b>98.65</b>
<b>2003</b>	<b>90</b>	<b>1.96</b>	<b>91.76</b>	<b>92</b>
<b>2002</b>	<b>92</b>	<b>0.96</b>	<b>92.88</b>	<b>92</b>
<b>2001</b>	<b>93</b>	<b>0.19</b>	<b>93.18</b>	<b>94</b>

RESIDENTIAL: The results of the Trended Preliminary Ratio and the R&O Ratio are similar and appear to support each other. There is no information available that would suggest that the qualified median is not the best indication of the level of value for the residential class.

**2007 Correlation Section  
for Valley 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 Valley County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>6.28</b>	<b>2007</b>	<b>3.99</b>
<b>3.54</b>	<b>2006</b>	<b>3.3</b>
<b>-0.18</b>	<b>2005</b>	<b>0.03</b>
<b>12.75</b>	<b>2004</b>	<b>14.19</b>
<b>4</b>	<b>2003</b>	<b>2</b>
<b>1.89</b>	<b>2002</b>	<b>0.96</b>
<b>3.8</b>	<b>2001</b>	<b>0.19</b>

RESIDENTIAL: An examination of the percent change to the sales file compared to the present change to assessed value (excluding growth) reveals more than a 2 point difference for the residential class of property. While this is not extreme, the difference implies that the assessment actions had more of a pronounced affect on the sales sample when compared to population base.

## 2007 Correlation Section for Valley 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 Valley 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>95.40</b>	<b>89.02</b>	<b>99.39</b>

RESIDENTIAL: Both the median and the mean measures of central tendency are within the acceptable level of value and correlate to one another. The weighted mean is below the range. The median is the most reliable measure of the level of assessment in this class of property.

**2007 Correlation Section  
for Valley 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>17.73</b>	<b>111.66</b>
<b>Difference</b>	<b>2.73</b>	<b>8.66</b>

**RESIDENTIAL:** Both the coefficient of dispersion and the price related differential are outside the acceptable range. The price related differential is an indication that the high priced properties are under valued and the low priced properties are over valued.

**2007 Correlation Section  
for Valley 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>98</b>	<b>96</b>	<b>-2</b>
<b>Median</b>	<b>91.06</b>	<b>95.40</b>	<b>4.34</b>
<b>Wgt. Mean</b>	<b>84.31</b>	<b>89.02</b>	<b>4.71</b>
<b>Mean</b>	<b>95.37</b>	<b>99.39</b>	<b>4.02</b>
<b>COD</b>	<b>19.84</b>	<b>17.73</b>	<b>-2.11</b>
<b>PRD</b>	<b>113.12</b>	<b>111.66</b>	<b>-1.46</b>
<b>Min Sales Ratio</b>	<b>49.10</b>	<b>48.88</b>	<b>-0.22</b>
<b>Max Sales Ratio</b>	<b>198.71</b>	<b>198.71</b>	<b>0</b>

RESIDENTIAL: A review of the residential statistics indicates 2 changes in the number of sales between the preliminary and final statistics. After reviewing the preliminary Statistical Report, the reported assessment actions and the 2007 R&O Statistical Report for the residential property, the statistical measurements appear to be a realistic reflection of the assessment taken in this county.

**2007 Correlation Section  
for Valley County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: After reviewing the Preliminary Statistical Report, the 2007 Assessment Actions and the 2007 Statistical Report for the Commercial real property, the statistical measurements appear to achieve an acceptable level of value in Valley County. The measures of central tendency reflect the median, the weighted mean and the mean for the qualified sales file are within the acceptable level of value. The coefficient of dispersion and the price related differential are within the acceptable range. The best indicator of level of value is the median for the commercial property class.

**2007 Correlation Section  
for Valley 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>59</b>	<b>22</b>	<b>37.29</b>
<b>2006</b>	<b>48</b>	<b>28</b>	<b>58.33</b>
<b>2005</b>	<b>32</b>	<b>23</b>	<b>71.88</b>
<b>2004</b>	<b>41</b>	<b>26</b>	<b>63.41</b>
<b>2003</b>	<b>44</b>	<b>22</b>	<b>50</b>
<b>2002</b>	<b>48</b>	<b>24</b>	<b>50</b>
<b>2001</b>	<b>52</b>	<b>26</b>	<b>50</b>

COMMERCIAL: A review of this table shows that the county's percent of sales used has decreased significantly from the previous year by approximately 21%. The county may benefit from sales verification training.

**2007 Correlation Section  
for Valley 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 Valley 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>91.06</b>	<b>-2.11</b>	<b>89.14</b>	<b>94.92</b>
<b>2006</b>	<b>93.04</b>	<b>9.44</b>	<b>101.82</b>	<b>95.10</b>
<b>2005</b>	<b>97.99</b>	<b>0.73</b>	<b>98.71</b>	<b>97.99</b>
<b>2004</b>	<b>91.81</b>	<b>9.28</b>	<b>100.33</b>	<b>97.50</b>
<b>2003</b>	<b>91</b>	<b>-0.55</b>	<b>90.5</b>	<b>94</b>
<b>2002</b>	<b>94</b>	<b>1.74</b>	<b>95.64</b>	<b>94</b>
<b>2001</b>	<b>90</b>	<b>-0.4</b>	<b>89.64</b>	<b>92</b>

COMMERCIAL: The trended preliminary ratio and the Reports & opinions median ratio are not in support of each other. There is no other information available that would suggest that the Reports and Opinions Median is not the best indication of the level of value for the commercial class of property.

**2007 Correlation Section  
for Valley 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 Valley 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>14.06</b>	<b>2007</b>	<b>-2.11</b>
<b>5.41</b>	<b>2006</b>	<b>9.44</b>
<b>0</b>	<b>2005</b>	<b>0.73</b>
<b>24.26</b>	<b>2004</b>	<b>9.28</b>
<b>1</b>	<b>2003</b>	<b>-1</b>
<b>4.07</b>	<b>2002</b>	<b>1.74</b>
<b>20.32</b>	<b>2001</b>	<b>-0.4</b>

COMMERCIAL: An examination of the percent change to the sales file compared to the present change to assessed value (excluding growth) reveals over a 16 point difference for the commercial class of property. The difference implies that the assessment actions had more of a pronounced affect on the sales sample when compared to population base.

## 2007 Correlation Section for Valley 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 Valley 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>94.92</b>	<b>94.27</b>	<b>96.67</b>

COMMERCIAL: This table indicates that the level of value is represented by the median and is within the range. The median, the weighted mean and the mean are within the acceptable range.

**2007 Correlation Section  
for Valley County**

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>20.83</b>	<b>102.54</b>
<b>Difference</b>	<b>0.83</b>	<b>0</b>

COMMERCIAL: The coefficient of dispersion is slightly higher than the acceptable range and the price related differential within the range. These measures appear to indicate that commercial properties are being valued uniformly and proportionately.

**2007 Correlation Section  
for Valley 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>25</b>	<b>22</b>	<b>-3</b>
<b>Median</b>	<b>91.06</b>	<b>94.92</b>	<b>3.86</b>
<b>Wgt. Mean</b>	<b>90.80</b>	<b>94.27</b>	<b>3.47</b>
<b>Mean</b>	<b>91.35</b>	<b>96.67</b>	<b>5.32</b>
<b>COD</b>	<b>24.30</b>	<b>20.83</b>	<b>-3.47</b>
<b>PRD</b>	<b>100.61</b>	<b>102.54</b>	<b>1.93</b>
<b>Min Sales Ratio</b>	<b>38.63</b>	<b>38.63</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>177.23</b>	<b>177.23</b>	<b>0</b>

COMMERCIAL: Reviews of the commercial statistics reveal that three sales changed from the preliminary statistics to the final statistics. The usability of these sales significantly changed from the time of the sale. After reviewing the preliminary Statistical Report, the reported assessment actions and the 2007 R&O Statistical Report for the commercial property, the statistical measurements appear to be a realistic reflection of the assessment taken in this county.

**2007 Correlation Section  
for Valley County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: After reviewing the Preliminary Statistical Report, the 2007 Assessment Actions and the 2007 Statistical Report for the Agricultural Unimproved real property, the statistical measurements appear to achieve an acceptable level of value in Valley County. The measures of central tendency reflect the median, the weighted mean and the mean for the qualified sales file are within the acceptable level of value. The coefficient of dispersion and the price related differential are within the acceptable range. The best indicator of level of value is the median for this property class.

**2007 Correlation Section  
for Valley 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>60</b>	<b>28</b>	<b>46.67</b>
<b>2006</b>	<b>66</b>	<b>35</b>	<b>53.03</b>
<b>2005</b>	<b>58</b>	<b>25</b>	<b>43.1</b>
<b>2004</b>	<b>57</b>	<b>26</b>	<b>45.61</b>
<b>2003</b>	<b>56</b>	<b>27</b>	<b>48.21</b>
<b>2002</b>	<b>64</b>	<b>38</b>	<b>59.38</b>
<b>2001</b>	<b>66</b>	<b>41</b>	<b>62.12</b>

**AGRICULTURAL UNIMPROVED:** A review of this table shows that the county's percent of sales used has decreased significantly from the previous year by approximately 6%. The county may benefit from sales verification training.

**2007 Correlation Section  
for Valley 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 Valley 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>74.00</b>	<b>0.64</b>	<b>74.47</b>	<b>73.98</b>
<b>2006</b>	<b>69.20</b>	<b>9.82</b>	<b>75.99</b>	<b>76.87</b>
<b>2005</b>	<b>68.63</b>	<b>15</b>	<b>78.93</b>	<b>76.12</b>
<b>2004</b>	<b>68.81</b>	<b>8.04</b>	<b>74.34</b>	<b>75.08</b>
<b>2003</b>	<b>74</b>	<b>7.77</b>	<b>79.75</b>	<b>78</b>
<b>2002</b>	<b>77</b>	<b>0.03</b>	<b>77.02</b>	<b>77</b>
<b>2001</b>	<b>72</b>	<b>3.51</b>	<b>74.53</b>	<b>75</b>

AGRICULTURAL UNIMPROVED: The two statistics are strongly in support of each other. There is no information available that would suggest that the qualified Median is not the best indication of the level of value for this class of property.

**2007 Correlation Section  
for Valley 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 Valley 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>0.64</b>
<b>12.78</b>	<b>2006</b>	<b>9.82</b>
<b>14.27</b>	<b>2005</b>	<b>15</b>
<b>8.65</b>	<b>2004</b>	<b>8.04</b>
<b>18</b>	<b>2003</b>	<b>8</b>
<b>0</b>	<b>2002</b>	<b>0.03</b>
<b>2.22</b>	<b>2001</b>	<b>3.51</b>

AGRICULTURAL UNIMPROVED: The change in the sale base and the change in the assessed base are similar and appear to support each other.

## 2007 Correlation Section for Valley 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 Valley 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>73.98</b>	<b>72.39</b>	<b>74.05</b>

AGRICULTURAL UNIMPROVED: This table indicates that the level of value is represented by the median and is within the range. The median, the weighted mean and the mean are within the acceptable range.

**2007 Correlation Section  
for Valley 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>13.88</b>	<b>102.29</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

**AGRICULTURAL UNIMPROVED:** The coefficient of dispersion and the price related differential are both within the acceptable range. Given the low amount of sales used it is possible that sales have been trimmed. The county would benefit from sales file verification training.

**2007 Correlation Section  
for Valley 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>27</b>	<b>28</b>	<b>1</b>
<b>Median</b>	<b>74.00</b>	<b>73.98</b>	<b>-0.02</b>
<b>Wgt. Mean</b>	<b>72.43</b>	<b>72.39</b>	<b>-0.04</b>
<b>Mean</b>	<b>75.42</b>	<b>74.05</b>	<b>-1.37</b>
<b>COD</b>	<b>12.54</b>	<b>13.88</b>	<b>1.34</b>
<b>PRD</b>	<b>104.13</b>	<b>102.29</b>	<b>-1.84</b>
<b>Min Sales Ratio</b>	<b>54.56</b>	<b>37.04</b>	<b>-17.52</b>
<b>Max Sales Ratio</b>	<b>116.75</b>	<b>116.75</b>	<b>0</b>

AGRICULTURAL UNIMPROVED: Reviews of the agricultural statistics reveal that one sale changed from the preliminary statistics to the final statistics. After reviewing the preliminary Statistical Report, the reported assessment actions and the 2007 R&O Statistical Report for the unimproved agricultural property, the statistical measurements appear to be a realistic reflection of the assessment taken in this county.

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

88 Valley

	<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	71,645,250	75,960,765	4,315,515	6.02	1,454,880	3.99
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	21,879,275	25,493,385	3,614,110	16.52	*-----	16.52
<b>4. Total Residential (sum lines 1-3)</b>	<b>93,524,525</b>	<b>101,454,150</b>	<b>7,929,625</b>	<b>8.48</b>	<b>1,454,880</b>	<b>6.92</b>
5. Commercial	19,832,560	21,359,265	1,526,705	7.7	1,269,285	1.3
6. Industrial	689,480	0	-689,480	-100	0	-100
7. Ag-Farmsite Land, Outbuildings	14,486,455	16,073,935	1,587,480	10.96	843,885	5.13
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>35,008,495</b>	<b>37,433,200</b>	<b>2,424,705</b>	<b>6.93</b>	<b>1,269,285</b>	<b>3.3</b>
<b>10. Total Non-Agland Real Property</b>	<b>128,533,020</b>	<b>138,892,245</b>	<b>10,359,225</b>	<b>8.06</b>	<b>3,568,050</b>	<b>5.28</b>
11. Irrigated	105,842,125	108,372,615	2,530,490	2.39		
12. Dryland	25,757,595	24,552,715	-1,204,880	-4.68		
13. Grassland	82,972,110	83,037,520	65,410	0.08		
14. Wasteland	316390	308,555	-7,835	-2.48		
15. Other Agland	70,710	61,375	-9,335	-13.2		
<b>16. Total Agricultural Land</b>	<b>214,958,930</b>	<b>216,332,780</b>	<b>1,373,850</b>	<b>0.64</b>		
<b>17. Total Value of All Real Property</b> (Locally Assessed)	<b>343,491,950</b>	<b>355,225,025</b>	<b>11,733,075</b>	<b>3.42</b>	<b>3,568,050</b>	<b>2.38</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

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

NUMBER of Sales:	96	<b>MEDIAN:</b>	<b>95</b>	COV:	23.64	95% Median C.I.:	92.32 to 100.00
TOTAL Sales Price:	6,215,650	WGT. MEAN:	89	STD:	23.50	95% Wgt. Mean C.I.:	83.62 to 94.41
TOTAL Adj.Sales Price:	6,190,940	MEAN:	99	AVG.ABS.DEV:	16.91	95% Mean C.I.:	94.69 to 104.10
TOTAL Assessed Value:	5,510,935						
AVG. Adj. Sales Price:	64,488	COD:	17.73	MAX Sales Ratio:	198.71		
AVG. Assessed Value:	57,405	PRD:	111.66	MIN Sales Ratio:	48.88		

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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>											
07/01/04 TO 09/30/04	12	92.95	97.80	89.52	19.37	109.25	62.39	143.14	79.84 to 120.72	40,625	36,367
10/01/04 TO 12/31/04	14	95.10	105.82	94.60	27.05	111.86	48.88	198.71	79.39 to 134.97	56,025	52,998
01/01/05 TO 03/31/05	2	106.18	106.18	87.80	21.21	120.93	83.66	128.69	N/A	35,362	31,047
04/01/05 TO 06/30/05	24	98.83	100.04	90.87	14.24	110.09	62.43	152.84	90.43 to 106.13	70,290	63,873
07/01/05 TO 09/30/05	16	101.50	99.18	83.74	15.40	118.45	53.01	131.65	89.48 to 114.43	82,887	69,406
10/01/05 TO 12/31/05	11	91.65	87.24	86.08	8.53	101.35	74.45	98.64	75.56 to 95.78	77,172	66,431
01/01/06 TO 03/31/06	9	98.57	103.41	99.91	14.35	103.49	83.24	135.60	84.06 to 120.33	41,722	41,686
04/01/06 TO 06/30/06	8	97.89	99.54	85.30	20.41	116.69	54.41	140.77	54.41 to 140.77	76,350	65,129
<u>Study Years</u>											
07/01/04 TO 06/30/05	52	97.47	101.32	91.55	19.23	110.67	48.88	198.71	90.43 to 103.30	58,260	53,335
07/01/05 TO 06/30/06	44	94.41	97.13	86.59	15.51	112.17	53.01	140.77	90.80 to 103.00	71,850	62,215
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	53	95.78	97.36	87.38	14.84	111.42	53.01	152.84	91.20 to 103.00	74,203	64,836
<u>ALL</u>											
	96	95.40	99.39	89.02	17.73	111.66	48.88	198.71	92.32 to 100.00	64,488	57,405

