

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

90 Wayne

Residential Real Property - Current

Number of Sales		212	COD	16.93
Total Sales Price	\$	18272167	PRD	106.22
Total Adj. Sales Price	\$	18272167	COV	31.29
Total Assessed Value	\$	16973285	STD	30.88
Avg. Adj. Sales Price	\$	86189.47	Avg. Abs. Dev.	15.80
Avg. Assessed Value	\$	80062.67	Min	25.00
Median		93.35	Max	341.38
Wgt. Mean		92.89	95% Median C.I.	91.94 to 95.15
Mean		98.67	95% Wgt. Mean C.I.	90.55 to 95.24
			95% Mean C.I.	94.52 to 102.83
% of Value of the Class of all Real Property Value in the County				24.06
% of Records Sold in the Study Period				9.07
% of Value Sold in the Study Period				10.66
Average Assessed Value of the Base				68,093

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	212	93.35	16.93	106.22
2006	220	93.51	15.17	104.88
2005	230	94.65	15.09	103.78
2004	234	93.86	14.99	105.42
2003	254	94	13.35	104.51
2002	287	92	14.12	103.12
2001	306	95	14.26	103.78

2007 Commission Summary

90 Wayne

Commercial Real Property - Current

Number of Sales		20	COD	18.97
Total Sales Price	\$	1812542	PRD	102.64
Total Adj. Sales Price	\$	1812542	COV	27.33
Total Assessed Value	\$	1587975	STD	24.57
Avg. Adj. Sales Price	\$	90627.10	Avg. Abs. Dev.	18.27
Avg. Assessed Value	\$	79398.75	Min	45.70
Median		96.30	Max	143.00
Wgt. Mean		87.61	95% Median C.I.	80.00 to 100.41
Mean		89.93	95% Wgt. Mean C.I.	68.65 to 106.57
			95% Mean C.I.	78.43 to 101.43
% of Value of the Class of all Real Property Value in the County				8.46
% of Records Sold in the Study Period				4.33
% of Value Sold in the Study Period				2.84
Average Assessed Value of the Base				121,109

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	20	96.30	18.97	102.64
2006	26	97.07	16.31	98.08
2005	30	96.20	24.32	106.59
2004	29	91.60	22.43	108.48
2003	26	92	18.12	109.39
2002	30	96	22.99	109.96
2001	29	92	23.6	106.56

2007 Commission Summary

90 Wayne

Agricultural Land - Current

Number of Sales	41	COD	22.10
Total Sales Price	\$ 9301969	PRD	105.02
Total Adj. Sales Price	\$ 9301969	COV	26.87
Total Assessed Value	\$ 6701130	STD	20.33
Avg. Adj. Sales Price	\$ 226877.29	Avg. Abs. Dev.	15.68
Avg. Assessed Value	\$ 163442.20	Min	27.62
Median	70.95	Max	117.61
Wgt. Mean	72.04	95% Median C.I.	65.29 to 82.57
Mean	75.66	95% Wgt. Mean C.I.	65.46 to 78.62
		95% Mean C.I.	69.44 to 81.88
% of Value of the Class of all Real Property Value in the County			68.34
% of Records Sold in the Study Period			1.4
% of Value Sold in the Study Period			3.61
Average Assessed Value of the Base			154,535

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	41	70.95	22.10	105.02
2006	41	74.90	18.71	107.35
2005	60	74.38	16.56	105.17
2004	62	75.44	13.44	102.81
2003	71	78	12.64	100.86
2002	63	75	13.75	98.79
2001	66	75	15.25	101.86

2007 Opinions of the Property Tax Administrator for Wayne County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Wayne County is 93.35% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Wayne County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

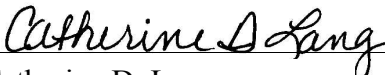
It is my opinion that the level of value of the class of commercial real property in Wayne County is 96.3% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Wayne County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Wayne County is 70.95% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Wayne County is not in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Wayne County**

Residential Real Property

I. Correlation

RESIDENTIAL: The conclusion drawn from the following tables indicates that the county utilized a reasonable percentage of available sales and did not excessively trim the sales file. The relationship between the trended preliminary ratio and the R&O ratio is relatively close and supportive of each other. The difference between the percent change in sales file and the percent change in the assessed value base would be the assessment action taken by the county in regards to the rural residential subclass. The median, mean and weighted mean are all within the acceptable range and the coefficient of dispersion and price related differential are only slightly outside the acceptable range and may be attributed to outlier sales.

**2007 Correlation Section
for Wayne County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	295	212	71.86
2006	320	220	68.75
2005	309	230	74.43
2004	305	234	76.72
2003	328	254	77.44
2002	336	287	85.42
2001	354	306	86.44

RESIDENTIAL: The analysis of sales grid indicates that a reasonable percentage of all available sales for the sales study were considered and indicates that the county has not excessively trimmed the residential sales.

**2007 Correlation Section
for Wayne County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Wayne County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median Ratio
2007	91.76	0.65	92.36	93.35
2006	92.18	0.67	92.8	93.51
2005	93.29	1.18	94.39	94.65
2004	92.69	-3.6	89.35	93.86
2003	91	4.04	94.68	94
2002	92	0.68	92.63	92
2001	95	0.02	95.02	95

RESIDENTIAL: The trended preliminary median ratio and the R&O median ratio are less than one percentage point different. There is no information available to suggest that the median ratio is not the best representation of the level of value for the residential class.

**2007 Correlation Section
for Wayne County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Wayne County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
5.25	2007	0.65
1.07	2006	0.67
2.39	2005	1.18
1.91	2004	-3.6
5	2003	4
0.1	2002	0.68
0.01	2001	0.02

RESIDENTIAL: The difference between the percent change to the sales file and the percent change to the assessed value base is 4.60 percentage points. Review of the information available reveals that the sales file is populated with 23 rural residential properties. These properties were adjusted by the county by increasing the home site and building sites as well as a percentage increase to the improvements. The town of Winside was also increased 4%. Based on information available in the abstract there are only 24 rural residential properties within the county. Knowing that the county worked on the rural residential (Rural 3) parcels, the information is a bit distorted in the sales file when all of them are part of the statistical information.

2007 Correlation Section for Wayne County

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

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

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

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

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

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

**2007 Correlation Section
for Wayne County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	93.35	92.89	98.67

RESIDENTIAL: When reviewing the three measures of central tendency they are similar and supportive of the assessment actions in Wayne County. All three measures are within the acceptable range and support the median as the level of value for the residential class.

**2007 Correlation Section
for Wayne County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	16.93	106.22
Difference	1.93	3.22

RESIDENTIAL: The measures of the quality of assessment, the coefficient of dispersion and the price related differential are slightly outside the acceptable range for the residential class.

**2007 Correlation Section
for Wayne County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	220	212	-8
Median	91.76	93.35	1.59
Wgt. Mean	89.11	92.89	3.78
Mean	94.97	98.67	3.7
COD	16.85	16.93	0.08
PRD	106.58	106.22	-0.36
Min Sales Ratio	25.00	25.00	0
Max Sales Ratio	341.38	341.38	0

RESIDENTIAL: The number of qualified sales between the preliminary statistics and the final statistics decreased by eight sales. The reason for the decline in sales was that the county found parcels that had been substantially changed with new improvements after the sale and asked that they be removed from the statistics because they no longer were reflective of what had sold. The remainder of the information provided on the table is reflective of the assessment actions for 2007.

**2007 Correlation Section
for Wayne County**

Commerical Real Property

I. Correlation

COMMERCIAL: The commercial class of property is supported with approximately four percent of the available commercial parcels sold. The trended preliminary ratio is slightly higher than the reported median. Considering the fact that the county reported making minimal changes to the commercial class and there was minimal growth reported would render further review of the commercial assessment actions. This would also be reflected in the percent change to the sales file and percent change to the assessed value base. The median is the only measure of central tendency within the acceptable parameters. The coefficient of dispersion and price related differential are within range. The removal of one commercial sale because of a use change was done following the preliminary statistics.

Based on the information provided, the median level of value along with the coefficient of dispersion and the price related differential would conclude that Wayne county achieved the level of value for 2007.

**2007 Correlation Section
for Wayne County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	68	20	29.41
2006	69	26	37.68
2005	58	30	51.72
2004	56	29	51.79
2003	60	26	43.33
2002	61	30	49.18
2001	60	29	48.33

COMMERCIAL: The analysis of the sales grid indicates that a reasonable percentage of the available sales for the commercial class were considered when determining the valuation process for the 2007 assessment year. Approximately four percent of the available commercial parcels sold. Review of the non qualified sales supports that the sales file has not been excessively trimmed.

**2007 Correlation Section
for Wayne County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Wayne County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	97.00	5.75	102.57	96.30
2006	97.07	4.67	101.61	97.07
2005	96.29	1.34	97.58	96.20
2004	89.16	7.52	95.86	91.60
2003	80	2.27	81.82	92
2002	86	0.35	86.3	96
2001	91	0.04	91.04	92

COMMERCIAL: The trended preliminary median ratio is a little over six percentage points higher than the R&O Median Ratio. The county reported that there was minimal change to the commercial base and gives cause of concern as to why there would be a six percent difference.

**2007 Correlation Section
for Wayne County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Wayne County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0	2007	5.75
0.01	2006	4.67
-2.76	2005	1.34
0.43	2004	7.52
14	2003	2
0.72	2002	0.35
0	2001	0.04

COMMERCIAL: The relationship between the change in total assessed value to the sales file and the change in assessed value is almost six points different.

2007 Correlation Section for Wayne County

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

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

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

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

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

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

**2007 Correlation Section
for Wayne County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.30	87.61	89.93

COMMERCIAL: The median is the only measure of central tendency within the acceptable level. There is no further evidence at this time to suggest that the median is not the most reliable indicator of the level of value for the commercial class.

**2007 Correlation Section
for Wayne County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	18.97	102.64
Difference	0	0

COMMERCIAL: The coefficient of dispersion and the price related differential are both within the acceptable level for the commercial class.

**2007 Correlation Section
for Wayne County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	21	20	-1
Median	97.00	96.30	-0.7
Wgt. Mean	85.36	87.61	2.25
Mean	88.61	89.93	1.32
COD	16.23	18.97	2.74
PRD	103.81	102.64	-1.17
Min Sales Ratio	45.70	45.70	0
Max Sales Ratio	121.94	143.00	21.06

COMMERCIAL: The above table indicates that there was one less number of qualified sales. The county found a parcel that was a use change and was moved to the residential class. The remainder of the table suggests that very minimal changes were applied to the parcels that sold. The coefficient of dispersion and the price related differential were within range prior to any adjustment of the county.

**2007 Correlation Section
for Wayne County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The conclusion drawn from the following tables indicates that the county utilized a reasonable percentage of available sales and did not excessively trim the sales file. The relationship between the trended preliminary ratio and the R&O ratio is relatively close and supportive of each other. The difference between the percent change in sales file and the percent change in the assessed value base is reasonable. The median and weighted mean are all within the acceptable range and the coefficient of dispersion and price related differential are only slightly outside the acceptable range.

Based on the assessment actions for 2007 the county has attained an acceptable level of value as best represented by the median for the agricultural class.

**2007 Correlation Section
for Wayne County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	103	41	39.81
2006	116	41	35.34
2005	129	60	46.51
2004	137	62	45.26
2003	153	71	46.41
2002	144	63	43.75
2001	206	100	48.54

AGRICULTURAL UNIMPROVED: The percentage of sales used gives the historical background that there has been a decline in the total number of unimproved agricultural sales. However, the county has utilized a slightly higher percentage than the previous year to determine the level of value for the agricultural class.

**2007 Correlation Section
for Wayne County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Wayne County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	64.26	11.05	71.36	70.95
2006	61.37	22.15	74.96	74.90
2005	68.40	10.77	75.76	74.38
2004	72.92	4.22	76	75.44
2003	69	11.04	76.62	78
2002	72	3.58	74.58	75
2001	70	6.05	74.24	75

AGRICULTURAL UNIMPROVED: The trended preliminary ratio and the R&O median ratio rounded would relatively be the same number and support the assessment actions.

**2007 Correlation Section
for Wayne County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Wayne County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
8.82	2007	11.05
21.95	2006	22.15
10.78	2005	10.77
3.24	2004	4.22
12	2003	11
6.52	2002	3.58
6.25	2001	6.05

AGRICULTURAL UNIMPROVED: The difference between the percent change to the sales file and the percent change to the assessed value base is a minimal percentage point difference and supports the assessment practices of the unsold and sold properties.

2007 Correlation Section for Wayne County

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

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

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

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

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

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

**2007 Correlation Section
for Wayne County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	70.95	72.04	75.66

AGRICULTURAL UNIMPROVED: The median and the weighted mean measures of central tendency are all within the range and support uniform assessment practices. The mean is only slightly above the 75% level of value. There is nothing available to suggest that the median is the most reliable would be the most represented level of value.

**2007 Correlation Section
for Wayne County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	22.10	105.02
Difference	2.1	2.02

AGRICULTURAL UNIMPROVED: The median and the weighted mean measures of central tendency are all within the range and support uniform assessment practices. The mean is only slightly above the 75% level of value. There is nothing available to suggest that the median is the most reliable would be the most represented level of value.

**2007 Correlation Section
for Wayne County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	40	41	1
Median	64.26	70.95	6.69
Wgt. Mean	65.51	72.04	6.53
Mean	68.33	75.66	7.33
COD	20.01	22.10	2.09
PRD	104.31	105.02	0.71
Min Sales Ratio	40.47	27.62	-12.85
Max Sales Ratio	107.46	117.61	10.15

AGRICULTURAL UNIMPROVED: Review of Table 7 indicates that there was one additional sale in the agricultural file between the preliminary file and the final statistics. The county studied the agricultural market and made the necessary adjustments to the land valuation groups to achieve an acceptable range. The above table will further demonstrate that the county achieved an acceptable level of value.

