

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., 2007). 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., 2007) 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 Revenue Property Assessment Division, hereinafter referred to as the Division, 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 Division 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 Division is required by Neb. Rev. Stat. §77-1327 (R. S. Supp., 2007) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Division 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 Division 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 Division. 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.

Table of Contents

Commission Summary

Property Tax Administrator's Opinions and Recommendations

Residential Reports Section

Preliminary Statistical Reports
 Residential Real Property, Qualified
Residential Assessment Actions
Residential Appraisal Information
R&O Statistical Reports
 Residential Real Property, Qualified

Residential Correlation Section

Residential Real Property
 I. Correlation
 II. Analysis of Percentage of Sales Used
 III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios
 IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to
 Percentage Change in Assessed Value
 V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
 VI. Analysis of R&O COD and PRD
 VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Residential (What If) Recommendation Statistics if necessary

Commercial Reports Section

Preliminary Statistical Reports
 Commercial Real Property, Qualified
Commercial Assessment Actions
Commercial Appraisal Information
R&O Statistical Reports
 Commercial Real Property, Qualified

Commercial Correlation Section

Commercial Real Property
 I. Correlation
 II. Analysis of Percentage of Sales Used
 III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios
 IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to
 Percentage Change in Assessed Value

- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Commercial (What If) Recommendation Statistics if necessary

Agricultural Reports Section

- Preliminary Statistical Reports
 - Agricultural Unimproved, Qualified
- Agricultural Assessment Actions
- Agricultural Appraisal Information
- R&O Statistical Reports
 - Agricultural Unimproved, Qualified

Agricultural Correlation Section

- Agricultural Land
 - I. Correlation
 - II. Analysis of Percentage of Sales Used
 - III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios
 - IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
 - V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
 - VI. Analysis of R&O COD and PRD
 - VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Agricultural (What If) Recommendation Statistics if necessary

Special Valuation Section

County Reports Section

- 2008 County Abstract of Assessment for Real Property, Form 45
- 2008 County Agricultural Land Detail
- 2008 County Abstract of Assessment for Real Property Compared with the 2007 Certificate of Taxes Levied (CTL) Report
- County Assessor's Three Year Plan of Assessment
- Assessment Survey – General Information

Certification

Map Section

Valuation History Chart Section

2008 Commission Summary

32 Frontier

Residential Real Property - Current

| | | | |
|--|-------------|--------------------|-----------------|
| Number of Sales | 89 | COD | 20.79 |
| Total Sales Price | \$5,467,010 | PRD | 107.45 |
| Total Adj. Sales Price | \$5,465,510 | COV | 30.21 |
| Total Assessed Value | \$4,799,373 | STD | 28.50 |
| Avg. Adj. Sales Price | \$61,410 | Avg. Abs. Dev. | 19.23 |
| Avg. Assessed Value | \$53,926 | Min | 26.06 |
| Median | 92.49 | Max | 205.51 |
| Wgt. Mean | 87.81 | 95% Median C.I. | 88.04 to 97.15 |
| Mean | 94.35 | 95% Wgt. Mean C.I. | 83.62 to 92.00 |
| | | 95% Mean C.I. | 88.43 to 100.27 |
| % of Value of the Class of all Real Property Value in the County | | | 15.03 |
| % of Records Sold in the Study Period | | | 7.51 |
| % of Value Sold in the Study Period | | | 10.53 |
| Average Assessed Value of the Base | | | 38,463 |

Residential Real Property - History

| Year | Number of Sales | Median | COD | PRD |
|------|-----------------|--------|-------|--------|
| 2008 | 89 | 92.49 | 20.79 | 107.45 |
| 2007 | 80 | 94.06 | 11.43 | 99.71 |
| 2006 | 82 | 96.36 | 6.89 | 100.97 |
| 2005 | 92 | 95.99 | 9.46 | 102.80 |
| 2004 | 95 | 95.67 | 22.32 | 107.72 |
| 2003 | 100 | 105 | 29.98 | 111.09 |
| 2002 | 104 | 97 | 29.28 | 105.99 |
| 2001 | 100 | 94 | 30.77 | 106.69 |

2008 Commission Summary

32 Frontier

Commercial Real Property - Current

| | | | |
|--|-----------|--------------------|-----------------|
| Number of Sales | 16 | COD | 14.33 |
| Total Sales Price | \$425,282 | PRD | 95.56 |
| Total Adj. Sales Price | \$421,282 | COV | 19.77 |
| Total Assessed Value | \$412,225 | STD | 18.49 |
| Avg. Adj. Sales Price | \$26,330 | Avg. Abs. Dev. | 13.26 |
| Avg. Assessed Value | \$25,764 | Min | 49.86 |
| Median | 92.54 | Max | 123.61 |
| Wgt. Mean | 97.85 | 95% Median C.I. | 84.43 to 110.50 |
| Mean | 93.51 | 95% Wgt. Mean C.I. | 85.05 to 110.65 |
| | | 95% Mean C.I. | 83.66 to 103.35 |
| % of Value of the Class of all Real Property Value in the County | | | 4.88 |
| % of Records Sold in the Study Period | | | 8.33 |
| % of Value Sold in the Study Period | | | 2.78 |
| Average Assessed Value of the Base | | | 77,114 |

Commercial Real Property - History

| Year | Number of Sales | Median | COD | PRD |
|------|-----------------|--------|-------|--------|
| 2008 | 16 | 92.54 | 14.33 | 95.56 |
| 2007 | 19 | 93.92 | 13.92 | 96.27 |
| 2006 | 19 | 94.16 | 10.94 | 110.04 |
| 2005 | 17 | 94.61 | 13.31 | 118.33 |
| 2004 | 14 | 96.89 | 39.85 | 154.95 |
| 2003 | 16 | 108 | 29.57 | 116.96 |
| 2002 | 23 | 95 | 36.41 | 111.86 |
| 2001 | 22 | 92 | 33.76 | 102.82 |

2008 Commission Summary

32 Frontier

Agricultural Land - Current

| | | | |
|--|--------------|--------------------|----------------|
| Number of Sales | 58 | COD | 18.38 |
| Total Sales Price | \$6,926,623 | PRD | 97.79 |
| Total Adj. Sales Price | \$6,844,623 | COV | 24.92 |
| Total Assessed Value | \$5,126,912 | STD | 18.26 |
| Avg. Adj. Sales Price | \$118,011 | Avg. Abs. Dev. | 13.42 |
| Avg. Assessed Value | \$88,395 | Min | 19.61 |
| Median | 73.03 | Max | 117.41 |
| Wgt. Mean | 74.90 | 95% Median C.I. | 68.64 to 78.56 |
| Mean | 73.25 | 95% Wgt. Mean C.I. | 68.85 to 80.96 |
| | | 95% Mean C.I. | 68.55 to 77.95 |
| % of Value of the Class of all Real Property Value in the County | | | 79.05 |
| % of Records Sold in the Study Period | | | 2.12 |
| % of Value Sold in the Study Period | | | 3.69 |
| Average Assessed Value of the Base | | | 87,552 |

Agricultural Land - History

| Year | Number of Sales | Median | COD | PRD |
|-------------|-----------------|--------------|--------------|--------------|
| 2008 | 58 | 73.03 | 18.38 | 97.79 |
| 2007 | 48 | 75.03 | 13.25 | 97.90 |
| 2006 | 36 | 76.29 | 8.98 | 101.86 |
| 2005 | 41 | 77.31 | 11.16 | 101.12 |
| 2004 | 42 | 80.78 | 15.57 | 100.67 |
| 2003 | 40 | 77 | 18.48 | 98.61 |
| 2002 | 35 | 80 | 17.04 | 99.84 |
| 2001 | 38 | 75 | 19.61 | 97.97 |

2008 Opinions of the Property Tax Administrator for Frontier 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 Frontier County is 92% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Frontier County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Frontier County is 93% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Frontier County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Frontier County is 73% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Frontier County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

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

| | | | | | | | |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|
| NUMBER of Sales: | 90 | MEDIAN: | 92 | COV: | 30.01 | 95% Median C.I.: | 88.04 to 95.33 |
| TOTAL Sales Price: | 5,624,260 | WGT. MEAN: | 87 | STD: | 28.03 | 95% Wgt. Mean C.I.: | 82.51 to 90.83 |
| TOTAL Adj.Sales Price: | 5,622,760 | MEAN: | 93 | AVG.ABS.DEV: | 18.85 | 95% Mean C.I.: | 87.61 to 99.19 |
| TOTAL Assessed Value: | 4,873,262 | | | | | | |
| AVG. Adj. Sales Price: | 62,475 | COD: | 20.57 | MAX Sales Ratio: | 205.51 | | |
| AVG. Assessed Value: | 54,147 | PRD: | 107.77 | MIN Sales Ratio: | 26.06 | | |