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ARCADIA	10	98.25	99.30	89.38	19.31	111.10	48.88	135.60	79.84 to 127.76	25,100	22,435
NL	6	101.95	106.45	105.07	18.49	101.31	84.06	134.97	84.06 to 134.97	23,700	24,900
ORD	72	95.40	100.32	91.79	17.18	109.30	54.41	198.71	92.43 to 103.00	65,932	60,517
RURAL	5	90.43	90.15	74.50	17.16	121.02	53.01	120.33	N/A	164,820	122,786
SUBURBAN	3	75.56	78.80	73.30	15.90	107.51	62.39	98.44	N/A	75,500	55,338
<u>ALL</u>											
	96	95.40	99.39	89.02	17.73	111.66	48.88	198.71	92.32 to 100.00	64,488	57,405

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	88	95.69	100.62	92.04	17.64	109.33	48.88	198.71	92.79 to 103.00	58,412	53,761
2	3	75.56	78.80	73.30	15.90	107.51	62.39	98.44	N/A	75,500	55,338
3	5	90.43	90.15	74.50	17.16	121.02	53.01	120.33	N/A	164,820	122,786
<u>ALL</u>											
	96	95.40	99.39	89.02	17.73	111.66	48.88	198.71	92.32 to 100.00	64,488	57,405

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

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AVG. Assessed Value:	57,405	PRD:	111.66	MIN Sales Ratio:	48.88		

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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	94	94.90	99.06	88.93	17.75	111.38	48.88	198.71	91.65 to 100.00	65,674	58,407
2	2	115.33	115.33	117.66	14.16	98.02	99.00	131.65	N/A	8,750	10,295
____ALL____	96	95.40	99.39	89.02	17.73	111.66	48.88	198.71	92.32 to 100.00	64,488	57,405

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	94	95.40	99.37	88.96	17.64	111.70	48.88	198.71	92.32 to 100.00	65,408	58,188
06											
07	2	100.61	100.61	96.94	20.64	103.78	79.84	121.37	N/A	21,250	20,600
____ALL____	96	95.40	99.39	89.02	17.73	111.66	48.88	198.71	92.32 to 100.00	64,488	57,405

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
36-0100											
39-0501	6	101.95	106.45	105.07	18.49	101.31	84.06	134.97	84.06 to 134.97	23,700	24,900
82-0001											
88-0005	80	94.90	98.88	88.61	17.36	111.59	53.01	198.71	91.47 to 99.17	72,471	64,214
88-0021	10	98.25	99.30	89.38	19.31	111.10	48.88	135.60	79.84 to 127.76	25,100	22,435
NonValid School											
____ALL____	96	95.40	99.39	89.02	17.73	111.66	48.88	198.71	92.32 to 100.00	64,488	57,405

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

Base Stat

State Stat Run

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TOTAL Assessed Value:	5,510,935						
AVG. Adj. Sales Price:	64,488	COD:	17.73	MAX Sales Ratio:	198.71		
AVG. Assessed Value:	57,405	PRD:	111.66	MIN Sales Ratio:	48.88		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	3	99.00	109.70	105.23	11.18	104.24	98.44	131.65	N/A	16,500	17,363
Prior TO 1860											
1860 TO 1899	4	93.30	94.44	98.82	11.70	95.56	82.98	108.18	N/A	25,250	24,952
1900 TO 1919	21	103.00	101.92	92.11	17.85	110.64	48.88	140.77	87.07 to 118.47	42,792	39,417
1920 TO 1939	23	98.57	106.77	87.24	25.75	122.39	54.41	198.71	93.00 to 128.69	47,153	41,135
1940 TO 1949	1	106.13	106.13	106.13			106.13	106.13	N/A	36,000	38,205
1950 TO 1959	8	92.61	96.43	98.15	10.25	98.25	72.19	112.25	72.19 to 112.25	45,875	45,024
1960 TO 1969	8	87.28	85.68	86.62	7.74	98.91	71.75	94.42	71.75 to 94.42	78,937	68,378
1970 TO 1979	17	98.49	98.97	86.92	17.10	113.87	53.01	148.40	82.23 to 117.37	97,823	85,027
1980 TO 1989	4	94.85	93.27	90.16	8.66	103.45	78.90	104.48	N/A	96,991	87,443
1990 TO 1994	4	88.38	87.87	84.74	10.76	103.69	75.56	99.17	N/A	133,075	112,770
1995 TO 1999	2	90.29	90.29	90.33	0.16	99.95	90.14	90.43	N/A	128,500	116,080
2000 TO Present	1	88.36	88.36	88.36			88.36	88.36	N/A	182,500	161,255
ALL	96	95.40	99.39	89.02	17.73	111.66	48.88	198.71	92.32 to 100.00	64,488	57,405

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	7	106.64	121.81	121.02	24.11	100.65	84.06	198.71	84.06 to 198.71	6,571	7,952
Total \$											
1 TO 9999	7	106.64	121.81	121.02	24.11	100.65	84.06	198.71	84.06 to 198.71	6,571	7,952
10000 TO 29999	21	120.33	116.74	114.18	14.69	102.23	72.19	152.84	103.28 to 131.65	18,838	21,510
30000 TO 59999	23	96.49	97.45	95.16	15.33	102.41	48.88	148.40	90.80 to 106.13	43,528	41,422
60000 TO 99999	26	93.93	91.65	90.79	10.18	100.95	62.39	114.43	85.95 to 98.57	74,937	68,032
100000 TO 149999	14	87.48	86.36	85.32	13.62	101.22	54.41	117.37	75.56 to 95.59	114,878	98,014
150000 TO 249999	3	90.43	90.09	90.09	1.15	100.00	88.36	91.47	N/A	180,500	162,606
250000 TO 499999	2	67.08	67.08	64.92	20.98	103.34	53.01	81.16	N/A	325,000	210,985
ALL	96	95.40	99.39	89.02	17.73	111.66	48.88	198.71	92.32 to 100.00	64,488	57,405

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	96	<b>MEDIAN:</b>	<b>95</b>	COV:	23.64	95% Median C.I.:	92.32 to 100.00
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TOTAL Adj.Sales Price:	6,190,940	MEAN:	99	AVG.ABS.DEV:	16.91	95% Mean C.I.:	94.69 to 104.10
TOTAL Assessed Value:	5,510,935						
AVG. Adj. Sales Price:	64,488	COD:	17.73	MAX Sales Ratio:	198.71		
AVG. Assessed Value:	57,405	PRD:	111.66	MIN Sales Ratio:	48.88		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	6	103.32	109.00	107.08	14.17	101.79	84.06	135.60	84.06 to 135.60	6,500	6,960
Total \$											
1 TO 9999	6	103.32	109.00	107.08	14.17	101.79	84.06	135.60	84.06 to 135.60	6,500	6,960
10000 TO 29999	22	118.46	114.59	104.99	19.71	109.15	48.88	198.71	93.00 to 131.65	19,195	20,153
30000 TO 59999	32	93.93	96.70	91.39	15.53	105.81	62.39	152.84	85.95 to 99.17	50,452	46,110
60000 TO 99999	24	95.40	91.72	88.89	11.67	103.19	54.41	114.43	85.99 to 103.00	87,214	77,523
100000 TO 149999	7	93.25	95.25	93.91	9.86	101.43	78.90	117.37	78.90 to 117.37	118,642	111,417
150000 TO 249999	5	88.36	80.89	76.36	10.80	105.93	53.01	91.47	N/A	238,300	181,958
ALL	96	95.40	99.39	89.02	17.73	111.66	48.88	198.71	92.32 to 100.00	64,488	57,405

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	99.00	109.70	105.23	11.18	104.24	98.44	131.65	N/A	16,500	17,363
10	2	88.34	88.34	97.28	18.28	90.80	72.19	104.48	N/A	48,250	46,940
15	3	100.00	105.23	86.49	18.50	121.67	80.10	135.60	N/A	19,666	17,010
20	14	117.20	119.18	110.52	22.41	107.84	79.84	198.71	90.80 to 140.77	18,732	20,702
25	11	108.18	113.89	110.85	13.09	102.74	82.98	152.84	98.49 to 143.14	28,701	31,816
30	49	90.43	90.46	85.37	14.50	105.97	48.88	134.97	85.95 to 94.60	81,699	69,746
35	10	97.53	99.71	89.94	14.46	110.86	54.41	131.47	88.36 to 121.37	74,880	67,347
40	4	92.36	92.33	88.90	6.52	103.86	81.16	103.46	N/A	163,975	145,773
ALL	96	95.40	99.39	89.02	17.73	111.66	48.88	198.71	92.32 to 100.00	64,488	57,405

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	99.00	109.70	105.23	11.18	104.24	98.44	131.65	N/A	16,500	17,363
100	7	80.10	94.37	86.78	19.95	108.74	75.56	121.37	75.56 to 121.37	61,714	53,555
101	51	94.42	100.12	92.91	17.23	107.76	48.88	198.71	91.47 to 102.53	57,965	53,854
102	7	74.62	76.31	67.28	18.34	113.42	53.01	98.64	53.01 to 98.64	127,607	85,849
103	1	148.40	148.40	148.40			148.40	148.40	N/A	30,000	44,520
104	22	100.79	103.51	90.80	17.36	113.99	62.43	140.05	90.43 to 118.47	61,138	55,514
106	2	99.33	99.33	98.96	4.16	100.38	95.20	103.46	N/A	86,200	85,300
111	3	91.20	95.94	95.99	6.46	99.95	89.48	107.15	N/A	104,166	99,991
ALL	96	95.40	99.39	89.02	17.73	111.66	48.88	198.71	92.32 to 100.00	64,488	57,405

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TOTAL Adj.Sales Price:	6,190,940	MEAN:	99	AVG.ABS.DEV:	16.91	95% Mean C.I.:	94.69 to 104.10
TOTAL Assessed Value:	5,510,935						
AVG. Adj. Sales Price:	64,488	COD:	17.73	MAX Sales Ratio:	198.71		
AVG. Assessed Value:	57,405	PRD:	111.66	MIN Sales Ratio:	48.88		

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<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	3	99.00	109.70	105.23	11.18	104.24	98.44	131.65	N/A	16,500	17,363	
10	1	72.19	72.19	72.19			72.19	72.19	N/A	21,500	15,520	
20	9	113.53	117.97	95.26	21.38	123.84	75.56	198.71	90.80 to 135.60	28,773	27,409	
25	1	92.79	92.79	92.79			92.79	92.79	N/A	38,000	35,260	
30	21	99.17	102.40	97.61	12.97	104.90	71.75	148.40	90.43 to 106.13	65,850	64,276	
35	11	94.39	102.46	94.10	17.80	108.89	77.91	143.14	79.39 to 131.47	64,877	61,047	
40	22	93.84	97.72	89.08	15.26	109.71	54.41	134.97	88.60 to 107.12	71,701	63,868	
45	10	94.34	97.56	94.31	17.79	103.45	48.88	140.77	83.24 to 120.72	58,990	55,632	
50	8	81.04	81.16	81.04	6.06	100.14	74.45	94.59	74.45 to 94.59	69,143	56,036	
55	1	121.37	121.37	121.37			121.37	121.37	N/A	17,500	21,240	
60	9	95.78	90.28	71.73	23.59	125.86	53.01	152.84	62.39 to 108.18	109,833	78,786	
<u>ALL</u>	<u>96</u>	<u>95.40</u>	<u>99.39</u>	<u>89.02</u>	<u>17.73</u>	<u>111.66</u>	<u>48.88</u>	<u>198.71</u>	<u>92.32 to 100.00</u>	<u>64,488</u>	<u>57,405</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:	22	<b>MEDIAN:</b>	<b>95</b>	COV:	29.13	95% Median C.I.:	77.40 to 113.05	(! : Derived)
TOTAL Sales Price:	1,404,130	WGT. MEAN:	94	STD:	28.16	95% Wgt. Mean C.I.:	77.18 to 111.37	
TOTAL Adj.Sales Price:	1,273,245	MEAN:	97	AVG.ABS.DEV:	19.78	95% Mean C.I.:	84.18 to 109.15	
TOTAL Assessed Value:	1,200,340							
AVG. Adj. Sales Price:	57,874	COD:	20.83	MAX Sales Ratio:	177.23			
AVG. Assessed Value:	54,560	PRD:	102.54	MIN Sales Ratio:	38.63			

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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	2	105.52	105.52	102.29	7.14	103.16	97.99	113.05	N/A	52,500	53,702
10/01/03 TO 12/31/03	2	96.63	96.63	103.12	6.87	93.71	90.00	103.27	N/A	22,250	22,945
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	4	71.34	73.79	68.44	30.62	107.82	38.63	113.86	N/A	82,966	56,780
10/01/04 TO 12/31/04	4	103.94	99.61	83.63	15.95	119.11	71.80	118.77	N/A	53,600	44,826
01/01/05 TO 03/31/05	2	91.18	91.18	91.41	2.40	99.75	88.99	93.36	N/A	63,382	57,935
04/01/05 TO 06/30/05	1	108.58	108.58	108.58			108.58	108.58	N/A	49,715	53,980
07/01/05 TO 09/30/05	5	83.80	100.96	109.11	32.56	92.53	68.52	177.23	N/A	27,200	29,678
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	2	116.52	116.52	121.65	17.98	95.78	95.57	137.46	N/A	132,500	161,190
<u>Study Years</u>											
07/01/03 TO 06/30/04	4	100.63	101.08	102.54	7.04	98.58	90.00	113.05	N/A	37,375	38,323
07/01/04 TO 06/30/05	11	93.36	89.50	79.73	20.16	112.25	38.63	118.77	65.27 to 113.86	65,704	52,388
07/01/05 TO 06/30/06	7	95.57	105.40	117.40	28.41	89.78	68.52	177.23	68.52 to 177.23	57,285	67,252
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	8	85.84	86.70	74.40	27.29	116.53	38.63	118.77	38.63 to 118.77	68,283	50,803
01/01/05 TO 12/31/05	8	91.18	99.47	101.84	22.70	97.66	68.52	177.23	68.52 to 177.23	39,060	39,780
<u>ALL</u>											
	22	94.92	96.67	94.27	20.83	102.54	38.63	177.23	77.40 to 113.05	57,874	54,560

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ARCADIA	1	95.57	95.57	95.57			95.57	95.57	N/A	100,000	95,565
NL	2	95.74	95.74	101.20	6.00	94.61	90.00	101.48	N/A	10,250	10,372
ORD	19	94.27	96.82	94.04	23.58	102.96	38.63	177.23	73.76 to 113.60	60,670	57,054
<u>ALL</u>											
	22	94.92	96.67	94.27	20.83	102.54	38.63	177.23	77.40 to 113.05	57,874	54,560

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	22	94.92	96.67	94.27	20.83	102.54	38.63	177.23	77.40 to 113.05	57,874	54,560
<u>ALL</u>											
	22	94.92	96.67	94.27	20.83	102.54	38.63	177.23	77.40 to 113.05	57,874	54,560

**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:	22	<b>MEDIAN:</b>	<b>95</b>	COV:	29.13	95% Median C.I.:	77.40 to 113.05	(! : Derived)
TOTAL Sales Price:	1,404,130	WGT. MEAN:	94	STD:	28.16	95% Wgt. Mean C.I.:	77.18 to 111.37	
TOTAL Adj.Sales Price:	1,273,245	MEAN:	97	AVG.ABS.DEV:	19.78	95% Mean C.I.:	84.18 to 109.15	
TOTAL Assessed Value:	1,200,340							
AVG. Adj. Sales Price:	57,874	COD:	20.83	MAX Sales Ratio:	177.23			
AVG. Assessed Value:	54,560	PRD:	102.54	MIN Sales Ratio:	38.63			

