

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

92 Wheeler

Residential Real Property - Current

Number of Sales	27	COD	56.07
Total Sales Price	\$ 634400	PRD	129.05
Total Adj. Sales Price	\$ 634400	COV	77.56
Total Assessed Value	\$ 579915	STD	91.49
Avg. Adj. Sales Price	\$ 23496.30	Avg. Abs. Dev.	51.44
Avg. Assessed Value	\$ 21478.33	Min	19.84
Median	91.73	Max	496.00
Wgt. Mean	91.41	95% Median C.I.	70.86 to 117.47
Mean	117.97	95% Wgt. Mean C.I.	70.93 to 111.89
		95% Mean C.I.	81.77 to 154.17
% of Value of the Class of all Real Property Value in the County			3.89
% of Records Sold in the Study Period			6.72
% of Value Sold in the Study Period			7.88
Average Assessed Value of the Base			18,308

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	27	91.73	56.07	129.05
2006	37	95.35	41.25	117.76
2005	41	94.83	50.04	134.18
2004	38	100.83	30.81	114.40
2003	31	98	32.31	113.8
2002	30	95	40.95	118.32
2001	28	92	33.95	113.49

2007 Commission Summary

92 Wheeler

Commercial Real Property - Current

Number of Sales		6	COD	90.93
Total Sales Price	\$	6975000	PRD	212.82
Total Adj. Sales Price	\$	6975000	COV	85.26
Total Assessed Value	\$	2339515	STD	60.86
Avg. Adj. Sales Price	\$	1162500.00	Avg. Abs. Dev.	42.82
Avg. Assessed Value	\$	389919.17	Min	6.21
Median		47.09	Max	165.20
Wgt. Mean		33.54	95% Median C.I.	6.21 to 165.20
Mean		71.38	95% Wgt. Mean C.I.	5.77 to 61.32
			95% Mean C.I.	7.50 to 135.27
% of Value of the Class of all Real Property Value in the County				0.47
% of Records Sold in the Study Period				12.77
% of Value Sold in the Study Period				265.78
Average Assessed Value of the Base				18,729

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	6	47.09	90.93	212.82
2006	3	50.97	84.30	192.34
2005	3	165.20	49.41	165.26
2004	1	96.68	0.00	100.00
2003	3	64	8.26	95.19
2002	7	60	44.77	142.01
2001	7	60	44.77	142.01

2007 Commission Summary

92 Wheeler

Agricultural Land - Current

Number of Sales	35	COD	17.89
Total Sales Price	\$ 8222535	PRD	101.29
Total Adj. Sales Price	\$ 7752535	COV	23.05
Total Assessed Value	\$ 5759735	STD	17.35
Avg. Adj. Sales Price	\$ 221501.00	Avg. Abs. Dev.	13.07
Avg. Assessed Value	\$ 164563.86	Min	51.52
Median	73.04	Max	128.11
Wgt. Mean	74.29	95% Median C.I.	64.35 to 83.03
Mean	75.25	95% Wgt. Mean C.I.	67.49 to 81.10
		95% Mean C.I.	69.51 to 81.00
% of Value of the Class of all Real Property Value in the County			96.43
% of Records Sold in the Study Period			2.49
% of Value Sold in the Study Period			9.03
Average Assessed Value of the Base			129,474

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	35	73.04	17.89	101.29
2006	40	76.10	22.73	100.42
2005	31	75.72	17.39	99.97
2004	28	75.99	19.47	97.92
2003	27	77	22.91	101.58
2002	22	74	17.65	98.61
2001	21	65	23.54	98.66

2007 Opinions of the Property Tax Administrator for Wheeler 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 Wheeler County is 92% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Wheeler 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 Wheeler County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Wheeler County is not 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 Wheeler County is 73% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Wheeler County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.



Catherine D. Lang
Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Wheeler County**

Residential Real Property

I. Correlation

RESIDENTIAL: A review of the 2007 Residential statistics indicates that an accurate measurement of the residential property in Wheeler County has been achieved. The sales utilization table indicates that the county has utilized a high proportion of the total sales for the development of the qualified sales analysis. The measures of central tendency indicate the median is within the range while the weighted mean is slightly below and the mean is high. The percent change in assessed value for both sold and unsold properties is consistent suggesting that these properties were appraised similarly. Both the coefficient of dispersion and the price related differential are significantly above the acceptable range as qualitative measures which could be attributed to several outliers and low dollar sales. This class continues to have issues with uniformity, perhaps the depreciation or economic factors need to be redone to increase the uniformity. Lake Ericson continues to be where the market has shown strong interest and the assessor has addressed that for this year. The reported assessment actions for 2007 support the statistics from the preliminary to the final analysis. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the residential property class.

**2007 Correlation Section
for Wheeler 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	32	27	84.38
2006	46	37	80.43
2005	51	41	80.39
2004	49	38	77.55
2003	42	31	73.81
2002	41	30	73.17
2001	37	28	75.68

RESIDENTIAL: The percentage of qualified residential sales used shows Wheeler County has historically used a high percent of sales. This would indicate that the measurement of the class of property was done using all available sales.

**2007 Correlation Section
for Wheeler 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 Wheeler 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	67.51	24.18	83.83	91.73
2006	77.56	10.55	85.75	95.35
2005	79.24	13.21	89.71	94.83
2004	100.83	-5.3	95.49	100.83
2003	79	15.55	91.28	98
2002	95	-0.9	94.15	95
2001	92	0.03	92.03	92

RESIDENTIAL: The Trended Preliminary Ratio and the R&O Median Ratio are dissimilar and do not appear to support each other. The county raised both improvements and land values at Lake Ericson in which these properties may have been disproportionately represented in the sales file than in the assessed base. There is no information available that would suggest that the median is not the best indication of the level of value for the residential class of property.

**2007 Correlation Section
for Wheeler 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 Wheeler 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)
22.87	2007	24.18
21.43	2006	10.55
11.66	2005	13.21
0	2004	-5.3
13.75	2003	16
-0.45	2002	-0.9
0.15	2001	2.99

RESIDENTIAL: The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

2007 Correlation Section for Wheeler 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 Wheeler County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	91.73	91.41	117.97

RESIDENTIAL: The measures of central tendency shown here reflect that the median for the qualified residential sales file is within the acceptable level of value. The weighted mean is slightly below and the mean measure is significantly higher; however the removal of some extreme outliers and low dollar sales brings the weighted mean into the range and improves the mean considerably.

**2007 Correlation Section
for Wheeler 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	56.07	129.05
Difference	41.07	26.05

RESIDENTIAL: The coefficient of dispersion and the price related differential are both outside the acceptable range. These quality statistics do not support assessment uniformity. Several outliers and low dollar sales are affecting these statistics.

**2007 Correlation Section
for Wheeler 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	27	27	0
Median	67.51	91.73	24.22
Wgt. Mean	66.85	91.41	24.56
Mean	81.43	117.97	36.54
COD	50.14	56.07	5.93
PRD	121.81	129.05	7.24
Min Sales Ratio	10.88	19.84	8.96
Max Sales Ratio	272.00	496.00	224

RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property.

**2007 Correlation Section
for Wheeler County**

Commerical Real Property

I. Correlation

COMMERCIAL: With only six sales within the commercial sales file it is believed that with the diversity of the sales within the sales file, the representativeness of the sample to the population is unreliable, and therefore the measures of central tendency are not reliable. The county has not reviewed commercial property for several years and therefore a question of uniform and proportionate assessments exists. There is no other information available that would indicate that Wheeler County has not met an acceptable level of value for the commercial class of property for assessment year 2007.

**2007 Correlation Section
for Wheeler 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	13	6	46.15
2006	8	3	37.5
2005	5	3	60
2004	1	1	100
2003	3	3	100
2002	8	7	87.5
2001	9	7	77.78

COMMERCIAL: The percent of qualified commercial sales used indicates an increase of nine percent from the previous year. However, the sample size is very small and is unlikely to be representative of the commercial class of property as a whole.

**2007 Correlation Section
for Wheeler 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 Wheeler 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	47.09	0	47.09	47.09
2006	50.97	-2.08	49.91	50.97
2005	165.20	-15.66	139.33	165.20
2004	96.68	0.61	97.27	96.68
2003	56	8.51	60.77	64
2002	60	0	60	60
2001	60	-4.32	57.41	60

COMMERCIAL: There were no valuation changes within the commercial class of property for 2007 which is indicated in the table above.

**2007 Correlation Section
for Wheeler 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 Wheeler 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	0
0	2006	-2.08
0	2005	-15.66
N/A	2004	0.61
14.2	2003	8.5
0	2002	0
0	2001	-4.32

COMMERCIAL: There were no valuation changes within the commercial class of property for 2007, therefore neither the sales base or the assessed base show any change.

2007 Correlation Section for Wheeler 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 Wheeler County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	47.09	33.54	71.38

COMMERCIAL: There were only six qualified sales in the sales file to measure. For purposes of the level of value in the commercial class of property, based on six sales, the model may not give reliable information.

**2007 Correlation Section
for Wheeler 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	90.93	212.82
Difference	70.93	109.82

COMMERCIAL: Both the coefficient of dispersion and the price related differential are outside the acceptable ranges. With a small sample size and the diversity of the sales these measures in all probability are not reliable.

**2007 Correlation Section
for Wheeler 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	6	6	0
Median	47.09	47.09	0
Wgt. Mean	33.54	33.54	0
Mean	71.38	71.38	0
COD	90.93	90.93	0
PRD	212.82	212.82	0
Min Sales Ratio	6.21	6.21	0
Max Sales Ratio	165.20	165.20	0

COMMERCIAL: The above table reflects the reported action that there were no valuation changes to this class of property for 2007.

**2007 Correlation Section
for Wheeler County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: A review of the 2007 Agricultural Unimproved statistics indicates that an accurate measurement of the agricultural unimproved property in Wheeler County has been achieved. All three measures of central tendency are within the acceptable range indicating the required level of value has been met. The coefficient of dispersion and the price related differential are also within the acceptable ranges indicating uniform and proportionate assessments. The percent change in assessed value for both sold and unsold properties is consistent suggesting that these properties were appraised similarly. The reported assessment actions for 2007 support the statistics from the preliminary to the final analysis. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the agricultural unimproved property class.

**2007 Correlation Section
for Wheeler 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	56	35	62.5
2006	59	40	67.8
2005	53	31	58.49
2004	48	28	58.33
2003	45	27	60
2002	42	22	52.38
2001	44	21	47.73

AGRICULTURAL UNIMPROVED: A review of the grid illustrates that Wheeler County is consistent in the utilization of qualified sales as compared to historical data for the measurement of the agricultural unimproved properties.

**2007 Correlation Section
for Wheeler 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 Wheeler 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	68.88	4.26	71.81	73.04
2006	68.70	10.3	75.78	76.10
2005	65.81	16.2	76.47	75.72
2004	75.99	0.27	76.2	75.99
2003	70	12.94	79.06	77
2002	74	0	74	74
2001	59	14.53	67.57	65

AGRICULTURAL UNIMPROVED: The relationship between the Trended Preliminary Ratio and the R&O Ratio suggests the assessment practices are applied to the sales file and population in a similar manner.

**2007 Correlation Section
for Wheeler 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 Wheeler 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)
4.42	2007	4.26
10.76	2006	10.3
17.08	2005	16.2
0	2004	0.27
1.75	2003	12.94
0	2002	0
11.17	2001	14.53

AGRICULTURAL UNIMPROVED: The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

2007 Correlation Section for Wheeler 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 Wheeler County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	73.04	74.29	75.25

AGRICULTURAL UNIMPROVED: The measures of central tendency shown here reflect that all three measures are within the acceptable range. The measures being sufficiently in support of each other indicate that the median is a reliable measure of the level of assessment in this class of property.

**2007 Correlation Section
for Wheeler 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	17.89	101.29
Difference	0	0

AGRICULTURAL UNIMPROVED: Both qualitative measures are within the acceptable range indicating assessment uniformity within the unimproved agricultural class of property.