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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> | | | | | | | | | | | |
| 07/01/05 TO 09/30/05 | 8 | 92.04 | 91.16 | 92.73 | 9.79 | 98.30 | 61.44 | 106.92 | 61.44 to 106.92 | 64,125 | 59,466 |
| 10/01/05 TO 12/31/05 | 6 | 92.06 | 100.16 | 95.75 | 11.34 | 104.61 | 88.49 | 121.28 | 88.49 to 121.28 | 61,833 | 59,204 |
| 01/01/06 TO 03/31/06 | 6 | 105.43 | 108.91 | 110.75 | 8.68 | 98.34 | 96.53 | 140.13 | 96.53 to 140.13 | 51,128 | 56,624 |
| 04/01/06 TO 06/30/06 | 18 | 88.30 | 88.04 | 89.46 | 19.45 | 98.42 | 26.06 | 161.46 | 77.45 to 99.95 | 65,683 | 58,757 |
| 07/01/06 TO 09/30/06 | 15 | 93.07 | 88.66 | 80.50 | 11.83 | 110.15 | 62.23 | 105.52 | 75.71 to 100.00 | 72,456 | 58,323 |
| 10/01/06 TO 12/31/06 | 10 | 91.55 | 88.57 | 83.74 | 13.56 | 105.76 | 56.49 | 112.16 | 63.96 to 102.83 | 63,350 | 53,050 |
| 01/01/07 TO 03/31/07 | 9 | 80.49 | 88.51 | 77.38 | 24.09 | 114.38 | 56.07 | 123.89 | 58.64 to 123.20 | 59,694 | 46,188 |
| 04/01/07 TO 06/30/07 | 18 | 82.24 | 101.43 | 83.04 | 42.58 | 122.14 | 43.53 | 205.51 | 63.93 to 128.82 | 55,116 | 45,770 |
| <u>Study Years</u> | | | | | | | | | | | |
| 07/01/05 TO 06/30/06 | 38 | 92.67 | 93.90 | 93.90 | 15.72 | 100.00 | 26.06 | 161.46 | 88.55 to 99.95 | 62,449 | 58,640 |
| 07/01/06 TO 06/30/07 | 52 | 88.79 | 93.04 | 81.39 | 24.62 | 114.31 | 43.53 | 205.51 | 79.88 to 97.34 | 62,494 | 50,864 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/06 TO 12/31/06 | 49 | 93.07 | 90.89 | 87.33 | 15.53 | 104.08 | 26.06 | 161.46 | 88.04 to 97.42 | 65,498 | 57,198 |
| <u>ALL</u> | | | | | | | | | | | |
| | 90 | 91.65 | 93.40 | 86.67 | 20.57 | 107.77 | 26.06 | 205.51 | 88.04 to 95.33 | 62,475 | 54,147 |

| ASSESSOR LOCATION | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| CURTIS | 43 | 92.49 | 93.56 | 90.75 | 13.42 | 103.09 | 54.76 | 161.46 | 88.49 to 97.42 | 59,517 | 54,013 |
| EUSTIS | 17 | 94.79 | 109.08 | 92.68 | 28.62 | 117.69 | 62.23 | 205.51 | 83.55 to 133.91 | 66,132 | 61,293 |
| MAYWOOD | 14 | 94.54 | 92.45 | 85.63 | 18.94 | 107.96 | 44.80 | 171.27 | 69.71 to 103.68 | 49,785 | 42,632 |
| MEDICINE CREEK | 2 | 91.35 | 91.35 | 80.98 | 13.70 | 112.80 | 78.83 | 103.86 | N/A | 46,500 | 37,656 |
| MOOREFIELD | 1 | 43.53 | 43.53 | 43.53 | | | 43.53 | 43.53 | N/A | 3,000 | 1,306 |
| RURAL RES | 4 | 106.04 | 98.65 | 81.86 | 15.80 | 120.51 | 58.64 | 123.89 | N/A | 83,375 | 68,253 |
| STOCKVILLE | 3 | 56.07 | 68.44 | 44.67 | 57.75 | 153.21 | 26.06 | 123.20 | N/A | 2,916 | 1,303 |
| SUBURBAN | 6 | 68.91 | 68.06 | 69.44 | 12.23 | 98.02 | 56.49 | 78.79 | 56.49 to 78.79 | 134,000 | 93,046 |
| <u>ALL</u> | | | | | | | | | | | |
| | 90 | 91.65 | 93.40 | 86.67 | 20.57 | 107.77 | 26.06 | 205.51 | 88.04 to 95.33 | 62,475 | 54,147 |

| LOCATIONS: URBAN, SUBURBAN & RURAL | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| 1 | 78 | 92.78 | 95.14 | 90.31 | 19.81 | 105.34 | 26.06 | 205.51 | 88.54 to 96.53 | 56,311 | 50,854 |
| 2 | 6 | 68.91 | 68.06 | 69.44 | 12.23 | 98.02 | 56.49 | 78.79 | 56.49 to 78.79 | 134,000 | 93,046 |
| 3 | 6 | 104.51 | 96.22 | 81.67 | 15.09 | 117.81 | 58.64 | 123.89 | 58.64 to 123.89 | 71,083 | 58,054 |
| <u>ALL</u> | | | | | | | | | | | |
| | 90 | 91.65 | 93.40 | 86.67 | 20.57 | 107.77 | 26.06 | 205.51 | 88.04 to 95.33 | 62,475 | 54,147 |

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

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

| | | | | | | | |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|
| NUMBER of Sales: | 90 | MEDIAN: | 92 | COV: | 30.01 | 95% Median C.I.: | 88.04 to 95.33 |
| TOTAL Sales Price: | 5,624,260 | WGT. MEAN: | 87 | STD: | 28.03 | 95% Wgt. Mean C.I.: | 82.51 to 90.83 |
| TOTAL Adj.Sales Price: | 5,622,760 | MEAN: | 93 | AVG.ABS.DEV: | 18.85 | 95% Mean C.I.: | 87.61 to 99.19 |
| TOTAL Assessed Value: | 4,873,262 | | | | | | |
| AVG. Adj. Sales Price: | 62,475 | COD: | 20.57 | MAX Sales Ratio: | 205.51 | | |
| AVG. Assessed Value: | 54,147 | PRD: | 107.77 | MIN Sales Ratio: | 26.06 | | |

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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 | 87 | 92.12 | 93.79 | 86.82 | 20.02 | 108.02 | 26.06 | 205.51 | 88.04 to 96.04 | 63,586 | 55,207 |
| 2 | 2 | 84.00 | 84.00 | 55.03 | 46.67 | 152.65 | 44.80 | 123.20 | N/A | 2,875 | 1,582 |
| 3 | 1 | 78.83 | 78.83 | 78.83 | | | 78.83 | 78.83 | N/A | 85,000 | 67,004 |
| ALL | 90 | 91.65 | 93.40 | 86.67 | 20.57 | 107.77 | 26.06 | 205.51 | 88.04 to 95.33 | 62,475 | 54,147 |

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| 01 | 85 | 92.12 | 92.74 | 87.03 | 19.27 | 106.56 | 26.06 | 189.45 | 88.04 to 96.04 | 63,408 | 55,183 |
| 06 | 2 | 91.35 | 91.35 | 80.98 | 13.70 | 112.80 | 78.83 | 103.86 | N/A | 46,500 | 37,656 |
| 07 | 3 | 71.23 | 113.57 | 76.67 | 66.24 | 148.13 | 63.96 | 205.51 | N/A | 46,666 | 35,778 |
| ALL | 90 | 91.65 | 93.40 | 86.67 | 20.57 | 107.77 | 26.06 | 205.51 | 88.04 to 95.33 | 62,475 | 54,147 |

SCHOOL DISTRICT *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| (blank) | | | | | | | | | | | |
| 32-0046 | 21 | 88.04 | 84.11 | 77.77 | 26.03 | 108.15 | 26.06 | 171.27 | 63.96 to 99.95 | 59,178 | 46,025 |
| 32-0095 | 18 | 94.82 | 108.86 | 93.56 | 27.63 | 116.35 | 62.23 | 205.51 | 83.60 to 128.82 | 67,180 | 62,854 |
| 32-0125 | 48 | 91.65 | 91.12 | 87.39 | 15.31 | 104.27 | 43.53 | 161.46 | 87.10 to 97.34 | 63,526 | 55,515 |
| 33-0018 | | | | | | | | | | | |
| 33-0021 | 2 | 91.35 | 91.35 | 80.98 | 13.70 | 112.80 | 78.83 | 103.86 | N/A | 46,500 | 37,656 |
| 37-0030 | | | | | | | | | | | |
| 43-0079 | | | | | | | | | | | |
| 73-0017 | | | | | | | | | | | |
| 73-0179 | 1 | 123.89 | 123.89 | 123.89 | | | 123.89 | 123.89 | N/A | 28,500 | 35,309 |
| NonValid School | | | | | | | | | | | |
| ALL | 90 | 91.65 | 93.40 | 86.67 | 20.57 | 107.77 | 26.06 | 205.51 | 88.04 to 95.33 | 62,475 | 54,147 |

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Base Stat

State Stat Run

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| TOTAL Assessed Value: | 4,873,262 | | | | | | |
| AVG. Adj. Sales Price: | 62,475 | COD: | 20.57 | MAX Sales Ratio: | 205.51 | | |
| AVG. Assessed Value: | 54,147 | PRD: | 107.77 | MIN Sales Ratio: | 26.06 | | |