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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	19	94.27	95.22	93.83	21.88	101.48	38.63	177.23	73.76 to 108.58	65,486	61,447
2	3	113.60	105.82	113.22	7.00	93.46	90.00	113.86	N/A	9,666	10,945
____ALL____	22	94.92	96.67	94.27	20.83	102.54	38.63	177.23	77.40 to 113.05	57,874	54,560

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
36-0100											
39-0501	2	95.74	95.74	101.20	6.00	94.61	90.00	101.48	N/A	10,250	10,372
82-0001											
88-0005	19	94.27	96.82	94.04	23.58	102.96	38.63	177.23	73.76 to 113.60	60,670	57,054
88-0021	1	95.57	95.57	95.57			95.57	95.57	N/A	100,000	95,565
NonValid School											
____ALL____	22	94.92	96.67	94.27	20.83	102.54	38.63	177.23	77.40 to 113.05	57,874	54,560

**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	113.60	105.82	113.22	7.00	93.46	90.00	113.86	N/A	9,666	10,945
Prior TO 1860											
1860 TO 1899	3	68.52	75.31	56.46	38.99	133.38	38.63	118.77	N/A	37,000	20,890
1900 TO 1919	3	93.36	94.61	92.78	4.46	101.98	88.99	101.48	N/A	48,921	45,388
1920 TO 1939	1	108.58	108.58	108.58			108.58	108.58	N/A	49,715	53,980
1940 TO 1949	2	115.87	115.87	129.91	18.64	89.19	94.27	137.46	N/A	100,000	129,905
1950 TO 1959	3	73.76	84.03	84.18	21.59	99.81	65.27	113.05	N/A	29,000	24,413
1960 TO 1969	1	83.80	83.80	83.80			83.80	83.80	N/A	25,000	20,950
1970 TO 1979	4	87.69	106.11	87.30	35.93	121.55	71.80	177.23	N/A	120,191	104,921
1980 TO 1989	1	103.27	103.27	103.27			103.27	103.27	N/A	44,000	45,440
1990 TO 1994											
1995 TO 1999	1	95.57	95.57	95.57			95.57	95.57	N/A	100,000	95,565
2000 TO Present											
____ALL____	22	94.92	96.67	94.27	20.83	102.54	38.63	177.23	77.40 to 113.05	57,874	54,560

**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:	22	<b>MEDIAN:</b>	<b>95</b>	COV:	29.13	95% Median C.I.:	77.40 to 113.05	(! : Derived)
TOTAL Sales Price:	1,404,130	WGT. MEAN:	94	STD:	28.16	95% Wgt. Mean C.I.:	77.18 to 111.37	
TOTAL Adj.Sales Price:	1,273,245	MEAN:	97	AVG.ABS.DEV:	19.78	95% Mean C.I.:	84.18 to 109.15	
TOTAL Assessed Value:	1,200,340							
AVG. Adj. Sales Price:	57,874	COD:	20.83	MAX Sales Ratio:	177.23			
AVG. Assessed Value:	54,560	PRD:	102.54	MIN Sales Ratio:	38.63			

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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	101.93	101.93	110.88	11.70	91.93	90.00	113.86	N/A	2,000	2,217
Total \$ _____											
1 TO 9999	2	101.93	101.93	110.88	11.70	91.93	90.00	113.86	N/A	2,000	2,217
10000 TO 29999	6	92.64	93.32	90.97	19.39	102.59	68.52	118.77	68.52 to 118.77	22,666	20,619
30000 TO 59999	7	103.27	107.24	107.35	20.80	99.89	65.27	177.23	65.27 to 177.23	41,068	44,088
60000 TO 99999	3	93.36	76.66	77.16	21.19	99.36	38.63	97.99	N/A	71,666	55,295
100000 TO 149999	2	83.69	83.69	81.73	14.20	102.39	71.80	95.57	N/A	119,700	97,830
150000 TO 249999	2	107.43	107.43	102.72	27.95	104.58	77.40	137.46	N/A	195,682	201,012
ALL _____											
	22	94.92	96.67	94.27	20.83	102.54	38.63	177.23	77.40 to 113.05	57,874	54,560

**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	101.93	101.93	110.88	11.70	91.93	90.00	113.86	N/A	2,000	2,217
Total \$ _____											
1 TO 9999	2	101.93	101.93	110.88	11.70	91.93	90.00	113.86	N/A	2,000	2,217
10000 TO 29999	8	78.78	82.98	72.12	27.21	115.06	38.63	118.77	38.63 to 118.77	29,750	21,455
30000 TO 59999	5	103.27	101.63	100.63	7.43	100.99	88.99	113.05	N/A	43,096	43,369
60000 TO 99999	4	96.78	116.04	107.12	22.29	108.32	93.36	177.23	N/A	71,250	76,325
100000 TO 149999	1	71.80	71.80	71.80			71.80	71.80	N/A	139,400	100,095
150000 TO 249999	2	107.43	107.43	102.72	27.95	104.58	77.40	137.46	N/A	195,682	201,012
ALL _____											
	22	94.92	96.67	94.27	20.83	102.54	38.63	177.23	77.40 to 113.05	57,874	54,560

**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	113.60	105.82	113.22	7.00	93.46	90.00	113.86	N/A	9,666	10,945
10	9	95.57	89.68	87.66	15.19	102.31	38.63	113.05	73.76 to 108.58	47,746	41,852
20	10	91.18	100.21	97.09	28.31	103.21	65.27	177.23	68.52 to 137.46	81,453	79,083
ALL _____											
	22	94.92	96.67	94.27	20.83	102.54	38.63	177.23	77.40 to 113.05	57,874	54,560



**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:	22	<b>MEDIAN:</b>	<b>95</b>	COV:	29.13	95% Median C.I.:	77.40 to 113.05	(! : Derived)
TOTAL Sales Price:	1,404,130	WGT. MEAN:	94	STD:	28.16	95% Wgt. Mean C.I.:	77.18 to 111.37	
TOTAL Adj.Sales Price:	1,273,245	MEAN:	97	AVG.ABS.DEV:	19.78	95% Mean C.I.:	84.18 to 109.15	
TOTAL Assessed Value:	1,200,340							
AVG. Adj. Sales Price:	57,874	COD:	20.83	MAX Sales Ratio:	177.23			
AVG. Assessed Value:	54,560	PRD:	102.54	MIN Sales Ratio:	38.63			

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	113.60	105.82	113.22	7.00	93.46	90.00	113.86	N/A	9,666	10,945
306	1	94.27	94.27	94.27			94.27	94.27	N/A	35,000	32,995
341	2	98.79	98.79	98.14	9.92	100.66	88.99	108.58	N/A	53,240	52,247
344	2	105.61	105.61	129.08	30.16	81.82	73.76	137.46	N/A	95,000	122,627
350	1	95.57	95.57	95.57			95.57	95.57	N/A	100,000	95,565
352	2	74.60	74.60	75.27	3.75	99.11	71.80	77.40	N/A	182,882	137,652
353	4	88.58	91.11	89.66	16.88	101.62	68.52	118.77	N/A	34,000	30,483
386	1	103.27	103.27	103.27			103.27	103.27	N/A	44,000	45,440
442	1	38.63	38.63	38.63			38.63	38.63	N/A	70,000	27,040
459	1	101.48	101.48	101.48			101.48	101.48	N/A	20,000	20,295
528	3	113.05	129.42	122.96	23.36	105.25	97.99	177.23	N/A	48,333	59,431
555	1	65.27	65.27	65.27			65.27	65.27	N/A	32,000	20,885
<u>ALL</u>	<u>22</u>	<u>94.92</u>	<u>96.67</u>	<u>94.27</u>	<u>20.83</u>	<u>102.54</u>	<u>38.63</u>	<u>177.23</u>	<u>77.40 to 113.05</u>	<u>57,874</u>	<u>54,560</u>

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	22	94.92	96.67	94.27	20.83	102.54	38.63	177.23	77.40 to 113.05	57,874	54,560
04											
<u>ALL</u>	<u>22</u>	<u>94.92</u>	<u>96.67</u>	<u>94.27</u>	<u>20.83</u>	<u>102.54</u>	<u>38.63</u>	<u>177.23</u>	<u>77.40 to 113.05</u>	<u>57,874</u>	<u>54,560</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:	28	<b>MEDIAN:</b>	<b>74</b>	COV:	20.55	95% Median C.I.:	67.00 to 78.80	(! : Derived)
(AgLand) TOTAL Sales Price:	4,726,183	WGT. MEAN:	72	STD:	15.22	95% Wgt. Mean C.I.:	68.86 to 75.93	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,703,433	MEAN:	74	AVG.ABS.DEV:	10.27	95% Mean C.I.:	68.15 to 79.95	
(AgLand) TOTAL Assessed Value:	3,405,050							
AVG. Adj. Sales Price:	167,979	COD:	13.88	MAX Sales Ratio:	116.75			
AVG. Assessed Value:	121,608	PRD:	102.29	MIN Sales Ratio:	37.04			

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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	2	79.72	79.72	79.73	0.25	99.98	79.52	79.92	N/A	75,800	60,437
10/01/03 TO 12/31/03	4	77.84	80.49	74.10	17.69	108.62	56.56	109.71	N/A	109,323	81,006
01/01/04 TO 03/31/04	2	72.66	72.66	72.23	1.85	100.59	71.31	74.00	N/A	167,200	120,770
04/01/04 TO 06/30/04	2	81.97	81.97	75.29	9.72	108.86	74.00	89.93	N/A	92,500	69,647
07/01/04 TO 09/30/04	1	65.47	65.47	65.47			65.47	65.47	N/A	95,000	62,195
10/01/04 TO 12/31/04	3	77.72	75.72	72.45	5.15	104.52	68.72	80.73	N/A	236,510	171,355
01/01/05 TO 03/31/05	7	67.00	63.99	68.22	9.64	93.80	37.04	73.96	37.04 to 73.96	239,061	163,089
04/01/05 TO 06/30/05	4	82.10	83.88	80.85	19.79	103.74	54.56	116.75	N/A	145,295	117,471
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	78.34	78.34	78.34			78.34	78.34	N/A	336,000	263,220
01/01/06 TO 03/31/06	1	64.87	64.87	64.86			64.87	64.87	N/A	100,000	64,865
04/01/06 TO 06/30/06	1	63.46	63.46	63.46			63.46	63.46	N/A	100,000	63,460
<u>Study Years</u>											
07/01/03 TO 06/30/04	10	77.84	79.06	74.50	10.94	106.12	56.56	109.71	71.31 to 89.93	110,829	82,573
07/01/04 TO 06/30/05	15	68.72	71.74	71.52	15.58	100.31	37.04	116.75	65.47 to 80.70	203,942	145,851
07/01/05 TO 06/30/06	3	64.87	68.89	73.05	7.65	94.31	63.46	78.34	N/A	178,666	130,515
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	8	74.00	75.24	72.29	7.24	104.07	65.47	89.93	65.47 to 89.93	165,491	119,636
01/01/05 TO 12/31/05	12	69.56	71.82	72.37	17.48	99.24	37.04	116.75	65.16 to 80.70	215,884	156,227
<u>ALL</u>											
	28	73.98	74.05	72.39	13.88	102.29	37.04	116.75	67.00 to 78.80	167,979	121,608

**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:	28	<b>MEDIAN:</b>	<b>74</b>	COV:	20.55	95% Median C.I.:	67.00 to 78.80	(! : Derived)
(AgLand) TOTAL Sales Price:	4,726,183	WGT. MEAN:	72	STD:	15.22	95% Wgt. Mean C.I.:	68.86 to 75.93	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,703,433	MEAN:	74	AVG.ABS.DEV:	10.27	95% Mean C.I.:	68.15 to 79.95	
(AgLand) TOTAL Assessed Value:	3,405,050							
AVG. Adj. Sales Price:	167,979	COD:	13.88	MAX Sales Ratio:	116.75			
AVG. Assessed Value:	121,608	PRD:	102.29	MIN Sales Ratio:	37.04			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2035	4	73.11	80.73	71.71	17.76	112.58	67.00	109.71	N/A	285,768	204,931	
2037	1	54.56	54.56	54.56			54.56	54.56	N/A	120,000	65,470	
2039	1	65.47	65.47	65.47			65.47	65.47	N/A	95,000	62,195	
2041	2	70.17	70.17	68.57	9.56	102.33	63.46	76.87	N/A	80,800	55,405	
2143	2	69.41	69.41	70.93	6.55	97.87	64.87	73.96	N/A	150,000	106,392	
2145	4	70.96	67.22	71.55	18.88	93.95	37.04	89.93	N/A	81,762	58,502	
2319	4	69.58	69.11	68.35	11.85	101.10	56.56	80.70	N/A	131,000	89,545	
2321	1	68.72	68.72	68.72			68.72	68.72	N/A	441,250	303,210	
2323	1	79.52	79.52	79.52			79.52	79.52	N/A	72,000	57,255	
2325	1	78.80	78.80	78.80			78.80	78.80	N/A	165,000	130,025	
2433	2	72.01	72.01	71.58	8.80	100.59	65.67	78.34	N/A	360,000	257,692	
2435	2	76.96	76.96	76.43	3.85	100.69	74.00	79.92	N/A	97,000	74,140	
2437	3	83.50	93.66	88.03	14.38	106.40	80.73	116.75	N/A	146,820	129,240	
ALL	28	73.98	74.05	72.39	13.88	102.29	37.04	116.75	67.00 to 78.80	167,979	121,608	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	28	73.98	74.05	72.39	13.88	102.29	37.04	116.75	67.00 to 78.80	167,979	121,608	
ALL	28	73.98	74.05	72.39	13.88	102.29	37.04	116.75	67.00 to 78.80	167,979	121,608	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	28	73.98	74.05	72.39	13.88	102.29	37.04	116.75	67.00 to 78.80	167,979	121,608	
ALL	28	73.98	74.05	72.39	13.88	102.29	37.04	116.75	67.00 to 78.80	167,979	121,608	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
36-0100	4	73.11	77.62	70.47	22.01	110.15	54.56	109.71	N/A	280,548	197,701	
39-0501	1	78.80	78.80	78.80			78.80	78.80	N/A	165,000	130,025	
82-0001	1	65.67	65.67	65.67			65.67	65.67	N/A	384,000	252,165	
88-0005	16	70.96	69.77	70.19	11.98	99.41	37.04	89.93	64.87 to 79.52	106,258	74,577	
88-0021	6	79.54	83.67	77.98	12.56	107.30	68.72	116.75	68.72 to 116.75	222,018	173,135	
NonValid School												
ALL	28	73.98	74.05	72.39	13.88	102.29	37.04	116.75	67.00 to 78.80	167,979	121,608	

**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:	28	<b>MEDIAN:</b>	<b>74</b>	COV:	20.55	95% Median C.I.:	67.00 to 78.80	(!: Derived)
(AgLand) TOTAL Sales Price:	4,726,183	WGT. MEAN:	72	STD:	15.22	95% Wgt. Mean C.I.:	68.86 to 75.93	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,703,433	MEAN:	74	AVG.ABS.DEV:	10.27	95% Mean C.I.:	68.15 to 79.95	
(AgLand) TOTAL Assessed Value:	3,405,050							
AVG. Adj. Sales Price:	167,979	COD:	13.88	MAX Sales Ratio:	116.75			
AVG. Assessed Value:	121,608	PRD:	102.29	MIN Sales Ratio:	37.04			