**2007 Correlation Section
for Wheeler 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	35	35	0
Median	68.88	73.04	4.16
Wgt. Mean	70.42	74.29	3.87
Mean	71.82	75.25	3.43
COD	18.28	17.89	-0.39
PRD	101.99	101.29	-0.7
Min Sales Ratio	49.87	51.52	1.65
Max Sales Ratio	128.11	128.11	0

AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property.

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

92 Wheeler

	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	5,842,366	7,348,175	1,505,809	25.77	95,910	24.13
2. Recreational	7,190	11,670	4,480	62.31	0	62.31
3. Ag-Homesite Land, Ag-Res Dwellings	7,050,240	7,187,430	137,190	1.95	*-----	1.95
4. Total Residential (sum lines 1-3)	12,899,796	14,547,275	1,647,479	12.77	95,910	12.03
5. Commercial	880,255	880,250	-5	0	0	0
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	21,937,927	22,053,717	115,790	0.53	271,770	-0.71
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	22,818,182	22,933,967	115,785	0.51	132,205	-0.07
10. Total Non-Agland Real Property	35,717,978	37,481,242	1,763,264	4.94	367,680	3.91
11. Irrigated	53,706,550	61,056,030	7,349,480	13.68		
12. Dryland	5,917,580	5,633,275	-284,305	-4.8		
13. Grassland	93,336,100	92,824,975	-511,125	-0.55		
14. Wasteland	930,560	930,560	0	0		
15. Other Agland	0	0	0			
16. Total Agricultural Land	153,890,790	160,444,840	6,554,050	4.26		
17. Total Value of All Real Property (Locally Assessed)	189,608,768	197,926,082	8,317,314	4.39	367,680	4.19

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

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	27	MEDIAN:	92	COV:	77.56	95% Median C.I.:	70.86 to 117.47
TOTAL Sales Price:	634,400	WGT. MEAN:	91	STD:	91.49	95% Wgt. Mean C.I.:	70.93 to 111.89
TOTAL Adj.Sales Price:	634,400	MEAN:	118	AVG.ABS.DEV:	51.44	95% Mean C.I.:	81.77 to 154.17
TOTAL Assessed Value:	579,915						
AVG. Adj. Sales Price:	23,496	COD:	56.07	MAX Sales Ratio:	496.00		
AVG. Assessed Value:	21,478	PRD:	129.05	MIN Sales Ratio:	19.84		

Printed: 03/28/2007 11:55:07

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	8	96.96	151.45	105.16	93.43	144.02	19.84	496.00	19.84 to 496.00	18,375	19,323
10/01/04 TO 12/31/04	3	195.89	176.94	149.54	18.56	118.32	112.92	222.00	N/A	14,166	21,185
01/01/05 TO 03/31/05	2	104.93	104.93	109.64	21.30	95.71	82.58	127.28	N/A	38,000	41,662
04/01/05 TO 06/30/05	4	84.80	109.06	101.26	44.84	107.70	64.20	202.45	N/A	12,750	12,911
07/01/05 TO 09/30/05	3	68.30	68.12	55.05	21.70	123.76	45.80	90.27	N/A	32,166	17,706
10/01/05 TO 12/31/05	2	54.74	54.74	57.29	8.19	95.53	50.25	59.22	N/A	55,700	31,912
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	5	99.75	96.55	99.87	8.80	96.68	70.36	113.49	N/A	22,000	21,971
____Study Years____											
07/01/04 TO 06/30/05	17	112.92	140.50	111.57	60.22	125.93	19.84	496.00	76.31 to 202.45	18,617	20,771
07/01/05 TO 06/30/06	10	80.32	79.66	71.34	25.99	111.65	45.80	113.49	50.25 to 99.94	31,790	22,680
____Calendar Yrs____											
01/01/05 TO 12/31/05	11	77.87	87.27	75.22	35.79	116.02	45.80	202.45	50.25 to 127.28	30,445	22,901
____ALL____											
	27	91.73	117.97	91.41	56.07	129.05	19.84	496.00	70.86 to 117.47	23,496	21,478

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
BARTLETT	2	73.09	73.09	74.04	6.55	98.71	68.30	77.87	N/A	12,500	9,255
ERICSON	2	143.10	143.10	97.42	55.14	146.89	64.20	222.00	N/A	9,500	9,255
LAKE ERICSON	20	99.57	127.40	106.53	54.85	119.59	19.84	496.00	76.45 to 127.28	20,670	22,018
RURAL	3	59.22	68.26	57.92	30.37	117.84	45.80	99.75	N/A	59,000	34,173
____ALL____											
	27	91.73	117.97	91.41	56.07	129.05	19.84	496.00	70.86 to 117.47	23,496	21,478

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	4	73.09	108.09	84.14	57.25	128.47	64.20	222.00	N/A	11,000	9,255
3	23	99.20	119.68	91.95	51.99	130.16	19.84	496.00	76.31 to 117.47	25,669	23,604
____ALL____											
	27	91.73	117.97	91.41	56.07	129.05	19.84	496.00	70.86 to 117.47	23,496	21,478

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	22	95.74	110.13	94.30	41.25	116.79	45.80	222.00	70.36 to 127.28	26,518	25,007
2	5	76.31	152.44	58.35	132.22	261.24	19.84	496.00	N/A	10,200	5,952
____ALL____											
	27	91.73	117.97	91.41	56.07	129.05	19.84	496.00	70.86 to 117.47	23,496	21,478

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:	27	MEDIAN:	92	COV:	77.56	95% Median C.I.:	70.86 to 117.47
TOTAL Sales Price:	634,400	WGT. MEAN:	91	STD:	91.49	95% Wgt. Mean C.I.:	70.93 to 111.89
TOTAL Adj.Sales Price:	634,400	MEAN:	118	AVG.ABS.DEV:	51.44	95% Mean C.I.:	81.77 to 154.17
TOTAL Assessed Value:	579,915						
AVG. Adj. Sales Price:	23,496	COD:	56.07	MAX Sales Ratio:	496.00		
AVG. Assessed Value:	21,478	PRD:	129.05	MIN Sales Ratio:	19.84		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	27	91.73	117.97	91.41	56.07	129.05	19.84	496.00	70.86 to 117.47	23,496	21,478
06											
07											
ALL	27	91.73	117.97	91.41	56.07	129.05	19.84	496.00	70.86 to 117.47	23,496	21,478

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0006											
02-0018											
39-0055											
45-0029											
45-0137											
92-0045	27	91.73	117.97	91.41	56.07	129.05	19.84	496.00	70.86 to 117.47	23,496	21,478
NonValid School											
ALL	27	91.73	117.97	91.41	56.07	129.05	19.84	496.00	70.86 to 117.47	23,496	21,478

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	73.59	138.76	60.52	115.61	229.27	19.84	496.00	19.84 to 496.00	10,375	6,279
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	71.04	71.04	71.03	9.62	100.00	64.20	77.87	N/A	15,000	10,655
1920 TO 1939	6	159.96	141.18	95.76	43.76	147.43	45.80	222.00	45.80 to 222.00	26,816	25,680
1940 TO 1949	2	83.36	83.36	80.81	8.29	103.15	76.45	90.27	N/A	23,750	19,192
1950 TO 1959	3	91.73	123.40	112.50	41.18	109.69	82.58	195.89	N/A	18,166	20,436
1960 TO 1969	2	122.67	122.67	122.01	18.68	100.54	99.75	145.59	N/A	17,500	21,352
1970 TO 1979	5	112.92	102.57	92.90	14.45	110.41	59.22	127.28	N/A	46,850	43,524
1980 TO 1989	1	68.30	68.30	68.30			68.30	68.30	N/A	10,000	6,830
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	27	91.73	117.97	91.41	56.07	129.05	19.84	496.00	70.86 to 117.47	23,496	21,478

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:	27	MEDIAN:	92	COV:	77.56	95% Median C.I.:	70.86 to 117.47
TOTAL Sales Price:	634,400	WGT. MEAN:	91	STD:	91.49	95% Wgt. Mean C.I.:	70.93 to 111.89
TOTAL Adj.Sales Price:	634,400	MEAN:	118	AVG.ABS.DEV:	51.44	95% Mean C.I.:	81.77 to 154.17
TOTAL Assessed Value:	579,915						
AVG. Adj. Sales Price:	23,496	COD:	56.07	MAX Sales Ratio:	496.00		
AVG. Assessed Value:	21,478	PRD:	129.05	MIN Sales Ratio:	19.84		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	359.00	359.00	276.80	38.16	129.70	222.00	496.00	N/A	2,500	6,920
5000 TO 9999	2	85.03	85.03	82.67	16.66	102.86	70.86	99.20	N/A	6,000	4,960
Total \$ _____											
1 TO 9999	4	160.60	222.02	139.76	85.30	158.85	70.86	496.00	N/A	4,250	5,940
10000 TO 29999	16	91.00	105.52	103.09	44.88	102.35	19.84	209.09	68.30 to 145.59	16,790	17,310
30000 TO 59999	5	99.94	100.74	102.57	17.15	98.22	76.45	127.28	N/A	37,950	38,926
60000 TO 99999	2	52.51	52.51	53.19	12.78	98.73	45.80	59.22	N/A	79,500	42,282
ALL _____											
	27	91.73	117.97	91.41	56.07	129.05	19.84	496.00	70.86 to 117.47	23,496	21,478

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	85.03	171.48	52.21	148.33	328.43	19.84	496.00	N/A	9,500	4,960
5000 TO 9999	5	70.36	100.23	81.08	47.13	123.62	64.20	222.00	N/A	10,650	8,635
Total \$ _____											
1 TO 9999	9	70.86	131.90	69.06	105.19	191.00	19.84	496.00	64.20 to 222.00	10,138	7,001
10000 TO 29999	12	95.74	111.60	102.96	34.90	108.39	50.25	202.45	77.87 to 145.59	19,616	20,197
30000 TO 59999	6	108.71	109.80	89.21	38.16	123.09	45.80	209.09	45.80 to 209.09	51,291	45,755
ALL _____											
	27	91.73	117.97	91.41	56.07	129.05	19.84	496.00	70.86 to 117.47	23,496	21,478

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	73.59	126.80	74.74	94.39	169.65	19.84	496.00	19.84 to 496.00	12,093	9,038
10	8	113.61	131.45	117.86	45.97	111.53	50.25	209.09	50.25 to 209.09	26,706	31,476
20	4	88.81	85.22	72.58	26.33	117.41	45.80	117.47	N/A	33,625	24,406
30	5	91.73	121.22	101.46	48.14	119.47	64.20	222.00	N/A	15,400	15,625
40	2	86.07	86.07	71.15	31.20	120.97	59.22	112.92	N/A	56,250	40,022
ALL _____											
	27	91.73	117.97	91.41	56.07	129.05	19.84	496.00	70.86 to 117.47	23,496	21,478

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:	27	MEDIAN:	92	COV:	77.56	95% Median C.I.:	70.86 to 117.47
TOTAL Sales Price:	634,400	WGT. MEAN:	91	STD:	91.49	95% Wgt. Mean C.I.:	70.93 to 111.89
TOTAL Adj.Sales Price:	634,400	MEAN:	118	AVG.ABS.DEV:	51.44	95% Mean C.I.:	81.77 to 154.17
TOTAL Assessed Value:	579,915						
AVG. Adj. Sales Price:	23,496	COD:	56.07	MAX Sales Ratio:	496.00		
AVG. Assessed Value:	21,478	PRD:	129.05	MIN Sales Ratio:	19.84		

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STYLE											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	73.59	126.80	74.74	94.39	169.65	19.84	496.00	19.84 to 496.00	12,093	9,038
100	6	106.43	110.01	109.63	17.47	100.34	82.58	145.59	82.58 to 145.59	30,041	32,935
101	11	77.87	107.65	75.12	60.06	143.30	45.80	222.00	50.25 to 202.45	27,809	20,890
102	1	117.47	117.47	117.47			117.47	117.47	N/A	30,000	35,240
104	1	209.09	209.09	209.09			209.09	209.09	N/A	21,500	44,955
ALL	27	91.73	117.97	91.41	56.07	129.05	19.84	496.00	70.86 to 117.47	23,496	21,478

CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	73.59	126.80	74.74	94.39	169.65	19.84	496.00	19.84 to 496.00	12,093	9,038
20	3	64.20	105.63	85.65	79.02	123.33	50.25	202.45	N/A	16,300	13,961
30	8	95.10	101.57	85.06	35.00	119.41	45.80	209.09	45.80 to 209.09	39,593	33,678
40	8	113.52	130.16	114.12	37.47	114.05	76.45	222.00	76.45 to 222.00	21,500	24,536
ALL	27	91.73	117.97	91.41	56.07	129.05	19.84	496.00	70.86 to 117.47	23,496	21,478

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:	6	MEDIAN:	47	COV:	85.26	95% Median C.I.:	6.21 to 165.20
TOTAL Sales Price:	6,975,000	WGT. MEAN:	34	STD:	60.86	95% Wgt. Mean C.I.:	5.77 to 61.32
TOTAL Adj.Sales Price:	6,975,000	MEAN:	71	AVG.ABS.DEV:	42.82	95% Mean C.I.:	7.50 to 135.27
TOTAL Assessed Value:	2,339,515						
AVG. Adj. Sales Price:	1,162,500	COD:	90.93	MAX Sales Ratio:	165.20		
AVG. Assessed Value:	389,919	PRD:	212.82	MIN Sales Ratio:	6.21		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	2	84.82	84.82	74.41	49.07	113.98	43.20	126.43	N/A	20,000	14,882
04/01/06 TO 06/30/06	1	6.21	6.21	6.21			6.21	6.21	N/A	1,930,000	119,835
<u>Study Years</u>											
07/01/03 TO 06/30/04	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
07/01/04 TO 06/30/05	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
07/01/05 TO 06/30/06	3	43.20	58.61	7.59	92.76	771.85	6.21	126.43	N/A	656,666	49,866
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04											
01/01/05 TO 12/31/05	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
<u>ALL</u>											
	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ERICSON	4	84.82	85.26	7.99	71.40	1066.70	6.21	165.20	N/A	493,750	39,465
RURAL	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
<u>ALL</u>											
	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919

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	4	84.82	85.26	7.99	71.40	1066.70	6.21	165.20	N/A	493,750	39,465
3	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
<u>ALL</u>											
	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919

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:	6	MEDIAN:	47	COV:	85.26	95% Median C.I.:	6.21 to 165.20
TOTAL Sales Price:	6,975,000	WGT. MEAN:	34	STD:	60.86	95% Wgt. Mean C.I.:	5.77 to 61.32
TOTAL Adj.Sales Price:	6,975,000	MEAN:	71	AVG.ABS.DEV:	42.82	95% Mean C.I.:	7.50 to 135.27
TOTAL Assessed Value:	2,339,515						
AVG. Adj. Sales Price:	1,162,500	COD:	90.93	MAX Sales Ratio:	165.20		
AVG. Assessed Value:	389,919	PRD:	212.82	MIN Sales Ratio:	6.21		

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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	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919
ALL	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0006											
02-0018											
39-0055											
45-0029											
45-0137											
92-0045	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919
NonValid School											
ALL	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919

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	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	2	66.32	66.32	7.14	90.64	929.34	6.21	126.43	N/A	972,500	69,400
1970 TO 1979	2	104.20	104.20	63.53	58.54	164.01	43.20	165.20	N/A	15,000	9,530
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919

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:	6	MEDIAN:	47	COV:	85.26	95% Median C.I.:	6.21 to 165.20
TOTAL Sales Price:	6,975,000	WGT. MEAN:	34	STD:	60.86	95% Wgt. Mean C.I.:	5.77 to 61.32
TOTAL Adj.Sales Price:	6,975,000	MEAN:	71	AVG.ABS.DEV:	42.82	95% Mean C.I.:	7.50 to 135.27
TOTAL Assessed Value:	2,339,515						
AVG. Adj. Sales Price:	1,162,500	COD:	90.93	MAX Sales Ratio:	165.20		
AVG. Assessed Value:	389,919	PRD:	212.82	MIN Sales Ratio:	6.21		

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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	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
Total \$ _____											
1 TO 9999	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
10000 TO 29999	2	84.82	84.82	74.41	49.07	113.98	43.20	126.43	N/A	20,000	14,882
500000 +	3	36.29	31.16	33.21	41.11	93.82	6.21	50.97	N/A	2,310,000	767,163
ALL _____											
	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
Total \$ _____											
1 TO 9999	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
10000 TO 29999	2	84.82	84.82	74.41	49.07	113.98	43.20	126.43	N/A	20,000	14,882
100000 TO 149999	1	6.21	6.21	6.21			6.21	6.21	N/A	1,930,000	119,835
500000 +	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
ALL _____											
	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
10	2	145.82	145.82	136.13	13.29	107.12	126.43	165.20	N/A	10,000	13,612
20	2	24.71	24.71	6.68	74.86	369.72	6.21	43.20	N/A	977,500	65,317
ALL _____											
	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
232	1	43.20	43.20	43.20			43.20	43.20	N/A	25,000	10,800
343	1	126.43	126.43	126.43			126.43	126.43	N/A	15,000	18,965
353	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
883	1	6.21	6.21	6.21			6.21	6.21	N/A	1,930,000	119,835
896	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
ALL _____											
	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919

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:	6	MEDIAN:	47	COV:	85.26	95% Median C.I.:	6.21 to 165.20
TOTAL Sales Price:	6,975,000	WGT. MEAN:	34	STD:	60.86	95% Wgt. Mean C.I.:	5.77 to 61.32
TOTAL Adj.Sales Price:	6,975,000	MEAN:	71	AVG.ABS.DEV:	42.82	95% Mean C.I.:	7.50 to 135.27
TOTAL Assessed Value:	2,339,515						
AVG. Adj. Sales Price:	1,162,500	COD:	90.93	MAX Sales Ratio:	165.20		
AVG. Assessed Value:	389,919	PRD:	212.82	MIN Sales Ratio:	6.21		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919
04											
<u>ALL</u>	<u>6</u>	<u>47.09</u>	<u>71.38</u>	<u>33.54</u>	<u>90.93</u>	<u>212.82</u>	<u>6.21</u>	<u>165.20</u>	<u>6.21 to 165.20</u>	<u>1,162,500</u>	<u>389,919</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:	35	MEDIAN:	73	COV:	23.05	95% Median C.I.:	64.35 to 83.03	(! : Derived)
(AgLand) TOTAL Sales Price:	8,222,535	WGT. MEAN:	74	STD:	17.35	95% Wgt. Mean C.I.:	67.49 to 81.10	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,752,535	MEAN:	75	AVG.ABS.DEV:	13.07	95% Mean C.I.:	69.51 to 81.00	
(AgLand) TOTAL Assessed Value:	5,759,735							
AVG. Adj. Sales Price:	221,501	COD:	17.89	MAX Sales Ratio:	128.11			
AVG. Assessed Value:	164,563	PRD:	101.29	MIN Sales Ratio:	51.52			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	6	85.04	90.05	88.24	12.73	102.05	71.60	128.11	71.60 to 128.11	155,626	137,318
01/01/04 TO 03/31/04	1	76.20	76.20	76.20			76.20	76.20	N/A	193,000	147,070
04/01/04 TO 06/30/04	3	100.79	94.63	102.55	10.69	92.27	75.39	107.70	N/A	168,833	173,140
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	108.18	108.18	108.18			108.18	108.18	N/A	267,750	289,645
01/01/05 TO 03/31/05	8	75.06	76.49	78.06	10.40	98.00	62.23	90.73	62.23 to 90.73	263,284	205,509
04/01/05 TO 06/30/05	4	70.97	69.07	66.79	6.44	103.41	60.09	74.24	N/A	281,900	188,273
07/01/05 TO 09/30/05	2	57.66	57.66	57.69	1.31	99.94	56.90	58.41	N/A	259,625	149,772
10/01/05 TO 12/31/05	2	62.15	62.15	60.72	12.29	102.35	54.51	69.78	N/A	227,500	138,135
01/01/06 TO 03/31/06	6	60.69	59.39	59.85	4.81	99.23	51.52	64.35	51.52 to 64.35	139,233	83,330
04/01/06 TO 06/30/06	2	70.57	70.57	62.71	22.96	112.53	54.37	86.77	N/A	404,000	253,360
<u>Study Years</u>											
07/01/03 TO 06/30/04	10	85.04	90.04	91.25	14.33	98.67	71.60	128.11	75.39 to 107.70	163,326	149,040
07/01/04 TO 06/30/05	13	73.97	76.65	76.73	12.15	99.89	60.09	108.18	67.26 to 85.94	269,355	206,678
07/01/05 TO 06/30/06	12	59.47	61.42	60.46	9.94	101.60	51.52	86.77	54.51 to 64.35	218,137	131,876
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	5	100.79	93.65	98.85	12.76	94.74	75.39	108.18	N/A	193,450	191,227
01/01/05 TO 12/31/05	16	70.53	70.49	70.65	11.67	99.77	54.51	90.73	60.09 to 76.14	263,007	185,811
<u>ALL</u>											
	35	73.04	75.25	74.29	17.89	101.29	51.52	128.11	64.35 to 83.03	221,501	164,563

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1483	2	87.56	87.56	86.83	3.62	100.84	84.39	90.73	N/A	477,621	414,725
1485	3	74.24	69.00	67.40	8.10	102.37	57.36	75.39	N/A	53,833	36,285
1569	6	81.07	78.81	75.13	9.88	104.89	62.23	87.47	62.23 to 87.47	160,072	120,270
1759	2	83.03	83.03	83.03	0.00	100.00	83.03	83.03	N/A	89,900	74,645
1761	4	73.87	77.16	70.63	15.31	109.23	60.09	100.79	N/A	278,890	196,988
1763	6	63.05	71.15	73.92	16.05	96.25	60.53	108.18	60.53 to 108.18	191,025	141,211
1765	2	68.52	68.52	68.34	1.84	100.26	67.26	69.78	N/A	214,900	146,872
1853	2	79.61	79.61	95.64	35.28	83.24	51.52	107.70	N/A	205,000	196,065
1855	6	57.66	61.02	60.49	9.99	100.88	54.37	73.04	54.37 to 73.04	333,141	201,518
1857	2	107.44	107.44	106.35	19.24	101.02	86.77	128.11	N/A	197,600	210,155
<u>ALL</u>											
	35	73.04	75.25	74.29	17.89	101.29	51.52	128.11	64.35 to 83.03	221,501	164,563

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:	35	MEDIAN:	73	COV:	23.05	95% Median C.I.:	64.35 to 83.03	(!: Derived)
(AgLand) TOTAL Sales Price:	8,222,535	WGT. MEAN:	74	STD:	17.35	95% Wgt. Mean C.I.:	67.49 to 81.10	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,752,535	MEAN:	75	AVG.ABS.DEV:	13.07	95% Mean C.I.:	69.51 to 81.00	
(AgLand) TOTAL Assessed Value:	5,759,735							
AVG. Adj. Sales Price:	221,501	COD:	17.89	MAX Sales Ratio:	128.11			
AVG. Assessed Value:	164,563	PRD:	101.29	MIN Sales Ratio:	51.52			

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	35	73.04	75.25	74.29	17.89	101.29	51.52	128.11	64.35 to 83.03	221,501	164,563
ALL	35	73.04	75.25	74.29	17.89	101.29	51.52	128.11	64.35 to 83.03	221,501	164,563

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	35	73.04	75.25	74.29	17.89	101.29	51.52	128.11	64.35 to 83.03	221,501	164,563
ALL	35	73.04	75.25	74.29	17.89	101.29	51.52	128.11	64.35 to 83.03	221,501	164,563