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

90 Wayne

	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	156,617,555	159,201,618	2,584,063	1.65	1,559,795	0.65
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	68,350,205	83,719,740	15,369,535	22.49	*-----	22.49
4. Total Residential (sum lines 1-3)	224,967,760	242,921,358	17,953,598	7.98	1,559,795	7.29
5. Commercial	45,005,535	48,018,110	3,012,575	6.69	76,595	6.52
6. Industrial	7,718,805	7,934,135	215,330	2.79	121,190	1.22
7. Ag-Farmsite Land, Outbuildings	28,890,780	31,708,235	2,817,455	9.75	1,812,675	3.48
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	81,615,120	87,660,480	6,045,360	7.41	532,275	6.75
10. Total Non-Agland Real Property	306,582,880	330,581,838	23,998,958	7.83	3,570,255	6.66
11. Irrigated	61,975,815	72,739,345	10,763,530	17.37		
12. Dryland	266,363,215	292,185,470	25,822,255	9.69		
13. Grassland	25,988,450	28,520,205	2,531,755	9.74		
14. Wasteland	284,695	355,650	70,955	24.92		
15. Other Agland	0	0	0			
16. Total Agricultural Land	354,612,175	393,800,670	39,188,495	11.05		
17. Total Value of All Real Property (Locally Assessed)	661,195,055	724,382,508	63,187,453	9.56	3,570,255	9.02

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

PA&T 2007 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	212	MEDIAN:	93	COV:	31.29	95% Median C.I.:	91.94 to 95.15	(! : Derived)
TOTAL Sales Price:	18,272,167	WGT. MEAN:	93	STD:	30.88	95% Wgt. Mean C.I.:	90.55 to 95.24	
TOTAL Adj.Sales Price:	18,272,167	MEAN:	99	AVG.ABS.DEV:	15.80	95% Mean C.I.:	94.52 to 102.83	
TOTAL Assessed Value:	16,973,285							
AVG. Adj. Sales Price:	86,189	COD:	16.93	MAX Sales Ratio:	341.38			
AVG. Assessed Value:	80,062	PRD:	106.22	MIN Sales Ratio:	25.00			

Printed: 03/29/2007 22:03:11

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	28	92.80	99.23	92.40	14.15	107.39	71.84	209.93	90.01 to 99.42	91,107	84,184
10/01/04 TO 12/31/04	30	95.91	103.57	97.38	16.25	106.35	68.98	237.03	92.47 to 101.09	86,848	84,575
01/01/05 TO 03/31/05	19	96.67	98.45	96.53	13.59	101.99	68.06	145.04	87.38 to 108.25	65,950	63,663
04/01/05 TO 06/30/05	27	94.80	93.59	92.91	8.46	100.73	72.40	123.55	85.77 to 99.50	95,988	89,181
07/01/05 TO 09/30/05	24	88.82	90.48	91.74	17.49	98.63	25.00	143.60	81.59 to 101.25	91,479	83,925
10/01/05 TO 12/31/05	20	99.19	109.60	91.76	24.92	119.44	60.93	341.38	90.96 to 106.22	95,067	87,237
01/01/06 TO 03/31/06	21	93.77	92.02	90.97	12.16	101.15	56.86	116.96	86.22 to 101.79	79,854	72,642
04/01/06 TO 06/30/06	43	90.60	100.92	90.84	22.42	111.09	70.79	290.84	85.63 to 93.91	81,329	73,881
____Study Years____											
07/01/04 TO 06/30/05	104	94.00	98.87	94.56	13.45	104.56	68.06	237.03	92.35 to 97.43	86,549	81,845
07/01/05 TO 06/30/06	108	91.80	98.48	91.27	20.46	107.90	25.00	341.38	88.19 to 95.04	85,842	78,345
____Calendar Yrs____											
01/01/05 TO 12/31/05	90	94.55	97.35	92.88	16.19	104.80	25.00	341.38	90.43 to 98.44	88,239	81,960
____ALL____											
	212	93.35	98.67	92.89	16.93	106.22	25.00	341.38	91.94 to 95.15	86,189	80,062

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BEVERLY HILLS	3	80.12	81.62	84.88	7.87	96.16	72.91	91.83	N/A	75,166	63,798
CARROLL	3	89.20	76.12	99.12	33.31	76.79	25.00	114.15	N/A	29,833	29,570
HOSKINS	7	101.63	106.14	104.61	12.14	101.47	86.22	134.47	86.22 to 134.47	64,642	67,620
RURAL	25	93.31	98.45	90.36	17.39	108.95	61.16	182.22	88.17 to 101.09	120,908	109,253
WAKEFIELD	7	93.27	87.46	91.62	11.62	95.46	68.06	101.79	68.06 to 101.79	74,071	67,864
WAYNE	150	93.66	100.35	93.67	16.99	107.14	56.86	341.38	91.84 to 96.53	86,984	81,476
WINSIDE	17	92.35	92.70	86.48	15.54	107.19	60.93	145.04	75.06 to 102.21	53,873	46,591
____ALL____											
	212	93.35	98.67	92.89	16.93	106.22	25.00	341.38	91.94 to 95.15	86,189	80,062

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	181	93.48	98.74	93.15	16.75	106.00	25.00	341.38	91.94 to 95.76	81,099	75,541
2	8	89.03	93.45	89.93	20.61	103.92	61.16	143.60	61.16 to 143.60	111,625	100,381
3	23	93.31	99.95	92.48	17.04	108.08	68.98	182.22	88.17 to 103.71	117,400	108,571
____ALL____											
	212	93.35	98.67	92.89	16.93	106.22	25.00	341.38	91.94 to 95.15	86,189	80,062

PA&T 2007 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	212	MEDIAN:	93	COV:	31.29	95% Median C.I.:	91.94 to 95.15	(! : Derived)
TOTAL Sales Price:	18,272,167	WGT. MEAN:	93	STD:	30.88	95% Wgt. Mean C.I.:	90.55 to 95.24	
TOTAL Adj.Sales Price:	18,272,167	MEAN:	99	AVG.ABS.DEV:	15.80	95% Mean C.I.:	94.52 to 102.83	
TOTAL Assessed Value:	16,973,285							
AVG. Adj. Sales Price:	86,189	COD:	16.93	MAX Sales Ratio:	341.38			
AVG. Assessed Value:	80,062	PRD:	106.22	MIN Sales Ratio:	25.00			

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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	207	93.48	99.25	92.86	16.66	106.88	56.86	341.38	92.00 to 95.43	87,070	80,853
2	5	76.27	74.92	95.24	26.88	78.66	25.00	110.41	N/A	49,700	47,334
ALL	212	93.35	98.67	92.89	16.93	106.22	25.00	341.38	91.94 to 95.15	86,189	80,062

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	212	93.35	98.67	92.89	16.93	106.22	25.00	341.38	91.94 to 95.15	86,189	80,062
06											
07											
ALL	212	93.35	98.67	92.89	16.93	106.22	25.00	341.38	91.94 to 95.15	86,189	80,062

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
14-0045											
14-0054											
20-0030											
59-0002	12	91.60	96.25	95.09	13.44	101.22	72.91	134.47	84.85 to 107.10	77,275	73,479
70-0002											
87-0001											
90-0017	169	93.56	99.45	93.11	17.09	106.81	25.00	341.38	91.84 to 96.53	90,044	83,837
90-0560	10	94.72	103.22	99.30	22.59	103.95	68.06	182.22	76.27 to 143.51	65,350	64,894
90-0595	21	92.16	91.65	86.45	14.39	106.01	60.93	145.04	80.41 to 99.35	70,183	60,673
NonValid School											
ALL	212	93.35	98.67	92.89	16.93	106.22	25.00	341.38	91.94 to 95.15	86,189	80,062

PA&T 2007 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	212	MEDIAN:	93	COV:	31.29	95% Median C.I.:	91.94 to 95.15	(! : Derived)
TOTAL Sales Price:	18,272,167	WGT. MEAN:	93	STD:	30.88	95% Wgt. Mean C.I.:	90.55 to 95.24	
TOTAL Adj.Sales Price:	18,272,167	MEAN:	99	AVG.ABS.DEV:	15.80	95% Mean C.I.:	94.52 to 102.83	
TOTAL Assessed Value:	16,973,285							
AVG. Adj. Sales Price:	86,189	COD:	16.93	MAX Sales Ratio:	341.38			
AVG. Assessed Value:	80,062	PRD:	106.22	MIN Sales Ratio:	25.00			

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	82.08	77.08	93.08	23.17	82.81	25.00	110.41	25.00 to 110.41	58,666	54,605
Prior TO 1860											
1860 TO 1899	4	93.92	118.21	92.48	44.16	127.81	75.06	209.93	N/A	43,375	40,115
1900 TO 1919	36	94.06	106.01	96.11	21.58	110.30	71.30	341.38	91.84 to 101.63	62,397	59,971
1920 TO 1939	51	93.48	104.47	96.21	21.33	108.59	68.06	290.84	90.45 to 99.16	66,993	64,453
1940 TO 1949	9	102.84	98.92	100.07	11.89	98.85	72.89	123.66	76.07 to 110.05	73,588	73,640
1950 TO 1959	14	96.69	94.84	88.69	15.13	106.94	61.16	127.32	78.68 to 110.50	83,785	74,311
1960 TO 1969	21	97.05	99.06	95.53	13.13	103.70	71.99	145.04	88.85 to 101.73	89,097	85,116
1970 TO 1979	18	93.88	94.96	94.41	9.90	100.58	68.45	122.29	88.17 to 102.00	106,249	100,305
1980 TO 1989	17	94.79	92.71	91.34	8.01	101.50	72.40	109.18	84.38 to 99.98	109,267	99,805
1990 TO 1994	13	92.65	99.01	94.52	11.25	104.75	80.41	182.22	88.64 to 96.53	104,938	99,183
1995 TO 1999	9	91.83	92.49	91.72	8.59	100.85	81.20	108.50	81.26 to 104.15	157,083	144,072
2000 TO Present	14	80.86	81.09	79.83	11.32	101.58	56.86	100.45	70.93 to 91.68	130,669	104,309
ALL	212	93.35	98.67	92.89	16.93	106.22	25.00	341.38	91.94 to 95.15	86,189	80,062

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	183.19	183.19	219.69	86.35	83.38	25.00	341.38	N/A	3,250	7,140
5000 TO 9999	4	75.59	91.86	97.58	23.76	94.14	72.91	143.38	N/A	6,000	5,855
Total \$											
1 TO 9999	6	75.59	122.31	123.61	85.60	98.95	25.00	341.38	25.00 to 341.38	5,083	6,283
10000 TO 29999	13	109.43	144.83	140.20	44.15	103.30	80.41	290.84	93.78 to 209.93	22,430	31,448
30000 TO 59999	36	103.90	108.22	108.86	17.04	99.41	68.06	159.10	95.04 to 114.15	44,477	48,419
60000 TO 99999	85	93.91	95.45	95.21	9.13	100.26	71.99	128.87	91.94 to 97.41	78,492	74,731
100000 TO 149999	57	88.64	87.70	87.85	9.70	99.83	68.45	123.66	84.38 to 92.18	120,144	105,550
150000 TO 249999	14	89.10	86.56	85.96	15.03	100.70	56.86	110.66	61.16 to 104.15	177,053	152,195
250000 TO 499999	1	81.26	81.26	81.26			81.26	81.26	N/A	350,000	284,395
ALL	212	93.35	98.67	92.89	16.93	106.22	25.00	341.38	91.94 to 95.15	86,189	80,062

PA&T 2007 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	212	MEDIAN:	93	COV:	31.29	95% Median C.I.:	91.94 to 95.15	(! : Derived)
TOTAL Sales Price:	18,272,167	WGT. MEAN:	93	STD:	30.88	95% Wgt. Mean C.I.:	90.55 to 95.24	
TOTAL Adj.Sales Price:	18,272,167	MEAN:	99	AVG.ABS.DEV:	15.80	95% Mean C.I.:	94.52 to 102.83	
TOTAL Assessed Value:	16,973,285							
AVG. Adj. Sales Price:	86,189	COD:	16.93	MAX Sales Ratio:	341.38			
AVG. Assessed Value:	80,062	PRD:	106.22	MIN Sales Ratio:	25.00			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	4	73.91	62.27	67.97	18.02	91.61	25.00	76.27	N/A	4,625	3,143
Total \$ _____											
1 TO 9999	4	73.91	62.27	67.97	18.02	91.61	25.00	76.27	N/A	4,625	3,143
10000 TO 29999	10	103.65	123.49	98.26	36.91	125.68	68.06	341.38	80.41 to 143.38	20,410	20,054
30000 TO 59999	43	97.37	107.36	100.13	20.38	107.23	74.20	237.03	92.35 to 105.80	45,110	45,167
60000 TO 99999	102	92.30	96.97	92.30	15.95	105.07	56.86	290.84	89.79 to 96.39	84,705	78,181
100000 TO 149999	44	92.27	91.36	89.75	8.34	101.80	60.93	124.08	88.85 to 95.38	130,809	117,402
150000 TO 249999	8	103.93	103.17	102.14	8.25	101.01	86.52	123.66	86.52 to 123.66	170,531	174,173
250000 TO 499999	1	81.26	81.26	81.26			81.26	81.26	N/A	350,000	284,395
ALL _____											
	212	93.35	98.67	92.89	16.93	106.22	25.00	341.38	91.94 to 95.15	86,189	80,062

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	76.27	74.92	95.24	26.88	78.66	25.00	110.41	N/A	49,700	47,334
10	10	96.62	141.34	108.41	60.13	130.38	74.90	341.38	80.27 to 237.03	25,990	28,174
20	61	97.45	105.02	99.15	17.54	105.92	68.06	290.84	93.48 to 102.21	63,931	63,386
30	129	92.16	94.10	91.49	12.22	102.86	60.93	182.22	90.43 to 94.80	97,485	89,186
40	7	81.26	83.58	84.08	15.13	99.40	56.86	110.66	56.86 to 110.66	184,042	154,743
ALL _____											
	212	93.35	98.67	92.89	16.93	106.22	25.00	341.38	91.94 to 95.15	86,189	80,062

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	76.27	74.92	95.24	26.88	78.66	25.00	110.41	N/A	49,700	47,334
100	3	80.41	89.21	82.64	11.18	107.95	80.12	107.10	N/A	54,333	44,901
101	110	93.52	96.75	92.03	14.55	105.13	60.93	341.38	91.36 to 97.05	93,786	86,311
102	18	86.90	97.54	87.48	22.95	111.49	68.98	290.84	78.41 to 97.76	84,347	73,791
103	7	95.15	95.74	95.51	3.25	100.24	88.71	101.79	88.71 to 101.79	112,928	107,852
104	53	94.30	106.42	98.42	20.61	108.12	70.79	237.03	92.35 to 106.22	68,398	67,320
106	3	92.14	120.19	99.14	34.73	121.24	86.22	182.22	N/A	83,333	82,613
111	5	88.17	92.66	92.95	7.33	99.68	85.63	102.00	N/A	98,100	91,187
301	8	91.06	92.94	86.53	14.93	107.40	56.86	145.04	56.86 to 145.04	108,731	94,088
ALL _____											
	212	93.35	98.67	92.89	16.93	106.22	25.00	341.38	91.94 to 95.15	86,189	80,062