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**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	37.04	37.04	37.04			37.04	37.04	N/A	4,050	1,500
10.01 TO 30.00	1	89.93	89.93	89.93			89.93	89.93	N/A	15,000	13,490
50.01 TO 100.00	4	80.13	82.89	78.26	19.78	105.92	54.56	116.75	N/A	84,195	65,890
100.01 TO 180.00	10	68.04	72.39	69.44	13.65	104.26	56.56	109.71	63.46 to 79.92	105,089	72,971
180.01 TO 330.00	8	74.00	75.09	74.58	5.63	100.68	67.00	83.50	67.00 to 83.50	203,276	151,598
330.01 TO 650.00	3	77.72	73.91	72.86	5.43	101.44	65.67	78.34	N/A	303,333	221,015
650.01 +	1	68.50	68.50	68.50			68.50	68.50	N/A	760,498	520,960
ALL	28	73.98	74.05	72.39	13.88	102.29	37.04	116.75	67.00 to 78.80	167,979	121,608

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	79.52	79.52	79.52			79.52	79.52	N/A	72,000	57,255
DRY-N/A	3	78.80	72.02	70.89	10.21	101.60	56.56	80.70	N/A	141,000	99,950
GRASS	12	72.31	71.88	71.84	14.05	100.05	37.04	109.71	65.16 to 77.72	123,352	88,618
GRASS-N/A	6	66.99	67.38	69.70	9.28	96.67	54.56	78.34	54.56 to 78.34	268,583	187,204
IRRGTD-N/A	6	82.12	85.16	77.13	14.09	110.41	68.72	116.75	68.72 to 116.75	186,118	143,550
ALL	28	73.98	74.05	72.39	13.88	102.29	37.04	116.75	67.00 to 78.80	167,979	121,608

**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	2	68.04	68.04	63.72	16.87	106.78	56.56	79.52	N/A	115,500	73,595
DRY-N/A	2	79.75	79.75	79.51	1.19	100.30	78.80	80.70	N/A	132,000	104,957
GRASS	16	69.56	71.15	71.19	12.94	99.94	37.04	109.71	65.16 to 77.72	173,232	123,328
GRASS-N/A	2	64.26	64.26	66.68	15.09	96.36	54.56	73.96	N/A	160,000	106,695
IRRGTD	3	83.50	89.66	78.13	19.17	114.75	68.72	116.75	N/A	267,810	209,245
IRRGTD-N/A	3	80.73	80.66	74.55	7.69	108.18	71.31	89.93	N/A	104,426	77,855
ALL	28	73.98	74.05	72.39	13.88	102.29	37.04	116.75	67.00 to 78.80	167,979	121,608

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	4	79.16	73.90	72.14	7.85	102.43	56.56	80.70	N/A	123,750	89,276
GRASS	18	69.56	70.38	70.73	13.05	99.51	37.04	109.71	65.16 to 76.87	171,762	121,480
IRRGTD	6	82.12	85.16	77.13	14.09	110.41	68.72	116.75	68.72 to 116.75	186,118	143,550
ALL	28	73.98	74.05	72.39	13.88	102.29	37.04	116.75	67.00 to 78.80	167,979	121,608

**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:	28	<b>MEDIAN:</b>	<b>74</b>	COV:	20.55	95% Median C.I.:	67.00 to 78.80	(! : Derived)
(AgLand) TOTAL Sales Price:	4,726,183	WGT. MEAN:	72	STD:	15.22	95% Wgt. Mean C.I.:	68.86 to 75.93	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,703,433	MEAN:	74	AVG.ABS.DEV:	10.27	95% Mean C.I.:	68.15 to 79.95	
(AgLand) TOTAL Assessed Value:	3,405,050							
AVG. Adj. Sales Price:	167,979	COD:	13.88	MAX Sales Ratio:	116.75			
AVG. Assessed Value:	121,608	PRD:	102.29	MIN Sales Ratio:	37.04			

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	37.04	37.04	37.04			37.04	37.04	N/A	4,050	1,500	
Total \$ _____												
1 TO 9999	1	37.04	37.04	37.04			37.04	37.04	N/A	4,050	1,500	
10000 TO 29999	1	89.93	89.93	89.93			89.93	89.93	N/A	15,000	13,490	
30000 TO 59999	1	109.71	109.71	109.71			109.71	109.71	N/A	51,695	56,715	
60000 TO 99999	9	79.52	79.53	78.24	11.18	101.64	65.16	116.75	65.47 to 80.73	81,775	63,981	
100000 TO 149999	5	64.87	64.78	64.81	7.08	99.95	54.56	74.00	N/A	115,056	74,569	
150000 TO 249999	6	73.98	72.06	72.30	6.46	99.66	56.56	78.80	56.56 to 78.80	184,000	133,037	
250000 TO 499999	4	73.53	74.06	73.13	9.33	101.27	65.67	83.50	N/A	364,232	266,370	
500000 +	1	68.50	68.50	68.50			68.50	68.50	N/A	760,498	520,960	
ALL												
	28	73.98	74.05	72.39	13.88	102.29	37.04	116.75	67.00 to 78.80	167,979	121,608	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	37.04	37.04	37.04			37.04	37.04	N/A	4,050	1,500	
Total \$ _____												
1 TO 9999	1	37.04	37.04	37.04			37.04	37.04	N/A	4,050	1,500	
10000 TO 29999	1	89.93	89.93	89.93			89.93	89.93	N/A	15,000	13,490	
30000 TO 59999	3	79.52	88.70	87.06	13.77	101.88	76.87	109.71	N/A	61,765	53,773	
60000 TO 99999	13	67.00	72.29	69.88	15.23	103.46	54.56	116.75	63.46 to 80.70	102,820	71,846	
100000 TO 149999	4	75.86	76.12	76.06	2.82	100.08	73.96	78.80	N/A	181,250	137,852	
150000 TO 249999	2	77.41	77.41	78.30	7.87	98.86	71.31	83.50	N/A	257,840	201,882	
250000 TO 499999	3	68.72	70.91	70.49	6.15	100.59	65.67	78.34	N/A	387,083	272,865	
500000 +	1	68.50	68.50	68.50			68.50	68.50	N/A	760,498	520,960	
ALL												
	28	73.98	74.05	72.39	13.88	102.29	37.04	116.75	67.00 to 78.80	167,979	121,608	

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	99	<b>MEDIAN:</b>	<b>90</b>	COV:	26.04	95% Median C.I.:	85.99 to 97.50
TOTAL Sales Price:	6,280,150	WGT. MEAN:	84	STD:	24.74	95% Wgt. Mean C.I.:	79.03 to 89.44
TOTAL Adj.Sales Price:	6,246,440	MEAN:	95	AVG.ABS.DEV:	18.17	95% Mean C.I.:	90.16 to 99.91
TOTAL Assessed Value:	5,261,565						
AVG. Adj. Sales Price:	63,095	COD:	20.09	MAX Sales Ratio:	198.71		
AVG. Assessed Value:	53,147	PRD:	112.82	MIN Sales Ratio:	49.10		

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Qrtrs</u>												
07/01/04 TO 09/30/04	14	85.44	90.90	85.61	20.66	106.19	60.63	140.05	64.09 to 119.35	37,964	32,500	
10/01/04 TO 12/31/04	14	89.01	101.92	89.28	28.65	114.15	49.10	198.71	75.83 to 134.97	56,025	50,020	
01/01/05 TO 03/31/05	3	83.66	97.57	86.76	19.26	112.46	80.35	128.69	N/A	27,408	23,778	
04/01/05 TO 06/30/05	24	98.74	97.20	86.50	16.56	112.36	56.81	147.40	82.89 to 103.15	70,290	60,802	
07/01/05 TO 09/30/05	16	94.22	91.89	78.65	17.49	116.84	50.53	130.16	77.37 to 105.05	82,887	65,189	
10/01/05 TO 12/31/05	11	89.11	86.98	84.37	9.30	103.09	73.46	109.19	73.65 to 95.78	77,172	65,108	
01/01/06 TO 03/31/06	9	89.19	98.89	92.81	14.61	106.55	83.24	139.50	84.06 to 115.67	41,722	38,722	
04/01/06 TO 06/30/06	8	94.49	95.80	76.62	26.66	125.05	51.50	140.77	51.50 to 140.77	76,350	58,495	
<u>Study Years</u>												
07/01/04 TO 06/30/05	55	90.46	96.82	87.06	22.35	111.21	49.10	198.71	85.27 to 100.00	56,091	48,834	
07/01/05 TO 06/30/06	44	90.76	92.81	81.47	17.21	113.91	50.53	140.77	85.50 to 98.26	71,850	58,538	
<u>Calendar Yrs</u>												
01/01/05 TO 12/31/05	54	93.47	93.56	83.41	16.81	112.18	50.53	147.40	85.69 to 98.98	73,042	60,922	
<u>ALL</u>												
	99	90.46	95.03	84.23	20.09	112.82	49.10	198.71	85.99 to 97.50	63,095	53,147	

<b>ASSESSOR LOCATION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
ARCADIA	10	100.28	101.56	90.65	20.23	112.04	49.10	139.50	80.74 to 130.16	25,100	22,752	
NL	6	101.95	106.45	105.07	18.49	101.31	84.06	134.97	84.06 to 134.97	23,700	24,900	
ORD	74	90.16	94.89	86.62	19.60	109.55	51.20	198.71	85.69 to 98.26	64,745	56,081	
RURAL	6	84.73	82.09	67.77	19.00	121.13	50.53	115.67	50.53 to 115.67	139,266	94,385	
SUBURBAN	3	79.04	79.89	74.32	16.60	107.50	60.63	100.00	N/A	75,500	56,110	
<u>ALL</u>												
	99	90.46	95.03	84.23	20.09	112.82	49.10	198.71	85.99 to 97.50	63,095	53,147	

<b>LOCATIONS: URBAN, SUBURBAN &amp; RURAL</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	90	92.31	96.40	87.32	19.77	110.40	49.10	198.71	87.05 to 98.49	57,603	50,299	
2	3	79.04	79.89	74.32	16.60	107.50	60.63	100.00	N/A	75,500	56,110	
3	6	84.73	82.09	67.77	19.00	121.13	50.53	115.67	50.53 to 115.67	139,266	94,385	
<u>ALL</u>												
	99	90.46	95.03	84.23	20.09	112.82	49.10	198.71	85.99 to 97.50	63,095	53,147	

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	99	<b>MEDIAN:</b>	<b>90</b>	COV:	26.04	95% Median C.I.:	85.99 to 97.50
TOTAL Sales Price:	6,280,150	WGT. MEAN:	84	STD:	24.74	95% Wgt. Mean C.I.:	79.03 to 89.44
TOTAL Adj.Sales Price:	6,246,440	MEAN:	95	AVG.ABS.DEV:	18.17	95% Mean C.I.:	90.16 to 99.91
TOTAL Assessed Value:	5,261,565						
AVG. Adj. Sales Price:	63,095	COD:	20.09	MAX Sales Ratio:	198.71		
AVG. Assessed Value:	53,147	PRD:	112.82	MIN Sales Ratio:	49.10		

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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	95	91.65	95.68	84.30	20.13	113.49	49.10	198.71	87.05 to 98.49	65,225	54,987
2	4	82.81	79.80	75.60	10.49	105.56	61.88	91.70	N/A	12,500	9,450
____ALL____	99	90.46	95.03	84.23	20.09	112.82	49.10	198.71	85.99 to 97.50	63,095	53,147

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	97	90.46	94.88	84.14	20.01	112.78	49.10	198.71	85.99 to 97.50	63,958	53,811
06											
07	2	102.33	102.33	98.52	21.09	103.86	80.74	123.91	N/A	21,250	20,935
____ALL____	99	90.46	95.03	84.23	20.09	112.82	49.10	198.71	85.99 to 97.50	63,095	53,147

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
36-0100											
39-0501	6	101.95	106.45	105.07	18.49	101.31	84.06	134.97	84.06 to 134.97	23,700	24,900
82-0001											
88-0005	83	89.19	93.42	83.45	19.66	111.95	50.53	198.71	85.61 to 95.78	70,520	58,851
88-0021	10	100.28	101.56	90.65	20.23	112.04	49.10	139.50	80.74 to 130.16	25,100	22,752
NonValid School											
____ALL____	99	90.46	95.03	84.23	20.09	112.82	49.10	198.71	85.99 to 97.50	63,095	53,147

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	99	<b>MEDIAN:</b>	<b>90</b>	COV:	26.04	95% Median C.I.:	85.99 to 97.50
TOTAL Sales Price:	6,280,150	WGT. MEAN:	84	STD:	24.74	95% Wgt. Mean C.I.:	79.03 to 89.44
TOTAL Adj.Sales Price:	6,246,440	MEAN:	95	AVG.ABS.DEV:	18.17	95% Mean C.I.:	90.16 to 99.91
TOTAL Assessed Value:	5,261,565						
AVG. Adj. Sales Price:	63,095	COD:	20.09	MAX Sales Ratio:	198.71		
AVG. Assessed Value:	53,147	PRD:	112.82	MIN Sales Ratio:	49.10		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	5	85.27	83.84	85.12	11.60	98.49	61.88	100.00	N/A	16,400	13,960
Prior TO 1860											
1860 TO 1899	4	93.88	95.07	99.39	11.23	95.66	84.06	108.46	N/A	25,250	25,095
1900 TO 1919	22	94.90	99.60	89.14	20.89	111.73	49.10	140.77	83.24 to 118.47	41,893	37,343
1920 TO 1939	23	103.28	106.06	86.07	24.23	123.22	51.50	198.71	87.57 to 128.69	47,153	40,586
1940 TO 1949	1	99.90	99.90	99.90			99.90	99.90	N/A	36,000	35,965
1950 TO 1959	8	87.23	87.04	88.25	16.83	98.63	51.20	112.25	51.20 to 112.25	45,875	40,486
1960 TO 1969	8	82.05	80.90	81.56	10.29	99.20	56.81	94.42	56.81 to 94.42	78,937	64,381
1970 TO 1979	17	94.74	95.03	82.21	17.75	115.59	50.53	148.40	78.15 to 114.43	97,823	80,420
1980 TO 1989	4	79.67	83.44	80.70	12.87	103.38	72.71	101.69	N/A	96,991	78,276
1990 TO 1994	4	84.75	85.81	81.09	10.51	105.83	74.77	98.98	N/A	133,075	107,906
1995 TO 1999	2	87.58	87.58	88.36	2.53	99.11	85.36	89.79	N/A	128,500	113,540
2000 TO Present	1	67.10	67.10	67.10			67.10	67.10	N/A	182,500	122,455
ALL	99	90.46	95.03	84.23	20.09	112.82	49.10	198.71	85.99 to 97.50	63,095	53,147

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	7	112.29	121.70	120.43	24.70	101.05	84.06	198.71	84.06 to 198.71	6,571	7,914
Total \$											
1 TO 9999	7	112.29	121.70	120.43	24.70	101.05	84.06	198.71	84.06 to 198.71	6,571	7,914
10000 TO 29999	24	109.18	108.67	106.62	19.08	101.93	61.88	147.40	91.70 to 130.16	18,795	20,039
30000 TO 59999	23	97.16	94.79	92.26	17.34	102.74	49.10	148.40	87.07 to 102.24	43,528	40,158
60000 TO 99999	26	88.08	86.78	85.78	12.22	101.17	56.81	114.43	81.20 to 95.78	74,937	64,277
100000 TO 149999	14	85.65	81.73	80.73	11.12	101.24	51.50	101.77	73.65 to 94.42	114,878	92,740
150000 TO 249999	3	85.50	80.80	80.68	8.85	100.15	67.10	89.79	N/A	180,500	145,623
250000 TO 499999	2	62.65	62.65	60.78	19.35	103.07	50.53	74.77	N/A	325,000	197,550
ALL	99	90.46	95.03	84.23	20.09	112.82	49.10	198.71	85.99 to 97.50	63,095	53,147