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0006	2	66.38	66.38	65.15	13.58	101.88	57.36	75.39	N/A	60,750	39,580
02-0018											
39-0055											
45-0029	1	74.24	74.24	74.24			74.24	74.24	N/A	40,000	29,695
45-0137											
92-0045	32	72.32	75.84	74.44	18.94	101.88	51.52	128.11	62.23 to 84.39	237,219	176,590
NonValid School											
ALL	35	73.04	75.25	74.29	17.89	101.29	51.52	128.11	64.35 to 83.03	221,501	164,563

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	3	74.24	69.00	67.40	8.10	102.37	57.36	75.39	N/A	53,833	36,285
50.01 TO 100.00	2	83.03	83.03	83.03	0.00	100.00	83.03	83.03	N/A	89,900	74,645
100.01 TO 180.00	10	66.63	69.37	67.59	17.35	102.62	51.52	100.79	54.51 to 87.47	156,465	105,759
180.01 TO 330.00	9	73.04	74.98	69.88	17.16	107.30	54.37	108.18	58.41 to 87.04	306,720	214,325
330.01 TO 650.00	8	68.52	73.64	74.38	15.94	98.99	60.53	107.70	60.53 to 107.70	242,957	180,723
650.01 +	3	90.73	101.08	93.60	16.06	107.99	84.39	128.11	N/A	380,814	356,426
ALL	35	73.04	75.25	74.29	17.89	101.29	51.52	128.11	64.35 to 83.03	221,501	164,563

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-N/A	2	82.49	82.49	89.11	10.00	92.56	74.24	90.73	N/A	204,000	181,790
GRASS	16	71.88	75.51	76.19	18.40	99.11	51.52	128.11	61.74 to 86.77	191,929	146,225
IRRGTD-N/A	17	71.60	74.16	71.52	18.53	103.70	54.37	108.18	57.36 to 83.03	251,391	179,797
ALL	35	73.04	75.25	74.29	17.89	101.29	51.52	128.11	64.35 to 83.03	221,501	164,563

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:	35	MEDIAN:	73	COV:	23.05	95% Median C.I.:	64.35 to 83.03	(!: Derived)
(AgLand) TOTAL Sales Price:	8,222,535	WGT. MEAN:	74	STD:	17.35	95% Wgt. Mean C.I.:	67.49 to 81.10	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,752,535	MEAN:	75	AVG.ABS.DEV:	13.07	95% Mean C.I.:	69.51 to 81.00	
(AgLand) TOTAL Assessed Value:	5,759,735							
AVG. Adj. Sales Price:	221,501	COD:	17.89	MAX Sales Ratio:	128.11			
AVG. Assessed Value:	164,563	PRD:	101.29	MIN Sales Ratio:	51.52			

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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	1	74.24	74.24	74.24			74.24	74.24	N/A	40,000	29,695
DRY-N/A	1	90.73	90.73	90.73			90.73	90.73	N/A	368,000	333,885
GRASS	16	71.88	75.51	76.19	18.40	99.11	51.52	128.11	61.74 to 86.77	191,929	146,225
IRRGTD	14	71.44	72.75	68.94	17.16	105.53	54.37	108.18	56.90 to 83.03	249,190	171,784
IRRGTD-N/A	3	76.20	80.77	83.00	21.56	97.31	58.41	107.70	N/A	261,666	217,191
ALL	35	73.04	75.25	74.29	17.89	101.29	51.52	128.11	64.35 to 83.03	221,501	164,563

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	2	82.49	82.49	89.11	10.00	92.56	74.24	90.73	N/A	204,000	181,790
GRASS	16	71.88	75.51	76.19	18.40	99.11	51.52	128.11	61.74 to 86.77	191,929	146,225
IRRGTD	17	71.60	74.16	71.52	18.53	103.70	54.37	108.18	57.36 to 83.03	251,391	179,797
ALL	35	73.04	75.25	74.29	17.89	101.29	51.52	128.11	64.35 to 83.03	221,501	164,563

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	2	74.82	74.82	74.89	0.77	99.90	74.24	75.39	N/A	46,250	34,637
60000 TO 99999	7	64.35	69.79	69.78	18.41	100.01	51.52	87.47	51.52 to 87.47	78,457	54,744
100000 TO 149999	4	86.49	87.48	87.67	7.44	99.78	76.14	100.79	N/A	126,594	110,980
150000 TO 249999	10	70.53	76.00	74.93	15.97	101.43	56.90	128.11	60.84 to 86.77	208,503	156,235
250000 TO 499999	10	66.91	74.70	74.40	23.24	100.40	54.51	108.18	58.41 to 107.70	333,218	247,917
500000 +	2	69.38	69.38	69.22	21.63	100.23	54.37	84.39	N/A	593,621	410,902
ALL	35	73.04	75.25	74.29	17.89	101.29	51.52	128.11	64.35 to 83.03	221,501	164,563

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:	35	MEDIAN:	73	COV:	23.05	95% Median C.I.:	64.35 to 83.03	(!: Derived)
(AgLand) TOTAL Sales Price:	8,222,535	WGT. MEAN:	74	STD:	17.35	95% Wgt. Mean C.I.:	67.49 to 81.10	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,752,535	MEAN:	75	AVG.ABS.DEV:	13.07	95% Mean C.I.:	69.51 to 81.00	
(AgLand) TOTAL Assessed Value:	5,759,735							
AVG. Adj. Sales Price:	221,501	COD:	17.89	MAX Sales Ratio:	128.11			
AVG. Assessed Value:	164,563	PRD:	101.29	MIN Sales Ratio:	51.52			

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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 \$ _____											
Total \$ _____											
10000 TO 29999	1	74.24	74.24	74.24			74.24	74.24	N/A	40,000	29,695
30000 TO 59999	6	63.05	66.31	64.83	14.96	102.28	51.52	87.47	51.52 to 87.47	70,316	45,583
60000 TO 99999	3	83.03	80.73	80.21	2.77	100.65	76.14	83.03	N/A	101,533	81,438
100000 TO 149999	10	72.63	73.72	70.44	15.23	104.66	54.51	100.79	56.90 to 87.04	187,660	132,188
150000 TO 249999	7	67.26	76.03	73.06	21.79	104.07	58.41	128.11	58.41 to 128.11	245,153	179,107
250000 TO 499999	8	78.72	81.26	77.70	20.95	104.59	54.37	108.18	54.37 to 108.18	424,169	329,573
ALL _____	35	73.04	75.25	74.29	17.89	101.29	51.52	128.11	64.35 to 83.03	221,501	164,563

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:	27	MEDIAN:	68	COV:	69.15	95% Median C.I.:	51.63 to 85.45
TOTAL Sales Price:	634,400	WGT. MEAN:	67	STD:	56.31	95% Wgt. Mean C.I.:	55.48 to 78.23
TOTAL Adj.Sales Price:	634,400	MEAN:	81	AVG.ABS.DEV:	33.85	95% Mean C.I.:	59.15 to 103.71
TOTAL Assessed Value:	424,120						
AVG. Adj. Sales Price:	23,496	COD:	50.14	MAX Sales Ratio:	272.00		
AVG. Assessed Value:	15,708	PRD:	121.81	MIN Sales Ratio:	10.88		

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Qrtrs</u>												
07/01/04 TO 09/30/04	8	65.70	92.20	69.46	86.17	132.74	10.88	272.00	10.88 to 272.00	18,375	12,763	
10/01/04 TO 12/31/04	3	130.52	141.57	104.82	38.26	135.06	72.20	222.00	N/A	14,166	14,850	
01/01/05 TO 03/31/05	2	68.54	68.54	72.10	24.67	95.06	51.63	85.45	N/A	38,000	27,397	
04/01/05 TO 06/30/05	4	71.04	76.01	74.71	20.10	101.75	59.27	102.70	N/A	12,750	9,525	
07/01/05 TO 09/30/05	3	60.50	58.20	50.42	12.40	115.43	45.80	68.30	N/A	32,166	16,218	
10/01/05 TO 12/31/05	2	45.54	45.54	53.35	30.04	85.36	31.86	59.22	N/A	55,700	29,715	
01/01/06 TO 03/31/06												
04/01/06 TO 06/30/06	5	67.51	65.91	69.53	22.06	94.79	39.38	99.75	N/A	22,000	15,297	
<u>Study Years</u>												
07/01/04 TO 06/30/05	17	77.87	94.32	75.69	56.38	124.62	10.88	272.00	50.75 to 130.52	18,617	14,091	
07/01/05 TO 06/30/06	10	59.86	59.52	58.06	22.37	102.52	31.86	99.75	39.38 to 68.49	31,790	18,457	
<u>Calendar Yrs</u>												
01/01/05 TO 12/31/05	11	60.50	64.25	60.01	22.65	107.07	31.86	102.70	45.80 to 85.45	30,445	18,270	
<u>ALL</u>												
	27	67.51	81.43	66.85	50.14	121.81	10.88	272.00	51.63 to 85.45	23,496	15,708	

ASSESSOR LOCATION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
BARTLETT	2	73.09	73.09	74.04	6.55	98.71	68.30	77.87	N/A	12,500	9,255	
ERICSON	2	143.10	143.10	97.42	55.14	146.89	64.20	222.00	N/A	9,500	9,255	
LAKE ERICSON	20	64.01	78.08	68.84	53.34	113.42	10.88	272.00	50.75 to 85.45	20,670	14,229	
RURAL	3	59.22	68.26	57.92	30.37	117.84	45.80	99.75	N/A	59,000	34,173	
<u>ALL</u>												
	27	67.51	81.43	66.85	50.14	121.81	10.88	272.00	51.63 to 85.45	23,496	15,708	

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	4	73.09	108.09	84.14	57.25	128.47	64.20	222.00	N/A	11,000	9,255	
3	23	60.50	76.80	65.57	53.04	117.13	10.88	272.00	50.75 to 85.45	25,669	16,830	
<u>ALL</u>												
	27	67.51	81.43	66.85	50.14	121.81	10.88	272.00	51.63 to 85.45	23,496	15,708	

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	
1	22	68.40	80.94	69.90	38.80	115.79	31.86	222.00	59.22 to 96.62	26,518	18,536	
2	5	41.85	83.60	32.00	132.22	261.24	10.88	272.00	N/A	10,200	3,264	
<u>ALL</u>												
	27	67.51	81.43	66.85	50.14	121.81	10.88	272.00	51.63 to 85.45	23,496	15,708	

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:	27	MEDIAN:	68	COV:	69.15	95% Median C.I.:	51.63 to 85.45
TOTAL Sales Price:	634,400	WGT. MEAN:	67	STD:	56.31	95% Wgt. Mean C.I.:	55.48 to 78.23
TOTAL Adj.Sales Price:	634,400	MEAN:	81	AVG.ABS.DEV:	33.85	95% Mean C.I.:	59.15 to 103.71
TOTAL Assessed Value:	424,120						
AVG. Adj. Sales Price:	23,496	COD:	50.14	MAX Sales Ratio:	272.00		
AVG. Assessed Value:	15,708	PRD:	121.81	MIN Sales Ratio:	10.88		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	27	67.51	81.43	66.85	50.14	121.81	10.88	272.00	51.63 to 85.45	23,496	15,708
06											
07											
ALL	27	67.51	81.43	66.85	50.14	121.81	10.88	272.00	51.63 to 85.45	23,496	15,708

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0006											
02-0018											
39-0055											
45-0029											
45-0137											
92-0045	27	67.51	81.43	66.85	50.14	121.81	10.88	272.00	51.63 to 85.45	23,496	15,708
NonValid School											
ALL	27	67.51	81.43	66.85	50.14	121.81	10.88	272.00	51.63 to 85.45	23,496	15,708

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	40.62	76.23	33.33	114.54	228.69	10.88	272.00	10.88 to 272.00	10,375	3,458
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	71.04	71.04	71.03	9.62	100.00	64.20	77.87	N/A	15,000	10,655
1920 TO 1939	6	91.68	104.84	71.54	56.79	146.55	31.86	222.00	31.86 to 222.00	26,816	19,183
1940 TO 1949	2	55.63	55.63	53.83	8.76	103.33	50.75	60.50	N/A	23,750	12,785
1950 TO 1959	3	59.27	80.47	72.72	44.37	110.67	51.63	130.52	N/A	18,166	13,210
1960 TO 1969	2	98.19	98.19	98.23	1.59	99.96	96.62	99.75	N/A	17,500	17,190
1970 TO 1979	5	68.49	70.57	68.54	9.03	102.97	59.22	85.45	N/A	46,850	32,110
1980 TO 1989	1	68.30	68.30	68.30			68.30	68.30	N/A	10,000	6,830
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	27	67.51	81.43	66.85	50.14	121.81	10.88	272.00	51.63 to 85.45	23,496	15,708