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	212	MEDIAN:	93	COV:	31.29	95% Median C.I.:	91.94 to 95.15	(!: Derived)
TOTAL Sales Price:	18,272,167	WGT. MEAN:	93	STD:	30.88	95% Wgt. Mean C.I.:	90.55 to 95.24	
TOTAL Adj.Sales Price:	18,272,167	MEAN:	99	AVG.ABS.DEV:	15.80	95% Mean C.I.:	94.52 to 102.83	
TOTAL Assessed Value:	16,973,285							
AVG. Adj. Sales Price:	86,189	COD:	16.93	MAX Sales Ratio:	341.38			
AVG. Assessed Value:	80,062	PRD:	106.22	MIN Sales Ratio:	25.00			

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	76.27	74.92	95.24	26.88	78.66	25.00	110.41	N/A	49,700	47,334
10	1	143.38	143.38	143.38			143.38	143.38	N/A	8,000	11,470
20	4	263.94	269.80	258.37	17.55	104.42	209.93	341.38	N/A	14,000	36,171
30	167	93.91	97.26	94.12	13.62	103.33	60.93	182.22	92.16 to 97.05	80,292	75,570
40	32	88.84	88.36	87.41	9.67	101.09	56.86	110.66	81.26 to 93.48	129,932	113,577
50	2	83.66	83.66	82.00	15.38	102.03	70.79	96.53	N/A	123,950	101,635
60	1	84.38	84.38	84.38			84.38	84.38	N/A	145,000	122,355
<u>ALL</u>	<u>212</u>	<u>93.35</u>	<u>98.67</u>	<u>92.89</u>	<u>16.93</u>	<u>106.22</u>	<u>25.00</u>	<u>341.38</u>	<u>91.94 to 95.15</u>	<u>86,189</u>	<u>80,062</u>

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	20	MEDIAN:	96	COV:	27.33	95% Median C.I.:	80.00 to 100.41
TOTAL Sales Price:	1,812,542	WGT. MEAN:	88	STD:	24.57	95% Wgt. Mean C.I.:	68.65 to 106.57
TOTAL Adj.Sales Price:	1,812,542	MEAN:	90	AVG.ABS.DEV:	18.27	95% Mean C.I.:	78.43 to 101.43
TOTAL Assessed Value:	1,587,975						
AVG. Adj. Sales Price:	90,627	COD:	18.97	MAX Sales Ratio:	143.00		
AVG. Assessed Value:	79,398	PRD:	102.64	MIN Sales Ratio:	45.70		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	101.09	101.09	101.09			101.09	101.09	N/A	32,000	32,350
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	1	106.33	106.33	106.33			106.33	106.33	N/A	45,000	47,850
04/01/04 TO 06/30/04	2	77.46	77.46	91.27	29.64	84.86	54.50	100.41	N/A	184,158	168,080
07/01/04 TO 09/30/04	4	87.80	79.58	92.60	19.05	85.93	45.70	97.00	N/A	35,250	32,641
10/01/04 TO 12/31/04	2	97.48	97.48	97.23	0.34	100.26	97.15	97.81	N/A	136,000	132,227
01/01/05 TO 03/31/05	4	100.21	94.59	65.40	24.77	144.64	56.02	121.94	N/A	130,056	85,057
04/01/05 TO 06/30/05	3	84.22	102.39	107.37	24.95	95.36	79.96	143.00	N/A	101,333	108,801
07/01/05 TO 09/30/05	1	51.98	51.98	51.98			51.98	51.98	N/A	25,000	12,995
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	1	100.34	100.34	100.34			100.34	100.34	N/A	50,000	50,170
04/01/06 TO 06/30/06	1	85.08	85.08	85.08			85.08	85.08	N/A	55,000	46,795
<u>Study Years</u>											
07/01/03 TO 06/30/04	4	100.75	90.58	93.50	13.03	96.88	54.50	106.33	N/A	111,329	104,090
07/01/04 TO 06/30/05	13	95.60	92.22	85.81	19.66	107.47	45.70	143.00	79.96 to 116.89	95,171	81,665
07/01/05 TO 06/30/06	3	85.08	79.13	84.58	18.95	93.56	51.98	100.34	N/A	43,333	36,653
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	9	97.00	86.06	94.28	14.42	91.28	45.70	106.33	54.50 to 100.41	91,813	86,558
01/01/05 TO 12/31/05	8	83.87	92.19	80.03	29.00	115.20	51.98	143.00	51.98 to 143.00	106,153	84,953
<u>ALL</u>	20	96.30	89.93	87.61	18.97	102.64	45.70	143.00	80.00 to 100.41	90,627	79,398

ASSESSOR LOCATION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
CARROLL	1	80.00	80.00	80.00			80.00	80.00	N/A	16,500	13,200	
HOSKINS	1	121.94	121.94	121.94			121.94	121.94	N/A	17,000	20,730	
WAYNE	15	95.60	89.08	86.57	17.44	102.90	51.98	143.00	79.96 to 100.41	113,402	98,169	
WINSIDE	3	97.81	86.80	104.50	24.26	83.06	45.70	116.89	N/A	26,000	27,170	
<u>ALL</u>	20	96.30	89.93	87.61	18.97	102.64	45.70	143.00	80.00 to 100.41	90,627	79,398	

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	20	96.30	89.93	87.61	18.97	102.64	45.70	143.00	80.00 to 100.41	90,627	79,398	
<u>ALL</u>	20	96.30	89.93	87.61	18.97	102.64	45.70	143.00	80.00 to 100.41	90,627	79,398	

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	20	MEDIAN:	96	COV:	27.33	95% Median C.I.:	80.00 to 100.41
TOTAL Sales Price:	1,812,542	WGT. MEAN:	88	STD:	24.57	95% Wgt. Mean C.I.:	68.65 to 106.57
TOTAL Adj.Sales Price:	1,812,542	MEAN:	90	AVG.ABS.DEV:	18.27	95% Mean C.I.:	78.43 to 101.43
TOTAL Assessed Value:	1,587,975						
AVG. Adj. Sales Price:	90,627	COD:	18.97	MAX Sales Ratio:	143.00		
AVG. Assessed Value:	79,398	PRD:	102.64	MIN Sales Ratio:	45.70		

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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	20	96.30	89.93	87.61	18.97	102.64	45.70	143.00	80.00 to 100.41	90,627	79,398
ALL	20	96.30	89.93	87.61	18.97	102.64	45.70	143.00	80.00 to 100.41	90,627	79,398

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
14-0045											
14-0054											
20-0030											
59-0002											
70-0002											
87-0001											
90-0017	17	95.60	90.48	86.85	17.97	104.18	51.98	143.00	79.96 to 101.09	102,031	88,615
90-0560											
90-0595	3	97.81	86.80	104.50	24.26	83.06	45.70	116.89	N/A	26,000	27,170
NonValid School											
ALL	20	96.30	89.93	87.61	18.97	102.64	45.70	143.00	80.00 to 100.41	90,627	79,398

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											
Prior TO 1860											
1860 TO 1899	3	97.00	83.39	73.23	14.13	113.87	56.02	97.15	N/A	238,741	174,836
1900 TO 1919	4	92.66	92.90	87.93	11.67	105.65	79.96	106.33	N/A	62,750	55,175
1920 TO 1939	5	85.08	83.81	81.82	13.62	102.43	54.50	100.34	N/A	56,763	46,444
1940 TO 1949	2	108.65	108.65	102.42	7.58	106.08	100.41	116.89	N/A	168,000	172,065
1950 TO 1959	3	51.98	80.23	125.74	62.40	63.80	45.70	143.00	N/A	53,333	67,061
1960 TO 1969	3	97.81	99.92	99.59	14.29	100.33	80.00	121.94	N/A	21,833	21,743
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	20	96.30	89.93	87.61	18.97	102.64	45.70	143.00	80.00 to 100.41	90,627	79,398

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	20	MEDIAN:	96	COV:	27.33	95% Median C.I.:	80.00 to 100.41
TOTAL Sales Price:	1,812,542	WGT. MEAN:	88	STD:	24.57	95% Wgt. Mean C.I.:	68.65 to 106.57
TOTAL Adj.Sales Price:	1,812,542	MEAN:	90	AVG.ABS.DEV:	18.27	95% Mean C.I.:	78.43 to 101.43
TOTAL Assessed Value:	1,587,975						
AVG. Adj. Sales Price:	90,627	COD:	18.97	MAX Sales Ratio:	143.00		
AVG. Assessed Value:	79,398	PRD:	102.64	MIN Sales Ratio:	45.70		

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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 \$ _____											
5000 TO 9999	1	45.70	45.70	45.70			45.70	45.70	N/A	5,000	2,285
Total \$ _____											
1 TO 9999	1	45.70	45.70	45.70			45.70	45.70	N/A	5,000	2,285
10000 TO 29999	3	80.00	84.64	80.21	29.15	105.52	51.98	121.94	N/A	19,500	15,641
30000 TO 59999	9	97.81	96.76	96.47	8.66	100.31	83.52	116.89	84.22 to 106.33	43,611	42,071
60000 TO 99999	2	75.75	75.75	73.63	28.05	102.89	54.50	97.00	N/A	66,658	49,077
100000 TO 149999	2	111.48	111.48	110.09	28.27	101.26	79.96	143.00	N/A	136,000	149,727
150000 TO 249999	1	97.15	97.15	97.15			97.15	97.15	N/A	240,000	233,155
250000 TO 499999	2	78.22	78.22	74.43	28.38	105.09	56.02	100.41	N/A	355,612	264,680
ALL _____											
	20	96.30	89.93	87.61	18.97	102.64	45.70	143.00	80.00 to 100.41	90,627	79,398

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	45.70	45.70	45.70			45.70	45.70	N/A	5,000	2,285
Total \$ _____											
1 TO 9999	1	45.70	45.70	45.70			45.70	45.70	N/A	5,000	2,285
10000 TO 29999	4	82.11	84.54	81.63	22.59	103.56	51.98	121.94	N/A	22,625	18,468
30000 TO 59999	10	97.41	93.82	91.10	10.96	102.99	54.50	116.89	83.52 to 106.33	49,381	44,984
100000 TO 149999	1	79.96	79.96	79.96			79.96	79.96	N/A	142,000	113,550
150000 TO 249999	3	97.15	98.72	82.96	29.84	119.01	56.02	143.00	N/A	262,075	217,405
250000 TO 499999	1	100.41	100.41	100.41			100.41	100.41	N/A	295,000	296,205
ALL _____											
	20	96.30	89.93	87.61	18.97	102.64	45.70	143.00	80.00 to 100.41	90,627	79,398

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	2	65.99	65.99	63.12	21.23	104.55	51.98	80.00	N/A	20,750	13,097
20	18	97.08	92.59	88.18	17.36	104.99	45.70	143.00	83.52 to 101.09	98,391	86,765
ALL _____											
	20	96.30	89.93	87.61	18.97	102.64	45.70	143.00	80.00 to 100.41	90,627	79,398

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	20	MEDIAN:	96	COV:	27.33	95% Median C.I.:	80.00 to 100.41
TOTAL Sales Price:	1,812,542	WGT. MEAN:	88	STD:	24.57	95% Wgt. Mean C.I.:	68.65 to 106.57
TOTAL Adj.Sales Price:	1,812,542	MEAN:	90	AVG.ABS.DEV:	18.27	95% Mean C.I.:	78.43 to 101.43
TOTAL Assessed Value:	1,587,975						
AVG. Adj. Sales Price:	90,627	COD:	18.97	MAX Sales Ratio:	143.00		
AVG. Assessed Value:	79,398	PRD:	102.64	MIN Sales Ratio:	45.70		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	143.00	143.00	143.00			143.00	143.00	N/A	130,000	185,905
300	2	108.65	108.65	102.42	7.58	106.08	100.41	116.89	N/A	168,000	172,065
325	1	80.00	80.00	80.00			80.00	80.00	N/A	16,500	13,200
326	1	51.98	51.98	51.98			51.98	51.98	N/A	25,000	12,995
344	3	83.52	86.83	84.75	6.80	102.46	79.96	97.00	N/A	82,666	70,056
346	1	97.81	97.81	97.81			97.81	97.81	N/A	32,000	31,300
350	2	76.59	76.59	71.06	26.85	107.78	56.02	97.15	N/A	328,112	233,155
353	6	92.71	88.59	84.95	15.09	104.29	54.50	106.33	54.50 to 106.33	47,886	40,678
384	1	95.60	95.60	95.60			95.60	95.60	N/A	59,500	56,880
389	1	45.70	45.70	45.70			45.70	45.70	N/A	5,000	2,285
421	1	121.94	121.94	121.94			121.94	121.94	N/A	17,000	20,730
<u>ALL</u>	<u>20</u>	<u>96.30</u>	<u>89.93</u>	<u>87.61</u>	<u>18.97</u>	<u>102.64</u>	<u>45.70</u>	<u>143.00</u>	<u>80.00 to 100.41</u>	<u>90,627</u>	<u>79,398</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	20	96.30	89.93	87.61	18.97	102.64	45.70	143.00	80.00 to 100.41	90,627	79,398
04											
<u>ALL</u>	<u>20</u>	<u>96.30</u>	<u>89.93</u>	<u>87.61</u>	<u>18.97</u>	<u>102.64</u>	<u>45.70</u>	<u>143.00</u>	<u>80.00 to 100.41</u>	<u>90,627</u>	<u>79,398</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:	41	MEDIAN:	71	COV:	26.87	95% Median C.I.:	65.29 to 82.57	(!: Derived)
(AgLand) TOTAL Sales Price:	9,301,969	WGT. MEAN:	72	STD:	20.33	95% Wgt. Mean C.I.:	65.46 to 78.62	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,301,969	MEAN:	76	AVG.ABS.DEV:	15.68	95% Mean C.I.:	69.44 to 81.88	
(AgLand) TOTAL Assessed Value:	6,701,130							
AVG. Adj. Sales Price:	226,877	COD:	22.10	MAX Sales Ratio:	117.61			
AVG. Assessed Value:	163,442	PRD:	105.02	MIN Sales Ratio:	27.62			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	3	104.88	95.59	87.32	10.69	109.48	74.14	107.76	N/A	134,572	117,505
01/01/04 TO 03/31/04	4	92.03	95.85	94.37	14.33	101.56	81.72	117.61	N/A	158,562	149,642
04/01/04 TO 06/30/04	1	90.88	90.88	90.88			90.88	90.88	N/A	275,000	249,910
07/01/04 TO 09/30/04	1	106.13	106.13	106.13			106.13	106.13	N/A	100,000	106,130
10/01/04 TO 12/31/04	3	105.29	100.56	107.76	7.04	93.32	87.08	109.31	N/A	102,733	110,706
01/01/05 TO 03/31/05	4	68.03	77.57	76.88	18.50	100.90	62.09	112.15	N/A	360,450	277,108
04/01/05 TO 06/30/05	2	69.68	69.68	62.15	18.50	112.11	56.79	82.57	N/A	284,313	176,707
07/01/05 TO 09/30/05	2	68.07	68.07	65.47	4.08	103.97	65.29	70.84	N/A	413,170	270,485
10/01/05 TO 12/31/05	5	70.95	69.59	69.85	3.93	99.63	63.64	72.93	N/A	303,622	212,090
01/01/06 TO 03/31/06	11	58.76	59.59	57.88	19.81	102.95	27.62	90.87	44.52 to 79.61	179,484	103,878
04/01/06 TO 06/30/06	5	69.79	68.79	68.39	11.62	100.59	57.55	83.77	N/A	250,320	171,190
<u>Study Years</u>											
07/01/03 TO 06/30/04	8	95.68	95.13	91.47	13.12	104.00	74.14	117.61	74.14 to 117.61	164,120	150,124
07/01/04 TO 06/30/05	10	84.82	85.75	78.56	21.51	109.15	56.79	112.15	62.09 to 109.31	241,862	190,010
07/01/05 TO 06/30/06	23	65.29	64.50	64.63	15.12	99.80	27.62	90.87	58.76 to 70.95	242,190	156,523
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	9	100.47	98.01	97.67	10.51	100.35	81.72	117.61	83.59 to 109.31	146,383	142,970
01/01/05 TO 12/31/05	13	68.16	71.83	70.34	11.11	102.11	56.79	112.15	63.64 to 72.93	334,990	235,636
<u>ALL</u>	41	70.95	75.66	72.04	22.10	105.02	27.62	117.61	65.29 to 82.57	226,877	163,442