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| YEAR BUILT * | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| 0 OR Blank | 10 | 57.36 | 66.95 | 58.96 | 38.18 | 113.54 | 26.06 | 123.20 | 43.53 to 101.00 | 23,025 | 13,576 |
| Prior TO 1860 | | | | | | | | | | | |
| 1860 TO 1899 | 7 | 105.33 | 111.26 | 111.39 | 9.35 | 99.89 | 96.04 | 133.91 | 96.04 to 133.91 | 25,938 | 28,892 |
| 1900 TO 1919 | 21 | 97.34 | 104.56 | 97.79 | 15.72 | 106.92 | 63.93 | 171.27 | 92.12 to 106.92 | 50,266 | 49,155 |
| 1920 TO 1939 | 17 | 90.03 | 96.60 | 88.95 | 19.16 | 108.61 | 56.49 | 189.45 | 80.49 to 112.16 | 61,747 | 54,921 |
| 1940 TO 1949 | 5 | 94.79 | 90.84 | 81.49 | 10.54 | 111.47 | 62.23 | 104.69 | N/A | 68,958 | 56,195 |
| 1950 TO 1959 | 3 | 88.54 | 89.99 | 89.14 | 2.53 | 100.95 | 87.35 | 94.07 | N/A | 87,366 | 77,876 |
| 1960 TO 1969 | 6 | 90.11 | 100.41 | 98.67 | 14.83 | 101.76 | 83.55 | 140.13 | 83.55 to 140.13 | 82,416 | 81,320 |
| 1970 TO 1979 | 16 | 79.34 | 88.35 | 78.87 | 22.38 | 112.03 | 59.58 | 205.51 | 70.22 to 97.42 | 87,796 | 69,244 |
| 1980 TO 1989 | 3 | 78.83 | 78.12 | 80.33 | 5.52 | 97.25 | 71.23 | 84.29 | N/A | 94,000 | 75,506 |
| 1990 TO 1994 | | | | | | | | | | | |
| 1995 TO 1999 | 1 | 75.71 | 75.71 | 75.71 | | | 75.71 | 75.71 | N/A | 184,000 | 139,306 |
| 2000 TO Present | 1 | 69.71 | 69.71 | 69.71 | | | 69.71 | 69.71 | N/A | 133,500 | 93,057 |
| ALL | 90 | 91.65 | 93.40 | 86.67 | 20.57 | 107.77 | 26.06 | 205.51 | 88.04 to 95.33 | 62,475 | 54,147 |

| SALE PRICE * | 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 | 78.54 | 80.95 | 71.20 | 39.66 | 113.69 | 43.53 | 123.20 | N/A | 2,437 | 1,735 |
| 5000 TO 9999 | 6 | 80.69 | 84.56 | 86.77 | 50.14 | 97.45 | 26.06 | 171.27 | 26.06 to 171.27 | 6,250 | 5,423 |
| Total \$ | | | | | | | | | | | |
| 1 TO 9999 | 10 | 80.69 | 83.12 | 83.56 | 45.53 | 99.47 | 26.06 | 171.27 | 43.53 to 123.20 | 4,725 | 3,948 |
| 10000 TO 29999 | 13 | 112.16 | 118.89 | 114.25 | 28.78 | 104.07 | 54.76 | 205.51 | 89.78 to 161.46 | 19,503 | 22,281 |
| 30000 TO 59999 | 24 | 101.86 | 99.37 | 97.92 | 11.55 | 101.47 | 71.23 | 133.91 | 94.05 to 106.92 | 40,788 | 39,941 |
| 60000 TO 99999 | 28 | 88.52 | 89.28 | 89.05 | 10.31 | 100.25 | 56.49 | 140.13 | 83.60 to 94.79 | 81,046 | 72,173 |
| 100000 TO 149999 | 10 | 85.69 | 80.99 | 81.14 | 10.02 | 99.82 | 62.84 | 93.22 | 69.71 to 90.00 | 123,950 | 100,569 |
| 150000 TO 249999 | 5 | 62.23 | 66.99 | 67.00 | 11.66 | 99.98 | 58.64 | 78.79 | N/A | 166,850 | 111,794 |
| ALL | 90 | 91.65 | 93.40 | 86.67 | 20.57 | 107.77 | 26.06 | 205.51 | 88.04 to 95.33 | 62,475 | 54,147 |

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

(!: Derived)

| | | | | | | | |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|
| NUMBER of Sales: | 90 | MEDIAN: | 92 | COV: | 30.01 | 95% Median C.I.: | 88.04 to 95.33 |
| TOTAL Sales Price: | 5,624,260 | WGT. MEAN: | 87 | STD: | 28.03 | 95% Wgt. Mean C.I.: | 82.51 to 90.83 |
| TOTAL Adj.Sales Price: | 5,622,760 | MEAN: | 93 | AVG.ABS.DEV: | 18.85 | 95% Mean C.I.: | 87.61 to 99.19 |
| TOTAL Assessed Value: | 4,873,262 | | | | | | |
| AVG. Adj. Sales Price: | 62,475 | COD: | 20.57 | MAX Sales Ratio: | 205.51 | | |
| AVG. Assessed Value: | 54,147 | PRD: | 107.77 | MIN Sales Ratio: | 26.06 | | |

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ASSESSED VALUE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| Low \$ _____ | | | | | | | | | | | |
| 1 TO 4999 | 7 | 56.07 | 65.16 | 55.50 | 43.63 | 117.41 | 26.06 | 123.20 | 26.06 to 123.20 | 3,964 | 2,200 |
| 5000 TO 9999 | 4 | 81.94 | 80.63 | 72.06 | 25.97 | 111.89 | 54.76 | 103.86 | N/A | 11,125 | 8,016 |
| Total \$ _____ | | | | | | | | | | | |
| 1 TO 9999 | 11 | 61.44 | 70.78 | 65.70 | 39.46 | 107.74 | 26.06 | 123.20 | 43.53 to 103.86 | 6,568 | 4,315 |
| 10000 TO 29999 | 10 | 108.75 | 126.93 | 111.57 | 31.74 | 113.76 | 73.89 | 205.51 | 89.78 to 189.45 | 18,504 | 20,645 |
| 30000 TO 59999 | 30 | 101.86 | 100.13 | 94.59 | 15.33 | 105.86 | 56.49 | 161.46 | 94.05 to 106.92 | 43,747 | 41,382 |
| 60000 TO 99999 | 31 | 88.04 | 85.42 | 83.12 | 9.90 | 102.76 | 59.58 | 105.16 | 82.95 to 91.18 | 93,808 | 77,977 |
| 100000 TO 149999 | 8 | 85.69 | 88.30 | 83.89 | 16.27 | 105.26 | 58.64 | 140.13 | 58.64 to 140.13 | 143,125 | 120,069 |
| ALL _____ | | | | | | | | | | | |
| | 90 | 91.65 | 93.40 | 86.67 | 20.57 | 107.77 | 26.06 | 205.51 | 88.04 to 95.33 | 62,475 | 54,147 |

QUALITY

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| (blank) | 10 | 57.36 | 66.95 | 58.96 | 38.18 | 113.54 | 26.06 | 123.20 | 43.53 to 101.00 | 23,025 | 13,576 |
| 10 | 2 | 137.57 | 137.57 | 132.75 | 24.50 | 103.63 | 103.86 | 171.27 | N/A | 7,000 | 9,292 |
| 20 | 4 | 91.43 | 86.17 | 72.40 | 14.25 | 119.01 | 56.49 | 105.33 | N/A | 32,625 | 23,621 |
| 25 | 3 | 88.04 | 95.59 | 91.16 | 16.59 | 104.86 | 77.45 | 121.28 | N/A | 51,833 | 47,249 |
| 30 | 69 | 92.49 | 95.65 | 87.13 | 17.36 | 109.78 | 59.58 | 205.51 | 87.35 to 96.53 | 71,123 | 61,972 |
| 35 | 2 | 115.07 | 115.07 | 111.68 | 21.78 | 103.03 | 90.00 | 140.13 | N/A | 92,500 | 103,301 |
| ALL _____ | | | | | | | | | | | |
| | 90 | 91.65 | 93.40 | 86.67 | 20.57 | 107.77 | 26.06 | 205.51 | 88.04 to 95.33 | 62,475 | 54,147 |

STYLE

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank) | 10 | 57.36 | 66.95 | 58.96 | 38.18 | 113.54 | 26.06 | 123.20 | 43.53 to 101.00 | 23,025 | 13,576 |
| 100 | 6 | 70.47 | 96.46 | 73.44 | 43.93 | 131.34 | 62.84 | 205.51 | 62.84 to 205.51 | 70,666 | 51,899 |
| 101 | 63 | 93.07 | 96.90 | 88.38 | 17.36 | 109.64 | 56.49 | 189.45 | 88.54 to 97.42 | 65,638 | 58,010 |
| 102 | 2 | 91.61 | 91.61 | 91.78 | 1.76 | 99.82 | 90.00 | 93.22 | N/A | 117,500 | 107,839 |
| 103 | 1 | 81.53 | 81.53 | 81.53 | | | 81.53 | 81.53 | N/A | 99,000 | 80,716 |
| 104 | 7 | 96.53 | 100.46 | 97.47 | 10.54 | 103.07 | 82.95 | 133.91 | 82.95 to 133.91 | 57,614 | 56,154 |
| 111 | 1 | 85.36 | 85.36 | 85.36 | | | 85.36 | 85.36 | N/A | 96,000 | 81,942 |
| ALL _____ | | | | | | | | | | | |
| | 90 | 91.65 | 93.40 | 86.67 | 20.57 | 107.77 | 26.06 | 205.51 | 88.04 to 95.33 | 62,475 | 54,147 |

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

(!: Derived)

| | | | | | | | |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|
| NUMBER of Sales: | 90 | MEDIAN: | 92 | COV: | 30.01 | 95% Median C.I.: | 88.04 to 95.33 |
| TOTAL Sales Price: | 5,624,260 | WGT. MEAN: | 87 | STD: | 28.03 | 95% Wgt. Mean C.I.: | 82.51 to 90.83 |
| TOTAL Adj.Sales Price: | 5,622,760 | MEAN: | 93 | AVG.ABS.DEV: | 18.85 | 95% Mean C.I.: | 87.61 to 99.19 |
| TOTAL Assessed Value: | 4,873,262 | | | | | | |
| AVG. Adj. Sales Price: | 62,475 | COD: | 20.57 | MAX Sales Ratio: | 205.51 | | |
| AVG. Assessed Value: | 54,147 | PRD: | 107.77 | MIN Sales Ratio: | 26.06 | | |