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	27	MEDIAN:	68	COV:	69.15	95% Median C.I.:	51.63 to 85.45
TOTAL Sales Price:	634,400	WGT. MEAN:	67	STD:	56.31	95% Wgt. Mean C.I.:	55.48 to 78.23
TOTAL Adj.Sales Price:	634,400	MEAN:	81	AVG.ABS.DEV:	33.85	95% Mean C.I.:	59.15 to 103.71
TOTAL Assessed Value:	424,120						
AVG. Adj. Sales Price:	23,496	COD:	50.14	MAX Sales Ratio:	272.00		
AVG. Assessed Value:	15,708	PRD:	121.81	MIN Sales Ratio:	10.88		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	247.00	247.00	232.00	10.12	106.47	222.00	272.00	N/A	2,500	5,800
5000 TO 9999	2	46.63	46.63	45.33	16.66	102.86	38.86	54.40	N/A	6,000	2,720
Total \$ _____											
1 TO 9999	4	138.20	146.82	100.24	72.49	146.47	38.86	272.00	N/A	4,250	4,260
10000 TO 29999	16	68.40	73.15	71.63	38.19	102.12	10.88	146.00	41.85 to 99.75	16,790	12,026
30000 TO 59999	5	67.51	67.20	68.56	18.88	98.02	50.75	85.45	N/A	37,950	26,017
60000 TO 99999	2	52.51	52.51	53.19	12.78	98.73	45.80	59.22	N/A	79,500	42,282
ALL _____											
	27	67.51	81.43	66.85	50.14	121.81	10.88	272.00	51.63 to 85.45	23,496	15,708

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	5	39.38	83.10	31.09	140.51	267.33	10.88	272.00	N/A	9,850	3,062
5000 TO 9999	7	60.50	78.28	58.75	52.31	133.25	31.86	222.00	31.86 to 222.00	13,128	7,712
Total \$ _____											
1 TO 9999	12	56.84	80.29	49.10	77.57	163.54	10.88	272.00	38.86 to 68.30	11,762	5,775
10000 TO 29999	10	79.26	83.12	76.55	23.88	108.58	50.75	130.52	51.63 to 102.70	21,550	16,496
30000 TO 59999	5	67.51	80.80	68.36	37.46	118.20	45.80	146.00	N/A	55,550	37,972
ALL _____											
	27	67.51	81.43	66.85	50.14	121.81	10.88	272.00	51.63 to 85.45	23,496	15,708

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	48.13	74.27	45.85	86.29	161.98	10.88	272.00	10.88 to 272.00	12,093	5,545
10	8	76.48	84.41	77.87	41.52	108.40	31.86	146.00	31.86 to 146.00	26,706	20,796
20	4	79.26	76.02	64.37	17.89	118.09	45.80	99.75	N/A	33,625	21,645
30	5	64.20	98.74	73.95	64.71	133.52	51.63	222.00	N/A	15,400	11,389
40	2	65.71	65.71	62.10	9.88	105.81	59.22	72.20	N/A	56,250	34,932
ALL _____											
	27	67.51	81.43	66.85	50.14	121.81	10.88	272.00	51.63 to 85.45	23,496	15,708

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:	27	MEDIAN:	68	COV:	69.15	95% Median C.I.:	51.63 to 85.45
TOTAL Sales Price:	634,400	WGT. MEAN:	67	STD:	56.31	95% Wgt. Mean C.I.:	55.48 to 78.23
TOTAL Adj.Sales Price:	634,400	MEAN:	81	AVG.ABS.DEV:	33.85	95% Mean C.I.:	59.15 to 103.71
TOTAL Assessed Value:	424,120						
AVG. Adj. Sales Price:	23,496	COD:	50.14	MAX Sales Ratio:	272.00		
AVG. Assessed Value:	15,708	PRD:	121.81	MIN Sales Ratio:	10.88		

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STYLE											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	48.13	74.27	45.85	86.29	161.98	10.88	272.00	10.88 to 272.00	12,093	5,545
100	6	69.86	72.11	72.34	18.10	99.69	51.63	96.62	51.63 to 96.62	30,041	21,731
101	11	64.20	85.92	63.35	54.48	135.64	31.86	222.00	45.80 to 130.52	27,809	17,616
102	1	80.65	80.65	80.65			80.65	80.65	N/A	30,000	24,195
104	1	146.00	146.00	146.00			146.00	146.00	N/A	21,500	31,390
ALL	27	67.51	81.43	66.85	50.14	121.81	10.88	272.00	51.63 to 85.45	23,496	15,708

CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	48.13	74.27	45.85	86.29	161.98	10.88	272.00	10.88 to 272.00	12,093	5,545
20	3	64.20	66.25	56.27	36.78	117.75	31.86	102.70	N/A	16,300	9,171
30	8	69.86	76.22	67.42	25.71	113.05	45.80	146.00	45.80 to 146.00	39,593	26,694
40	8	91.04	99.50	80.63	41.44	123.40	50.75	222.00	50.75 to 222.00	21,500	17,336
ALL	27	67.51	81.43	66.85	50.14	121.81	10.88	272.00	51.63 to 85.45	23,496	15,708

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:	6	MEDIAN:	47	COV:	85.26	95% Median C.I.:	6.21 to 165.20
TOTAL Sales Price:	6,975,000	WGT. MEAN:	34	STD:	60.86	95% Wgt. Mean C.I.:	5.77 to 61.32
TOTAL Adj.Sales Price:	6,975,000	MEAN:	71	AVG.ABS.DEV:	42.82	95% Mean C.I.:	7.50 to 135.27
TOTAL Assessed Value:	2,339,515						
AVG. Adj. Sales Price:	1,162,500	COD:	90.93	MAX Sales Ratio:	165.20		
AVG. Assessed Value:	389,919	PRD:	212.82	MIN Sales Ratio:	6.21		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	2	84.82	84.82	74.41	49.07	113.98	43.20	126.43	N/A	20,000	14,882
04/01/06 TO 06/30/06	1	6.21	6.21	6.21			6.21	6.21	N/A	1,930,000	119,835
<u>Study Years</u>											
07/01/03 TO 06/30/04	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
07/01/04 TO 06/30/05	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
07/01/05 TO 06/30/06	3	43.20	58.61	7.59	92.76	771.85	6.21	126.43	N/A	656,666	49,866
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04											
01/01/05 TO 12/31/05	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
<u>ALL</u>											
	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ERICSON	4	84.82	85.26	7.99	71.40	1066.70	6.21	165.20	N/A	493,750	39,465
RURAL	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
<u>ALL</u>											
	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919

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	4	84.82	85.26	7.99	71.40	1066.70	6.21	165.20	N/A	493,750	39,465
3	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
<u>ALL</u>											
	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919

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:	6	MEDIAN:	47	COV:	85.26	95% Median C.I.:	6.21 to 165.20
TOTAL Sales Price:	6,975,000	WGT. MEAN:	34	STD:	60.86	95% Wgt. Mean C.I.:	5.77 to 61.32
TOTAL Adj.Sales Price:	6,975,000	MEAN:	71	AVG.ABS.DEV:	42.82	95% Mean C.I.:	7.50 to 135.27
TOTAL Assessed Value:	2,339,515						
AVG. Adj. Sales Price:	1,162,500	COD:	90.93	MAX Sales Ratio:	165.20		
AVG. Assessed Value:	389,919	PRD:	212.82	MIN Sales Ratio:	6.21		

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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	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919
ALL	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0006											
02-0018											
39-0055											
45-0029											
45-0137											
92-0045	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919
NonValid School											
ALL	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919

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	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	2	66.32	66.32	7.14	90.64	929.34	6.21	126.43	N/A	972,500	69,400
1970 TO 1979	2	104.20	104.20	63.53	58.54	164.01	43.20	165.20	N/A	15,000	9,530
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919

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:	6	MEDIAN:	47	COV:	85.26	95% Median C.I.:	6.21 to 165.20
TOTAL Sales Price:	6,975,000	WGT. MEAN:	34	STD:	60.86	95% Wgt. Mean C.I.:	5.77 to 61.32
TOTAL Adj.Sales Price:	6,975,000	MEAN:	71	AVG.ABS.DEV:	42.82	95% Mean C.I.:	7.50 to 135.27
TOTAL Assessed Value:	2,339,515						
AVG. Adj. Sales Price:	1,162,500	COD:	90.93	MAX Sales Ratio:	165.20		
AVG. Assessed Value:	389,919	PRD:	212.82	MIN Sales Ratio:	6.21		

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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	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
Total \$ _____											
1 TO 9999	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
10000 TO 29999	2	84.82	84.82	74.41	49.07	113.98	43.20	126.43	N/A	20,000	14,882
500000 +	3	36.29	31.16	33.21	41.11	93.82	6.21	50.97	N/A	2,310,000	767,163
ALL _____											
	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
Total \$ _____											
1 TO 9999	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
10000 TO 29999	2	84.82	84.82	74.41	49.07	113.98	43.20	126.43	N/A	20,000	14,882
100000 TO 149999	1	6.21	6.21	6.21			6.21	6.21	N/A	1,930,000	119,835
500000 +	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
ALL _____											
	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
10	2	145.82	145.82	136.13	13.29	107.12	126.43	165.20	N/A	10,000	13,612
20	2	24.71	24.71	6.68	74.86	369.72	6.21	43.20	N/A	977,500	65,317
ALL _____											
	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
232	1	43.20	43.20	43.20			43.20	43.20	N/A	25,000	10,800
343	1	126.43	126.43	126.43			126.43	126.43	N/A	15,000	18,965
353	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
883	1	6.21	6.21	6.21			6.21	6.21	N/A	1,930,000	119,835
896	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
ALL _____											
	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919