**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	99	<b>MEDIAN:</b>	<b>90</b>	COV:	26.04	95% Median C.I.:	85.99 to 97.50
TOTAL Sales Price:	6,280,150	WGT. MEAN:	84	STD:	24.74	95% Wgt. Mean C.I.:	79.03 to 89.44
TOTAL Adj.Sales Price:	6,246,440	MEAN:	95	AVG.ABS.DEV:	18.17	95% Mean C.I.:	90.16 to 99.91
TOTAL Assessed Value:	5,261,565						
AVG. Adj. Sales Price:	63,095	COD:	20.09	MAX Sales Ratio:	198.71		
AVG. Assessed Value:	53,147	PRD:	112.82	MIN Sales Ratio:	49.10		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	8	97.55	103.16	99.01	18.26	104.19	80.35	139.50	80.35 to 139.50	7,562	7,487
Total \$											
1 TO 9999	8	97.55	103.16	99.01	18.26	104.19	80.35	139.50	80.35 to 139.50	7,562	7,487
10000 TO 29999	24	107.27	106.77	95.05	24.94	112.33	49.10	198.71	85.00 to 130.16	21,095	20,051
30000 TO 59999	31	91.65	94.41	88.36	18.27	106.85	56.81	148.40	83.24 to 100.00	50,951	45,021
60000 TO 99999	25	89.19	88.30	85.79	11.73	102.93	51.50	114.43	83.70 to 97.50	87,246	74,849
100000 TO 149999	7	85.69	83.67	81.76	10.63	102.34	67.10	101.77	67.10 to 101.77	130,000	106,285
150000 TO 249999	4	80.13	75.15	70.32	15.60	106.87	50.53	89.79	N/A	252,250	177,378
ALL	99	90.46	95.03	84.23	20.09	112.82	49.10	198.71	85.99 to 97.50	63,095	53,147

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	85.27	83.84	85.12	11.60	98.49	61.88	100.00	N/A	16,400	13,960
10	2	68.40	68.40	70.79	6.30	96.63	64.09	72.71	N/A	48,250	34,155
15	3	103.40	107.01	85.47	19.79	125.20	78.12	139.50	N/A	19,666	16,808
20	15	112.29	115.32	101.48	25.86	113.64	51.20	198.71	84.06 to 140.05	19,016	19,297
25	11	105.37	111.99	109.24	11.78	102.52	85.00	147.40	101.69 to 133.45	28,701	31,352
30	49	87.05	86.94	81.76	14.27	106.34	49.10	134.97	83.24 to 90.46	81,699	66,800
35	10	95.79	96.51	83.33	18.25	115.82	51.50	131.47	67.10 to 123.91	74,880	62,396
40	4	85.60	86.06	82.56	6.92	104.23	74.77	98.26	N/A	163,975	135,380
ALL	99	90.46	95.03	84.23	20.09	112.82	49.10	198.71	85.99 to 97.50	63,095	53,147

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	85.27	83.84	85.12	11.60	98.49	61.88	100.00	N/A	16,400	13,960
100	7	79.04	89.12	80.02	17.32	111.37	72.71	123.91	72.71 to 123.91	61,714	49,384
101	52	92.41	95.83	86.93	20.16	110.24	49.10	198.71	85.61 to 101.77	57,293	49,804
102	7	73.46	73.20	64.38	18.92	113.70	50.53	95.78	50.53 to 95.78	127,607	82,158
103	1	148.40	148.40	148.40			148.40	148.40	N/A	30,000	44,520
104	22	100.85	103.15	89.19	18.11	115.65	62.43	140.05	89.19 to 118.47	61,138	54,531
106	2	94.06	94.06	93.68	4.47	100.41	89.86	98.26	N/A	86,200	80,752
111	3	85.69	88.04	88.14	4.29	99.89	83.70	94.74	N/A	104,166	91,808
ALL	99	90.46	95.03	84.23	20.09	112.82	49.10	198.71	85.99 to 97.50	63,095	53,147

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	99	<b>MEDIAN:</b>	<b>90</b>	COV:	26.04	95% Median C.I.:	85.99 to 97.50
TOTAL Sales Price:	6,280,150	WGT. MEAN:	84	STD:	24.74	95% Wgt. Mean C.I.:	79.03 to 89.44
TOTAL Adj.Sales Price:	6,246,440	MEAN:	95	AVG.ABS.DEV:	18.17	95% Mean C.I.:	90.16 to 99.91
TOTAL Assessed Value:	5,261,565						
AVG. Adj. Sales Price:	63,095	COD:	20.09	MAX Sales Ratio:	198.71		
AVG. Assessed Value:	53,147	PRD:	112.82	MIN Sales Ratio:	49.10		

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<b>CONDITION</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	5	85.27	83.84	85.12	11.60	98.49	61.88	100.00	N/A	16,400	13,960
10	1	64.09	64.09	64.09			64.09	64.09	N/A	21,500	13,780
20	9	105.37	113.70	88.76	26.07	128.09	51.20	198.71	79.04 to 139.50	28,773	25,541
25	1	87.37	87.37	87.37			87.37	87.37	N/A	38,000	33,200
30	21	94.74	96.67	88.44	16.09	109.31	56.81	148.40	85.36 to 101.77	65,850	58,235
35	12	89.31	96.66	89.95	19.53	107.46	73.73	133.45	75.83 to 114.43	61,387	55,216
40	22	88.38	95.87	85.20	17.89	112.52	51.50	139.74	85.50 to 112.25	71,701	61,091
45	10	92.11	95.31	91.68	17.64	103.96	49.10	140.77	83.24 to 119.35	58,990	54,080
50	8	77.76	79.95	78.29	7.74	102.13	68.81	100.00	68.81 to 100.00	69,143	54,129
55	1	123.91	123.91	123.91			123.91	123.91	N/A	17,500	21,685
60	9	95.78	88.76	69.79	24.19	127.18	50.53	147.40	60.63 to 108.46	109,833	76,648
<u>ALL</u>	<u>99</u>	<u>90.46</u>	<u>95.03</u>	<u>84.23</u>	<u>20.09</u>	<u>112.82</u>	<u>49.10</u>	<u>198.71</u>	<u>85.99 to 97.50</u>	<u>63,095</u>	<u>53,147</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:	25	<b>MEDIAN:</b>	<b>91</b>	COV:	33.38	95% Median C.I.:	77.40 to 103.27	(! : Derived)
TOTAL Sales Price:	1,518,630	WGT. MEAN:	91	STD:	30.49	95% Wgt. Mean C.I.:	74.74 to 106.86	
TOTAL Adj.Sales Price:	1,386,745	MEAN:	91	AVG.ABS.DEV:	22.12	95% Mean C.I.:	78.77 to 103.94	
TOTAL Assessed Value:	1,259,155							
AVG. Adj. Sales Price:	55,469	COD:	24.30	MAX Sales Ratio:	177.23			
AVG. Assessed Value:	50,366	PRD:	100.61	MIN Sales Ratio:	38.63			

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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	2	105.52	105.52	102.29	7.14	103.16	97.99	113.05	N/A	52,500	53,702
10/01/03 TO 12/31/03	2	95.63	95.63	103.10	7.98	92.76	88.00	103.27	N/A	22,250	22,940
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	4	71.34	73.79	68.44	30.62	107.82	38.63	113.86	N/A	82,966	56,780
10/01/04 TO 12/31/04	4	103.94	99.61	83.63	15.95	119.11	71.80	118.77	N/A	53,600	44,826
01/01/05 TO 03/31/05	2	91.18	91.18	91.41	2.40	99.75	88.99	93.36	N/A	63,382	57,935
04/01/05 TO 06/30/05	1	108.58	108.58	108.58			108.58	108.58	N/A	49,715	53,980
07/01/05 TO 09/30/05	6	81.98	97.49	102.34	28.48	95.26	68.52	177.23	68.52 to 177.23	29,583	30,275
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	4	66.42	78.01	103.25	54.59	75.55	41.73	137.46	N/A	84,250	86,985
<u>Study Years</u>											
07/01/03 TO 06/30/04	4	100.63	100.58	102.53	7.54	98.09	88.00	113.05	N/A	37,375	38,321
07/01/04 TO 06/30/05	11	93.36	89.50	79.73	20.16	112.25	38.63	118.77	65.27 to 113.86	65,704	52,388
07/01/05 TO 06/30/06	10	81.98	89.70	102.93	34.78	87.14	41.73	177.23	41.77 to 137.46	51,450	52,959
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	8	85.84	86.70	74.40	27.29	116.53	38.63	118.77	38.63 to 118.77	68,283	50,803
01/01/05 TO 12/31/05	9	88.99	97.32	99.30	21.78	98.01	68.52	177.23	73.76 to 108.58	39,331	39,056
<u>ALL</u>											
	25	91.06	91.35	90.80	24.30	100.61	38.63	177.23	77.40 to 103.27	55,469	50,366

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ARCADIA	1	91.06	91.06	91.06			91.06	91.06	N/A	100,000	91,060
NL	3	88.00	77.07	70.39	22.63	109.49	41.73	101.48	N/A	14,166	9,971
ORD	21	93.36	93.41	91.48	24.89	102.11	38.63	177.23	73.76 to 113.05	59,249	54,199
<u>ALL</u>											
	25	91.06	91.35	90.80	24.30	100.61	38.63	177.23	77.40 to 103.27	55,469	50,366

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	25	91.06	91.35	90.80	24.30	100.61	38.63	177.23	77.40 to 103.27	55,469	50,366
<u>ALL</u>											
	25	91.06	91.35	90.80	24.30	100.61	38.63	177.23	77.40 to 103.27	55,469	50,366

**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:	25	<b>MEDIAN:</b>	<b>91</b>	COV:	33.38	95% Median C.I.:	77.40 to 103.27	(! : Derived)
TOTAL Sales Price:	1,518,630	WGT. MEAN:	91	STD:	30.49	95% Wgt. Mean C.I.:	74.74 to 106.86	
TOTAL Adj.Sales Price:	1,386,745	MEAN:	91	AVG.ABS.DEV:	22.12	95% Mean C.I.:	78.77 to 103.94	
TOTAL Assessed Value:	1,259,155							
AVG. Adj. Sales Price:	55,469	COD:	24.30	MAX Sales Ratio:	177.23			
AVG. Assessed Value:	50,366	PRD:	100.61	MIN Sales Ratio:	38.63			

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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	22	90.03	89.47	90.32	25.48	99.06	38.63	177.23	71.80 to 103.27	61,715	55,742
2	3	113.60	105.15	113.19	7.59	92.90	88.00	113.86	N/A	9,666	10,941
<u>ALL</u>											
	25	91.06	91.35	90.80	24.30	100.61	38.63	177.23	77.40 to 103.27	55,469	50,366

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
36-0100											
39-0501	3	88.00	77.07	70.39	22.63	109.49	41.73	101.48	N/A	14,166	9,971
82-0001											
88-0005	21	93.36	93.41	91.48	24.89	102.11	38.63	177.23	73.76 to 113.05	59,249	54,199
88-0021	1	91.06	91.06	91.06			91.06	91.06	N/A	100,000	91,060
NonValid School											
<u>ALL</u>											
	25	91.06	91.35	90.80	24.30	100.61	38.63	177.23	77.40 to 103.27	55,469	50,366

**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	113.60	105.15	113.19	7.59	92.90	88.00	113.86	N/A	9,666	10,941
Prior TO 1860											
1860 TO 1899	3	68.52	75.31	56.46	38.99	133.38	38.63	118.77	N/A	37,000	20,890
1900 TO 1919	4	91.18	81.39	86.12	17.58	94.50	41.73	101.48	N/A	42,191	36,336
1920 TO 1939	1	108.58	108.58	108.58			108.58	108.58	N/A	49,715	53,980
1940 TO 1949	2	115.87	115.87	129.91	18.64	89.19	94.27	137.46	N/A	100,000	129,905
1950 TO 1959	4	69.52	73.46	68.70	28.69	106.93	41.77	113.05	N/A	34,250	23,531
1960 TO 1969	2	81.98	81.98	81.53	2.22	100.56	80.16	83.80	N/A	33,250	27,107
1970 TO 1979	4	87.69	106.11	87.30	35.93	121.55	71.80	177.23	N/A	120,191	104,921
1980 TO 1989	1	103.27	103.27	103.27			103.27	103.27	N/A	44,000	45,440
1990 TO 1994											
1995 TO 1999	1	91.06	91.06	91.06			91.06	91.06	N/A	100,000	91,060
2000 TO Present											
<u>ALL</u>											
	25	91.06	91.35	90.80	24.30	100.61	38.63	177.23	77.40 to 103.27	55,469	50,366

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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TOTAL Adj.Sales Price:	1,386,745	MEAN:	91	AVG.ABS.DEV:	22.12	95% Mean C.I.:	78.77 to 103.94	
TOTAL Assessed Value:	1,259,155							
AVG. Adj. Sales Price:	55,469	COD:	24.30	MAX Sales Ratio:	177.23			
AVG. Assessed Value:	50,366	PRD:	100.61	MIN Sales Ratio:	38.63			

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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	100.93	100.93	110.63	12.81	91.24	88.00	113.86	N/A	2,000	2,212
Total \$ _____											
1 TO 9999	2	100.93	100.93	110.63	12.81	91.24	88.00	113.86	N/A	2,000	2,212
10000 TO 29999	7	83.80	85.95	84.11	25.54	102.19	41.73	118.77	41.73 to 118.77	22,571	18,985
30000 TO 59999	9	94.27	96.95	95.72	26.63	101.29	41.77	177.23	65.27 to 113.05	42,108	40,307
60000 TO 99999	3	93.36	76.66	77.16	21.19	99.36	38.63	97.99	N/A	71,666	55,295
100000 TO 149999	2	81.43	81.43	79.85	11.83	101.98	71.80	91.06	N/A	119,700	95,577
150000 TO 249999	2	107.43	107.43	102.72	27.95	104.58	77.40	137.46	N/A	195,682	201,012
ALL _____											
	25	91.06	91.35	90.80	24.30	100.61	38.63	177.23	77.40 to 103.27	55,469	50,366

**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	100.93	100.93	110.63	12.81	91.24	88.00	113.86	N/A	2,000	2,212
5000 TO 9999	1	41.73	41.73	41.73			41.73	41.73	N/A	22,000	9,180
Total \$ _____											
1 TO 9999	3	88.00	81.20	52.33	27.32	155.17	41.73	113.86	N/A	8,666	4,535
10000 TO 29999	9	73.76	78.40	66.85	30.65	117.28	38.63	118.77	41.77 to 113.60	32,000	21,391
30000 TO 59999	6	98.77	98.05	97.33	10.37	100.75	80.16	113.05	80.16 to 113.05	42,830	41,685
60000 TO 99999	4	95.68	114.91	105.54	23.73	108.88	91.06	177.23	N/A	71,250	75,198
100000 TO 149999	1	71.80	71.80	71.80			71.80	71.80	N/A	139,400	100,095
150000 TO 249999	2	107.43	107.43	102.72	27.95	104.58	77.40	137.46	N/A	195,682	201,012
ALL _____											
	25	91.06	91.35	90.80	24.30	100.61	38.63	177.23	77.40 to 103.27	55,469	50,366

**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	113.60	105.15	113.19	7.59	92.90	88.00	113.86	N/A	9,666	10,941
10	10	92.66	88.28	86.04	15.97	102.60	38.63	113.05	73.76 to 108.58	47,121	40,543
20	11	88.99	94.89	93.89	31.19	101.07	41.77	177.23	65.27 to 137.46	78,593	73,792
30	1	41.73	41.73	41.73			41.73	41.73	N/A	22,000	9,180
ALL _____											
	25	91.06	91.35	90.80	24.30	100.61	38.63	177.23	77.40 to 103.27	55,469	50,366

**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:	25	<b>MEDIAN:</b>	<b>91</b>	COV:	33.38	95% Median C.I.:	77.40 to 103.27	(! : Derived)
TOTAL Sales Price:	1,518,630	WGT. MEAN:	91	STD:	30.49	95% Wgt. Mean C.I.:	74.74 to 106.86	
TOTAL Adj.Sales Price:	1,386,745	MEAN:	91	AVG.ABS.DEV:	22.12	95% Mean C.I.:	78.77 to 103.94	
TOTAL Assessed Value:	1,259,155							
AVG. Adj. Sales Price:	55,469	COD:	24.30	MAX Sales Ratio:	177.23			
AVG. Assessed Value:	50,366	PRD:	100.61	MIN Sales Ratio:	38.63			