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| CONDITION | | | | | | | | | | | Avg. Adj. | Avg. |
|------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|--|------------|----------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | | Sale Price | Assd Val |
| (blank) | 10 | 57.36 | 66.95 | 58.96 | 38.18 | 113.54 | 26.06 | 123.20 | 43.53 to 101.00 | | 23,025 | 13,576 |
| 10 | 2 | 137.57 | 137.57 | 132.75 | 24.50 | 103.63 | 103.86 | 171.27 | N/A | | 7,000 | 9,292 |
| 20 | 3 | 93.07 | 96.06 | 93.91 | 5.57 | 102.29 | 89.78 | 105.33 | N/A | | 18,500 | 17,372 |
| 30 | 74 | 92.31 | 95.80 | 87.77 | 18.07 | 109.15 | 56.49 | 205.51 | 88.49 to 96.04 | | 69,946 | 61,390 |
| 35 | 1 | 84.29 | 84.29 | 84.29 | | | 84.29 | 84.29 | N/A | | 147,000 | 123,900 |
| <u>ALL</u> | | | | | | | | | | | | |
| | 90 | 91.65 | 93.40 | 86.67 | 20.57 | 107.77 | 26.06 | 205.51 | 88.04 to 95.33 | | 62,475 | 54,147 |

Frontier County 2008 Assessment Actions taken to address the following property classes/subclasses:

Residential

In 2007 a 5% functional factor had been removed from homes that were used as rentals, later it was discovered that several had been missed so as cleanup work the 5% functional was removed from the rest of the rental homes in the county. The assessor cannot justify the 5% from the market.

As per the assessor's three-year plan all property around Hugh Butler Lake a/k/a Medicine Creek and Harry Strunk Lake a/k/a Red Willow Lake was reviewed, the data on the property record card was verified against the parcel, and new photos were taken. For 2008 neither the costing nor the depreciation changed it is anticipated that new costing tables will be in place for 2009.

Parcels of approximately fifty acres or less were reviewed after adopting a written policy to define agricultural land versus residential acreages. Questionnaires were also sent out with an approximate fifty-percent return. After all pertinent information was considered the parcel was either determined to be agricultural, rural residential, or suburban if within one mile of the city of Curtis, Eustis, or Maywood.

Only routine maintenance occurred for the remainder of the residential class of property.

2008 Assessment Survey for Frontier County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

| | |
|-----|--|
| 1. | Data collection done by: |
| | The assessor. |
| 2. | Valuation done by: |
| | The assessor. |
| 3. | Pickup work done by whom: |
| | The assessor. |
| 4. | What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? |
| | 2004 |
| 5. | What was the last year the depreciation schedule for this property class was developed using market-derived information? |
| | 2003 |
| 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? |
| | A mass appraisal system is utilized, but commonly does not involve enough sales to review properties by a sales comparison approach. |
| 7. | Number of market areas/neighborhoods for this property class: |
| | 5 market areas/37 subclasses |
| 8. | How are these defined? |
| | By geographical boundary and similar characteristics. |
| 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?) |
| | Yes, for Curtis, Eustis, and Maywood. |

| | |
|-----|---|
| 11. | What is the market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>) |
| | Curtis, Eustis, and Maywood have a one mile radius past the city limits that identifies the suburban area. |
| 12. | Are the county's ag residential and rural residential improvements classified and valued in the same manner? |
| | Yes. |

Residential Permit Numbers:

| Permits | Information Statements | Other | Total |
|---------|------------------------|-------|-------|
| 23 | -- | -- | 23 |

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

(!: Derived)

| | | | | | | | |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|-----------------|
| NUMBER of Sales: | 89 | MEDIAN: | 92 | COV: | 30.21 | 95% Median C.I.: | 88.04 to 97.15 |
| TOTAL Sales Price: | 5,467,010 | WGT. MEAN: | 88 | STD: | 28.50 | 95% Wgt. Mean C.I.: | 83.62 to 92.00 |
| TOTAL Adj.Sales Price: | 5,465,510 | MEAN: | 94 | AVG.ABS.DEV: | 19.23 | 95% Mean C.I.: | 88.43 to 100.27 |
| TOTAL Assessed Value: | 4,799,373 | | | | | | |
| AVG. Adj. Sales Price: | 61,410 | COD: | 20.79 | MAX Sales Ratio: | 205.51 | | |
| AVG. Assessed Value: | 53,925 | PRD: | 107.45 | MIN Sales Ratio: | 26.06 | | |

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| DATE OF SALE * | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|----------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| ____Qrtrs____ | | | | | | | | | | | |
| 07/01/05 TO 09/30/05 | 8 | 92.50 | 91.27 | 92.93 | 9.62 | 98.22 | 61.44 | 106.92 | 61.44 to 106.92 | 64,125 | 59,590 |
| 10/01/05 TO 12/31/05 | 6 | 100.59 | 103.01 | 98.95 | 12.44 | 104.10 | 88.49 | 121.28 | 88.49 to 121.28 | 61,833 | 61,182 |
| 01/01/06 TO 03/31/06 | 6 | 106.98 | 110.16 | 111.30 | 9.66 | 98.98 | 96.53 | 140.13 | 96.53 to 140.13 | 51,128 | 56,905 |
| 04/01/06 TO 06/30/06 | 18 | 88.30 | 88.17 | 89.60 | 19.59 | 98.40 | 26.06 | 161.46 | 77.45 to 99.95 | 65,683 | 58,852 |
| 07/01/06 TO 09/30/06 | 14 | 95.69 | 90.92 | 83.84 | 9.91 | 108.44 | 69.71 | 105.52 | 75.71 to 102.37 | 66,399 | 55,671 |
| 10/01/06 TO 12/31/06 | 10 | 91.55 | 88.58 | 83.77 | 13.54 | 105.75 | 56.49 | 112.16 | 63.96 to 102.83 | 63,350 | 53,068 |
| 01/01/07 TO 03/31/07 | 9 | 80.49 | 88.93 | 77.58 | 24.61 | 114.63 | 56.07 | 127.67 | 58.64 to 123.20 | 59,694 | 46,308 |
| 04/01/07 TO 06/30/07 | 18 | 82.24 | 102.33 | 83.45 | 43.60 | 122.62 | 43.53 | 205.51 | 63.93 to 128.82 | 55,116 | 45,995 |
| ____Study Years____ | | | | | | | | | | | |
| 07/01/05 TO 06/30/06 | 38 | 93.63 | 94.64 | 94.59 | 16.16 | 100.05 | 26.06 | 161.46 | 88.55 to 103.68 | 62,449 | 59,068 |
| 07/01/06 TO 06/30/07 | 51 | 89.63 | 94.14 | 82.61 | 24.77 | 113.95 | 43.53 | 205.51 | 80.49 to 97.34 | 60,636 | 50,093 |
| ____Calendar Yrs____ | | | | | | | | | | | |
| 01/01/06 TO 12/31/06 | 48 | 94.46 | 91.81 | 88.82 | 15.17 | 103.36 | 26.06 | 161.46 | 88.04 to 97.88 | 63,586 | 56,476 |
| ____ALL____ | | | | | | | | | | | |
| | 89 | 92.49 | 94.35 | 87.81 | 20.79 | 107.45 | 26.06 | 205.51 | 88.04 to 97.15 | 61,410 | 53,925 |

| ASSESSOR LOCATION | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| CURTIS | 43 | 93.22 | 94.38 | 91.48 | 13.99 | 103.17 | 54.76 | 161.46 | 88.49 to 97.88 | 59,517 | 54,447 |
| EUSTIS | 16 | 95.96 | 112.84 | 98.02 | 28.76 | 115.12 | 73.89 | 205.51 | 83.60 to 137.04 | 60,437 | 59,241 |
| MAYWOOD | 14 | 94.54 | 92.45 | 85.63 | 18.94 | 107.96 | 44.80 | 171.27 | 69.71 to 103.68 | 49,785 | 42,632 |
| MEDICINE CREEK | 2 | 91.64 | 91.64 | 81.52 | 13.33 | 112.41 | 79.42 | 103.86 | N/A | 46,500 | 37,909 |
| MOOREFIELD | 1 | 43.53 | 43.53 | 43.53 | | | 43.53 | 43.53 | N/A | 3,000 | 1,306 |
| RURAL RES | 4 | 106.04 | 99.60 | 82.19 | 16.69 | 121.18 | 58.64 | 127.67 | N/A | 83,375 | 68,523 |
| STOCKVILLE | 3 | 56.07 | 68.44 | 44.67 | 57.75 | 153.21 | 26.06 | 123.20 | N/A | 2,916 | 1,303 |
| SUBURBAN | 6 | 68.91 | 68.06 | 69.44 | 12.23 | 98.02 | 56.49 | 78.79 | 56.49 to 78.79 | 134,000 | 93,046 |
| ____ALL____ | | | | | | | | | | | |
| | 89 | 92.49 | 94.35 | 87.81 | 20.79 | 107.45 | 26.06 | 205.51 | 88.04 to 97.15 | 61,410 | 53,925 |

| LOCATIONS: URBAN, SUBURBAN & RURAL | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| 1 | 77 | 94.05 | 96.20 | 91.88 | 19.90 | 104.70 | 26.06 | 205.51 | 89.03 to 97.34 | 55,000 | 50,534 |
| 2 | 6 | 68.91 | 68.06 | 69.44 | 12.23 | 98.02 | 56.49 | 78.79 | 56.49 to 78.79 | 134,000 | 93,046 |
| 3 | 6 | 104.51 | 96.95 | 82.04 | 15.60 | 118.16 | 58.64 | 127.67 | 58.64 to 127.67 | 71,083 | 58,318 |
| ____ALL____ | | | | | | | | | | | |
| | 89 | 92.49 | 94.35 | 87.81 | 20.79 | 107.45 | 26.06 | 205.51 | 88.04 to 97.15 | 61,410 | 53,925 |