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:	6	MEDIAN:	47	COV:	85.26	95% Median C.I.:	6.21 to 165.20
TOTAL Sales Price:	6,975,000	WGT. MEAN:	34	STD:	60.86	95% Wgt. Mean C.I.:	5.77 to 61.32
TOTAL Adj.Sales Price:	6,975,000	MEAN:	71	AVG.ABS.DEV:	42.82	95% Mean C.I.:	7.50 to 135.27
TOTAL Assessed Value:	2,339,515						
AVG. Adj. Sales Price:	1,162,500	COD:	90.93	MAX Sales Ratio:	165.20		
AVG. Assessed Value:	389,919	PRD:	212.82	MIN Sales Ratio:	6.21		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	6	47.09	71.38	33.54	90.93	212.82	6.21	165.20	6.21 to 165.20	1,162,500	389,919
04											
<u>ALL</u>	<u>6</u>	<u>47.09</u>	<u>71.38</u>	<u>33.54</u>	<u>90.93</u>	<u>212.82</u>	<u>6.21</u>	<u>165.20</u>	<u>6.21 to 165.20</u>	<u>1,162,500</u>	<u>389,919</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:	35	MEDIAN:	69	COV:	23.20	95% Median C.I.:	63.03 to 76.05	(!: Derived)
(AgLand) TOTAL Sales Price:	8,222,535	WGT. MEAN:	70	STD:	16.66	95% Wgt. Mean C.I.:	63.81 to 77.02	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,752,535	MEAN:	72	AVG.ABS.DEV:	12.59	95% Mean C.I.:	66.30 to 77.34	
(AgLand) TOTAL Assessed Value:	5,459,260							
AVG. Adj. Sales Price:	221,501	COD:	18.28	MAX Sales Ratio:	128.11			
AVG. Assessed Value:	155,978	PRD:	101.99	MIN Sales Ratio:	49.87			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	6	81.55	86.66	84.35	17.43	102.74	65.41	128.11	65.41 to 128.11	155,626	131,270
01/01/04 TO 03/31/04	1	69.80	69.80	69.80			69.80	69.80	N/A	193,000	134,715
04/01/04 TO 06/30/04	3	85.64	82.19	85.58	9.02	96.04	68.88	92.06	N/A	168,833	144,485
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	98.77	98.77	98.77			98.77	98.77	N/A	267,750	264,470
01/01/05 TO 03/31/05	8	75.06	75.74	77.48	11.41	97.75	62.23	90.73	62.23 to 90.73	263,284	203,996
04/01/05 TO 06/30/05	4	64.90	64.76	61.31	8.86	105.62	54.98	74.24	N/A	281,900	172,828
07/01/05 TO 09/30/05	2	53.04	53.04	53.07	1.59	99.94	52.19	53.88	N/A	259,625	137,780
10/01/05 TO 12/31/05	2	59.83	59.83	57.96	16.64	103.21	49.87	69.78	N/A	227,500	131,870
01/01/06 TO 03/31/06	6	60.69	58.57	59.44	6.17	98.53	51.52	64.35	51.52 to 64.35	139,233	82,760
04/01/06 TO 06/30/06	2	68.33	68.33	59.39	26.99	115.06	49.89	86.77	N/A	404,000	239,922
<u>Study Years</u>											
07/01/03 TO 06/30/04	10	80.85	83.63	83.01	15.38	100.75	65.41	128.11	68.88 to 92.06	163,326	135,579
07/01/04 TO 06/30/05	13	73.97	74.13	73.90	13.59	100.31	54.98	98.77	63.03 to 85.94	269,355	199,058
07/01/05 TO 06/30/06	12	57.21	59.48	57.90	13.73	102.72	49.87	86.77	51.52 to 64.35	218,137	126,309
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	5	85.64	83.03	86.08	12.18	96.45	68.88	98.77	N/A	193,450	166,528
01/01/05 TO 12/31/05	16	67.02	68.16	68.03	14.39	100.20	49.87	90.73	54.98 to 76.14	263,007	178,911
<u>ALL</u>											
	35	68.88	71.82	70.42	18.28	101.99	49.87	128.11	63.03 to 76.05	221,501	155,978

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1483	2	87.56	87.56	86.83	3.62	100.84	84.39	90.73	N/A	477,621	414,725
1485	3	68.88	65.18	63.17	10.56	103.18	52.41	74.24	N/A	53,833	34,005
1569	6	79.96	77.74	73.85	11.35	105.27	62.23	87.47	62.23 to 87.47	160,072	118,210
1759	2	75.96	75.96	75.96	0.12	100.00	75.87	76.05	N/A	89,900	68,290
1761	4	70.78	72.15	65.30	16.89	110.49	54.98	92.06	N/A	278,890	182,103
1763	6	63.05	68.58	70.67	11.96	97.04	60.53	98.77	60.53 to 98.77	191,025	134,998
1765	2	68.52	68.52	68.34	1.84	100.26	67.26	69.78	N/A	214,900	146,872
1853	2	68.58	68.58	78.32	24.88	87.57	51.52	85.64	N/A	205,000	160,552
1855	6	53.04	55.94	55.45	9.97	100.88	49.87	66.77	49.87 to 66.77	333,141	184,730
1857	2	107.44	107.44	106.35	19.24	101.02	86.77	128.11	N/A	197,600	210,155
<u>ALL</u>											
	35	68.88	71.82	70.42	18.28	101.99	49.87	128.11	63.03 to 76.05	221,501	155,978

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:	35	MEDIAN:	69	COV:	23.20	95% Median C.I.:	63.03 to 76.05	(! : Derived)
(AgLand) TOTAL Sales Price:	8,222,535	WGT. MEAN:	70	STD:	16.66	95% Wgt. Mean C.I.:	63.81 to 77.02	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,752,535	MEAN:	72	AVG.ABS.DEV:	12.59	95% Mean C.I.:	66.30 to 77.34	
(AgLand) TOTAL Assessed Value:	5,459,260							
AVG. Adj. Sales Price:	221,501	COD:	18.28	MAX Sales Ratio:	128.11			
AVG. Assessed Value:	155,978	PRD:	101.99	MIN Sales Ratio:	49.87			

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	35	68.88	71.82	70.42	18.28	101.99	49.87	128.11	63.03 to 76.05	221,501	155,978
ALL	35	68.88	71.82	70.42	18.28	101.99	49.87	128.11	63.03 to 76.05	221,501	155,978

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	35	68.88	71.82	70.42	18.28	101.99	49.87	128.11	63.03 to 76.05	221,501	155,978
ALL	35	68.88	71.82	70.42	18.28	101.99	49.87	128.11	63.03 to 76.05	221,501	155,978

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0006	2	60.65	60.65	59.52	13.58	101.89	52.41	68.88	N/A	60,750	36,160
02-0018											
39-0055											
45-0029	1	74.24	74.24	74.24			74.24	74.24	N/A	40,000	29,695
45-0137											
92-0045	32	68.52	72.45	70.57	19.10	102.65	49.87	128.11	62.23 to 84.39	237,219	167,413
NonValid School											
ALL	35	68.88	71.82	70.42	18.28	101.99	49.87	128.11	63.03 to 76.05	221,501	155,978

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	3	68.88	65.18	63.17	10.56	103.18	52.41	74.24	N/A	53,833	34,005
50.01 TO 100.00	2	75.96	75.96	75.96	0.12	100.00	75.87	76.05	N/A	89,900	68,290
100.01 TO 180.00	10	63.69	65.73	62.92	15.79	104.47	49.87	92.06	51.52 to 87.47	156,465	98,442
180.01 TO 330.00	9	66.77	70.98	64.92	20.59	109.33	49.89	98.77	53.88 to 87.04	306,720	199,133
330.01 TO 650.00	8	68.52	70.88	70.73	11.91	100.21	60.53	86.77	60.53 to 86.77	242,957	171,845
650.01 +	3	90.73	101.08	93.60	16.06	107.99	84.39	128.11	N/A	380,814	356,426
ALL	35	68.88	71.82	70.42	18.28	101.99	49.87	128.11	63.03 to 76.05	221,501	155,978

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-N/A	2	82.49	82.49	89.11	10.00	92.56	74.24	90.73	N/A	204,000	181,790
GRASS	16	71.88	75.51	76.19	18.40	99.11	51.52	128.11	61.74 to 86.77	191,929	146,225
IRRGTD-N/A	17	65.41	67.10	64.49	17.30	104.05	49.87	98.77	52.41 to 76.05	251,391	162,122
ALL	35	68.88	71.82	70.42	18.28	101.99	49.87	128.11	63.03 to 76.05	221,501	155,978

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:	35	MEDIAN:	69	COV:	23.20	95% Median C.I.:	63.03 to 76.05	(! : Derived)
(AgLand) TOTAL Sales Price:	8,222,535	WGT. MEAN:	70	STD:	16.66	95% Wgt. Mean C.I.:	63.81 to 77.02	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,752,535	MEAN:	72	AVG.ABS.DEV:	12.59	95% Mean C.I.:	66.30 to 77.34	
(AgLand) TOTAL Assessed Value:	5,459,260							
AVG. Adj. Sales Price:	221,501	COD:	18.28	MAX Sales Ratio:	128.11			
AVG. Assessed Value:	155,978	PRD:	101.99	MIN Sales Ratio:	49.87			

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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	1	74.24	74.24	74.24			74.24	74.24	N/A	40,000	29,695
DRY-N/A	1	90.73	90.73	90.73			90.73	90.73	N/A	368,000	333,885
GRASS	16	71.88	75.51	76.19	18.40	99.11	51.52	128.11	61.74 to 86.77	191,929	146,225
IRRGTD	14	65.32	66.53	63.06	17.08	105.49	49.87	98.77	52.19 to 76.05	249,190	157,151
IRRGTD-N/A	3	69.80	69.77	70.82	15.17	98.52	53.88	85.64	N/A	261,666	185,321
ALL	35	68.88	71.82	70.42	18.28	101.99	49.87	128.11	63.03 to 76.05	221,501	155,978

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	2	82.49	82.49	89.11	10.00	92.56	74.24	90.73	N/A	204,000	181,790
GRASS	16	71.88	75.51	76.19	18.40	99.11	51.52	128.11	61.74 to 86.77	191,929	146,225
IRRGTD	17	65.41	67.10	64.49	17.30	104.05	49.87	98.77	52.41 to 76.05	251,391	162,122
ALL	35	68.88	71.82	70.42	18.28	101.99	49.87	128.11	63.03 to 76.05	221,501	155,978

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	2	71.56	71.56	71.19	3.75	100.51	68.88	74.24	N/A	46,250	32,927
60000 TO 99999	7	64.35	67.06	66.84	16.37	100.33	51.52	87.47	51.52 to 87.47	78,457	52,440
100000 TO 149999	4	86.49	85.30	85.39	4.92	99.89	76.14	92.06	N/A	126,594	108,100
150000 TO 249999	10	68.52	73.70	72.58	17.50	101.55	52.19	128.11	60.84 to 86.77	208,503	151,322
250000 TO 499999	10	63.82	68.88	68.60	19.72	100.41	49.87	98.77	53.88 to 90.73	333,218	228,577
500000 +	2	67.14	67.14	66.96	25.69	100.27	49.89	84.39	N/A	593,621	397,465
ALL	35	68.88	71.82	70.42	18.28	101.99	49.87	128.11	63.03 to 76.05	221,501	155,978

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:	35	MEDIAN:	69	COV:	23.20	95% Median C.I.:	63.03 to 76.05	(!: Derived)
(AgLand) TOTAL Sales Price:	8,222,535	WGT. MEAN:	70	STD:	16.66	95% Wgt. Mean C.I.:	63.81 to 77.02	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,752,535	MEAN:	72	AVG.ABS.DEV:	12.59	95% Mean C.I.:	66.30 to 77.34	
(AgLand) TOTAL Assessed Value:	5,459,260							
AVG. Adj. Sales Price:	221,501	COD:	18.28	MAX Sales Ratio:	128.11			
AVG. Assessed Value:	155,978	PRD:	101.99	MIN Sales Ratio:	49.87			

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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 \$ _____											
Total \$ _____											
10000 TO 29999	1	74.24	74.24	74.24			74.24	74.24	N/A	40,000	29,695
30000 TO 59999	6	63.05	64.40	63.20	14.55	101.88	51.52	87.47	51.52 to 87.47	70,316	44,443
60000 TO 99999	3	76.05	76.02	76.04	0.12	99.98	75.87	76.14	N/A	101,533	77,201
100000 TO 149999	12	67.51	68.64	65.32	16.49	105.08	49.87	92.06	53.88 to 85.94	197,217	128,813
150000 TO 249999	6	66.34	78.39	74.28	23.61	105.53	60.53	128.11	60.53 to 128.11	267,806	198,920
250000 TO 499999	7	84.39	75.88	72.76	17.52	104.29	49.89	98.77	49.89 to 98.77	430,370	313,144
ALL _____	35	68.88	71.82	70.42	18.28	101.99	49.87	128.11	63.03 to 76.05	221,501	155,978

2007 Assessment Survey for Wheeler County
March 19, 2007

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff:

0

2. Appraiser(s) on staff:

0

3. Other full-time employees:

(Does not include anyone counted in 1 and 2 above)

1. The clerk assists with all functions of the ex-officio office.

4. Other part-time employees:

(Does not include anyone counted in 1 through 3 above)

0

5. Number of shared employees:

(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).

0

6. Assessor's requested budget for current fiscal year: \$5,050.

(This would be the "total budget" for the assessor's office)

7. Part of the budget that is dedicated to the computer system *(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?): None.*

8. Adopted budget, or granted budget if different from above: same as above.

9. Amount of total budget set aside for appraisal work: None.

10. Amount of the total budget set aside for education/workshops: \$1,000.

11. Appraisal/Reappraisal budget, if not part of the total budget: \$4,000.

12. Other miscellaneous funds: \$3,000. This amount is for the contract with MIPS Inc. for the computer system.

(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)

13. Total budget: \$5,050.

a. Was any of last year’s budget not used?