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	113.60	105.15	113.19	7.59	92.90	88.00	113.86	N/A	9,666	10,941
306	1	94.27	94.27	94.27			94.27	94.27	N/A	35,000	32,995
341	2	98.79	98.79	98.14	9.92	100.66	88.99	108.58	N/A	53,240	52,247
344	2	105.61	105.61	129.08	30.16	81.82	73.76	137.46	N/A	95,000	122,627
350	1	91.06	91.06	91.06			91.06	91.06	N/A	100,000	91,060
352	2	74.60	74.60	75.27	3.75	99.11	71.80	77.40	N/A	182,882	137,652
353	5	83.80	81.24	82.98	24.32	97.89	41.73	118.77	N/A	31,600	26,223
386	1	103.27	103.27	103.27			103.27	103.27	N/A	44,000	45,440
442	1	38.63	38.63	38.63			38.63	38.63	N/A	70,000	27,040
459	1	101.48	101.48	101.48			101.48	101.48	N/A	20,000	20,295
528	4	105.52	117.11	113.44	26.57	103.24	80.16	177.23	N/A	46,625	52,890
555	2	53.52	53.52	50.94	21.95	105.07	41.77	65.27	N/A	41,000	20,885
<u>ALL</u>	<u>25</u>	<u>91.06</u>	<u>91.35</u>	<u>90.80</u>	<u>24.30</u>	<u>100.61</u>	<u>38.63</u>	<u>177.23</u>	<u>77.40 to 103.27</u>	<u>55,469</u>	<u>50,366</u>

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	25	91.06	91.35	90.80	24.30	100.61	38.63	177.23	77.40 to 103.27	55,469	50,366
04											
<u>ALL</u>	<u>25</u>	<u>91.06</u>	<u>91.35</u>	<u>90.80</u>	<u>24.30</u>	<u>100.61</u>	<u>38.63</u>	<u>177.23</u>	<u>77.40 to 103.27</u>	<u>55,469</u>	<u>50,366</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:	27	<b>MEDIAN:</b>	<b>74</b>	COV:	18.08	95% Median C.I.:	67.00 to 79.52	(!: Derived)
(AgLand) TOTAL Sales Price:	4,722,133	WGT. MEAN:	72	STD:	13.64	95% Wgt. Mean C.I.:	68.87 to 75.98	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,699,383	MEAN:	75	AVG.ABS.DEV:	9.28	95% Mean C.I.:	70.02 to 80.82	
(AgLand) TOTAL Assessed Value:	3,403,550							
AVG. Adj. Sales Price:	174,051	COD:	12.54	MAX Sales Ratio:	116.75			
AVG. Assessed Value:	126,057	PRD:	104.13	MIN Sales Ratio:	54.56			

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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	2	79.72	79.72	79.73	0.25	99.98	79.52	79.92	N/A	75,800	60,437
10/01/03 TO 12/31/03	4	77.84	80.49	74.10	17.69	108.62	56.56	109.71	N/A	109,323	81,006
01/01/04 TO 03/31/04	2	72.66	72.66	72.23	1.85	100.59	71.31	74.00	N/A	167,200	120,770
04/01/04 TO 06/30/04	2	81.97	81.97	75.29	9.72	108.86	74.00	89.93	N/A	92,500	69,647
07/01/04 TO 09/30/04	1	65.47	65.47	65.47			65.47	65.47	N/A	95,000	62,195
10/01/04 TO 12/31/04	3	77.72	75.72	72.45	5.15	104.52	68.72	80.73	N/A	236,510	171,355
01/01/05 TO 03/31/05	6	67.75	68.48	68.30	3.75	100.27	65.16	73.96	65.16 to 73.96	278,229	190,020
04/01/05 TO 06/30/05	4	82.10	83.88	80.85	19.79	103.74	54.56	116.75	N/A	145,295	117,471
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	78.34	78.34	78.34			78.34	78.34	N/A	336,000	263,220
01/01/06 TO 03/31/06	1	64.87	64.87	64.86			64.87	64.87	N/A	100,000	64,865
04/01/06 TO 06/30/06	1	63.46	63.46	63.46			63.46	63.46	N/A	100,000	63,460
<u>Study Years</u>											
07/01/03 TO 06/30/04	10	77.84	79.06	74.50	10.94	106.12	56.56	109.71	71.31 to 89.93	110,829	82,573
07/01/04 TO 06/30/05	14	69.66	74.22	71.56	13.22	103.71	54.56	116.75	65.47 to 80.73	218,220	156,162
07/01/05 TO 06/30/06	3	64.87	68.89	73.05	7.65	94.31	63.46	78.34	N/A	178,666	130,515
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	8	74.00	75.24	72.29	7.24	104.07	65.47	89.93	65.47 to 89.93	165,491	119,636
01/01/05 TO 12/31/05	11	70.61	74.98	72.42	14.47	103.53	54.56	116.75	65.16 to 83.50	235,141	170,293
<u>ALL</u>											
	27	74.00	75.42	72.43	12.54	104.13	54.56	116.75	67.00 to 79.52	174,051	126,057

**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:	27	<b>MEDIAN:</b>	<b>74</b>	COV:	18.08	95% Median C.I.:	67.00 to 79.52	(!: Derived)
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(AgLand) TOTAL Adj.Sales Price:	4,699,383	MEAN:	75	AVG.ABS.DEV:	9.28	95% Mean C.I.:	70.02 to 80.82	
(AgLand) TOTAL Assessed Value:	3,403,550							
AVG. Adj. Sales Price:	174,051	COD:	12.54	MAX Sales Ratio:	116.75			
AVG. Assessed Value:	126,057	PRD:	104.13	MIN Sales Ratio:	54.56			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2035	4	73.11	80.73	71.71	17.76	112.58	67.00	109.71	N/A	285,768	204,931	
2037	1	54.56	54.56	54.56			54.56	54.56	N/A	120,000	65,470	
2039	1	65.47	65.47	65.47			65.47	65.47	N/A	95,000	62,195	
2041	2	70.17	70.17	68.57	9.56	102.33	63.46	76.87	N/A	80,800	55,405	
2143	2	69.41	69.41	70.93	6.55	97.87	64.87	73.96	N/A	150,000	106,392	
2145	3	71.31	77.28	71.98	9.03	107.36	70.61	89.93	N/A	107,666	77,503	
2319	4	69.58	69.11	68.35	11.85	101.10	56.56	80.70	N/A	131,000	89,545	
2321	1	68.72	68.72	68.72			68.72	68.72	N/A	441,250	303,210	
2323	1	79.52	79.52	79.52			79.52	79.52	N/A	72,000	57,255	
2325	1	78.80	78.80	78.80			78.80	78.80	N/A	165,000	130,025	
2433	2	72.01	72.01	71.58	8.80	100.59	65.67	78.34	N/A	360,000	257,692	
2435	2	76.96	76.96	76.43	3.85	100.69	74.00	79.92	N/A	97,000	74,140	
2437	3	83.50	93.66	88.03	14.38	106.40	80.73	116.75	N/A	146,820	129,240	
ALL	27	74.00	75.42	72.43	12.54	104.13	54.56	116.75	67.00 to 79.52	174,051	126,057	

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	27	74.00	75.42	72.43	12.54	104.13	54.56	116.75	67.00 to 79.52	174,051	126,057
ALL	27	74.00	75.42	72.43	12.54	104.13	54.56	116.75	67.00 to 79.52	174,051	126,057

**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	27	74.00	75.42	72.43	12.54	104.13	54.56	116.75	67.00 to 79.52	174,051	126,057
ALL	27	74.00	75.42	72.43	12.54	104.13	54.56	116.75	67.00 to 79.52	174,051	126,057

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
36-0100	4	73.11	77.62	70.47	22.01	110.15	54.56	109.71	N/A	280,548	197,701
39-0501	1	78.80	78.80	78.80			78.80	78.80	N/A	165,000	130,025
82-0001	1	65.67	65.67	65.67			65.67	65.67	N/A	384,000	252,165
88-0005	15	71.31	71.96	70.26	9.51	102.41	56.56	89.93	65.16 to 79.52	113,072	79,449
88-0021	6	79.54	83.67	77.98	12.56	107.30	68.72	116.75	68.72 to 116.75	222,018	173,135
NonValid School											
ALL	27	74.00	75.42	72.43	12.54	104.13	54.56	116.75	67.00 to 79.52	174,051	126,057



**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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(AgLand) TOTAL Adj.Sales Price:	4,699,383	MEAN:	75	AVG.ABS.DEV:	9.28	95% Mean C.I.:	70.02 to 80.82	
(AgLand) TOTAL Assessed Value:	3,403,550							
AVG. Adj. Sales Price:	174,051	COD:	12.54	MAX Sales Ratio:	116.75			
AVG. Assessed Value:	126,057	PRD:	104.13	MIN Sales Ratio:	54.56			

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**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	89.93	89.93	89.93			89.93	89.93	N/A	15,000	13,490
50.01 TO 100.00	4	80.13	82.89	78.26	19.78	105.92	54.56	116.75	N/A	84,195	65,890
100.01 TO 180.00	10	68.04	72.39	69.44	13.65	104.26	56.56	109.71	63.46 to 79.92	105,089	72,971
180.01 TO 330.00	8	74.00	75.09	74.58	5.63	100.68	67.00	83.50	67.00 to 83.50	203,276	151,598
330.01 TO 650.00	3	77.72	73.91	72.86	5.43	101.44	65.67	78.34	N/A	303,333	221,015
650.01 +	1	68.50	68.50	68.50			68.50	68.50	N/A	760,498	520,960
ALL	27	74.00	75.42	72.43	12.54	104.13	54.56	116.75	67.00 to 79.52	174,051	126,057

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	79.52	79.52	79.52			79.52	79.52	N/A	72,000	57,255
DRY-N/A	3	78.80	72.02	70.89	10.21	101.60	56.56	80.70	N/A	141,000	99,950
GRASS	11	74.00	75.05	71.94	10.43	104.32	64.87	109.71	65.16 to 79.92	134,197	96,538
GRASS-N/A	6	66.99	67.38	69.70	9.28	96.67	54.56	78.34	54.56 to 78.34	268,583	187,204
IRRGTD-N/A	6	82.12	85.16	77.13	14.09	110.41	68.72	116.75	68.72 to 116.75	186,118	143,550
ALL	27	74.00	75.42	72.43	12.54	104.13	54.56	116.75	67.00 to 79.52	174,051	126,057

**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	2	68.04	68.04	63.72	16.87	106.78	56.56	79.52	N/A	115,500	73,595
DRY-N/A	2	79.75	79.75	79.51	1.19	100.30	78.80	80.70	N/A	132,000	104,957
GRASS	15	70.61	73.42	71.24	10.43	103.06	63.46	109.71	65.47 to 77.72	184,511	131,450
GRASS-N/A	2	64.26	64.26	66.68	15.09	96.36	54.56	73.96	N/A	160,000	106,695
IRRGTD	3	83.50	89.66	78.13	19.17	114.75	68.72	116.75	N/A	267,810	209,245
IRRGTD-N/A	3	80.73	80.66	74.55	7.69	108.18	71.31	89.93	N/A	104,426	77,855
ALL	27	74.00	75.42	72.43	12.54	104.13	54.56	116.75	67.00 to 79.52	174,051	126,057

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	4	79.16	73.90	72.14	7.85	102.43	56.56	80.70	N/A	123,750	89,276
GRASS	17	70.61	72.34	70.77	10.82	102.22	54.56	109.71	65.16 to 77.72	181,627	128,537
IRRGTD	6	82.12	85.16	77.13	14.09	110.41	68.72	116.75	68.72 to 116.75	186,118	143,550
ALL	27	74.00	75.42	72.43	12.54	104.13	54.56	116.75	67.00 to 79.52	174,051	126,057

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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AVG. Adj. Sales Price:	174,051	COD:	12.54	MAX Sales Ratio:	116.75			
AVG. Assessed Value:	126,057	PRD:	104.13	MIN Sales Ratio:	54.56			

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	1	89.93	89.93	89.93			89.93	89.93	N/A	15,000	13,490
30000 TO 59999	1	109.71	109.71	109.71			109.71	109.71	N/A	51,695	56,715
60000 TO 99999	9	79.52	79.53	78.24	11.18	101.64	65.16	116.75	65.47 to 80.73	81,775	63,981
100000 TO 149999	5	64.87	64.78	64.81	7.08	99.95	54.56	74.00	N/A	115,056	74,569
150000 TO 249999	6	73.98	72.06	72.30	6.46	99.66	56.56	78.80	56.56 to 78.80	184,000	133,037
250000 TO 499999	4	73.53	74.06	73.13	9.33	101.27	65.67	83.50	N/A	364,232	266,370
500000 +	1	68.50	68.50	68.50			68.50	68.50	N/A	760,498	520,960
ALL											
	27	74.00	75.42	72.43	12.54	104.13	54.56	116.75	67.00 to 79.52	174,051	126,057

**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	89.93	89.93	89.93			89.93	89.93	N/A	15,000	13,490
30000 TO 59999	3	79.52	88.70	87.06	13.77	101.88	76.87	109.71	N/A	61,765	53,773
60000 TO 99999	13	67.00	72.29	69.88	15.23	103.46	54.56	116.75	63.46 to 80.70	102,820	71,846
100000 TO 149999	4	75.86	76.12	76.06	2.82	100.08	73.96	78.80	N/A	181,250	137,852
150000 TO 249999	2	77.41	77.41	78.30	7.87	98.86	71.31	83.50	N/A	257,840	201,882
250000 TO 499999	3	68.72	70.91	70.49	6.15	100.59	65.67	78.34	N/A	387,083	272,865
500000 +	1	68.50	68.50	68.50			68.50	68.50	N/A	760,498	520,960
ALL											
	27	74.00	75.42	72.43	12.54	104.13	54.56	116.75	67.00 to 79.52	174,051	126,057

## 2007 Assessment Survey for Valley County

### I. General Information

#### A. Staffing and Funding Information

1. Deputy(ies) on staff: 1
2. Appraiser(s) on staff: 0
3. Other full-time employees: 2
4. Other part-time employees: 1
5. Number of shared employees: 0
6. Assessor's requested budget for current fiscal year: \$99,530.00
7. Part of the budget that is dedicated to the computer system \$6,238.43 - \$5,938.43 to the county maintenance contract and \$300.00 to Data Processing Software.
8. Adopted budget, or granted budget if different from above: \$99,530.00
9. Amount of total budget set aside for appraisal work: \$15,000.00
10. Amount of the total budget set aside for education/workshops: \$3,300.00
11. Appraisal/Reappraisal budget, if not part of the total budget: \$15,000.00
12. Other miscellaneous funds:
13. Total budget: \$114,530.00
  - a. Was any of last year's budget not used? \$3977.64

#### B. Residential Appraisal Information

*(Includes Urban, Suburban and Rural Residential)*

1. Data collection done by: Deputy Assessor, Linda Nance
2. Valuation done by: Assessor with a sales study completed each year by a contracted appraiser
3. Pickup work done by: Deputy Assessor, Linda Nance

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	37	18	97	152

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2003
5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** 2006
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?** Sales are used to establish depreciation as part of the cost approach to value. The sales comparison approach as it pertains to the use of plus or minus adjustments to comparable properties to arrive at a value for a subject property is not utilized.
7. **Number of market areas/neighborhoods for this property class:** 5
8. **How are these defined?** These are defined by location including: Ord, North Loup, Arcadia, Elyria and Suburban.
9. **Is “Assessor Location” a usable valuation identity?** Yes
10. **Does the assessor location “suburban” mean something other than rural residential?** Yes, suburban is one mile outside of town.
11. **Are the county’s ag residential and rural residential improvements classified and valued in the same manner?** Yes, rural residential has its own table.