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:	41	MEDIAN:	71	COV:	26.87	95% Median C.I.:	65.29 to 82.57	(!: Derived)
(AgLand) TOTAL Sales Price:	9,301,969	WGT. MEAN:	72	STD:	20.33	95% Wgt. Mean C.I.:	65.46 to 78.62	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,301,969	MEAN:	76	AVG.ABS.DEV:	15.68	95% Mean C.I.:	69.44 to 81.88	
(AgLand) TOTAL Assessed Value:	6,701,130							
AVG. Adj. Sales Price:	226,877	COD:	22.10	MAX Sales Ratio:	117.61			
AVG. Assessed Value:	163,442	PRD:	105.02	MIN Sales Ratio:	27.62			

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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	
1227	2	91.55	91.55	97.37	22.50	94.02	70.95	112.15	N/A	316,020	307,710	
1229	3	59.26	61.36	58.80	6.16	104.36	56.94	67.89	N/A	224,000	131,713	
1231	2	57.68	57.68	49.81	22.82	115.81	44.52	70.84	N/A	65,610	32,677	
1233	7	72.93	72.47	65.35	22.63	110.90	27.62	100.47	27.62 to 100.47	184,634	120,652	
1235	1	81.72	81.72	81.72			81.72	81.72	N/A	295,000	241,075	
1261	3	73.58	80.32	67.60	19.57	118.81	62.09	105.29	N/A	354,833	239,878	
1263	4	59.80	59.84	60.02	1.97	99.71	58.57	61.21	N/A	118,000	70,822	
1265	4	63.67	60.96	66.12	13.90	92.20	46.67	69.84	N/A	277,153	183,260	
1267	5	82.57	87.30	87.47	11.25	99.81	74.14	109.31	N/A	165,065	144,375	
1269	4	106.95	103.82	101.08	8.29	102.71	83.77	117.61	N/A	151,000	152,630	
991	3	67.89	65.74	65.75	7.74	99.99	56.79	72.55	N/A	446,637	293,676	
993	3	87.08	85.75	68.24	15.15	125.67	65.29	104.88	N/A	288,305	196,726	
ALL	41	70.95	75.66	72.04	22.10	105.02	27.62	117.61	65.29 to 82.57	226,877	163,442	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	39	70.95	75.49	72.04	22.64	104.79	27.62	117.61	63.64 to 82.57	237,805	171,318	
0	2	78.96	78.96	71.55	10.28	110.36	70.84	87.08	N/A	13,770	9,852	
ALL	41	70.95	75.66	72.04	22.10	105.02	27.62	117.61	65.29 to 82.57	226,877	163,442	

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	41	70.95	75.66	72.04	22.10	105.02	27.62	117.61	65.29 to 82.57	226,877	163,442	
ALL	41	70.95	75.66	72.04	22.10	105.02	27.62	117.61	65.29 to 82.57	226,877	163,442	

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:	41	MEDIAN:	71	COV:	26.87	95% Median C.I.:	65.29 to 82.57	(!: Derived)
(AgLand) TOTAL Sales Price:	9,301,969	WGT. MEAN:	72	STD:	20.33	95% Wgt. Mean C.I.:	65.46 to 78.62	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,301,969	MEAN:	76	AVG.ABS.DEV:	15.68	95% Mean C.I.:	69.44 to 81.88	
(AgLand) TOTAL Assessed Value:	6,701,130							
AVG. Adj. Sales Price:	226,877	COD:	22.10	MAX Sales Ratio:	117.61			
AVG. Assessed Value:	163,442	PRD:	105.02	MIN Sales Ratio:	27.62			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
14-0045	3	87.08	85.75	68.24	15.15	125.67	65.29	104.88	N/A	288,305	196,726
14-0054											
20-0030	3	60.83	63.13	66.15	6.04	95.42	58.76	69.79	N/A	248,533	164,416
59-0002	4	106.95	103.82	101.08	8.29	102.71	83.77	117.61	N/A	151,000	152,630
70-0002	2	91.55	91.55	97.37	22.50	94.02	70.95	112.15	N/A	316,020	307,710
87-0001	2	67.84	67.84	63.17	8.47	107.38	62.09	73.58	N/A	476,250	300,855
90-0017	14	68.03	63.72	63.85	17.38	99.79	27.62	90.88	46.67 to 72.93	217,255	138,717
90-0560	4	91.10	87.78	82.72	16.58	106.11	63.64	105.29	N/A	175,002	144,767
90-0595	9	74.14	75.35	72.04	18.09	104.59	56.94	109.31	57.55 to 90.87	195,702	140,992
NonValid School											
ALL	41	70.95	75.66	72.04	22.10	105.02	27.62	117.61	65.29 to 82.57	226,877	163,442

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	87.08	87.08	87.08			87.08	87.08	N/A	1,200	1,045
10.01 TO 30.00	2	58.76	58.76	56.76	20.57	103.52	46.67	70.84	N/A	31,569	17,917
30.01 TO 50.00	10	68.03	72.16	70.34	20.54	102.59	44.52	104.88	58.57 to 100.47	88,984	62,593
50.01 TO 100.00	10	81.09	82.89	78.47	19.28	105.64	59.26	107.76	60.83 to 106.13	148,608	116,609
100.01 TO 180.00	14	71.75	74.11	70.12	22.14	105.69	27.62	117.61	56.94 to 90.88	309,164	216,781
180.01 TO 330.00	4	67.54	77.33	72.52	20.20	106.63	62.09	112.15	N/A	633,350	459,322
ALL	41	70.95	75.66	72.04	22.10	105.02	27.62	117.61	65.29 to 82.57	226,877	163,442

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	23	69.84	72.91	71.13	21.06	102.50	27.62	112.15	61.21 to 82.57	196,326	139,652
DRY-N/A	12	80.66	83.35	83.82	22.82	99.44	46.67	117.61	60.83 to 106.13	164,571	137,940
GRASS	2	78.44	78.44	69.84	11.02	112.31	69.79	87.08	N/A	233,400	162,997
IRRGTD-N/A	4	63.69	66.99	64.31	11.85	104.17	56.79	83.77	N/A	586,200	376,962
ALL	41	70.95	75.66	72.04	22.10	105.02	27.62	117.61	65.29 to 82.57	226,877	163,442

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:	41	MEDIAN:	71	COV:	26.87	95% Median C.I.:	65.29 to 82.57	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	9,301,969	MEAN:	76	AVG.ABS.DEV:	15.68	95% Mean C.I.:	69.44 to 81.88	
(AgLand) TOTAL Assessed Value:	6,701,130							
AVG. Adj. Sales Price:	226,877	COD:	22.10	MAX Sales Ratio:	117.61			
AVG. Assessed Value:	163,442	PRD:	105.02	MIN Sales Ratio:	27.62			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	30	70.90	75.17	73.24	22.00	102.63	27.62	117.61	63.64 to 82.57	192,495	140,985
DRY-N/A	5	81.72	84.44	89.13	21.51	94.74	46.67	109.31	N/A	143,103	127,547
GRASS	2	78.44	78.44	69.84	11.02	112.31	69.79	87.08	N/A	233,400	162,997
IRRGTD	3	65.29	70.38	66.09	11.07	106.49	62.09	83.77	N/A	631,500	417,380
IRRGTD-N/A	1	56.79	56.79	56.79			56.79	56.79	N/A	450,300	255,710
ALL	41	70.95	75.66	72.04	22.10	105.02	27.62	117.61	65.29 to 82.57	226,877	163,442

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	35	72.55	76.49	74.99	22.93	102.00	27.62	117.61	67.89 to 82.57	185,439	139,065
GRASS	2	78.44	78.44	69.84	11.02	112.31	69.79	87.08	N/A	233,400	162,997
IRRGTD	4	63.69	66.99	64.31	11.85	104.17	56.79	83.77	N/A	586,200	376,962
ALL	41	70.95	75.66	72.04	22.10	105.02	27.62	117.61	65.29 to 82.57	226,877	163,442

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	87.08	87.08	87.08			87.08	87.08	N/A	1,200	1,045
Total \$											
1 TO 9999	1	87.08	87.08	87.08			87.08	87.08	N/A	1,200	1,045
10000 TO 29999	1	70.84	70.84	70.84			70.84	70.84	N/A	26,340	18,660
30000 TO 59999	1	46.67	46.67	46.67			46.67	46.67	N/A	36,799	17,175
60000 TO 99999	8	70.74	76.12	74.63	20.51	101.99	58.57	104.88	58.57 to 104.88	85,370	63,714
100000 TO 149999	8	86.72	85.61	85.66	19.49	99.95	44.52	107.76	44.52 to 107.76	113,650	97,353
150000 TO 249999	9	72.93	79.16	78.51	19.83	100.83	59.26	117.61	60.83 to 109.31	205,500	161,340
250000 TO 499999	11	69.79	69.43	69.33	20.89	100.14	27.62	112.15	56.79 to 90.88	375,768	260,531
500000 +	2	63.69	63.69	63.63	2.51	100.10	62.09	65.29	N/A	831,250	528,897
ALL	41	70.95	75.66	72.04	22.10	105.02	27.62	117.61	65.29 to 82.57	226,877	163,442

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:	41	MEDIAN:	71	COV:	26.87	95% Median C.I.:	65.29 to 82.57	(! : Derived)
(AgLand) TOTAL Sales Price:	9,301,969	WGT. MEAN:	72	STD:	20.33	95% Wgt. Mean C.I.:	65.46 to 78.62	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,301,969	MEAN:	76	AVG.ABS.DEV:	15.68	95% Mean C.I.:	69.44 to 81.88	
(AgLand) TOTAL Assessed Value:	6,701,130							
AVG. Adj. Sales Price:	226,877	COD:	22.10	MAX Sales Ratio:	117.61			
AVG. Assessed Value:	163,442	PRD:	105.02	MIN Sales Ratio:	27.62			

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ASSESSED VALUE *											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	87.08	87.08	87.08			87.08	87.08	N/A	1,200	1,045	
Total \$ _____												
1 TO 9999	1	87.08	87.08	87.08			87.08	87.08	N/A	1,200	1,045	
10000 TO 29999	2	58.76	58.76	56.76	20.57	103.52	46.67	70.84	N/A	31,569	17,917	
30000 TO 59999	5	58.76	58.19	57.43	8.85	101.32	44.52	67.89	N/A	93,376	53,630	
60000 TO 99999	8	81.09	77.56	64.25	18.89	120.72	27.62	104.88	27.62 to 104.88	126,590	81,333	
100000 TO 149999	8	81.90	83.34	77.96	23.41	106.90	59.26	107.76	59.26 to 107.76	155,345	121,109	
150000 TO 249999	10	77.93	81.27	77.91	19.74	104.32	56.94	117.61	57.55 to 109.31	264,195	205,823	
250000 TO 499999	5	69.79	75.83	75.11	17.20	100.96	56.79	112.15	N/A	442,162	332,105	
500000 +	2	63.69	63.69	63.63	2.51	100.10	62.09	65.29	N/A	831,250	528,897	
ALL _____												
	41	70.95	75.66	72.04	22.10	105.02	27.62	117.61	65.29 to 82.57	226,877	163,442	

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	220	MEDIAN:	92	COV:	30.91	95% Median C.I.:	88.78 to 93.56	(! : Derived)
TOTAL Sales Price:	18,765,907	WGT. MEAN:	89	STD:	29.35	95% Wgt. Mean C.I.:	86.84 to 91.38	
TOTAL Adj.Sales Price:	18,765,907	MEAN:	95	AVG.ABS.DEV:	15.46	95% Mean C.I.:	91.09 to 98.85	
TOTAL Assessed Value:	16,721,600							
AVG. Adj. Sales Price:	85,299	COD:	16.85	MAX Sales Ratio:	341.38			
AVG. Assessed Value:	76,007	PRD:	106.58	MIN Sales Ratio:	25.00			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	29	92.65	96.82	89.72	13.91	107.92	71.84	209.93	84.49 to 96.34	89,724	80,496
10/01/04 TO 12/31/04	31	94.79	97.73	91.75	15.91	106.51	61.54	237.03	90.31 to 98.60	88,401	81,111
01/01/05 TO 03/31/05	19	96.67	96.84	94.95	14.12	101.99	68.06	138.72	84.73 to 108.25	65,950	62,616
04/01/05 TO 06/30/05	28	93.60	92.32	91.56	10.58	100.83	62.80	126.45	85.77 to 98.44	95,399	87,348
07/01/05 TO 09/30/05	24	88.87	95.21	89.45	22.40	106.45	25.00	254.10	81.90 to 100.08	91,479	81,823
10/01/05 TO 12/31/05	21	90.96	101.58	84.69	26.23	119.94	54.24	341.38	82.88 to 98.46	95,445	80,833
01/01/06 TO 03/31/06	24	87.59	87.69	87.09	13.75	100.69	58.19	116.96	77.90 to 97.37	74,018	64,460
04/01/06 TO 06/30/06	44	87.41	93.40	85.98	17.80	108.63	67.95	180.22	80.99 to 93.91	80,066	68,840
____Study Years____											
07/01/04 TO 06/30/05	107	93.27	95.91	91.56	13.88	104.75	61.54	237.03	91.36 to 96.39	86,604	79,292
07/01/05 TO 06/30/06	113	88.60	94.09	86.72	19.57	108.50	25.00	341.38	86.08 to 92.91	84,063	72,896
____Calendar Yrs____											
01/01/05 TO 12/31/05	92	91.92	96.12	89.82	18.07	107.02	25.00	341.38	88.78 to 96.51	88,305	79,312
____ALL____											
	220	91.76	94.97	89.11	16.85	106.58	25.00	341.38	88.78 to 93.56	85,299	76,007