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

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

| | | | | | | | |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|-----------------|
| NUMBER of Sales: | 89 | MEDIAN: | 92 | COV: | 30.21 | 95% Median C.I.: | 88.04 to 97.15 |
| TOTAL Sales Price: | 5,467,010 | WGT. MEAN: | 88 | STD: | 28.50 | 95% Wgt. Mean C.I.: | 83.62 to 92.00 |
| TOTAL Adj.Sales Price: | 5,465,510 | MEAN: | 94 | AVG.ABS.DEV: | 19.23 | 95% Mean C.I.: | 88.43 to 100.27 |
| TOTAL Assessed Value: | 4,799,373 | | | | | | |
| AVG. Adj. Sales Price: | 61,410 | COD: | 20.79 | MAX Sales Ratio: | 205.51 | | |
| AVG. Assessed Value: | 53,925 | PRD: | 107.45 | MIN Sales Ratio: | 26.06 | | |

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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 | 86 | 92.85 | 94.76 | 87.98 | 20.29 | 107.71 | 26.06 | 205.51 | 88.49 to 97.15 | 62,497 | 54,984 |
| 2 | 2 | 84.00 | 84.00 | 55.03 | 46.67 | 152.65 | 44.80 | 123.20 | N/A | 2,875 | 1,582 |
| 3 | 1 | 79.42 | 79.42 | 79.42 | | | 79.42 | 79.42 | N/A | 85,000 | 67,509 |
| ALL | 89 | 92.49 | 94.35 | 87.81 | 20.79 | 107.45 | 26.06 | 205.51 | 88.04 to 97.15 | 61,410 | 53,925 |

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| 01 | 84 | 92.85 | 93.73 | 88.22 | 19.54 | 106.24 | 26.06 | 197.25 | 88.49 to 97.15 | 62,291 | 54,955 |
| 06 | 2 | 91.64 | 91.64 | 81.52 | 13.33 | 112.41 | 79.42 | 103.86 | N/A | 46,500 | 37,909 |
| 07 | 3 | 71.23 | 113.57 | 76.67 | 66.24 | 148.13 | 63.96 | 205.51 | N/A | 46,666 | 35,778 |
| ALL | 89 | 92.49 | 94.35 | 87.81 | 20.79 | 107.45 | 26.06 | 205.51 | 88.04 to 97.15 | 61,410 | 53,925 |

SCHOOL DISTRICT *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| (blank) | | | | | | | | | | | |
| 32-0046 | 21 | 88.04 | 84.11 | 77.77 | 26.03 | 108.15 | 26.06 | 171.27 | 63.96 to 99.95 | 59,178 | 46,025 |
| 32-0095 | 17 | 97.08 | 112.39 | 98.60 | 27.24 | 113.99 | 73.89 | 205.51 | 83.60 to 137.04 | 61,882 | 61,014 |
| 32-0125 | 48 | 92.31 | 91.86 | 88.00 | 15.85 | 104.38 | 43.53 | 161.46 | 87.10 to 97.42 | 63,526 | 55,903 |
| 33-0018 | | | | | | | | | | | |
| 33-0021 | 2 | 91.64 | 91.64 | 81.52 | 13.33 | 112.41 | 79.42 | 103.86 | N/A | 46,500 | 37,909 |
| 37-0030 | | | | | | | | | | | |
| 43-0079 | | | | | | | | | | | |
| 73-0017 | | | | | | | | | | | |
| 73-0179 | 1 | 127.67 | 127.67 | 127.67 | | | 127.67 | 127.67 | N/A | 28,500 | 36,387 |
| NonValid School | | | | | | | | | | | |
| ALL | 89 | 92.49 | 94.35 | 87.81 | 20.79 | 107.45 | 26.06 | 205.51 | 88.04 to 97.15 | 61,410 | 53,925 |

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

(!: Derived)

| | | | | | | | |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|-----------------|
| NUMBER of Sales: | 89 | MEDIAN: | 92 | COV: | 30.21 | 95% Median C.I.: | 88.04 to 97.15 |
| TOTAL Sales Price: | 5,467,010 | WGT. MEAN: | 88 | STD: | 28.50 | 95% Wgt. Mean C.I.: | 83.62 to 92.00 |
| TOTAL Adj.Sales Price: | 5,465,510 | MEAN: | 94 | AVG.ABS.DEV: | 19.23 | 95% Mean C.I.: | 88.43 to 100.27 |
| TOTAL Assessed Value: | 4,799,373 | | | | | | |
| AVG. Adj. Sales Price: | 61,410 | COD: | 20.79 | MAX Sales Ratio: | 205.51 | | |
| AVG. Assessed Value: | 53,925 | PRD: | 107.45 | MIN Sales Ratio: | 26.06 | | |

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| YEAR BUILT * | | | | | | | | | | | Avg. Adj. | Avg. |
|---------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| 0 OR Blank | 10 | 57.36 | 66.95 | 58.96 | 38.18 | 113.54 | 26.06 | 123.20 | 43.53 to 101.00 | 23,025 | 13,576 | |
| Prior TO 1860 | | | | | | | | | | | | |
| 1860 TO 1899 | 7 | 108.43 | 112.78 | 112.89 | 10.08 | 99.90 | 96.04 | 137.04 | 96.04 to 137.04 | 25,938 | 29,283 | |
| 1900 TO 1919 | 21 | 97.88 | 105.96 | 99.26 | 16.02 | 106.76 | 63.93 | 171.27 | 93.22 to 107.96 | 50,266 | 49,892 | |
| 1920 TO 1939 | 17 | 90.94 | 97.12 | 89.12 | 19.47 | 108.98 | 56.49 | 197.25 | 80.49 to 112.16 | 61,747 | 55,026 | |
| 1940 TO 1949 | 4 | 98.54 | 98.57 | 98.56 | 3.84 | 100.00 | 92.49 | 104.69 | N/A | 46,885 | 46,210 | |
| 1950 TO 1959 | 3 | 89.63 | 90.35 | 89.74 | 2.50 | 100.68 | 87.35 | 94.07 | N/A | 87,366 | 78,403 | |
| 1960 TO 1969 | 6 | 90.11 | 100.41 | 98.67 | 14.83 | 101.76 | 83.55 | 140.13 | 83.55 to 140.13 | 82,416 | 81,320 | |
| 1970 TO 1979 | 16 | 79.34 | 88.36 | 78.88 | 22.39 | 112.02 | 59.58 | 205.51 | 70.22 to 97.42 | 87,796 | 69,255 | |
| 1980 TO 1989 | 3 | 79.42 | 78.31 | 80.50 | 5.48 | 97.28 | 71.23 | 84.29 | N/A | 94,000 | 75,674 | |
| 1990 TO 1994 | | | | | | | | | | | | |
| 1995 TO 1999 | 1 | 75.71 | 75.71 | 75.71 | | | 75.71 | 75.71 | N/A | 184,000 | 139,306 | |
| 2000 TO Present | 1 | 69.71 | 69.71 | 69.71 | | | 69.71 | 69.71 | N/A | 133,500 | 93,057 | |
| ALL | | | | | | | | | | | | |
| | 89 | 92.49 | 94.35 | 87.81 | 20.79 | 107.45 | 26.06 | 205.51 | 88.04 to 97.15 | 61,410 | 53,925 | |

| SALE PRICE * | | | | | | | | | | | Avg. Adj. | Avg. |
|---------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| Low \$ | | | | | | | | | | | | |
| 1 TO 4999 | 4 | 78.54 | 80.95 | 71.20 | 39.66 | 113.69 | 43.53 | 123.20 | N/A | 2,437 | 1,735 | |
| 5000 TO 9999 | 6 | 80.69 | 84.56 | 86.77 | 50.14 | 97.45 | 26.06 | 171.27 | 26.06 to 171.27 | 6,250 | 5,423 | |
| Total \$ | | | | | | | | | | | | |
| 1 TO 9999 | 10 | 80.69 | 83.12 | 83.56 | 45.53 | 99.47 | 26.06 | 171.27 | 43.53 to 123.20 | 4,725 | 3,948 | |
| 10000 TO 29999 | 13 | 112.16 | 120.33 | 115.43 | 29.08 | 104.25 | 54.76 | 205.51 | 89.78 to 161.46 | 19,503 | 22,511 | |
| 30000 TO 59999 | 24 | 102.60 | 99.88 | 98.34 | 11.88 | 101.56 | 71.23 | 137.04 | 94.05 to 106.92 | 40,788 | 40,113 | |
| 60000 TO 99999 | 28 | 88.52 | 90.00 | 89.68 | 11.06 | 100.35 | 56.49 | 140.13 | 83.60 to 95.02 | 81,046 | 72,683 | |
| 100000 TO 149999 | 10 | 85.69 | 81.20 | 81.35 | 10.26 | 99.82 | 62.84 | 93.22 | 69.71 to 90.94 | 123,950 | 100,827 | |
| 150000 TO 249999 | 4 | 67.65 | 68.18 | 68.11 | 13.41 | 100.10 | 58.64 | 78.79 | N/A | 169,250 | 115,281 | |
| ALL | | | | | | | | | | | | |
| | 89 | 92.49 | 94.35 | 87.81 | 20.79 | 107.45 | 26.06 | 205.51 | 88.04 to 97.15 | 61,410 | 53,925 | |