**C. Commercial/Industrial Appraisal Information**

1. **Data collection done by:** Deputy Assessor, Linda Nance, and contracted appraiser for new construction.
2. **Valuation done by:** Assessor, after contracted appraiser does sales study.
3. **Pickup work done by whom:** Deputy Assessor, Linda Nance

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	5	6	9	20

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2003

5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 2006
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?** Contracted appraiser did sales study for 2006.
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?** The Valley County Assessor does not utilize the sales comparison approach for commercial properties.
8. **Number of market areas/neighborhoods for this property class?** There are five market areas for commercial property to include: Ord, North Loup, Arcadia, Elyria and Rural.
9. **How are these defined?** The commercial market areas are defined the same way as the residential, by location, specifically location by town and rural. Suburban commercial properties are included in the towns.
10. **Is “Assessor Location” a usable valuation identity?** Yes
11. **Does the assessor location “suburban” mean something other than rural commercial?** Yes, the closest city or village for suburban.

**D. Agricultural Appraisal Information**

1. **Data collection done by:** County Board contracted a different appraisal company from what the assessor uses for residential and agriculture.
2. **Valuation done by:** Assessor
3. **Pickup work done by whom:** Deputy Assessor, Linda Nance

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	34	27	149	210

4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** Not at this time. If it is farmed, it is ag. It is considered a site if purchased just for improvements.

**How is your agricultural land defined?** Agricultural land is defined according to Neb. Rev. Stat. 77-1359.

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?** June 2003
6. **What is the date of the soil survey currently used?** 1995
7. **What date was the last countywide land use study completed?** This is done on a continuous rotation. Valley County sends out letters to property owners that ask for them to bring in their FSA maps to verify acres as they are appraising improvements.
  - a. **By what method?** FSA Maps  
(Physical inspection, FSA maps, etc.)
  - b. **By whom?** Office staff
  - c. **What proportion is complete / implemented at this time?** There are eight townships completed out of fifteen at this time.
8. **Number of market areas/neighborhoods for this property class:** 1
9. **How are these defined?** Rural
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:** Terra Scan
2. **CAMA software:** Terra Scan
3. **Cadastral maps: Are they currently being used?** Yes
  - a. **Who maintains the Cadastral Maps?** Assessor
4. **Does the county have GIS software?** No
  - a. **Who maintains the GIS software and maps?** N/A
4. **Personal Property software:** Terra Scan

**F. Zoning Information**

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

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

**b. What municipalities in the county are zoned?** Ord, North Loup, Arcadia and Elyria

**c. When was zoning implemented?** 1999

## **G. Contracted Services**

**1. Appraisal Services:** There are two contracted appraisal services in Valley County. One company handles only the rural improvements while the other does the sales study.

**2. Other Services:** Terra Scan

**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**—A contract appraiser was hired by Valley County to complete a reappraisal of rural improvements. For 2007, the appraiser conducted a physical review of Springdale, Geranium, Michigan and Liberty. The physical review consisted of checking the property against the property record card and recording any changes. Measurements and photos were also taken. New pricing was applied to the four townships that were reviewed. The rural site sketches are entered into the computer system as they are completed.

The Valley County Assessor reviewed all residential sales. Questionnaires were sent to each buyer and seller to gain as much information about the sale as possible.

The city and villages are driven on an annual basis to review the exterior of the residential housing units and other neighborhood improvements. This is performed by the Valley County Assessor and staff.

An appraiser completed a sales analysis, studying all usable sales, market areas, and potential market areas.

All pickup work was completed and placed on the 2007 assessment roll.

2. **Commercial**—The Valley County Assessor reviewed all commercial sales. Questionnaires were sent to each buyer and seller to gain as much information about the sale as possible.

An appraiser completed a sales analysis, studying all usable sales, market areas, and potential market areas.

All pickup work was completed and placed on the 2007 assessment rolls.

3. **Agricultural**— The Valley County Assessor reviewed all agricultural sales. Questionnaires were sent to each buyer and seller to gain as much information about the sale as possible.

An appraiser contracted through the County Board completed a spreadsheet analysis, studying all usable sales, market areas and potential market areas. Improvements are being appraised and land use is currently being checked.

The Valley County Assessor sends letters to landowners by township asking permission to view certified areas and maps at the Farm Service Agency. Land use was compared to the property record card and changes were made, if necessary, to those granting permission. One –half of the county is completed at this time.

All pickup work was completed and placed on the 2007 assessment rolls.



**County 88 - Valley**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 4,170	<b>Value</b> 355,225,025	<b>Total Growth</b> 3,568,050 (Sum 17, 25, & 41)
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**Schedule I: Non-Agricultural Records (Res and Rec)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	188	731,750	10	154,530	7	81,165	205	967,445	
2. Res Improv Land	1,355	7,101,935	53	931,920	93	1,660,060	1,501	9,693,915	
3. Res Improvements	1,383	54,047,505	55	3,259,560	107	7,992,340	1,545	65,299,405	
4. Res Total	1,571	61,881,190	65	4,346,010	114	9,733,565	1,750	75,960,765	1,454,880
% of Total	89.77	81.46	3.71	5.72	6.51	12.81	41.96	21.38	40.77
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	1,571	61,881,190	65	4,346,010	114	9,733,565	1,750	75,960,765	1,454,880
% of Total	89.77	81.46	3.71	5.72	6.51	12.81	41.96	21.38	40.77

**County 88 - Valley**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 4,170	<b>Value</b> 355,225,025	<b>Total Growth</b> 3,568,050 (Sum 17, 25, & 41)
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**Schedule I: Non-Agricultural Records (Com and Ind)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	67	269,735	7	44,550	10	317,420	84	631,705	
10. Comm Improv Land	240	1,954,780	6	114,985	7	108,575	253	2,178,340	
11. Comm Improvements	253	15,930,155	8	1,608,920	12	1,010,145	273	18,549,220	
12. Comm Total	320	18,154,670	15	1,768,455	22	1,436,140	357	21,359,265	1,269,285
% of Total	89.63	84.99	4.20	8.27	6.16	6.72	8.56	6.01	35.57
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	320	18,154,670	15	1,768,455	22	1,436,140	357	21,359,265	1,269,285
% of Total	89.63	84.99	4.20	8.27	6.16	6.72	8.56	6.01	35.57
17. Taxable Total	1,891	80,035,860	80	6,114,465	136	11,169,705	2,107	97,320,030	2,724,165
% of Total	89.74	82.23	3.79	4.46	6.45	10.00	50.52	27.39	76.34

**County 88 - Valley**

**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	1	17,110	2,487,005	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>Rural</b>						
	Records	Value Base	Value Excess	Records	Total Value Base	Total Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	198,460	491,020	2	215,570	2,978,025
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>2</b>	<b>215,570</b>	<b>2,978,025</b>

**Schedule III: Mineral Interest Records**

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

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

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
26. Exempt	219	35	239	493				

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	81	5,351,300	1,199	112,939,955	1,280	118,291,255
28. Ag-Improved Land	0	0	71	5,704,555	659	101,115,255	730	106,819,810
29. Ag-Improvements	0	0	73	3,307,560	710	29,486,370	783	32,793,930
<b>30. Ag-Total Taxable</b>							<b>2,063</b>	<b>257,904,995</b>

**County 88 - Valley**

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

**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	52	53.000	394,850	
33. HomeSite Improvements	0		0	52		2,135,340	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	0	0.000	0	4	39.220	74,350	
36. FarmSite Impr Land	0	0.000	0	67	149.280	441,340	
37. FarmSite Improv	0		0	70		1,172,220	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			250.480		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	7	7.000	52,150	7	7.000	52,150	
32. HomeSite Improv Land	430	454.000	3,382,300	482	507.000	3,777,150	
33. HomeSite Improvements	443		19,528,745	495		21,664,085	843,885
<b>34. HomeSite Total</b>				502	514.000	25,493,385	
35. FarmSite UnImp Land	7	26.000	50,575	11	65.220	124,925	
36. FarmSite Impr Land	637	1,421.520	4,377,825	704	1,570.800	4,819,165	
37. FarmSite Improv	685		9,957,625	755		11,129,845	0
<b>38. FarmSite Total</b>				766	1,636.020	16,073,935	
39. Road & Ditches		4,790.780			5,041.260		
40. Other-Non Ag Use		48.920	4,895		48.920	4,895	
<b>41. Total Section VI</b>				<b>1,268</b>	<b>7,240.200</b>	<b>41,572,215</b>	<b>843,885</b>

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	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 88 - Valley

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	2,392.940	3,110,815	38,480.180	50,024,225	40,873.120	53,135,040
47. 2A1	0.000	0	218.000	277,950	5,562.350	7,092,015	5,780.350	7,369,965
48. 2A	0.000	0	1,220.500	1,525,630	8,898.740	11,123,450	10,119.240	12,649,080
49. 3A1	0.000	0	35.000	43,050	8,174.910	10,055,155	8,209.910	10,098,205
50. 3A	0.000	0	1,131.520	1,233,360	2,558.730	2,789,020	3,690.250	4,022,380
51. 4A1	0.000	0	738.310	775,225	9,977.220	10,476,075	10,715.530	11,251,300
52. 4A	0.000	0	210.990	213,100	9,538.160	9,633,545	9,749.150	9,846,645
53. Total	0.000	0	5,947.260	7,179,130	83,190.290	101,193,485	89,137.550	108,372,615
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	145.220	101,655	11,615.030	8,130,515	11,760.250	8,232,170
56. 2D1	0.000	0	11.000	7,700	2,749.070	1,923,850	2,760.070	1,931,550
57. 2D	0.000	0	372.720	232,965	5,506.390	3,441,165	5,879.110	3,674,130
58. 3D1	0.000	0	35.000	19,250	3,963.680	2,180,030	3,998.680	2,199,280
59. 3D	0.000	0	139.000	68,805	484.080	239,630	623.080	308,435
60. 4D1	0.000	0	214.300	106,080	8,678.060	4,294,530	8,892.360	4,400,610
61. 4D	0.000	0	281.750	112,700	9,235.210	3,693,840	9,516.960	3,806,540
62. Total	0.000	0	1,198.990	649,155	42,231.520	23,903,560	43,430.510	24,552,715
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	230.500	115,250	6,915.650	3,457,825	7,146.150	3,573,075
65. 2G1	0.000	0	74.000	33,300	2,542.920	1,144,315	2,616.920	1,177,615
66. 2G	0.000	0	280.490	117,805	7,265.290	3,051,445	7,545.780	3,169,250
67. 3G1	0.000	0	35.000	14,700	3,791.790	1,592,545	3,826.790	1,607,245
68. 3G	0.000	0	697.460	278,985	3,488.210	1,393,595	4,185.670	1,672,580
69. 4G1	0.000	0	1,496.310	598,515	31,702.590	12,431,025	33,198.900	13,029,540
70. 4G	0.000	0	2,874.010	1,120,860	148,821.910	57,687,355	151,695.920	58,808,215
71. Total	0.000	0	5,687.770	2,279,415	204,528.360	80,758,105	210,216.130	83,037,520
72. Waste	0.000	0	336.160	33,615	2,740.730	274,940	3,076.890	308,555
73. Other	0.000	0	109.300	4,000	597.410	57,375	706.710	61,375
74. Exempt	0.000		375.540		6,442.670		6,818.210	
75. Total	0.000	0	13,279.480	10,145,315	333,288.310	206,187,465	346,567.790	216,332,780

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76.Irrigated</b>	0.000	0	5,947.260	7,179,130	83,190.290	101,193,485	89,137.550	108,372,615
<b>77.Dry Land</b>	0.000	0	1,198.990	649,155	42,231.520	23,903,560	43,430.510	24,552,715
<b>78.Grass</b>	0.000	0	5,687.770	2,279,415	204,528.360	80,758,105	210,216.130	83,037,520
<b>79.Waste</b>	0.000	0	336.160	33,615	2,740.730	274,940	3,076.890	308,555
<b>80.Other</b>	0.000	0	109.300	4,000	597.410	57,375	706.710	61,375
<b>81.Exempt</b>	0.000	0	375.540	0	6,442.670	0	6,818.210	0
<b>82.Total</b>	0.000	0	13,279.480	10,145,315	333,288.310	206,187,465	<b>346,567.790</b>	<b>216,332,780</b>

## 2007 Agricultural Land Detail

### County 88 - Valley

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	40,873.120	45.85%	53,135,040	49.03%	1,299.999
2A1	5,780.350	6.48%	7,369,965	6.80%	1,275.003
2A	10,119.240	11.35%	12,649,080	11.67%	1,250.002
3A1	8,209.910	9.21%	10,098,205	9.32%	1,230.001
3A	3,690.250	4.14%	4,022,380	3.71%	1,090.002
4A1	10,715.530	12.02%	11,251,300	10.38%	1,049.999
4A	9,749.150	10.94%	9,846,645	9.09%	1,010.000
<b>Irrigated Total</b>	<b>89,137.550</b>	<b>100.00%</b>	<b>108,372,615</b>	<b>100.00%</b>	<b>1,215.790</b>

#### Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	11,760.250	27.08%	8,232,170	33.53%	699.999
2D1	2,760.070	6.36%	1,931,550	7.87%	699.819
2D	5,879.110	13.54%	3,674,130	14.96%	624.946
3D1	3,998.680	9.21%	2,199,280	8.96%	550.001
3D	623.080	1.43%	308,435	1.26%	495.016
4D1	8,892.360	20.47%	4,400,610	17.92%	494.875
4D	9,516.960	21.91%	3,806,540	15.50%	399.974
<b>Dry Total</b>	<b>43,430.510</b>	<b>100.00%</b>	<b>24,552,715</b>	<b>100.00%</b>	<b>565.333</b>

#### Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	7,146.150	3.40%	3,573,075	4.30%	500.000
2G1	2,616.920	1.24%	1,177,615	1.42%	450.000
2G	7,545.780	3.59%	3,169,250	3.82%	420.002
3G1	3,826.790	1.82%	1,607,245	1.94%	419.998
3G	4,185.670	1.99%	1,672,580	2.01%	399.596
4G1	33,198.900	15.79%	13,029,540	15.69%	392.469
4G	151,695.920	72.16%	58,808,215	70.82%	387.671
<b>Grass Total</b>	<b>210,216.130</b>	<b>100.00%</b>	<b>83,037,520</b>	<b>100.00%</b>	<b>395.010</b>

<b>Irrigated Total</b>	<b>89,137.550</b>	<b>25.72%</b>	<b>108,372,615</b>	<b>50.10%</b>	<b>1,215.790</b>
<b>Dry Total</b>	<b>43,430.510</b>	<b>12.53%</b>	<b>24,552,715</b>	<b>11.35%</b>	<b>565.333</b>
<b>Grass Total</b>	<b>210,216.130</b>	<b>60.66%</b>	<b>83,037,520</b>	<b>38.38%</b>	<b>395.010</b>
Waste	3,076.890	0.89%	308,555	0.14%	100.281
Other	706.710	0.20%	61,375	0.03%	86.846
Exempt	6,818.210	1.97%			
<b>Market Area Total</b>	<b>346,567.790</b>	<b>100.00%</b>	<b>216,332,780</b>	<b>100.00%</b>	<b>624.214</b>

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

<b>Irrigated Total</b>	<b>89,137.550</b>	<b>100.00%</b>	<b>108,372,615</b>	<b>100.00%</b>
<b>Dry Total</b>	<b>43,430.510</b>	<b>100.00%</b>	<b>24,552,715</b>	<b>100.00%</b>
<b>Grass Total</b>	<b>210,216.130</b>	<b>100.00%</b>	<b>83,037,520</b>	<b>100.00%</b>
Waste	3,076.890	100.00%	308,555	100.00%
Other	706.710	100.00%	61,375	100.00%
Exempt	6,818.210	100.00%		
<b>Market Area Total</b>	<b>346,567.790</b>	<b>100.00%</b>	<b>216,332,780</b>	<b>100.00%</b>

## 2007 Agricultural Land Detail

### County 88 - Valley

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	5,947.260	7,179,130	83,190.290	101,193,485
Dry	0.000	0	1,198.990	649,155	42,231.520	23,903,560
Grass	0.000	0	5,687.770	2,279,415	204,528.360	80,758,105
Waste	0.000	0	336.160	33,615	2,740.730	274,940
Other	0.000	0	109.300	4,000	597.410	57,375
Exempt	0.000	0	375.540	0	6,442.670	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>13,279.480</b>	<b>10,145,315</b>	<b>333,288.310</b>	<b>206,187,465</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	89,137.550	108,372,615	89,137.550	25.72%	108,372,615	50.10%	1,215.790
Dry	43,430.510	24,552,715	43,430.510	12.53%	24,552,715	11.35%	565.333
Grass	210,216.130	83,037,520	210,216.130	60.66%	83,037,520	38.38%	395.010
Waste	3,076.890	308,555	3,076.890	0.89%	308,555	0.14%	100.281
Other	706.710	61,375	706.710	0.20%	61,375	0.03%	86.846
Exempt	6,818.210	0	6,818.210	1.97%	0	0.00%	0.000
<b>Total</b>	<b>346,567.790</b>	<b>216,332,780</b>	<b>346,567.790</b>	<b>100.00%</b>	<b>216,332,780</b>	<b>100.00%</b>	<b>624.214</b>

\* Department of Property Assessment & Taxation Calculates



# Valley County Assessor

*Pamella K. Arnold*

125 S. 15th

Ord, NE 68862

(308) 728-5081

Fax: (308) 728-7725

## 2006 Plan of Assessment

Due June 15, 2006

### Introduction:

Required by Law. Pursuant to Section 77-1311, as amended by 2001 Neb. Laws LB 263, Section 9, the assessor shall submit a 3 Year Plan of Assessment to the County Board of Equalization on or before June 15, 2006, and every year thereafter. The Plan of Assessment shall be updated each year, on or before June 15th. This plan and any update is to examine the level of value, quality, and uniformity of assessment in the county and include any proposed actions to be taken for the following year for the purpose of assuring uniform and proportionate assessments of real property.