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BEVERLY HILLS	4	73.30	75.94	77.71	3.97	97.72	72.91	84.25	N/A	57,750	44,877
CARROLL	3	89.20	76.12	99.12	33.31	76.79	25.00	114.15	N/A	29,833	29,570
HOSKINS	7	92.91	98.08	98.44	10.51	99.64	84.09	122.29	84.09 to 122.29	64,642	63,635
RURAL	26	79.31	83.17	77.10	19.70	107.87	54.24	180.22	69.00 to 87.89	119,315	91,990
WAKEFIELD	7	93.27	86.13	89.80	13.04	95.92	67.95	101.79	67.95 to 101.79	74,071	66,512
WAYNE	156	93.18	97.52	92.00	14.99	106.00	63.75	341.38	91.09 to 95.76	86,258	79,360
WINSIDE	17	89.89	99.80	84.11	24.95	118.66	58.59	254.10	77.33 to 102.97	53,873	45,311
____ALL____											
	220	91.76	94.97	89.11	16.85	106.58	25.00	341.38	88.78 to 93.56	85,299	76,007

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	186	92.78	97.16	91.78	16.11	105.86	25.00	341.38	90.43 to 95.04	80,390	73,782
2	10	78.80	79.95	78.41	13.33	101.96	54.24	100.08	72.91 to 98.15	103,350	81,040
3	24	79.31	84.27	78.70	19.69	107.07	58.19	180.22	69.00 to 88.09	115,820	91,154
____ALL____											
	220	91.76	94.97	89.11	16.85	106.58	25.00	341.38	88.78 to 93.56	85,299	76,007

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	220	MEDIAN:	92	COV:	30.91	95% Median C.I.:	88.78 to 93.56	(! : Derived)
TOTAL Sales Price:	18,765,907	WGT. MEAN:	89	STD:	29.35	95% Wgt. Mean C.I.:	86.84 to 91.38	
TOTAL Adj.Sales Price:	18,765,907	MEAN:	95	AVG.ABS.DEV:	15.46	95% Mean C.I.:	91.09 to 98.85	
TOTAL Assessed Value:	16,721,600							
AVG. Adj. Sales Price:	85,299	COD:	16.85	MAX Sales Ratio:	341.38			
AVG. Assessed Value:	76,007	PRD:	106.58	MIN Sales Ratio:	25.00			

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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	212	91.97	95.67	89.12	16.60	107.36	54.24	341.38	88.89 to 93.91	87,010	77,541
2	8	77.64	76.43	88.43	18.71	86.44	25.00	110.41	25.00 to 110.41	39,967	35,341
ALL	220	91.76	94.97	89.11	16.85	106.58	25.00	341.38	88.78 to 93.56	85,299	76,007

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	220	91.76	94.97	89.11	16.85	106.58	25.00	341.38	88.78 to 93.56	85,299	76,007
06											
07											
ALL	220	91.76	94.97	89.11	16.85	106.58	25.00	341.38	88.78 to 93.56	85,299	76,007

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
14-0045											
14-0054											
20-0030											
59-0002	13	84.25	87.53	87.58	14.03	99.93	69.42	122.29	73.14 to 101.63	71,753	62,845
70-0002											
87-0001											
90-0017	176	92.38	95.58	89.99	15.68	106.21	25.00	341.38	89.20 to 94.80	89,237	80,302
90-0560	10	94.21	96.53	93.34	20.00	103.41	67.95	180.22	68.06 to 101.79	65,350	61,000
90-0595	21	88.62	93.75	78.80	25.00	118.98	58.19	254.10	72.17 to 96.34	70,183	55,302
NonValid School											
ALL	220	91.76	94.97	89.11	16.85	106.58	25.00	341.38	88.78 to 93.56	85,299	76,007

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

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

NUMBER of Sales:	220	MEDIAN:	92	COV:	30.91	95% Median C.I.:	88.78 to 93.56	(! : Derived)
TOTAL Sales Price:	18,765,907	WGT. MEAN:	89	STD:	29.35	95% Wgt. Mean C.I.:	86.84 to 91.38	
TOTAL Adj.Sales Price:	18,765,907	MEAN:	95	AVG.ABS.DEV:	15.46	95% Mean C.I.:	91.09 to 98.85	
TOTAL Assessed Value:	16,721,600							
AVG. Adj. Sales Price:	85,299	COD:	16.85	MAX Sales Ratio:	341.38			
AVG. Assessed Value:	76,007	PRD:	106.58	MIN Sales Ratio:	25.00			

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	9	79.01	77.71	88.30	17.59	88.01	25.00	110.41	72.91 to 93.16	47,026	41,522
Prior TO 1860											
1860 TO 1899	4	92.15	116.60	89.83	46.75	129.80	72.17	209.93	N/A	43,375	38,963
1900 TO 1919	36	89.48	101.75	85.90	25.48	118.45	58.19	341.38	84.32 to 97.37	62,397	53,598
1920 TO 1939	53	92.41	96.72	90.09	17.14	107.35	61.54	237.03	87.58 to 97.43	66,446	59,864
1940 TO 1949	9	95.81	96.45	96.74	12.84	99.70	72.89	123.66	76.07 to 108.25	73,588	71,191
1950 TO 1959	15	94.95	92.41	85.48	15.79	108.10	54.24	127.32	78.68 to 104.96	87,200	74,541
1960 TO 1969	22	97.20	99.37	96.01	12.93	103.50	71.99	143.23	88.85 to 101.79	88,661	85,123
1970 TO 1979	18	90.47	91.44	90.17	9.93	101.41	65.82	122.29	85.63 to 98.15	106,249	95,801
1980 TO 1989	18	94.97	92.39	90.94	8.69	101.59	65.81	109.18	86.82 to 98.60	108,919	99,051
1990 TO 1994	13	92.65	98.51	94.27	11.45	104.50	77.33	180.22	88.64 to 96.53	104,938	98,922
1995 TO 1999	9	86.13	90.61	89.29	10.61	101.48	74.02	108.50	81.20 to 104.15	157,083	140,255
2000 TO Present	14	77.94	78.14	76.67	11.65	101.92	58.59	100.45	67.95 to 90.43	130,669	100,177
ALL	220	91.76	94.97	89.11	16.85	106.58	25.00	341.38	88.78 to 93.56	85,299	76,007

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	183.19	183.19	219.69	86.35	83.38	25.00	341.38	N/A	3,250	7,140
5000 TO 9999	5	76.27	124.02	123.46	65.85	100.46	72.91	254.10	N/A	5,900	7,284
Total \$											
1 TO 9999	7	76.27	140.93	140.83	106.30	100.07	25.00	341.38	25.00 to 341.38	5,142	7,242
10000 TO 29999	14	105.21	125.97	121.57	32.33	103.62	77.33	237.03	90.18 to 180.22	22,667	27,556
30000 TO 59999	39	99.42	101.70	101.70	13.68	100.00	68.06	143.23	92.91 to 108.20	44,774	45,534
60000 TO 99999	86	92.06	91.99	91.43	10.69	100.60	58.19	126.45	88.78 to 95.10	78,504	71,779
100000 TO 149999	59	86.05	85.23	85.26	10.73	99.97	61.54	123.66	81.20 to 88.89	120,105	102,399
150000 TO 249999	14	83.69	83.16	82.12	17.04	101.26	54.24	108.50	63.75 to 99.97	177,053	145,401
250000 TO 499999	1	74.02	74.02	74.02			74.02	74.02	N/A	350,000	259,055
ALL	220	91.76	94.97	89.11	16.85	106.58	25.00	341.38	88.78 to 93.56	85,299	76,007

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	220	MEDIAN:	92	COV:	30.91	95% Median C.I.:	88.78 to 93.56	(! : Derived)
TOTAL Sales Price:	18,765,907	WGT. MEAN:	89	STD:	29.35	95% Wgt. Mean C.I.:	86.84 to 91.38	
TOTAL Adj.Sales Price:	18,765,907	MEAN:	95	AVG.ABS.DEV:	15.46	95% Mean C.I.:	91.09 to 98.85	
TOTAL Assessed Value:	16,721,600							
AVG. Adj. Sales Price:	85,299	COD:	16.85	MAX Sales Ratio:	341.38			
AVG. Assessed Value:	76,007	PRD:	106.58	MIN Sales Ratio:	25.00			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	4	73.18	61.91	67.74	17.70	91.39	25.00	76.27	N/A	4,750	3,217
Total \$ _____											
1 TO 9999	4	73.18	61.91	67.74	17.70	91.39	25.00	76.27	N/A	4,750	3,217
10000 TO 29999	13	100.00	128.27	99.72	42.30	128.63	68.06	341.38	83.71 to 143.38	19,756	19,701
30000 TO 59999	55	93.91	101.86	94.48	20.21	107.82	58.19	237.03	88.80 to 101.63	48,736	46,045
60000 TO 99999	101	88.78	90.69	88.19	13.41	102.82	61.54	143.23	85.72 to 92.47	88,867	78,376
100000 TO 149999	39	92.00	88.47	86.62	8.96	102.13	54.24	104.04	87.38 to 94.80	134,992	116,928
150000 TO 249999	7	99.97	99.01	97.18	11.37	101.88	77.63	123.66	77.63 to 123.66	174,178	169,260
250000 TO 499999	1	74.02	74.02	74.02			74.02	74.02	N/A	350,000	259,055
ALL _____											
	220	91.76	94.97	89.11	16.85	106.58	25.00	341.38	88.78 to 93.56	85,299	76,007

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	77.64	76.43	88.43	18.71	86.44	25.00	110.41	25.00 to 110.41	39,967	35,341
10	10	104.43	159.26	111.85	68.10	142.38	80.27	341.38	83.50 to 254.10	25,990	29,070
20	62	93.72	94.91	90.05	15.39	105.40	58.19	152.67	89.20 to 98.27	64,182	57,796
30	133	90.43	91.98	89.18	12.55	103.13	54.24	180.22	87.89 to 93.27	97,132	86,627
40	7	81.20	81.74	80.98	12.99	100.94	63.75	98.15	63.75 to 98.15	184,042	149,038
ALL _____											
	220	91.76	94.97	89.11	16.85	106.58	25.00	341.38	88.78 to 93.56	85,299	76,007

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	77.64	76.43	88.43	18.71	86.44	25.00	110.41	25.00 to 110.41	39,967	35,341
100	3	77.33	84.48	76.47	12.86	110.47	73.14	102.97	N/A	54,333	41,550
101	114	93.41	96.80	90.30	16.02	107.20	54.24	341.38	90.18 to 96.67	93,727	84,632
102	18	86.90	84.85	82.01	9.75	103.46	61.54	100.00	74.87 to 91.84	84,347	69,173
103	7	94.79	93.65	93.83	3.61	99.82	85.72	101.79	85.72 to 101.79	112,928	105,955
104	54	92.18	97.96	88.87	20.46	110.24	58.19	237.03	86.05 to 95.10	68,131	60,546
106	3	84.09	111.91	86.60	43.13	129.22	71.41	180.22	N/A	83,333	72,170
111	5	85.77	88.36	88.13	5.54	100.26	80.51	101.73	N/A	98,100	86,460
301	8	91.06	93.01	87.48	13.12	106.32	63.75	138.72	63.75 to 138.72	108,731	95,122
ALL _____											
	220	91.76	94.97	89.11	16.85	106.58	25.00	341.38	88.78 to 93.56	85,299	76,007

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	220	MEDIAN:	92	COV:	30.91	95% Median C.I.:	88.78 to 93.56	(!: Derived)
TOTAL Sales Price:	18,765,907	WGT. MEAN:	89	STD:	29.35	95% Wgt. Mean C.I.:	86.84 to 91.38	
TOTAL Adj.Sales Price:	18,765,907	MEAN:	95	AVG.ABS.DEV:	15.46	95% Mean C.I.:	91.09 to 98.85	
TOTAL Assessed Value:	16,721,600							
AVG. Adj. Sales Price:	85,299	COD:	16.85	MAX Sales Ratio:	341.38			
AVG. Assessed Value:	76,007	PRD:	106.58	MIN Sales Ratio:	25.00			

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CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	8	77.64	76.43	88.43	18.71	86.44	25.00	110.41	25.00 to 110.41	39,967	35,341
10	1	143.38	143.38	143.38			143.38	143.38	N/A	8,000	11,470
20	4	223.48	222.09	183.39	30.03	121.10	100.00	341.38	N/A	14,000	25,675
30	172	92.09	94.21	89.93	14.81	104.76	54.24	254.10	88.85 to 94.95	80,415	72,313
40	32	88.84	87.36	85.65	9.66	102.00	63.75	107.10	80.88 to 92.95	129,932	111,285
50	2	83.66	83.66	82.00	15.38	102.03	70.79	96.53	N/A	123,950	101,635
60	1	84.38	84.38	84.38			84.38	84.38	N/A	145,000	122,355
<u>ALL</u>	<u>220</u>	<u>91.76</u>	<u>94.97</u>	<u>89.11</u>	<u>16.85</u>	<u>106.58</u>	<u>25.00</u>	<u>341.38</u>	<u>88.78 to 93.56</u>	<u>85,299</u>	<u>76,007</u>