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

(!: Derived)

| | | | | | | | |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|-----------------|
| NUMBER of Sales: | 89 | MEDIAN: | 92 | COV: | 30.21 | 95% Median C.I.: | 88.04 to 97.15 |
| TOTAL Sales Price: | 5,467,010 | WGT. MEAN: | 88 | STD: | 28.50 | 95% Wgt. Mean C.I.: | 83.62 to 92.00 |
| TOTAL Adj.Sales Price: | 5,465,510 | MEAN: | 94 | AVG.ABS.DEV: | 19.23 | 95% Mean C.I.: | 88.43 to 100.27 |
| TOTAL Assessed Value: | 4,799,373 | | | | | | |
| AVG. Adj. Sales Price: | 61,410 | COD: | 20.79 | MAX Sales Ratio: | 205.51 | | |
| AVG. Assessed Value: | 53,925 | PRD: | 107.45 | MIN Sales Ratio: | 26.06 | | |

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ASSESSED VALUE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| Low \$ _____ | | | | | | | | | | | |
| 1 TO 4999 | 7 | 56.07 | 65.16 | 55.50 | 43.63 | 117.41 | 26.06 | 123.20 | 26.06 to 123.20 | 3,964 | 2,200 |
| 5000 TO 9999 | 4 | 81.94 | 80.63 | 72.06 | 25.97 | 111.89 | 54.76 | 103.86 | N/A | 11,125 | 8,016 |
| Total \$ _____ | | | | | | | | | | | |
| 1 TO 9999 | 11 | 61.44 | 70.78 | 65.70 | 39.46 | 107.74 | 26.06 | 123.20 | 43.53 to 103.86 | 6,568 | 4,315 |
| 10000 TO 29999 | 10 | 110.30 | 128.43 | 112.61 | 31.35 | 114.04 | 73.89 | 205.51 | 89.78 to 197.25 | 18,504 | 20,837 |
| 30000 TO 59999 | 30 | 102.60 | 100.67 | 94.99 | 15.68 | 105.98 | 56.49 | 161.46 | 94.05 to 106.92 | 43,747 | 41,555 |
| 60000 TO 99999 | 30 | 88.27 | 86.89 | 84.87 | 9.97 | 102.38 | 59.58 | 107.96 | 83.55 to 92.12 | 91,693 | 77,824 |
| 100000 TO 149999 | 8 | 85.69 | 88.44 | 84.03 | 16.43 | 105.25 | 58.64 | 140.13 | 58.64 to 140.13 | 143,125 | 120,267 |
| ALL _____ | | | | | | | | | | | |
| | 89 | 92.49 | 94.35 | 87.81 | 20.79 | 107.45 | 26.06 | 205.51 | 88.04 to 97.15 | 61,410 | 53,925 |

QUALITY

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| (blank) | 10 | 57.36 | 66.95 | 58.96 | 38.18 | 113.54 | 26.06 | 123.20 | 43.53 to 101.00 | 23,025 | 13,576 |
| 10 | 2 | 137.57 | 137.57 | 132.75 | 24.50 | 103.63 | 103.86 | 171.27 | N/A | 7,000 | 9,292 |
| 20 | 4 | 93.47 | 87.96 | 73.28 | 15.86 | 120.04 | 56.49 | 108.43 | N/A | 32,625 | 23,906 |
| 25 | 3 | 88.04 | 95.59 | 91.16 | 16.59 | 104.86 | 77.45 | 121.28 | N/A | 51,833 | 47,249 |
| 30 | 68 | 93.63 | 96.81 | 88.42 | 17.50 | 109.49 | 59.58 | 205.51 | 88.49 to 97.34 | 69,856 | 61,765 |
| 35 | 2 | 115.54 | 115.54 | 112.21 | 21.29 | 102.96 | 90.94 | 140.13 | N/A | 92,500 | 103,798 |
| ALL _____ | | | | | | | | | | | |
| | 89 | 92.49 | 94.35 | 87.81 | 20.79 | 107.45 | 26.06 | 205.51 | 88.04 to 97.15 | 61,410 | 53,925 |

STYLE

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank) | 10 | 57.36 | 66.95 | 58.96 | 38.18 | 113.54 | 26.06 | 123.20 | 43.53 to 101.00 | 23,025 | 13,576 |
| 100 | 6 | 70.47 | 96.46 | 73.44 | 43.93 | 131.34 | 62.84 | 205.51 | 62.84 to 205.51 | 70,666 | 51,899 |
| 101 | 62 | 94.46 | 98.17 | 89.92 | 17.41 | 109.18 | 56.49 | 197.25 | 88.55 to 100.00 | 64,160 | 57,691 |
| 102 | 2 | 92.08 | 92.08 | 92.20 | 1.24 | 99.87 | 90.94 | 93.22 | N/A | 117,500 | 108,336 |
| 103 | 1 | 81.53 | 81.53 | 81.53 | | | 81.53 | 81.53 | N/A | 99,000 | 80,716 |
| 104 | 7 | 96.53 | 101.57 | 98.15 | 11.69 | 103.49 | 82.95 | 137.04 | 82.95 to 137.04 | 57,614 | 56,549 |
| 111 | 1 | 85.54 | 85.54 | 85.54 | | | 85.54 | 85.54 | N/A | 96,000 | 82,122 |
| ALL _____ | | | | | | | | | | | |
| | 89 | 92.49 | 94.35 | 87.81 | 20.79 | 107.45 | 26.06 | 205.51 | 88.04 to 97.15 | 61,410 | 53,925 |

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

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

| | | | | | | | |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|-----------------|
| NUMBER of Sales: | 89 | MEDIAN: | 92 | COV: | 30.21 | 95% Median C.I.: | 88.04 to 97.15 |
| TOTAL Sales Price: | 5,467,010 | WGT. MEAN: | 88 | STD: | 28.50 | 95% Wgt. Mean C.I.: | 83.62 to 92.00 |
| TOTAL Adj.Sales Price: | 5,465,510 | MEAN: | 94 | AVG.ABS.DEV: | 19.23 | 95% Mean C.I.: | 88.43 to 100.27 |
| TOTAL Assessed Value: | 4,799,373 | | | | | | |
| AVG. Adj. Sales Price: | 61,410 | COD: | 20.79 | MAX Sales Ratio: | 205.51 | | |
| AVG. Assessed Value: | 53,925 | PRD: | 107.45 | MIN Sales Ratio: | 26.06 | | |

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| CONDITION | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|---------------|
| (blank) | 10 | 57.36 | 66.95 | 58.96 | 38.18 | 113.54 | 26.06 | 123.20 | 43.53 to 101.00 | 23,025 | 13,576 |
| 10 | 2 | 137.57 | 137.57 | 132.75 | 24.50 | 103.63 | 103.86 | 171.27 | N/A | 7,000 | 9,292 |
| 20 | 3 | 97.15 | 98.45 | 95.96 | 6.40 | 102.60 | 89.78 | 108.43 | N/A | 18,500 | 17,752 |
| 30 | 73 | 93.22 | 96.89 | 89.02 | 18.22 | 108.84 | 56.49 | 205.51 | 88.49 to 97.34 | 68,750 | 61,203 |
| 35 | 1 | 84.29 | 84.29 | 84.29 | | | 84.29 | 84.29 | N/A | 147,000 | 123,900 |
| <u>ALL</u> | <u>89</u> | <u>92.49</u> | <u>94.35</u> | <u>87.81</u> | <u>20.79</u> | <u>107.45</u> | <u>26.06</u> | <u>205.51</u> | <u>88.04 to 97.15</u> | <u>61,410</u> | <u>53,925</u> |

**2008 Correlation Section
for Frontier County**

Residential Real Property

I. Correlation

RESIDENTIAL: Two of the three measures of central tendency are within the acceptable range, the weighted mean appears to be effected by the high dollar sales, if hypothetically removing them from the “mix” the weighted mean will move to 91.56 (92 rounded). Based on the assessment practices in Frontier County it is believed the residential properties are being treated in a uniform and proportionate manner. For direct equalization purposes the R&O Median will be used in determining the level of value.

The adopted three-year plan, preliminary statistics, the 2008 Reports and Opinions statistics, and the 2008 Assessment Survey all support that Frontier County has achieved an acceptable overall level of value. No recommendations will be made for the residential class of property.

**2008 Correlation Section
for Frontier 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(2) (R. S. Supp., 2007) 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 Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), 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 |
|-------------|--------------------|------------------------|---------------------|
| 2008 | 126 | 89 | 70.63 |
| 2007 | 119 | 80 | 67.23 |
| 2006 | 128 | 82 | 64.06 |
| 2005 | 124 | 92 | 74.19 |
| 2004 | 125 | 95 | 76 |
| 2003 | 127 | 100 | 78.74 |
| 2002 | 134 | 104 | 77.61 |
| 2001 | 130 | 100 | 76.92 |

RESIDENTIAL: Historically Frontier County has used a high proportion of the total sales in the measurement of the residential properties. The percent for 2008 has increased from 2007. Based on known assessment practices and their thorough verification and review process, it is believed that Frontier County has used an acceptable number of qualified sales in the measurement of the residential properties and has not excessively trimmed the sample.