\$3,617 was not used and returned to the county general fund.

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by:

Assessor and Staff

2. Valuation done by:

Assessor and Staff

3. Pickup work done by:

Contract appraiser, High Plains Appraisal

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	8	0	0	8

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

1996 Marshall-Swift

5. What was the last year the depreciation schedule for this property class was developed using market-derived information?

1998 for Lake Ericson

1999 for the villages of Bartlett and Ericson

2000-2001 for rural residential

6. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?

The assessor does not currently use the sales comparison approach.

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

4 – Bartlett, Ericson, Lake Ericson and Rural

8. How are these defined?

These market areas are defined by location, specifically by town and rural.

9. Is “Assessor Location” a usable valuation identity?

Yes

10. Does the assessor location “suburban” mean something other than rural residential? (that is, does the “suburban” location have its own market?)

No

11. Are the county’s ag residential and rural residential improvements classified and valued in the same manner?

Yes

C. Commercial/Industrial Appraisal Information

1. **Data collection done by:**
Assessor and Staff
2. **Valuation done by:**
Assessor and Staff
3. **Pickup work done by whom:**
Contract appraiser, High Plains Appraisal

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	0	0	0	0

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?**
1996 – Marshall-Swift
5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?**
1999
6. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?**
The income approach is not utilized.
7. **When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?**
The assessor does not currently use the sales comparison approach.
8. **Number of market areas/neighborhoods for this property class?**
3 – Bartlett, Ericson and Rural
9. **How are these defined?**
These are defined by location, specifically by town and rural.
10. **Is “Assessor Location” a usable valuation identity?**
Yes
11. **Does the assessor location “suburban” mean something other than rural commercial? (that is, does the “suburban” location have its own market?)**
No

D. Agricultural Appraisal Information

1. **Data collection done by:**
Assessor and Staff
2. **Valuation done by:**
Assessor and Staff
3. **Pickup work done by whom:**
Assessor and Staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	0	0	0	0

4. Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?

Currently the county doesn't have a written policy or standard to specifically define agricultural land versus rural residential acreages.

How is your agricultural land defined?

Agricultural land is defined according to Neb. Rev. Stat. 77-1359.

5. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?

The income approach is not utilized.

6. What is the date of the soil survey currently used?

1988

7. What date was the last countywide land use study completed?

1999

a. By what method? (Physical inspection, FSA maps, etc.)

FSA maps and physical inspections

b. By whom?

Assessor and Staff

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

100% of the 1999 study is complete

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

1

9. How are these defined?

Wheeler County has determined there are not different market areas for agricultural land in the county.

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. (Includes processing, but does not include forms.)

2. CAMA software:

None, the contract appraiser, High Plains Appraisal prices all improvements with Computer programs using Marshall Swift data.

3. Cadastral maps: Are they currently being used?

Yes

a. Who maintains the Cadastral Maps?

Assessor and Staff

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?

Yes

a. If so, is the zoning countywide?

Yes, with the exception of the rural area.

b. What municipalities in the county are zoned?

Bartlett and Ericson

c. When was zoning implemented?

1998

G. Contracted Services

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

High Plains Appraisal is contracted.

2. Other Services:

None

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

II. Assessment Actions

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

1. Residential

For the assessment year 2007 the assessor and clerk performed a market study of Lake Ericson and determined that all residential improvements would receive a 35% increase while the price per square foot on lots would be increased to \$1.55 per square foot.

The Wheeler County Assessor reviewed all residential sales by sending questionnaires to the seller and buyer to gather as much information about the sales as possible. However; the assessor also serves as the county clerk, many times when deeds are filed questions are asked at this time regarding the sales of properties eliminating the need to mail a questionnaire. If there still is a question with the sale a physical inspection of the property is performed.

Pick up work was completed and placed on the 2007 assessment roll.

2. Commercial

The Wheeler County Assessor reviewed all commercial sales by sending questionnaires to the seller and buyer to gather as much information about the sales as possible. However; the assessor also serves as the county clerk, many times when deeds are filed questions are asked at this time regarding the sales of properties eliminating the need to mail a questionnaire. If there still is a question with the sale a physical inspection of the property is performed.

Overall, no action was taken in the commercial class of property for 2007 unless any changes were found through sales verification or pick up work.

3. Agricultural

For the assessment year 2007, the assessor completed a spreadsheet analysis of agricultural valuation and adjusted values accordingly. Irrigated values increased 10% based on the analysis.

The Wheeler County Assessor is constantly working with the local Farm Service Agency office for information regarding land use and acres.

All agricultural sales are plotted on a county map in the office for the public to view.

The Wheeler County Assessor reviewed all agricultural sales by sending questionnaires to the seller and buyer to gather as much information about the sales as possible. However; the assessor also serves as the county clerk, many times when deeds are filed questions are asked at this time regarding the sales of properties eliminating the need to mail a questionnaire. When necessary, if there is no response from the questionnaire, an interview in person or by telephone with the buyer, seller, broker or banker is conducted.

Pick up work was completed and placed on the 2007 assessment roll.

County 92 - Wheeler

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,853	Value 197,926,082	Total Growth 367,680 (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	32	110,185	0	0	61	412,075	93	522,260	
2. Res Improv Land	152	610,000	0	0	146	1,382,575	298	1,992,575	
3. Res Improvements	155	2,414,810	0	0	146	2,418,530	301	4,833,340	
4. Res Total	187	3,134,995	0	0	207	4,213,180	394	7,348,175	95,910
% of Total	47.46	42.66	0.00	0.00	52.53	57.33	21.26	3.71	26.08
5. Rec UnImp Land	0	0	0	0	7	11,505	7	11,505	
6. Rec Improv Land	0	0	0	0	1	165	1	165	
7. Rec Improvements	0	0	0	0	1	0	1	0	
8. Rec Total	0	0	0	0	8	11,670	8	11,670	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.43	0.00	0.00
Res+Rec Total	187	3,134,995	0	0	215	4,224,850	402	7,359,845	95,910
% of Total	46.51	42.59	0.00	0.00	53.48	57.40	21.69	3.71	26.08

County 92 - Wheeler

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,853	Value 197,926,082	Total Growth 367,680 (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	7	13,095	0	0	0	0	7	13,095	
10. Comm Improv Land	37	87,785	0	0	4	5,955	41	93,740	
11. Comm Improvements	36	560,810	0	0	4	212,605	40	773,415	
12. Comm Total	43	661,690	0	0	4	218,560	47	880,250	0
% of Total	91.48	75.17	0.00	0.00	8.51	24.82	2.53	0.44	0.00
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	43	661,690	0	0	4	218,560	47	880,250	0
% of Total	91.48	75.17	0.00	0.00	8.51	24.82	2.53	0.44	0.00
17. Taxable Total	230	3,796,685	0	0	219	4,443,410	449	8,240,095	95,910
% of Total	51.22	46.07	0.00	0.00	48.77	51.27	24.23	4.16	26.08

County 92 - Wheeler

2007 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	32	0	52	84

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,023	112,599,780	1,023	112,599,780
28. Ag-Improved Land	0	0	0	0	391	50,167,965	391	50,167,965
29. Ag-Improvements	0	0	0	0	381	26,918,242	381	26,918,242
30. Ag-Total Taxable							1,404	189,685,987

County 92 - Wheeler

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
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	1	1.000	1,190	1	1.000	1,190	
32. HomeSite Improv Land	250	276.780	329,375	250	276.780	329,375	
33. HomeSite Improvements	247		6,856,865	247		6,856,865	139,565
34. HomeSite Total				248	277.780	7,187,430	
35. FarmSite UnImp Land	17	155.250	116,455	17	155.250	116,455	
36. FarmSite Impr Land	340	2,501.060	1,875,885	340	2,501.060	1,875,885	
37. FarmSite Improv	330		20,061,377	330		20,061,377	132,205
38. FarmSite Total				347	2,656.310	22,053,717	
39. Road & Ditches		1,875.950			1,875.950		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				595	4,810.040	29,241,147	271,770

Schedule VII: Agricultural Records:

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

Schedule VIII: Agricultural Records:

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

County 92 - Wheeler

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	1,352.080	2,061,960	1,352.080	2,061,960
47. 2A1	0.000	0	0.000	0	524.550	721,290	524.550	721,290
48. 2A	0.000	0	0.000	0	1,082.730	1,407,545	1,082.730	1,407,545
49. 3A1	0.000	0	0.000	0	3,345.590	3,847,430	3,345.590	3,847,430
50. 3A	0.000	0	0.000	0	12,994.160	14,358,815	12,994.160	14,358,815
51. 4A1	0.000	0	0.000	0	26,194.140	27,241,950	26,194.140	27,241,950
52. 4A	0.000	0	0.000	0	11,709.590	11,417,040	11,709.590	11,417,040
53. Total	0.000	0	0.000	0	57,202.840	61,056,030	57,202.840	61,056,030
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	362.700	424,360	362.700	424,360
56. 2D1	0.000	0	0.000	0	211.220	193,280	211.220	193,280
57. 2D	0.000	0	0.000	0	434.170	392,960	434.170	392,960
58. 3D1	0.000	0	0.000	0	1,154.280	1,027,310	1,154.280	1,027,310
59. 3D	0.000	0	0.000	0	1,954.310	1,299,715	1,954.310	1,299,715
60. 4D1	0.000	0	0.000	0	3,136.630	1,709,575	3,136.630	1,709,575
61. 4D	0.000	0	0.000	0	1,412.120	586,075	1,412.120	586,075
62. Total	0.000	0	0.000	0	8,665.430	5,633,275	8,665.430	5,633,275
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	425.290	297,705	425.290	297,705
65. 2G1	0.000	0	0.000	0	339.880	178,465	339.880	178,465
66. 2G	0.000	0	0.000	0	1,775.330	807,875	1,775.330	807,875
67. 3G1	0.000	0	0.000	0	4,617.700	2,164,385	4,617.700	2,164,385
68. 3G	0.000	0	0.000	0	30,685.020	13,308,580	30,685.020	13,308,580
69. 4G1	0.000	0	0.000	0	102,358.130	36,688,390	102,358.130	36,688,390
70. 4G	0.000	0	0.000	0	146,594.750	39,379,575	146,594.750	39,379,575
71. Total	0.000	0	0.000	0	286,796.100	92,824,975	286,796.100	92,824,975
72. Waste	0.000	0	0.000	0	8,720.720	930,560	8,720.720	930,560
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.280		0.000		521.740		522.020	
75. Total	0.000	0	0.000	0	361,385.090	160,444,840	361,385.090	160,444,840

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	57,202.840	61,056,030	57,202.840	61,056,030
77.Dry Land	0.000	0	0.000	0	8,665.430	5,633,275	8,665.430	5,633,275
78.Grass	0.000	0	0.000	0	286,796.100	92,824,975	286,796.100	92,824,975
79.Waste	0.000	0	0.000	0	8,720.720	930,560	8,720.720	930,560
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.280	0	0.000	0	521.740	0	522.020	0
82.Total	0.000	0	0.000	0	361,385.090	160,444,840	361,385.090	160,444,840

2007 Agricultural Land Detail

County 92 - Wheeler

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	1,352.080	2.36%	2,061,960	3.38%	1,525.028
2A1	524.550	0.92%	721,290	1.18%	1,375.064
2A	1,082.730	1.89%	1,407,545	2.31%	1,299.996
3A1	3,345.590	5.85%	3,847,430	6.30%	1,150.000
3A	12,994.160	22.72%	14,358,815	23.52%	1,105.020
4A1	26,194.140	45.79%	27,241,950	44.62%	1,040.001
4A	11,709.590	20.47%	11,417,040	18.70%	975.016
Irrigated Total	57,202.840	100.00%	61,056,030	100.00%	1,067.360