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	21	MEDIAN:	97	COV:	23.87	95% Median C.I.:	80.00 to 100.41
TOTAL Sales Price:	1,887,542	WGT. MEAN:	85	STD:	21.15	95% Wgt. Mean C.I.:	69.59 to 101.14
TOTAL Adj.Sales Price:	1,887,542	MEAN:	89	AVG.ABS.DEV:	15.74	95% Mean C.I.:	78.98 to 98.24
TOTAL Assessed Value:	1,611,225						
AVG. Adj. Sales Price:	89,882	COD:	16.23	MAX Sales Ratio:	121.94		
AVG. Assessed Value:	76,725	PRD:	103.81	MIN Sales Ratio:	45.70		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	101.09	101.09	101.09			101.09	101.09	N/A	32,000	32,350
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	2	105.93	105.93	105.93	0.01	100.00	105.92	105.94	N/A	60,000	63,560
04/01/04 TO 06/30/04	2	77.46	77.46	91.27	29.64	84.86	54.50	100.41	N/A	184,158	168,080
07/01/04 TO 09/30/04	4	87.80	79.58	92.60	19.05	85.93	45.70	97.00	N/A	35,250	32,641
10/01/04 TO 12/31/04	2	97.48	97.48	97.23	0.34	100.26	97.15	97.81	N/A	136,000	132,227
01/01/05 TO 03/31/05	4	100.07	94.52	65.38	24.74	144.58	56.02	121.94	N/A	130,056	85,028
04/01/05 TO 06/30/05	3	84.22	88.06	88.98	7.93	98.97	79.96	100.00	N/A	101,333	90,166
07/01/05 TO 09/30/05	1	51.98	51.98	51.98			51.98	51.98	N/A	25,000	12,995
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	1	100.34	100.34	100.34			100.34	100.34	N/A	50,000	50,170
04/01/06 TO 06/30/06	1	85.08	85.08	85.08			85.08	85.08	N/A	55,000	46,795
<u>Study Years</u>											
07/01/03 TO 06/30/04	5	101.09	93.57	95.26	11.27	98.23	54.50	105.94	N/A	104,063	99,126
07/01/04 TO 06/30/05	13	95.60	88.89	81.28	16.18	109.36	45.70	121.94	79.96 to 100.00	95,171	77,356
07/01/05 TO 06/30/06	3	85.08	79.13	84.58	18.95	93.56	51.98	100.34	N/A	43,333	36,653
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	10	97.08	88.00	95.23	13.85	92.41	45.70	105.94	54.50 to 105.92	90,131	85,830
01/01/05 TO 12/31/05	8	83.87	86.78	73.43	22.55	118.18	51.98	121.94	51.98 to 121.94	106,153	77,951
<u>ALL</u>	21	97.00	88.61	85.36	16.23	103.81	45.70	121.94	80.00 to 100.41	89,882	76,725

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CARROLL	1	80.00	80.00	80.00			80.00	80.00	N/A	16,500	13,200
HOSKINS	1	121.94	121.94	121.94			121.94	121.94	N/A	17,000	20,730
WAYNE	16	96.30	87.42	84.23	14.08	103.79	51.98	105.94	79.96 to 100.41	111,002	93,493
WINSIDE	3	97.81	86.71	104.35	24.17	83.09	45.70	116.61	N/A	26,000	27,131
<u>ALL</u>	21	97.00	88.61	85.36	16.23	103.81	45.70	121.94	80.00 to 100.41	89,882	76,725

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	21	97.00	88.61	85.36	16.23	103.81	45.70	121.94	80.00 to 100.41	89,882	76,725
<u>ALL</u>	21	97.00	88.61	85.36	16.23	103.81	45.70	121.94	80.00 to 100.41	89,882	76,725

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	21	MEDIAN:	97	COV:	23.87	95% Median C.I.:	80.00 to 100.41
TOTAL Sales Price:	1,887,542	WGT. MEAN:	85	STD:	21.15	95% Wgt. Mean C.I.:	69.59 to 101.14
TOTAL Adj.Sales Price:	1,887,542	MEAN:	89	AVG.ABS.DEV:	15.74	95% Mean C.I.:	78.98 to 98.24
TOTAL Assessed Value:	1,611,225						
AVG. Adj. Sales Price:	89,882	COD:	16.23	MAX Sales Ratio:	121.94		
AVG. Assessed Value:	76,725	PRD:	103.81	MIN Sales Ratio:	45.70		

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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	21	97.00	88.61	85.36	16.23	103.81	45.70	121.94	80.00 to 100.41	89,882	76,725
ALL	21	97.00	88.61	85.36	16.23	103.81	45.70	121.94	80.00 to 100.41	89,882	76,725

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
14-0045											
14-0054											
20-0030											
59-0002											
70-0002											
87-0001											
90-0017	18	96.30	88.93	84.54	14.94	105.19	51.98	121.94	80.00 to 100.41	100,530	84,990
90-0560											
90-0595	3	97.81	86.71	104.35	24.17	83.09	45.70	116.61	N/A	26,000	27,131
NonValid School											
ALL	21	97.00	88.61	85.36	16.23	103.81	45.70	121.94	80.00 to 100.41	89,882	76,725

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											
Prior TO 1860											
1860 TO 1899	3	97.00	83.39	73.23	14.13	113.87	56.02	97.15	N/A	238,741	174,836
1900 TO 1919	4	92.66	92.80	87.85	11.56	105.63	79.96	105.92	N/A	62,750	55,128
1920 TO 1939	5	85.08	83.81	81.82	13.62	102.43	54.50	100.34	N/A	56,763	46,444
1940 TO 1949	2	108.51	108.51	102.39	7.46	105.98	100.41	116.61	N/A	168,000	172,007
1950 TO 1959	4	75.99	75.91	95.63	35.62	79.37	45.70	105.94	N/A	58,750	56,183
1960 TO 1969	3	97.81	99.92	99.59	14.29	100.33	80.00	121.94	N/A	21,833	21,743
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	21	97.00	88.61	85.36	16.23	103.81	45.70	121.94	80.00 to 100.41	89,882	76,725

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:	21	MEDIAN:	97	COV:	23.87	95% Median C.I.:	80.00 to 100.41
TOTAL Sales Price:	1,887,542	WGT. MEAN:	85	STD:	21.15	95% Wgt. Mean C.I.:	69.59 to 101.14
TOTAL Adj.Sales Price:	1,887,542	MEAN:	89	AVG.ABS.DEV:	15.74	95% Mean C.I.:	78.98 to 98.24
TOTAL Assessed Value:	1,611,225						
AVG. Adj. Sales Price:	89,882	COD:	16.23	MAX Sales Ratio:	121.94		
AVG. Assessed Value:	76,725	PRD:	103.81	MIN Sales Ratio:	45.70		

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

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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 \$ _____											
5000 TO 9999	1	45.70	45.70	45.70			45.70	45.70	N/A	5,000	2,285
Total \$ _____											
1 TO 9999	1	45.70	45.70	45.70			45.70	45.70	N/A	5,000	2,285
10000 TO 29999	3	80.00	84.64	80.21	29.15	105.52	51.98	121.94	N/A	19,500	15,641
30000 TO 59999	9	97.81	96.69	96.39	8.58	100.31	83.52	116.61	84.22 to 105.92	43,611	42,037
60000 TO 99999	3	97.00	85.81	85.26	17.68	100.65	54.50	105.94	N/A	69,439	59,203
100000 TO 149999	2	89.98	89.98	89.54	11.14	100.49	79.96	100.00	N/A	136,000	121,775
150000 TO 249999	1	97.15	97.15	97.15			97.15	97.15	N/A	240,000	233,155
250000 TO 499999	2	78.22	78.22	74.43	28.38	105.09	56.02	100.41	N/A	355,612	264,680
ALL _____											
	21	97.00	88.61	85.36	16.23	103.81	45.70	121.94	80.00 to 100.41	89,882	76,725

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	45.70	45.70	45.70			45.70	45.70	N/A	5,000	2,285
Total \$ _____											
1 TO 9999	1	45.70	45.70	45.70			45.70	45.70	N/A	5,000	2,285
10000 TO 29999	4	82.11	84.54	81.63	22.59	103.56	51.98	121.94	N/A	22,625	18,468
30000 TO 59999	10	97.41	93.75	91.03	10.89	102.98	54.50	116.61	83.52 to 105.92	49,381	44,954
60000 TO 99999	1	105.94	105.94	105.94			105.94	105.94	N/A	75,000	79,455
100000 TO 149999	2	89.98	89.98	89.54	11.14	100.49	79.96	100.00	N/A	136,000	121,775
150000 TO 249999	2	76.59	76.59	71.06	26.85	107.78	56.02	97.15	N/A	328,112	233,155
250000 TO 499999	1	100.41	100.41	100.41			100.41	100.41	N/A	295,000	296,205
ALL _____											
	21	97.00	88.61	85.36	16.23	103.81	45.70	121.94	80.00 to 100.41	89,882	76,725

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	2	65.99	65.99	63.12	21.23	104.55	51.98	80.00	N/A	20,750	13,097
20	19	97.15	90.99	85.86	14.54	105.97	45.70	121.94	83.52 to 101.09	97,160	83,422
ALL _____											
	21	97.00	88.61	85.36	16.23	103.81	45.70	121.94	80.00 to 100.41	89,882	76,725

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	21	MEDIAN:	97	COV:	23.87	95% Median C.I.:	80.00 to 100.41
TOTAL Sales Price:	1,887,542	WGT. MEAN:	85	STD:	21.15	95% Wgt. Mean C.I.:	69.59 to 101.14
TOTAL Adj.Sales Price:	1,887,542	MEAN:	89	AVG.ABS.DEV:	15.74	95% Mean C.I.:	78.98 to 98.24
TOTAL Assessed Value:	1,611,225						
AVG. Adj. Sales Price:	89,882	COD:	16.23	MAX Sales Ratio:	121.94		
AVG. Assessed Value:	76,725	PRD:	103.81	MIN Sales Ratio:	45.70		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	100.00	100.00	100.00			100.00	100.00	N/A	130,000	130,000
300	2	108.51	108.51	102.39	7.46	105.98	100.41	116.61	N/A	168,000	172,007
325	1	80.00	80.00	80.00			80.00	80.00	N/A	16,500	13,200
326	1	51.98	51.98	51.98			51.98	51.98	N/A	25,000	12,995
344	4	90.26	91.61	89.67	10.93	102.16	79.96	105.94	N/A	80,750	72,406
346	1	97.81	97.81	97.81			97.81	97.81	N/A	32,000	31,300
350	2	76.59	76.59	71.06	26.85	107.78	56.02	97.15	N/A	328,112	233,155
353	6	92.71	88.52	84.88	15.02	104.29	54.50	105.92	54.50 to 105.92	47,886	40,647
384	1	95.60	95.60	95.60			95.60	95.60	N/A	59,500	56,880
389	1	45.70	45.70	45.70			45.70	45.70	N/A	5,000	2,285
421	1	121.94	121.94	121.94			121.94	121.94	N/A	17,000	20,730
<u>ALL</u>	<u>21</u>	<u>97.00</u>	<u>88.61</u>	<u>85.36</u>	<u>16.23</u>	<u>103.81</u>	<u>45.70</u>	<u>121.94</u>	<u>80.00 to 100.41</u>	<u>89,882</u>	<u>76,725</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	21	97.00	88.61	85.36	16.23	103.81	45.70	121.94	80.00 to 100.41	89,882	76,725
04											
<u>ALL</u>	<u>21</u>	<u>97.00</u>	<u>88.61</u>	<u>85.36</u>	<u>16.23</u>	<u>103.81</u>	<u>45.70</u>	<u>121.94</u>	<u>80.00 to 100.41</u>	<u>89,882</u>	<u>76,725</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:	40	MEDIAN:	64	COV:	25.10	95% Median C.I.:	59.26 to 69.25	(!: Derived)
(AgLand) TOTAL Sales Price:	9,258,429	WGT. MEAN:	66	STD:	17.15	95% Wgt. Mean C.I.:	60.15 to 70.87	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,258,429	MEAN:	68	AVG.ABS.DEV:	12.86	95% Mean C.I.:	63.02 to 73.65	
(AgLand) TOTAL Assessed Value:	6,065,305							
AVG. Adj. Sales Price:	231,460	COD:	20.01	MAX Sales Ratio:	107.46			
AVG. Assessed Value:	151,632	PRD:	104.31	MIN Sales Ratio:	40.47			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	3	69.25	77.79	75.91	15.74	102.47	65.70	98.41	N/A	134,572	102,156
01/01/04 TO 03/31/04	4	81.76	85.78	84.43	15.11	101.60	72.15	107.46	N/A	158,562	133,875
04/01/04 TO 06/30/04	1	81.39	81.39	81.39			81.39	81.39	N/A	275,000	223,815
07/01/04 TO 09/30/04	1	96.03	96.03	96.03			96.03	96.03	N/A	100,000	96,025
10/01/04 TO 12/31/04	2	96.13	96.13	96.69	2.17	99.42	94.04	98.21	N/A	153,500	148,412
01/01/05 TO 03/31/05	4	64.31	71.28	69.31	20.41	102.85	55.58	100.93	N/A	360,450	249,810
04/01/05 TO 06/30/05	3	63.90	63.74	57.31	12.96	111.21	51.24	76.08	N/A	215,542	123,536
07/01/05 TO 09/30/05	1	59.26	59.26	59.26			59.26	59.26	N/A	800,000	474,080
10/01/05 TO 12/31/05	5	59.81	60.48	59.89	4.83	100.98	56.79	64.33	N/A	303,622	181,846
01/01/06 TO 03/31/06	11	58.76	58.92	59.11	16.86	99.68	40.47	93.09	41.56 to 66.16	170,938	101,037
04/01/06 TO 06/30/06	5	57.32	60.22	59.29	15.38	101.56	45.51	78.31	N/A	250,320	148,419
<u>Study Years</u>											
07/01/03 TO 06/30/04	8	78.05	82.24	81.17	15.10	101.31	65.70	107.46	65.70 to 107.46	164,120	133,223
07/01/04 TO 06/30/05	10	71.99	76.46	70.64	23.05	108.25	51.24	100.93	55.58 to 98.21	249,542	176,270
07/01/05 TO 06/30/06	22	59.01	59.58	59.39	13.13	100.33	40.47	93.09	54.33 to 64.33	247,728	147,128
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	8	91.43	89.10	87.53	10.76	101.79	72.15	107.46	72.15 to 107.46	164,531	144,020
01/01/05 TO 12/31/05	13	60.73	64.46	62.48	12.33	103.17	51.24	100.93	56.79 to 67.89	338,964	211,781
<u>ALL</u>	40	64.26	68.33	65.51	20.01	104.31	40.47	107.46	59.26 to 69.25	231,460	151,632

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:	40	MEDIAN:	64	COV:	25.10	95% Median C.I.:	59.26 to 69.25	(!: Derived)
(AgLand) TOTAL Sales Price:	9,258,429	WGT. MEAN:	66	STD:	17.15	95% Wgt. Mean C.I.:	60.15 to 70.87	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,258,429	MEAN:	68	AVG.ABS.DEV:	12.86	95% Mean C.I.:	63.02 to 73.65	
(AgLand) TOTAL Assessed Value:	6,065,305							
AVG. Adj. Sales Price:	231,460	COD:	20.01	MAX Sales Ratio:	107.46			
AVG. Assessed Value:	151,632	PRD:	104.31	MIN Sales Ratio:	40.47			