**2008 Correlation Section
for Frontier 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.

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

**2008 Correlation Section
for Frontier 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 |
|-------------|-------------------------------|--|--------------------------------------|-----------------------|
| 2008 | 91.65 | 3.46 | 94.82 | 92.49 |
| 2007 | 93.21 | -1.88 | 91.45 | 94.06 |
| 2006 | 96.36 | 1.36 | 97.67 | 96.36 |
| 2005 | 95.92 | -1.57 | 94.42 | 95.99 |
| 2004 | 96.63 | -1.77 | 94.92 | 95.67 |
| 2003 | 98 | 11.84 | 109.6 | 105 |
| 2002 | 90 | 4.49 | 94.004 | 97 |
| 2001 | 90 | 6.97 | 96.27 | 94 |

RESIDENTIAL: The above table will indicate a point difference of 2.33 between the Trended Preliminary Ratio and the R&O Median; the two numbers are relatively similar and somewhat supportive of each other. The R&O Median is a reflection of the assessment actions as reported in the 2008 Assessment Survey for Frontier County.

**2008 Correlation Section
for Frontier 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 2008 Preliminary Statistical Reports and the 2008 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2007 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 sales 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.

**2008 Correlation Section
for Frontier 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 | | % Change in Assessed Value (excl. growth) |
|--|-------------|--|
| 1.5 | 2008 | 3.46 |
| 3.99 | 2007 | -1.88 |
| 0.26 | 2006 | 1.36 |
| -2.75 | 2005 | -1.57 |
| -2.11 | 2004 | -1.77 |
| 9 | 2003 | 12 |
| 7.68 | 2002 | 4.49 |
| 6.53 | 2001 | 6.97 |

RESIDENTIAL: A comparison of the percent change in the sales file to the percent change in the residential base (excluding growth) reveals a difference of 1.96 points. The sales file is reflective of the assessment actions for 2008 in that a 5% functional factor was removed from the remainder of the homes that were used as rentals, most of this work had been done in 2007, the sales file contained three of these homes. Five other sales received minor changes due to routine maintenance that involved decks, patios, or a correction to the number of fixtures.

2008 Correlation Section for Frontier County

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

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has 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. Since 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 the 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, (2007). 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.

**2008 Correlation Section
for Frontier County**

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

| | Median | Wgt. Mean | Mean |
|---------------------------|---------------|------------------|--------------|
| R&O Statistics | 92.49 | 87.81 | 94.35 |

RESIDENTIAL: Two of three measures of central tendency are within the acceptable standards. In analyzing the weighted mean there does not appear to be a particular outlier having an effect, and removing the low dollar sales does not move the weighted mean. It seems the weighted mean is being pulled down by the high dollar sales. When hypothetically removing the nine sales over \$120,000 (sale prices ranging from \$124,000 to \$184,000), the weighted mean does moves to 91.56 or rounded 92 percent. However, for direct equalization purposes the median will be used to describe the level of value for the residential class of property.

**2008 Correlation Section
for Frontier 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. A COD of less than 15 suggests that there is good assessment uniformity. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237. 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. A PRD of greater than 100 suggests that high value properties are relatively under-assessed. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240. 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 | 20.79 | 107.45 |
| Difference | 5.79 | 4.45 |

RESIDENTIAL: Both qualitative measures are above the acceptable standards. The hypothetical removal of the high dollar sales impacting the central measures of tendency does not improve these measures. The vertical equity appears to indicate regressivity however, based on assessment practices it is believed that the residential properties are being treated in a uniform and proportionate manner.

**2008 Correlation Section
for Frontier 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 | 90 | 89 | -1 |
| Median | 91.65 | 92.49 | 0.84 |
| Wgt. Mean | 86.67 | 87.81 | 1.14 |
| Mean | 93.40 | 94.35 | 0.95 |
| COD | 20.57 | 20.79 | 0.22 |
| PRD | 107.77 | 107.45 | -0.32 |
| Min Sales Ratio | 26.06 | 26.06 | 0 |
| Max Sales Ratio | 205.51 | 205.51 | 0 |

RESIDENTIAL: The change from the Preliminary Statistics to the R&O Statistics is a reflection of the assessment actions for 2008 in that a 5% functional factor was removed from the remainder of the homes that were used as rentals, most of this work had been done in 2007. The remaining changes are due to the maintenance such as a decks or patios, or number of fixtures. There is one less sale in the R&O Statistics since one sale was removed due to substantial changes.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

| | | | | | | | | |
|------------------------|---------|----------------|-----------|------------------|--------|---------------------|-----------------|---------------|
| NUMBER of Sales: | 16 | MEDIAN: | 91 | COV: | 19.33 | 95% Median C.I.: | 84.43 to 100.00 | (! : Derived) |
| TOTAL Sales Price: | 425,282 | WGT. MEAN: | 97 | STD: | 17.81 | 95% Wgt. Mean C.I.: | 83.68 to 109.96 | |
| TOTAL Adj.Sales Price: | 421,282 | MEAN: | 92 | AVG.ABS.DEV: | 12.19 | 95% Mean C.I.: | 82.65 to 101.63 | |
| TOTAL Assessed Value: | 407,885 | | | | | | | |
| AVG. Adj. Sales Price: | 26,330 | COD: | 13.35 | MAX Sales Ratio: | 123.61 | | | |
| AVG. Assessed Value: | 25,492 | PRD: | 95.16 | MIN Sales Ratio: | 49.86 | | | |

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| DATE OF SALE * | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|----------------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 07/01/04 TO 09/30/04 | 2 | 92.29 | 92.29 | 95.45 | 5.43 | 96.69 | 87.28 | 97.30 | N/A | 23,000 | 21,952 |
| 10/01/04 TO 12/31/04 | 4 | 100.77 | 100.56 | 110.03 | 16.65 | 91.39 | 79.75 | 120.96 | N/A | 34,687 | 38,167 |
| 01/01/05 TO 03/31/05 | 1 | 93.92 | 93.92 | 93.92 | | | 93.92 | 93.92 | N/A | 21,000 | 19,724 |
| 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 | 99.49 | 99.49 | 102.98 | 24.24 | 96.62 | 75.37 | 123.61 | N/A | 34,950 | 35,990 |
| 04/01/06 TO 06/30/06 | 3 | 85.03 | 74.99 | 71.06 | 15.77 | 105.53 | 49.86 | 90.08 | N/A | 22,166 | 15,752 |
| 07/01/06 TO 09/30/06 | 1 | 92.63 | 92.63 | 92.63 | | | 92.63 | 92.63 | N/A | 3,000 | 2,779 |
| 10/01/06 TO 12/31/06 | 2 | 88.44 | 88.44 | 88.07 | 4.53 | 100.41 | 84.43 | 92.44 | N/A | 27,500 | 24,219 |
| 01/01/07 TO 03/31/07 | | | | | | | | | | | |
| 04/01/07 TO 06/30/07 | 1 | 100.00 | 100.00 | 100.00 | | | 100.00 | 100.00 | N/A | 21,133 | 21,133 |
| <u>Study Years</u> | | | | | | | | | | | |
| 07/01/04 TO 06/30/05 | 7 | 93.92 | 97.25 | 105.13 | 11.73 | 92.51 | 79.75 | 120.96 | 79.75 to 120.96 | 29,392 | 30,899 |
| 07/01/05 TO 06/30/06 | 5 | 85.03 | 84.79 | 87.42 | 20.81 | 97.00 | 49.86 | 123.61 | N/A | 27,280 | 23,847 |
| 07/01/06 TO 06/30/07 | 4 | 92.54 | 92.38 | 91.43 | 4.26 | 101.03 | 84.43 | 100.00 | N/A | 19,783 | 18,087 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/05 TO 12/31/05 | 1 | 93.92 | 93.92 | 93.92 | | | 93.92 | 93.92 | N/A | 21,000 | 19,724 |
| 01/01/06 TO 12/31/06 | 8 | 87.56 | 86.68 | 87.68 | 14.86 | 98.86 | 49.86 | 123.61 | 49.86 to 123.61 | 24,300 | 21,306 |
| <u>ALL</u> | | | | | | | | | | | |
| | 16 | 91.26 | 92.14 | 96.82 | 13.35 | 95.16 | 49.86 | 123.61 | 84.43 to 100.00 | 26,330 | 25,492 |

| ASSESSOR LOCATION | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------------|-------|--------|-------|-----------|-------|-------|-------|--------|-----------------|----------------------|---------------|
| CURTIS | 7 | 92.63 | 94.64 | 100.42 | 8.41 | 94.24 | 79.75 | 120.96 | 79.75 to 120.96 | 23,607 | 23,705 |
| EUSTIS | 5 | 84.43 | 83.66 | 86.31 | 19.76 | 96.93 | 49.86 | 123.61 | N/A | 28,280 | 24,409 |
| MAYWOOD | 4 | 96.22 | 98.36 | 104.59 | 8.84 | 94.04 | 87.28 | 113.73 | N/A | 28,658 | 29,975 |
| <u>ALL</u> | | | | | | | | | | | |
| | 16 | 91.26 | 92.14 | 96.82 | 13.35 | 95.16 | 49.86 | 123.61 | 84.43 to 100.00 | 26,330 | 25,492 |

| LOCATIONS: URBAN, SUBURBAN & RURAL | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------------------------------|-------|--------|-------|-----------|-------|-------|-------|--------|-----------------|----------------------|---------------|
| 1 | 16 | 91.26 | 92.14 | 96.82 | 13.35 | 95.16 | 49.86 | 123.61 | 84.43 to 100.00 | 26,330 | 25,492 |
| <u>ALL</u> | | | | | | | | | | | |
| | 16 | 91.26 | 92.14 | 96.82 | 13.35 | 95.16 | 49.86 | 123.61 | 84.43 to 100.00 | 26,330 | 25,492 |