### Procedure Manual:

Valley County has a Personnel Policy last revised in October 1999, currently in a review process. As time permits, a procedure manual is being developed to describe the operations of this office.

### Personnel Count:

The office is comprised of the County Assessor, the Deputy Assessor and one full-time clerk. One hourly clerk is employed to certain assigned duties to help ease the work burden.

### Responsibilities:

#### Record Maintenance / Mapping – Reg. 10-004.03:

The County Assessor maintains the cadastral maps. Ownership and description are kept current and updated as each real estate transfer is processed. The Cadastral Maps are circa 1965. The condition of the four books would best be described as Poor. New maps would be beneficial; however, I do not foresee such changes occurring due to financial restraints.

#### Property Record Cards – Reg 10-004:

The County Assessor maintains both a computer ATR (Assessment Tax Record) / Appraisal record and a physical file folder. To the best of my knowledge, the rules and regulations are followed and include the required legal description, ownership, classification coding and all other pertinent information.

### Report Generation:

This includes the Abstract of Assessment – Reg. 60-004.02 due March 20<sup>th</sup>, the Certificate of Valuation due August 20<sup>th</sup>, the School District Value Report due August 25<sup>th</sup>, the Certificate of Taxes Levied due December 1<sup>st</sup>, the Tax List Corrections- Reason (Reg. 10-0029A) and the generation of the Tax Roll to be delivered to the Treasurer by November 22<sup>nd</sup>.

### Filing for Homestead Exemption:

All applications for Homestead Exemption and related forms are accepted per §77-3510 through §77-3528.

The Deputy Assessor now oversees the daily administration of this program and provides verbal progress reports to the County Assessor. Courtesy correspondence is mass-mailed to all pre-printed form applicants and other individuals noted on a separate roster. Upon request from the applicant or agent thereof, applicable forms are mailed. Advertisements are posted in the local designated newspaper and other public relations acts may also occur. As a final courtesy, another correspondence is mailed approximately two weeks prior to the deadline to the remaining individuals to encourage their participation. The final weeks often illustrate the staff's diligent attempts to have complete success with the homestead exemption program.

For 2006, the county board did not vote to extend the deadline to July 20<sup>th</sup> under §77-3512.

The Department of Revenue count for Homestead Exemption for 2005 was 292 applications approved and 13 applications disapproved. Form 458S exempted \$8,464,650 in valuation and the tax loss was \$199,475.26 Count of Homestead Exemption applications as of July 28, 2006 are 301 applications filed and mailed.

### Filing for Personal Property:

As per Reg. 20 and applicable statutes. Staff oversees the daily administration of personal property and provides County Assessor with verbal progress reports. Local addresses are abstracted from the first mass mailing of personal property forms in January to reduce costs. Schedules that bear out-of-county/state are mailed Advertisements are placed in the local newspaper to attract public awareness. A mass mailing of all remaining schedules / correspondence occurs by April. Approximately two weeks prior to deadline, another courtesy letter

is distributed to the remaining personal property owners whom haven't filed their returns. Telephone calls by staff is dependent upon time allowances.

After May 1<sup>st</sup>, applicable penalties are applied to the late filers. Further correspondence to all remaining non-filers requesting their cooperation and eventually correspondence from the county attorney is distributed. To date, no subpoenas have ever occurred. The Personal Property Abstract is generated by the June 15<sup>th</sup> deadline and is based upon all known schedules at this point in time.

**Real Estate:**

**Real Property:** **Level of Value:**  
 2006 Level of Value for Residential is 96%; quality of assessment is acceptable. Commercial at 95%, quality of assessment is acceptable. Agricultural Land at 77%, quality of assessment is acceptable.

PA&T 2005 R&O Statistics dated 04/11/2006 read as follows:

<b>Residential:</b>	# Sales	Median	Mean	Aggregate	COD (Median)	COV (Mean)	STD	AAD	PRD	MAX Sales Ratio	MIN Sales Ratio
Qualified	101	98	95.96	99.42	20.57	29.16	28.99	19.74	111.21	226.50	56.59
<b>Commercial:</b>											
Qualified	28	95.10	91.32	81.11	17.00	26.44	24.14	16.17	112.58	149.30	33.00
<b>Agricultural: Unimproved</b>											
Qualified	35	76.87	79.68	77.09	14.34	18.88	15.05	11.02	103.36	116.75	54.56

**Residential:** The County Board contracted with High Plains Appraisal Service for revaluation of residential properties effective for the 1997 Tax Year. This was done on a “drive-by” basis unless further requested by the property owners or the situation indicated otherwise. In many instances, a ten-year +/- gap may exist since the last physical (walk-through) inspection had occurred regarding the interior of the residential housing. The city and villages are driven on an annual basis to review the exterior of the residential housing units and other neighborhood improvements. Data entry of the components is revised upon the discovery with the following year’s “pick-up” work. This does not occur as readily in the rural areas because of time, access and budget restraints. New M&S pricing of 6/03 and depreciation tables was implemented for 2004.

**Commercial:** The County Board contracted with High Plains Appraisal Service for a “drive-by” revaluation of commercial properties; same clauses as the residential contract. This project was completed for the 1998 Tax Year. New M&S pricing of 6/03 and depreciation tables was implemented for 2004.

**Agricultural:** The County Board contracted with High Plains Appraisal Service for a “drive-by” revaluation of the agricultural improvements and housing units; same clauses as the residential and commercial contracts. This project was completed for the 1998 Tax Year and currently remains at the 6/97 Marshall & Swift computer pricing also. A goal for 2005 will include addressing this sector. The last land use study was completed in 1995 throughout the county. It is to be understood that many maps are obtained from the FSA annually to review land use due to property owner’s requests, real estate sales transactions, UCC filings, “drive-by” observances, etc. A project involving CRP land was completed for 2001. It was planned during 2002 to obtain FSA section maps for another land-use study until a board member reported FSA was updating to GIS. It was determined this project should remain postponed to better utilize their section maps. No action to obtain FSA maps has occurred to date, likely to proceed when planning meeting with county board is resolved on the course of action to be taken.

No market areas have been defined as I continue to study sales and seek expertise from local representatives regarding this situation.

**Computer Review:**

The computer system is Terra-Scan, Automated Systems, Inc of Lincoln, NE. GIS system is not available. Ages of all photos range from current back to 1997 on all classes of property. Networking difficulties have prevented use of the scanner from ASI so the project to scan these photos into the computer system is idle. The office does have a digital camera from ASI although no project had begun to take new photos and download photos into the computer system due to networking complications. Another digital camera, which is compatible, was recently purchased and such photography project is in process as time permits.

Sketches regarding residential housing units exist in each respective file folder and the project was completed during 2002. Maintenance as indicated.

Sketches of the commercial properties exist in each respective file folder. The commercial sketches have been entered into the computer system. This is a project intended for further revision / completion as physical review occurs.

Sketches of the rural housing exist in each respective file folder. Maintenance as indicated. The rural improvement site sketches are being entered into the computer system. Information is available in each respective physical file folder.

Many tools offered by Terra-Scan remain idle due to lack of knowledge and training sessions. Further educational classes should be pursued; however, time and budgetary restraints continue to negatively affect this area also.

**Pricing / Depreciation:**

New pricing, M&S 6/2003 in place for 2004 along with new depreciation tables as established by appraiser Larry Rexroth based upon his sales study on residential and commercial properties. Current RCN pricing is 6/97 on agricultural property class. Deprecation analysis completed by High Plains Appraisal Service. This office did not receive a copy of the depreciation analysis completed by High Plains Appraisal Service.

**Pick-up Work:**

The resources used to collect this data include building permits, zoning permits, owner (or other interested person) reporting, UCC filings, real estate sales transaction reviews, Register of Deed's Miscellaneous Book contents, anonymous leads, the local newspaper, drive-by observations, etc.

All classes of property are monitored for the collection of specific data relative to new construction, remodeling, renovations, additions, alterations and removals of existing improvements / structures, land use changes, etc. See 50-001.06. The field data is ordinary monitored by the full-time clerk throughout the course of the tax year and provides progress reports to the County Assessor. Data collection includes photography of the subject property. The purchase of a video camera occurred June 2002 and will assist with future appraisal maintenance. The County Assessor determines the assessed value and in recent years, expanded the Deputy Assessor duties to provide assistance. The majority of all "pick-up work" is completed by the office and not from outside appraisal services.

**Sales Review:**

Every attempt to timely file the 521's – Reg. 12-003 does occur on a monthly basis.

The real estate transfers once received from the Register of Deeds are given priority attention. It is a joint venture with contributions from the entire staff. The Deputy Assessor mails SASE questionnaires and correspondence out to the Grantor and Grantee. Policy is to allow two weeks response time prior to any follow-up activity. All office records, computer, cadastral maps are updated. Sales book and photo bulletin board on residential transaction is staff-maintained for the benefit of the public sector.

Correspondence is mailed to current property owner to schedule appointment to complete an on-site physical inspection to review accuracy of property record file two to three times annually. The goal this year is to set aside specific dates each month to physically review the real estate transaction prior to mailing such forms and supplements to PA&T. Currently, such inspections are underway to bring the office closer to this goal and then proceed on a regular basis. Another procedure that is being done is to take adjacent property record files and complete an exterior review of the properties that aren't included with the sales file. Usually, a drive by of the neighborhood will include watching for new construction, renovations, etc. Any changes noted will result in the respective file being tagged for further review.

Office is striving to complete interior/exterior review of each residential and commercial transaction. More focus does need to occur on the rural residential and agricultural transactions. Agricultural properties have a high ratio of FSA section maps and land use reviews occurring.

The County Assessor and the Deputy Assessor review each real estate transfer and ensuing information so collected prior to forwarding Form 521 and Green-sheet to P.A.T. for their processing. The review includes discussion of the questionnaire responses, interviews that occurred with grantor, grantee, realtors, etc along with land use review, possible zoning use changes, coding changes, data listing, discovery as examples to determine whether transaction is a qualified sale or not. Further research may occur. Deputy Assessor assigns a preliminary use coding and County Assessor assigns a final use coding. It is interesting to note that all the responses received from grantor and grantee may differ to a great extent; the same is true in discussion with information given to this office verses information given to state personnel or what a participating realtor may provide in sharing of information.

Valley County usually averages 300-350 real estate transfer forms on an annual basis. This office has taken great strides to monitor this program with greater accuracy in recent years. The questionnaire response rate is good; averaging at a 50% response overall and has been a good indicator that the majority of our records are accurate in listing data. The majority of the on-site physical reviews have been representative of the data listing of the property file also.

**2007:** Primary goal for 2007 is for the appraiser, who is under contract, to complete agricultural review of improvements and land use checks on the second tier. This would include the townships of Geranium, Michigan & Springdale. Geocode: 2149, 2347 and 2143. Update records accordingly to apply new pricing for 2007 to the second tier. Any suburban &/or rural commercial and/or residential properties within this tier will also be physically reviewed and computer updated as changes, discrepancies, clerical errors, etc. occur. Tier 2 has a total of 743 parcel count. Status 01 Improved count @ 308, Status 02 Unimproved count @ 413 and Status 03 IOLL count @ 22 per computer index queries.

2008: Strive to complete agricultural review of improvements and land use checks on the third tier. This would include the townships of North Loup, Enterprise, Vinton & Liberty. Geocode: 2143, 2325, 2323, 2321 and 2319. Update records accordingly to apply new pricing for 2008 to the third tier. Any suburban &/or rural commercial and/or residential properties within this tier will also be physically reviewed and computer updated as changes, discrepancies, clerical errors, etc. occur. Tier 3 has a total of 649 parcel count. Status 01 Improved count @ 239, Status 02 Unimproved count @ 392 and Status 03 IOLL count @ 18 per computer index queries.

2009: Complete agricultural review of improvements and land use checks on the fourth tier. This would include the townships of Arcadia, Yale, Davis Creek & Independent. Geocode: 2437, 2435, 2433 & 2431. Update records accordingly to apply new pricing for 2009 to the fourth tier. Any suburban &/or rural commercial and/or residential properties within this tier will also be physically reviewed

and computer updated as changes, discrepancies, clerical errors, etc. occur. Tier 4 has a total of 517 parcel count. Status 01 Improved count @ 200, Status 02 Unimproved count @ 296 and Status 03 IOLL count @ 21 per computer index queries.

Property record files reflect a computer code for tax districts. The real estate cards have never visually shown the school District codes. This project is being worked on as we do the townships.

Project of entering rural improvement site sketches began August 2004. Have several townships completed but site sketches Will be completed as we finish each township reappraisal.

I am happy that the county board did sign a contract with an appraiser to do the rural buildings as I was very concerned about safety issues of sending one female employee out in the rural sector doing the physical review regarding data collection. As it currently stands, this would leave one employee in the office to cover all aspects of duties. I would toggle between the activities of both employees and have more time invested in clerical duties that results in time management issues at my level. I was newly appointed as Assessor effective July 1, 2005 and will strive to accomplish the duties expected of me.

It was the 2003 department recommendation to implement a geographic information system; which I would certainly agree would better assure quality and uniformity of assessment. Again, I believe it is unlikely Valley County will go this direction in the upcoming years due to budgetary concerns. At this point, without additional personnel to implement such an upgrade, it would be impossible to stretch current resources to provide the necessary dedication to pursue this matter. I have discussed GIS with the zoning administrator and both agree it is an endeavor to pursue. I believe GIS will become an eventual reality for Valley County.

***Budget:***

The fiscal budget submitted by the Assessor for 2006/2007 was \$99,530. Of the \$99,530 submitted, \$89,130 is associated with Salaries & \$10,400 is associated with office services, expenses and supplies. The outcome of any pending county board action will be known in the near future. If we aren't allowed what is budgeted we may not be able to achieve the plan of assessment set forth. I did hire a full time employee & one employee still works 64 hours a month.

The reappraisal budget was submitted at \$15,000. The monies requested would be \$10,000 for contracted appraiser for agricultural Buildings for Tier one & \$5,000 for an appraiser to help with sales studies & setting up depreciation tables. If the county board rejects this request further discussion will need to occur on other options to consider. As stated prior, a working Plan of Assessment remains a dilemma and in all probability, difficult to successfully achieve without additional appraisal-oriented knowledgeable staff or as a desirable option, contract appraisal complete services.

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Pamella K. Arnold  
Valley County Assessor

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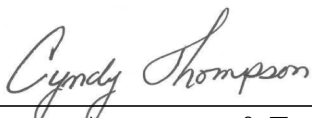
Date

## 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 Valley County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9836.

Dated this 9th day of April, 2007.

  
\_\_\_\_\_  
Property Assessment & Taxation