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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	
1227	2	82.56	82.56	87.74	22.26	94.09	64.18	100.93	N/A	316,020	277,290	
1229	3	50.81	54.74	51.06	14.68	107.20	45.51	67.89	N/A	224,000	114,371	
1231	1	40.47	40.47	40.47			40.47	40.47	N/A	104,880	42,450	
1233	7	64.33	69.93	68.41	14.35	102.22	56.79	88.82	56.79 to 88.82	184,634	126,315	
1235	1	72.15	72.15	72.15			72.15	72.15	N/A	295,000	212,845	
1261	4	64.76	69.79	60.71	15.51	114.95	55.58	94.04	N/A	285,625	173,397	
1263	3	54.74	55.37	55.39	3.74	99.96	52.61	58.76	N/A	96,666	53,548	
1265	4	55.83	53.78	57.50	10.45	93.53	41.56	61.91	N/A	277,153	159,371	
1267	5	69.25	74.99	75.89	12.38	98.81	65.26	98.21	N/A	165,065	125,272	
1269	5	96.03	94.66	92.90	7.18	101.89	78.31	107.46	N/A	138,400	128,575	
991	3	57.28	56.11	56.06	4.99	100.08	51.24	59.81	N/A	446,637	250,405	
993	2	62.48	62.48	59.73	5.15	104.60	59.26	65.70	N/A	431,858	257,970	
ALL	40	64.26	68.33	65.51	20.01	104.31	40.47	107.46	59.26 to 69.25	231,460	151,632	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	40	64.26	68.33	65.51	20.01	104.31	40.47	107.46	59.26 to 69.25	231,460	151,632	
ALL	40	64.26	68.33	65.51	20.01	104.31	40.47	107.46	59.26 to 69.25	231,460	151,632	

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	40	64.26	68.33	65.51	20.01	104.31	40.47	107.46	59.26 to 69.25	231,460	151,632	
ALL	40	64.26	68.33	65.51	20.01	104.31	40.47	107.46	59.26 to 69.25	231,460	151,632	

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:	40	MEDIAN:	64	COV:	25.10	95% Median C.I.:	59.26 to 69.25	(!: Derived)
(AgLand) TOTAL Sales Price:	9,258,429	WGT. MEAN:	66	STD:	17.15	95% Wgt. Mean C.I.:	60.15 to 70.87	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,258,429	MEAN:	68	AVG.ABS.DEV:	12.86	95% Mean C.I.:	63.02 to 73.65	
(AgLand) TOTAL Assessed Value:	6,065,305							
AVG. Adj. Sales Price:	231,460	COD:	20.01	MAX Sales Ratio:	107.46			
AVG. Assessed Value:	151,632	PRD:	104.31	MIN Sales Ratio:	40.47			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
14-0045	2	62.48	62.48	59.73	5.15	104.60	59.26	65.70	N/A	431,858	257,970	
14-0054												
20-0030	2	58.04	58.04	57.57	1.24	100.81	57.32	58.76	N/A	281,800	162,240	
59-0002	5	96.03	94.66	92.90	7.18	101.89	78.31	107.46	N/A	138,400	128,575	
70-0002	2	82.56	82.56	87.74	22.26	94.09	64.18	100.93	N/A	316,020	277,290	
87-0001	3	63.90	61.70	57.09	5.24	108.08	55.58	65.62	N/A	343,500	196,088	
90-0017	13	59.81	58.73	60.11	13.88	97.71	40.47	81.39	51.24 to 64.33	231,941	139,419	
90-0560	4	80.49	77.95	73.40	16.75	106.20	56.79	94.04	N/A	175,002	128,450	
90-0595	9	66.16	65.94	63.19	16.04	104.37	45.51	98.21	50.81 to 76.08	195,702	123,656	
NonValid School												
ALL	40	64.26	68.33	65.51	20.01	104.31	40.47	107.46	59.26 to 69.25	231,460	151,632	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	1	41.56	41.56	41.56			41.56	41.56	N/A	36,799	15,295	
30.01 TO 50.00	11	63.90	63.09	62.25	13.58	101.34	40.47	88.82	52.61 to 74.70	87,986	54,772	
50.01 TO 100.00	10	71.12	75.57	70.73	22.44	106.85	45.51	98.41	56.79 to 96.03	139,208	98,458	
100.01 TO 180.00	14	63.47	69.22	65.47	19.45	105.74	50.81	107.46	54.33 to 81.39	309,164	202,395	
180.01 TO 330.00	4	58.29	68.27	64.32	20.28	106.15	55.58	100.93	N/A	633,350	407,347	
ALL	40	64.26	68.33	65.51	20.01	104.31	40.47	107.46	59.26 to 69.25	231,460	151,632	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	23	62.75	66.19	65.16	18.07	101.59	40.47	100.93	57.28 to 67.89	196,326	127,924	
DRY-N/A	12	70.70	75.77	77.12	22.09	98.25	41.56	107.46	63.90 to 96.03	161,042	124,189	
GRASS	1	57.32	57.32	57.32			57.32	57.32	N/A	465,600	266,895	
IRRGTD-N/A	4	57.42	61.10	58.25	13.39	104.89	51.24	78.31	N/A	586,200	341,471	
ALL	40	64.26	68.33	65.51	20.01	104.31	40.47	107.46	59.26 to 69.25	231,460	151,632	

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(AgLand) TOTAL Adj.Sales Price:	9,258,429	MEAN:	68	AVG.ABS.DEV:	12.86	95% Mean C.I.:	63.02 to 73.65	
(AgLand) TOTAL Assessed Value:	6,065,305							
AVG. Adj. Sales Price:	231,460	COD:	20.01	MAX Sales Ratio:	107.46			
AVG. Assessed Value:	151,632	PRD:	104.31	MIN Sales Ratio:	40.47			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	29	64.18	68.79	67.44	19.87	102.00	40.47	107.46	58.76 to 74.70	194,638	131,255
DRY-N/A	6	69.16	72.81	77.92	21.70	93.44	41.56	98.21	41.56 to 98.21	133,919	104,353
GRASS	1	57.32	57.32	57.32			57.32	57.32	N/A	465,600	266,895
IRRGTD	3	59.26	64.38	59.92	12.79	107.45	55.58	78.31	N/A	631,500	378,378
IRRGTD-N/A	1	51.24	51.24	51.24			51.24	51.24	N/A	450,300	230,750
ALL	40	64.26	68.33	65.51	20.01	104.31	40.47	107.46	59.26 to 69.25	231,460	151,632

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	35	65.26	69.48	68.74	20.38	101.07	40.47	107.46	60.73 to 72.15	184,229	126,643
GRASS	1	57.32	57.32	57.32			57.32	57.32	N/A	465,600	266,895
IRRGTD	4	57.42	61.10	58.25	13.39	104.89	51.24	78.31	N/A	586,200	341,471
ALL	40	64.26	68.33	65.51	20.01	104.31	40.47	107.46	59.26 to 69.25	231,460	151,632

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	1	41.56	41.56	41.56			41.56	41.56	N/A	36,799	15,295
60000 TO 99999	10	65.66	68.58	68.32	14.40	100.38	52.61	93.09	54.74 to 88.82	84,896	58,002
100000 TO 149999	8	71.12	74.65	74.00	23.19	100.87	40.47	98.41	40.47 to 98.41	113,650	84,101
150000 TO 249999	8	66.79	73.01	72.20	22.91	101.11	45.51	107.46	45.51 to 107.46	208,437	150,500
250000 TO 499999	11	59.81	64.54	63.86	16.44	101.06	50.81	100.93	51.24 to 81.39	375,768	239,975
500000 +	2	57.42	57.42	57.35	3.20	100.12	55.58	59.26	N/A	831,250	476,722
ALL	40	64.26	68.33	65.51	20.01	104.31	40.47	107.46	59.26 to 69.25	231,460	151,632

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(AgLand) TOTAL Adj.Sales Price:	9,258,429	MEAN:	68	AVG.ABS.DEV:	12.86	95% Mean C.I.:	63.02 to 73.65	
(AgLand) TOTAL Assessed Value:	6,065,305							
AVG. Adj. Sales Price:	231,460	COD:	20.01	MAX Sales Ratio:	107.46			
AVG. Assessed Value:	151,632	PRD:	104.31	MIN Sales Ratio:	40.47			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
_____ Low \$ _____												
_____ Total \$ _____												
10000 TO 29999	1	41.56	41.56	41.56			41.56	41.56	N/A	36,799	15,295	
30000 TO 59999	9	63.90	60.49	59.32	11.71	101.96	40.47	74.70	52.61 to 67.89	86,066	51,056	
60000 TO 99999	9	76.08	76.68	72.70	20.25	105.47	45.51	98.41	60.73 to 96.03	119,064	86,557	
100000 TO 149999	5	64.18	66.73	63.47	14.72	105.15	54.33	94.04	N/A	200,900	127,505	
150000 TO 249999	10	70.70	73.35	68.66	20.02	106.83	50.81	107.46	51.24 to 98.21	294,794	202,410	
250000 TO 499999	6	58.29	65.03	62.81	14.24	103.54	55.58	100.93	55.58 to 100.93	570,502	358,309	
_____ ALL _____												
	40	64.26	68.33	65.51	20.01	104.31	40.47	107.46	59.26 to 69.25	231,460	151,632	

2007 Assessment Survey for Wayne County
2/12/2007

I. General Information

A. Staffing and Funding Information

- 1. Deputy(ies) on staff: 1**
- 2. Appraiser(s) on staff: 2 (Includes the assessor and deputy)**
- 3. Other full-time employees: 1**
- 4. Other part-time employees: 0**
- 5. Number of shared employees: 0**
- 6. Assessor's requested budget for current fiscal year: \$111,795**
- 7. Part of the budget that is dedicated to the computer system 0**
- 8. Adopted budget, or granted budget if different from above: \$111,795**
- 9. Amount of total budget set aside for appraisal work: 0**
- 10. Amount of the total budget set aside for education/workshops: \$1,475**
- 11. Appraisal/Reappraisal budget, if not part of the total budget: \$42,506.92**
- 12. Other miscellaneous funds:**
- 13. Total budget: \$154,301.92**
 - a. Was any of last year's budget not used? \$38,522.07 (Saved to be used to purchase GIS)**

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

- 1. Data collection done by: Clerk, Assessor**
- 2. Valuation done by: Clerk**
- 3. Pickup work done by: Clerk, Assessor**

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	71	29	160	260

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 1979 (Many factors have been applied to the RCN)
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?** 2006
7. **Number of market areas/neighborhoods for this property class:** 5
8. **How are these defined?** Towns and villages
9. **Is “Assessor Location” a usable valuation identity?** Yes
10. **Does the assessor location “suburban” mean something other than rural residential?** No
11. **Are the county’s ag residential and rural residential improvements classified and valued in the same manner?** Yes

C. Commercial/Industrial Appraisal Information

1. **Data collection done by:** Assessor, Clerk
2. **Valuation done by:** Clerk
3. **Pickup work done by whom:** Assessor, Clerk

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	17	1	19	37

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 1979
5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 1987

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?** Not done, except for Section 42 property
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?** 2005
8. **Number of market areas/neighborhoods for this property class?** 6
9. **How are these defined?** Towns, villages and rural
10. **Is “Assessor Location” a usable valuation identity?** Yes
11. **Does the assessor location “suburban” mean something other than rural commercial?** Yes

D. Agricultural Appraisal Information

1. **Data collection done by:** Clerk
2. **Valuation done by:** Clerk
3. **Pickup work done by whom:** Clerk, Assessor

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	4	36	123	163

4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** No

How is your agricultural land defined?

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?** 0
6. **What is the date of the soil survey currently used?** 1968
7. **What date was the last countywide land use study completed?** 1987/CRP 2005
 - a. **By what method? (Physical inspection, FSA maps, etc.)** Physical Inspection
 - b. **By whom?** Assessor

c. What proportion is complete / implemented at this time? All

- 8. Number of market areas/neighborhoods for this property class: 1**
- 9. How are these defined? Countywide**
- 10. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? No**

E. Computer, Automation Information and GIS

- 1. Administrative software: MIPS Inc.**
- 2. CAMA software: CAMA 2000**
- 3. Cadastral maps: Are they currently being used? Yes**
 - a. Who maintains the Cadastral Maps? Deputy**
- 4. Does the county have GIS software? No**
 - a. Who maintains the GIS software and maps? N/A**
- 4. Personal Property software: MIPS Inc.**

F. Zoning Information

- 1. Does the county have zoning? No**
 - a. If so, is the zoning countywide?**
 - b. What municipalities in the county are zoned? Wayne, Winside, Carroll, Wakefield and Hoskins**
- c. When was zoning implemented? N/A**

G. Contracted Services

- 1. Appraisal Services: In House**
- 2. Other Services: None**

County 90 - Wayne

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 5,732	Value 724,382,508	Total Growth 4,250,255 (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	161	2,335,250	31	306,695	0	0	192	2,641,945	
2. Res Improv Land	1,925	16,092,280	98	1,549,245	1	150	2,024	17,641,675	
3. Res Improvements	2,020	129,741,685	102	8,670,523	24	505,790	2,146	138,917,998	
4. Res Total	2,181	148,169,215	133	10,526,463	24	505,940	2,338	159,201,618	1,559,795
% of Total	93.28	93.07	5.68	6.61	1.02	0.31	40.78	21.97	36.69
5. Rec UnImp Land	0	0	0	0	0	0	0	0	0
6. Rec Improv Land	0	0	0	0	0	0	0	0	0
7. Rec Improvements	0	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	2,181	148,169,215	133	10,526,463	24	505,940	2,338	159,201,618	1,559,795
% of Total	93.28	93.07	5.68	6.61	1.02	0.31	40.78	21.97	36.69

County 90 - Wayne

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 5,732	Value 724,382,508	Total Growth 4,250,255 (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	65	1,067,355	5	32,070	4	30,335	74	1,129,760	
10. Comm Improv Land	319	3,430,930	30	548,655	15	432,275	364	4,411,860	
11. Comm Improvements	327	31,961,415	30	2,338,760	21	8,176,315	378	42,476,490	
12. Comm Total	392	36,459,700	35	2,919,485	25	8,638,925	452	48,018,110	76,595
% of Total	86.72	75.92	7.74	6.07	5.53	17.99	7.88	6.62	1.80
13. Ind UnImp Land	0	0	1	36,600	0	0	1	36,600	
14. Ind Improv Land	0	0	8	360,490	1	38,795	9	399,285	
15. Ind Improvements	0	0	8	7,348,835	1	149,415	9	7,498,250	
16. Ind Total	0	0	9	7,745,925	1	188,210	10	7,934,135	121,190
% of Total	0.00	0.00	90.00	97.62	10.00	2.37	0.17	1.09	2.85
Comm+Ind Total	392	36,459,700	44	10,665,410	26	8,827,135	462	55,952,245	197,785
% of Total	84.84	65.16	9.52	19.06	5.62	15.77	8.06	7.72	4.65
17. Taxable Total	2,573	184,628,915	177	21,191,873	50	9,333,075	2,800	215,153,863	2,437,580
% of Total	91.89	85.81	6.32	4.89	1.78	0.23	48.84	29.70	57.35