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	362.700	4.19%	424,360	7.53%	1,170.002
2D1	211.220	2.44%	193,280	3.43%	915.064
2D	434.170	5.01%	392,960	6.98%	905.083
3D1	1,154.280	13.32%	1,027,310	18.24%	890.000
3D	1,954.310	22.55%	1,299,715	23.07%	665.050
4D1	3,136.630	36.20%	1,709,575	30.35%	545.035
4D	1,412.120	16.30%	586,075	10.40%	415.032
Dry Total	8,665.430	100.00%	5,633,275	100.00%	650.086

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	425.290	0.15%	297,705	0.32%	700.004
2G1	339.880	0.12%	178,465	0.19%	525.082
2G	1,775.330	0.62%	807,875	0.87%	455.056
3G1	4,617.700	1.61%	2,164,385	2.33%	468.714
3G	30,685.020	10.70%	13,308,580	14.34%	433.715
4G1	102,358.130	35.69%	36,688,390	39.52%	358.431
4G	146,594.750	51.11%	39,379,575	42.42%	268.628
Grass Total	286,796.100	100.00%	92,824,975	100.00%	323.661

Irrigated Total	57,202.840	15.83%	61,056,030	38.05%	1,067.360
Dry Total	8,665.430	2.40%	5,633,275	3.51%	650.086
Grass Total	286,796.100	79.36%	92,824,975	57.85%	323.661
Waste	8,720.720	2.41%	930,560	0.58%	106.706
Other	0.000	0.00%	0	0.00%	0.000
Exempt	522.020	0.14%			
Market Area Total	361,385.090	100.00%	160,444,840	100.00%	443.971

As Related to the County as a Whole

Irrigated Total	57,202.840	100.00%	61,056,030	100.00%
Dry Total	8,665.430	100.00%	5,633,275	100.00%
Grass Total	286,796.100	100.00%	92,824,975	100.00%
Waste	8,720.720	100.00%	930,560	100.00%
Other	0.000	0.00%	0	0.00%
Exempt	522.020	100.00%		
Market Area Total	361,385.090	100.00%	160,444,840	100.00%

2007 Agricultural Land Detail

County 92 - Wheeler

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	57,202.840	61,056,030
Dry	0.000	0	0.000	0	8,665.430	5,633,275
Grass	0.000	0	0.000	0	286,796.100	92,824,975
Waste	0.000	0	0.000	0	8,720.720	930,560
Other	0.000	0	0.000	0	0.000	0
Exempt	0.280	0	0.000	0	521.740	0
Total	0.000	0	0.000	0	361,385.090	160,444,840

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	57,202.840	61,056,030	57,202.840	15.83%	61,056,030	38.05%	1,067.360
Dry	8,665.430	5,633,275	8,665.430	2.40%	5,633,275	3.51%	650.086
Grass	286,796.100	92,824,975	286,796.100	79.36%	92,824,975	57.85%	323.661
Waste	8,720.720	930,560	8,720.720	2.41%	930,560	0.58%	106.706
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	522.020	0	522.020	0.14%	0	0.00%	0.000
Total	361,385.090	160,444,840	361,385.090	100.00%	160,444,840	100.00%	443.971

* Department of Property Assessment & Taxation Calculates

2006 THREE YEAR ASSESSMENT PLAN FOR WHEELER COUNTY

Assessment Years 2007, 2008 and 2009 GENERAL DESCRIPTION OF COUNTY

Wheeler County is located in the Sandhills of Nebraska, and has a population of 886. There are two villages in the county, the county seat, Bartlett, population 113, and Ericson, population 104. The county economic base consists of mainly of Agricultural activities. The largest use of the land is raising cattle on grassland, row crops under center pivot irrigation and some dry land farming. One major cattle feedlot operation and several major swine facilities are located in the county. Countywide zoning was implemented in 1998. The County seat is located in Bartlett.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land:
- 2) 80% of actual value for agricultural land and horticultural land; and
- 3) 80% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 80% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

General Description of Real Property in Wheeler County:

Per the 2006 County Abstract, Wheeler County consists of the following real property types.

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	630	32.52%	12.28%
Commercial	49	2.53%	.349%
Recreational	8	.413%	less than .01%
Agricultural	1232	64.53%	87.37

Agricultural land – 361,431 Total Taxable Acres

98.04% of County is agricultural and of that 79.83% consists primarily of grassland.

New Property: For assessment year 2006, an estimated 12 building permits and or information statements were filed for new property constructions/additions in the county. For more information see 2006 Reports & Opinions, Abstract and Assessor Survey.

CURRENT RESOURCES:

- A. **Staff/Budget/Training:** The Wheeler County Clerk serves also as the County Assessor, Clerk of District Court, Election Commissioner, Register of Deeds and Jury Commissioner. Her staff consists of one full time person. The Assessor & Staff both work on the assessment function. The assessor attends education classes on an annual basis to keep her Assessor's certificate current pursuant to requirement. The Assessor does her best to keep updated on all educational training, by means of attending classes, internet and manuals. The Assessor has 29 years working knowledge in the Assessor's office.
- B. **Maps:** The cadastral maps were done in 1966 and are still in good condition. The assessor & staff keep these maps updated routinely as to ownership and descriptions. Misc Maps used in the Assessor's office is a plat map of the County updated by ownership and displayed in the courthouse for the public, school district maps and precinct maps. Maps of Sales which are color coded are maintained. Aerial map is available.
- C. **Property Record Cards** –, current listings, photo, sketches, etc. There is a property card for every real estate property in the county. The real estate property cards are located in the recording room of the County Clerk/Ex-Officio Assessor office. The property record cards are maintained and kept current by the Assessor and Staff.

RURAL: The rural real estate and improvement parcels are color coded green and are organized in file cabinets by Section Twp and Rng, beginning with the northern most eastern corner of Wheeler County (Sec 1 Twp24 Rng 9) continuing through to the south western most corner of the county (Sec 31 Twp21 Rng 12).

URBAN: The County's village properties parcel cards are white colored coded and are organized in file cabinets by lot number and Vllg Additions.

LAKE: The Lake Ericson properties parcel cards are light green colored coded and organized in file cabinet beginning with the first Lake lot extending to the last lot according to the plat of Lake Ericson.

COMMERICAL: Commercial property cards are color coded white and are organized in file cabinets within the class of property the Commercial is located, (i.e., rural, urban, Lake.

- D. Software – MIPS County Solution, Data entry and reports only, no appraisal software.
- E. Web based –None

PROCEDURE MANUAL

Wheeler County has written policies and procedures. The assessor and Staff work together in updating the County policies and procedures. The Assessor reviews the policies and procedures with the County Attorney and County Commissioners.

APPRAISAL FUNCTIONS, CONTRACT WITH APPRAISER FOR THE DATA COLLECTION AND PRICING COLLECTION, REVIEW ASSESSMENT SALES RATIO STUDIES BEFORE ASSESSMENT ACTIONS: RECONCILIATION OF FINAL VALUE AND DOCUMENTATION.

Wheeler County contracts with a certified appraiser in the appraisal of improvements and annual pickup work. The appraiser is certified and follows all Regulations and IAAO guide lines. Appraiser is contracted on an annual basis to do the County’s pickup work. The Assessor maintains a continuous list of pick-up work throughout the year. The Assessor reviews with the contracted Appraiser the list of pick-up work properties, discussing their locations by virtue of maps, and provides a signed notice to the Appraiser to be presented to the owner for the reason of property inspection. New improvements in the county are located by means of owner reporting, zoning permits, word of mouth and Assessor and Commissioner’s driving of the county. The pickup work involves on site inspection, measurements, interior inspection when ever possible and interviewing the owner. The pickup work is completed every year in a timely matter and the growth calculated. Every effort is made to insure that information on all new construction is collected and included in the assessment rolls on an annual basis. Values are updated on an Annual Basis based on sales.

There are no Industrial or Special Value classes in Wheeler County, yr 2006.

Level of Value, Quality, and Uniformity for assessment year 2005:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	95.35%	41.25%	117.76%
Commercial	Not enough Sales to Determine		
Recreational	Not enough Sales to Determine		
Agricultural	76.10%	22.73%	100.42%

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2006 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2007.

Residential: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Commercial: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Recreational: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Agricultural: Annual Pickup work, studies of sales statistics for needed valuation changes, update property cards, maintain a spread sheet on excel of acres sold and other sales statistics:

Assessment Actions Planned for Assessment Year 2008.

Residential: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Commercial: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Recreational: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Agricultural: Annual Pickup work, studies of sales statistics for needed valuation changes, update property cards, maintain a spread sheet on excel of acres sold and other sales statistics.

Assessment Actions Planned for Assessment Year 2009.

Residential: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Commercial: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Recreational: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Agricultural: Annual Pickup work, studies of sales statistics for needed valuation changes, update property cards, maintain a spread sheet on excel of acres sold and other sales statistics.

Functions preformed by the assessor's office:

Record Maintenance, Mapping updates, & Ownership changes. All Property Record cards, i.e. Rural, Urban, Lake, Commercial, are maintained manually on the front of the card as well as electronic (MIPS) information on pages printed on demand and inserted in the card. Made record as part of the record card are, the Parcel number, Cadastral Information, Tax District Information, School District Codes, Legal Description, Status, Present Use, Zoning, Size, School District, Photos of Major Improvements, four or more prior year's history of the final assessed value of land and improvements, area of documentation ownership changes and noting of splits or additions. The current owner Name, Address is continually updated. Location of properties is found on area maps. After the County has 911 physical locations will be made part of the property cards. Annual functions of the County Assessor are but not limited to:

- a. Annually prepare and filed Assessor Administrative Reports required by law/regulation:
- b. Abstracts (Real & Personal Property)
- c. Assessor Survey
- d. Sales information to PA&T rosters & Annual Assessed Value Update w/Abstract
- e. Certification of Value to Political Subdivisions
- f. School District Taxable Value Report
- g. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
- h. Certificate of Taxes Levied Report
- i. Report of current values for properties owned by Board of Education Lands & Funds.
- j. Report of all Exempt Property and Taxable Government Owned Property
- k. Annual Plan of Assessment Report

PERSONAL PROPERTY:

The Assessor annually assesses all personal property in the County. Reminder post cards are sent at the January 1st of every year followed up by reminders March 1st. Penalties applied when statutorily required.

Schedules 265 Value \$9,303,982.

Permissive Exemptions:

Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board. A list of permissive exemptions published in the legal designated newspaper the month of September.

HOMESTEAD EXEMPTION:

The Assessor distributes homestead exemption forms for applicants of previous years (received by Dept. of Revenue) and also has available in her office pertinent information and forms for new applicants.

Filings 34 Value Exempted \$ 578,367.
OTHER ASSESSOR FUNCTIONS, BUT NOT LIMITED TO:

- a. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax.
- b. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
- c. No Tax Increment Financing in Wheeler County in 2006
- d. Tax Districts and Tax Rates – management of school district and other tax entity coundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process
- e. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
- f. Tax List Corrections – prepare tax list correction documents for county board approval.
- g. County Board of Equalization – attends taxpayer appeal hearings before TERC, defend valuation.
- h. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
- i. TERC Statewide Equalization – attend hearings if applicable to county, defend values and/or implement orders of the TERC.

Conclusion:

CONCLUSION

The Assessor is a Clerk-Ex officio who has numerous duties in addition to the Assessor's function. She has one employee to assist her in all her various duties. The county board, in the past, has authorized general appraisals by outside appraisers when the need arises. Wheeler county will, of course, continue annually updating values based on market studies and sales, maintain & update all Assessor's records and to do the annual pickup work. In the event that a disparity in general valuations and values appear in any classification we will undertake a general professional revaluation study for that classification. Wheeler County will maintain the standards of Level of Value and Quality of Assessment as required by Nebraska Law and Regulations.

Respectfully submitted. Date July 24, 2006

Lorraine Woepfel

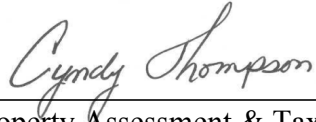
Wheeler County Assessor

Certification

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

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Wheeler County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9874.

Dated this 9th day of April, 2007.



Property Assessment & Taxation