County 90 - Wayne

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	2	69,610	855,125	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	69,610	855,125
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	69,610	855,125

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	234	7	95	336

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	1	32,035	1,575	229,735,155	1,576	229,767,190
28. Ag-Improved Land	0	0	5	93,450	1,286	185,511,260	1,291	185,604,710
29. Ag-Improvements	0	0	5	634,665	1,351	93,222,080	1,356	93,856,745
30. Ag-Total Taxable							2,932	509,228,645

County 90 - Wayne

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	4	5.000	50,000	
33. HomeSite Improvements	0		0	4		608,590	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	5	25.560	43,450	
37. FarmSite Improv	0		0	3		26,075	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	2	2.000	20,000	2	2.000	20,000	
32. HomeSite Improv Land	992	1,023.140	10,231,460	996	1,028.140	10,281,460	
33. HomeSite Improvements	998		72,809,690	1,002		73,418,280	1,478,185
34. HomeSite Total				1,004	1,030.140	83,719,740	
35. FarmSite UnImp Land	10	32.490	55,230	10	32.490	55,230	
36. FarmSite Impr Land	1,145	6,571.170	11,171,090	1,150	6,596.730	11,214,540	
37. FarmSite Improv	1,270		20,412,390	1,273		20,438,465	334,490
38. FarmSite Total				1,283	6,629.220	31,708,235	
39. Road & Ditches		6,076.120			6,076.120		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				2,287	13,735.480	115,427,975	1,812,675

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	1	0.000	149,365	1	0.000	149,365

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 90 - Wayne

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	2,244.020	5,452,985	2,244.020	5,452,985
46. 1A	0.000	0	0.000	0	8,049.220	18,593,755	8,049.220	18,593,755
47. 2A1	0.000	0	0.000	0	2,256.360	4,817,365	2,256.360	4,817,365
48. 2A	0.000	0	0.000	0	2,353.260	4,565,360	2,353.260	4,565,360
49. 3A1	0.000	0	0.000	0	10,830.740	19,116,335	10,830.740	19,116,335
50. 3A	0.000	0	0.000	0	9,356.520	16,280,370	9,356.520	16,280,370
51. 4A1	0.000	0	0.000	0	3,599.610	3,779,615	3,599.610	3,779,615
52. 4A	0.000	0	0.000	0	159.000	133,560	159.000	133,560
53. Total	0.000	0	0.000	0	38,848.730	72,739,345	38,848.730	72,739,345
Dryland:								
54. 1D1	0.000	0	0.000	0	13,495.160	28,879,860	13,495.160	28,879,860
55. 1D	0.000	0	12.000	23,880	39,733.230	79,069,665	39,745.230	79,093,545
56. 2D1	0.000	0	0.000	0	9,851.370	16,501,255	9,851.370	16,501,255
57. 2D	0.000	0	0.000	0	8,047.800	13,158,240	8,047.800	13,158,240
58. 3D1	0.000	0	3.890	5,915	59,694.950	90,736,695	59,698.840	90,742,610
59. 3D	0.000	0	2.000	2,240	39,932.580	44,724,595	39,934.580	44,726,835
60. 4D1	0.000	0	0.000	0	21,201.860	18,339,695	21,201.860	18,339,695
61. 4D	0.000	0	0.000	0	1,069.680	743,430	1,069.680	743,430
62. Total	0.000	0	17.890	32,035	193,026.630	292,153,435	193,044.520	292,185,470
Grass:								
63. 1G1	0.000	0	0.000	0	1,510.620	2,169,420	1,510.620	2,169,420
64. 1G	0.000	0	0.000	0	3,593.210	5,052,820	3,593.210	5,052,820
65. 2G1	0.000	0	0.000	0	6,662.920	7,053,535	6,662.920	7,053,535
66. 2G	0.000	0	0.000	0	3,682.430	3,598,665	3,682.430	3,598,665
67. 3G1	0.000	0	0.000	0	5,268.220	5,031,085	5,268.220	5,031,085
68. 3G	0.000	0	0.000	0	4,049.390	2,981,630	4,049.390	2,981,630
69. 4G1	0.000	0	0.000	0	4,388.870	2,408,645	4,388.870	2,408,645
70. 4G	0.000	0	0.000	0	565.010	224,405	565.010	224,405
71. Total	0.000	0	0.000	0	29,720.670	28,520,205	29,720.670	28,520,205
72. Waste	0.000	0	0.000	0	2,844.200	355,650	2,844.200	355,650
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	17.890	32,035	264,440.230	393,768,635	264,458.120	393,800,670

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	38,848.730	72,739,345	38,848.730	72,739,345
77.Dry Land	0.000	0	17.890	32,035	193,026.630	292,153,435	193,044.520	292,185,470
78.Grass	0.000	0	0.000	0	29,720.670	28,520,205	29,720.670	28,520,205
79.Waste	0.000	0	0.000	0	2,844.200	355,650	2,844.200	355,650
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	17.890	32,035	264,440.230	393,768,635	264,458.120	393,800,670

2007 Agricultural Land Detail

County 90 - Wayne

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,244.020	5.78%	5,452,985	7.50%	2,430.007
1A	8,049.220	20.72%	18,593,755	25.56%	2,310.007
2A1	2,256.360	5.81%	4,817,365	6.62%	2,135.016
2A	2,353.260	6.06%	4,565,360	6.28%	1,940.015
3A1	10,830.740	27.88%	19,116,335	26.28%	1,765.007
3A	9,356.520	24.08%	16,280,370	22.38%	1,740.002
4A1	3,599.610	9.27%	3,779,615	5.20%	1,050.006
4A	159.000	0.41%	133,560	0.18%	840.000
Irrigated Total	38,848.730	100.00%	72,739,345	100.00%	1,872.373

Dry:

1D1	13,495.160	6.99%	28,879,860	9.88%	2,140.016
1D	39,745.230	20.59%	79,093,545	27.07%	1,990.013
2D1	9,851.370	5.10%	16,501,255	5.65%	1,675.021
2D	8,047.800	4.17%	13,158,240	4.50%	1,635.010
3D1	59,698.840	30.92%	90,742,610	31.06%	1,520.006
3D	39,934.580	20.69%	44,726,835	15.31%	1,120.002
4D1	21,201.860	10.98%	18,339,695	6.28%	865.004
4D	1,069.680	0.55%	743,430	0.25%	695.002
Dry Total	193,044.520	100.00%	292,185,470	100.00%	1,513.565

Grass:

1G1	1,510.620	5.08%	2,169,420	7.61%	1,436.112
1G	3,593.210	12.09%	5,052,820	17.72%	1,406.213
2G1	6,662.920	22.42%	7,053,535	24.73%	1,058.625
2G	3,682.430	12.39%	3,598,665	12.62%	977.252
3G1	5,268.220	17.73%	5,031,085	17.64%	954.987
3G	4,049.390	13.62%	2,981,630	10.45%	736.315
4G1	4,388.870	14.77%	2,408,645	8.45%	548.807
4G	565.010	1.90%	224,405	0.79%	397.169
Grass Total	29,720.670	100.00%	28,520,205	100.00%	959.608

Irrigated Total	38,848.730	14.69%	72,739,345	18.47%	1,872.373
Dry Total	193,044.520	73.00%	292,185,470	74.20%	1,513.565
Grass Total	29,720.670	11.24%	28,520,205	7.24%	959.608
Waste	2,844.200	1.08%	355,650	0.09%	125.043
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	264,458.120	100.00%	393,800,670	100.00%	1,489.085

As Related to the County as a Whole

Irrigated Total	38,848.730	100.00%	72,739,345	100.00%
Dry Total	193,044.520	100.00%	292,185,470	100.00%
Grass Total	29,720.670	100.00%	28,520,205	100.00%
Waste	2,844.200	100.00%	355,650	100.00%
Other	0.000	0.00%	0	0.00%
Exempt	0.000	0.00%		
Market Area Total	264,458.120	100.00%	393,800,670	100.00%

2007 Agricultural Land Detail

County 90 - Wayne

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	38,848.730	72,739,345
Dry	0.000	0	17.890	32,035	193,026.630	292,153,435
Grass	0.000	0	0.000	0	29,720.670	28,520,205
Waste	0.000	0	0.000	0	2,844.200	355,650
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	17.890	32,035	264,440.230	393,768,635

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	38,848.730	72,739,345	38,848.730	14.69%	72,739,345	18.47%	1,872.373
Dry	193,044.520	292,185,470	193,044.520	73.00%	292,185,470	74.20%	1,513.565
Grass	29,720.670	28,520,205	29,720.670	11.24%	28,520,205	7.24%	959.608
Waste	2,844.200	355,650	2,844.200	1.08%	355,650	0.09%	125.043
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	264,458.120	393,800,670	264,458.120	100.00%	393,800,670	100.00%	1,489.085

* Department of Property Assessment & Taxation Calculates

2006 Plan of Assessment for Wayne County

County Assessor – Joyce Reeg

This Plan of assessment is required by law, pursuant to Neb. Laws 2005, LB 263, Section 9. On or before June 15 each year the county assessor shall prepare a plan of assessment and shall present the plan of assessment to the county board of equalization on or before July 31. The plan of assessment prepared each year, shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter.

2007

The county board allocated money in the new budget for the assessor's office to hire an additional clerk. Our office policy now requires that at least two people go out to list property and we prefer to take Bud Neel with us for a third. Bud works around the courthouse full time and is a retired state trooper. The long term plan is to move Dawn to a new GIS program which will be used by the sheriff, the clerk, the courts and the assessor. The initial information in the GIS system will come from our office with our data entry.

I began on Sept. 11, 2001 to review the **residential** properties in the villages and towns in Wayne County and I will finish the southeast quadrant of Wayne in the next few months. The summer of 2007 I will start the process again beginning with Wakefield, then Hoskins, Winside, Carroll and finally Wayne.

The quality, condition and depreciation on all the residences in the towns were determined by the assessor so that there was consistency throughout the county. We are continuing to review the information in the CAMA program, both rural and towns, for the third time and now feel the information is correct.

Rural residential properties will be monitored using the sales/assessment ratio and new 8 x10 photos. New photos will be taken by three college students who will be hired for the summer. The photos will be printed off and then compared with the previous photos taken in 2002. Reviewing these photos will continue into 2008. When necessary we will go out to the property and do the listing.

Commercials will be monitored using the sales/assessment ratio, building permits and drive by reviews. A review of the economic depreciation was done by the assessor and will be implemented for 2007. Section 42 properties were valued with the income approach but this method was not used.

Agricultural lands will be adjusted according to the assessment sales ratio. Land use will be studied using the depreciation worksheets, drive-bys, road men and individuals in the county that inform us of changes.

2008

We will implement the CAMA program for all **residential** properties and send out early notices to taxpayers so they can come into the office and talk about the new value and the information on the CAMA sheet.

We will continue to review the 8x10 photos of the residences in the villages and in the rural area. When necessary we will go to the property and list the changes.

Commercials will continue to be monitored and adjusted using the sales assessment ratio. New construction is monitored using building permits. The economic depreciations were reviewed in 2007

Agriculture land will be adjusted using the sales assessment ratio. Land use will be updated as it is every year.

2009

.In 2009 I plan on working diligently to get the data entered into the GIS system. The information to be entered includes all residential, all commercial and all agricultural properties and ownerships.

The assessor will be reviewing residential and commercial properties in the small towns. We will continue to review the 8x10 photos taken in 2007 and make the necessary changes to the parcels.

We will continue to follow state statutes and property tax directives at all times.

Staff, Budgeting and Training

The staff of the Wayne County Assessor's office consists of the assessor, who is a registered appraiser, the deputy, also a registered appraiser and one clerk. At this time neither the assessor nor the deputy assessor are planning on upgrading their appraiser licenses. With the addition of a new clerk in 2007 we will be spending more time on training.

The deputy has been in the office about 15 years. The deeds and cadastral maps are her primary concern as well as making sure we meet deadlines throughout the year. The clerk is a December 2002 graduate of WSC and has been employed in the office since January 2003. Her job is to list and value property. The part time shared individual who worked about 80% of her time in my office is now the acting highway supt. and was told by the commissioners to stay in her own office.(and do nothing) She had been entering information into the CAMA program, counting CRP acres and updating records by the yearly percentage. She no longer works in the office even on a part time basis.

The budget for the assessor's office has always been adequate to handle our needs. I have presented to the commissioners the probability of adding a GIS system to the courthouse. They have given me their total support.

The assessor's budget pays for all continuing ed. Appraisal licenses are renewed and paid with the assessor's budget as well as workshops and meetings.

Definitions

Review – physically walking around the property. Taking notes on various aspects of the property so as to make pricing-out possible. Not necessarily an interior inspection.

Drive-by – We do not get out of the car. We take adequate notes so it is possible to price out the property. It is best to have a driver and a passenger but that is not always the case.

Conclusion

In **2007, 2008 & 2009** I will work to improve the quality of assessment to stay in compliance with generally accepted mass appraisal practices. It is my goal to follow the five subsystems of mass appraisal; data collection and maintenance, market analysis, the development of mass appraisal models and tables, quality control, and defense of values. All five subsystems are in place in Wayne County

The sales comparison approach to value is used in determining yearly adjustments to individual villages and neighborhoods. The cost approach to value is used in arriving at the assessed value of the individual properties and the income approach in the valuation system is used in the valuation process of the Section 42 properties. The Marshall & Swift manual is used for costing and the market analysis statistics are used in the sales comparison approach.

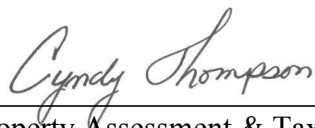
If Wayne County sticks to the plan of assessment that is outlined in this proposal, we should be able to accomplish better quality of value, better uniformity of value and consistency in valuations over the next three years. “The greatest asset to the appraiser is uniformity and consistency in ad valorem appraisal.”

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 Wayne County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9850.

Dated this 9th day of April, 2007.



Property Assessment & Taxation