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

| | | | | | | | | |
|------------------------|---------|----------------|-----------|------------------|--------|---------------------|-----------------|---------------|
| NUMBER of Sales: | 16 | MEDIAN: | 91 | COV: | 19.33 | 95% Median C.I.: | 84.43 to 100.00 | (! : Derived) |
| TOTAL Sales Price: | 425,282 | WGT. MEAN: | 97 | STD: | 17.81 | 95% Wgt. Mean C.I.: | 83.68 to 109.96 | |
| TOTAL Adj.Sales Price: | 421,282 | MEAN: | 92 | AVG.ABS.DEV: | 12.19 | 95% Mean C.I.: | 82.65 to 101.63 | |
| TOTAL Assessed Value: | 407,885 | | | | | | | |
| AVG. Adj. Sales Price: | 26,330 | COD: | 13.35 | MAX Sales Ratio: | 123.61 | | | |
| AVG. Assessed Value: | 25,492 | PRD: | 95.16 | MIN Sales Ratio: | 49.86 | | | |

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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 | 15 | 90.08 | 92.10 | 96.85 | 14.24 | 95.10 | 49.86 | 123.61 | 84.43 to 100.00 | 27,885 | 27,007 |
| 2 | 1 | 92.63 | 92.63 | 92.63 | | | 92.63 | 92.63 | N/A | 3,000 | 2,779 |
| ____ALL____ | 16 | 91.26 | 92.14 | 96.82 | 13.35 | 95.16 | 49.86 | 123.61 | 84.43 to 100.00 | 26,330 | 25,492 |

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 | 16 | 91.26 | 92.14 | 96.82 | 13.35 | 95.16 | 49.86 | 123.61 | 84.43 to 100.00 | 26,330 | 25,492 |
| 04 | | | | | | | | | | | |
| ____ALL____ | 16 | 91.26 | 92.14 | 96.82 | 13.35 | 95.16 | 49.86 | 123.61 | 84.43 to 100.00 | 26,330 | 25,492 |

SCHOOL DISTRICT *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------------|-------|--------|-------|-----------|-------|-------|-------|--------|-----------------|----------------------|---------------|
| (blank) | | | | | | | | | | | |
| 32-0046 | 4 | 96.22 | 98.36 | 104.59 | 8.84 | 94.04 | 87.28 | 113.73 | N/A | 28,658 | 29,975 |
| 32-0095 | 5 | 84.43 | 83.66 | 86.31 | 19.76 | 96.93 | 49.86 | 123.61 | N/A | 28,280 | 24,409 |
| 32-0125 | 7 | 92.63 | 94.64 | 100.42 | 8.41 | 94.24 | 79.75 | 120.96 | 79.75 to 120.96 | 23,607 | 23,705 |
| 33-0018 | | | | | | | | | | | |
| 33-0021 | | | | | | | | | | | |
| 37-0030 | | | | | | | | | | | |
| 43-0079 | | | | | | | | | | | |
| 73-0017 | | | | | | | | | | | |
| 73-0179 | | | | | | | | | | | |
| NonValid School | | | | | | | | | | | |
| ____ALL____ | 16 | 91.26 | 92.14 | 96.82 | 13.35 | 95.16 | 49.86 | 123.61 | 84.43 to 100.00 | 26,330 | 25,492 |

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

| | | | | | | | | |
|------------------------|---------|----------------|-----------|------------------|--------|---------------------|-----------------|---------------|
| NUMBER of Sales: | 16 | MEDIAN: | 91 | COV: | 19.33 | 95% Median C.I.: | 84.43 to 100.00 | (! : Derived) |
| TOTAL Sales Price: | 425,282 | WGT. MEAN: | 97 | STD: | 17.81 | 95% Wgt. Mean C.I.: | 83.68 to 109.96 | |
| TOTAL Adj.Sales Price: | 421,282 | MEAN: | 92 | AVG.ABS.DEV: | 12.19 | 95% Mean C.I.: | 82.65 to 101.63 | |
| TOTAL Assessed Value: | 407,885 | | | | | | | |
| AVG. Adj. Sales Price: | 26,330 | COD: | 13.35 | MAX Sales Ratio: | 123.61 | | | |
| AVG. Assessed Value: | 25,492 | PRD: | 95.16 | MIN Sales Ratio: | 49.86 | | | |

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| YEAR BUILT * | | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd Val |
|---------------------|-------|--------|--------|-----------|-------|-------|--------|--------|-----------------|--|-------------------------|------------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | | | |
| 0 OR Blank | 12 | 90.13 | 91.00 | 95.37 | 14.96 | 95.42 | 49.86 | 123.61 | 79.75 to 100.00 | | 23,773 | 22,673 |
| Prior TO 1860 | | | | | | | | | | | | |
| 1860 TO 1899 | | | | | | | | | | | | |
| 1900 TO 1919 | 1 | 90.08 | 90.08 | 90.08 | | | 90.08 | 90.08 | N/A | | 25,000 | 22,519 |
| 1920 TO 1939 | | | | | | | | | | | | |
| 1940 TO 1949 | 1 | 84.43 | 84.43 | 84.43 | | | 84.43 | 84.43 | N/A | | 30,000 | 25,328 |
| 1950 TO 1959 | | | | | | | | | | | | |
| 1960 TO 1969 | | | | | | | | | | | | |
| 1970 TO 1979 | 1 | 93.92 | 93.92 | 93.92 | | | 93.92 | 93.92 | N/A | | 21,000 | 19,724 |
| 1980 TO 1989 | 1 | 113.73 | 113.73 | 113.73 | | | 113.73 | 113.73 | N/A | | 60,000 | 68,237 |
| 1990 TO 1994 | | | | | | | | | | | | |
| 1995 TO 1999 | | | | | | | | | | | | |
| 2000 TO Present | | | | | | | | | | | | |
| ALL | 16 | 91.26 | 92.14 | 96.82 | 13.35 | 95.16 | 49.86 | 123.61 | 84.43 to 100.00 | | 26,330 | 25,492 |

| SALE PRICE * | | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd Val |
|---------------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|--|-------------------------|------------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | | | |
| Low \$ | | | | | | | | | | | | |
| 1 TO 4999 | 1 | 92.63 | 92.63 | 92.63 | | | 92.63 | 92.63 | N/A | | 3,000 | 2,779 |
| 5000 TO 9999 | 1 | 87.28 | 87.28 | 87.28 | | | 87.28 | 87.28 | N/A | | 8,500 | 7,419 |
| Total \$ | | | | | | | | | | | | |
| 1 TO 9999 | 2 | 89.96 | 89.96 | 88.68 | 2.97 | 101.44 | 87.28 | 92.63 | N/A | | 5,750 | 5,099 |
| 10000 TO 29999 | 8 | 88.94 | 88.05 | 87.97 | 6.81 | 100.09 | 75.37 | 100.00 | 75.37 to 100.00 | | 20,285 | 17,844 |
| 30000 TO 59999 | 5 | 97.30 | 95.23 | 99.57 | 22.67 | 95.64 | 49.86 | 123.61 | N/A | | 37,500 | 37,338 |
| 60000 TO 99999 | 1 | 113.73 | 113.73 | 113.73 | | | 113.73 | 113.73 | N/A | | 60,000 | 68,237 |
| ALL | 16 | 91.26 | 92.14 | 96.82 | 13.35 | 95.16 | 49.86 | 123.61 | 84.43 to 100.00 | | 26,330 | 25,492 |

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

| | | | | | | | | |
|-------------------------|---------|----------------|-----------|------------------|--------|---------------------|-----------------|---------------|
| NUMBER of Sales: | 16 | MEDIAN: | 91 | COV: | 19.33 | 95% Median C.I.: | 84.43 to 100.00 | (! : Derived) |
| TOTAL Sales Price: | 425,282 | WGT. MEAN: | 97 | STD: | 17.81 | 95% Wgt. Mean C.I.: | 83.68 to 109.96 | |
| TOTAL Adj. Sales Price: | 421,282 | MEAN: | 92 | AVG. ABS. DEV: | 12.19 | 95% Mean C.I.: | 82.65 to 101.63 | |
| TOTAL Assessed Value: | 407,885 | | | | | | | |
| AVG. Adj. Sales Price: | 26,330 | COD: | 13.35 | MAX Sales Ratio: | 123.61 | | | |
| AVG. Assessed Value: | 25,492 | PRD: | 95.16 | MIN Sales Ratio: | 49.86 | | | |

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ASSESSED VALUE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|----------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| Low \$ _____ | | | | | | | | | | | |
| 1 TO 4999 | 1 | 92.63 | 92.63 | 92.63 | | | 92.63 | 92.63 | N/A | 3,000 | 2,779 |
| 5000 TO 9999 | 2 | 86.16 | 86.16 | 85.99 | 1.31 | 100.20 | 85.03 | 87.28 | N/A | 10,000 | 8,598 |
| Total \$ _____ | | | | | | | | | | | |
| 1 TO 9999 | 3 | 87.28 | 88.31 | 86.85 | 2.90 | 101.68 | 85.03 | 92.63 | N/A | 7,666 | 6,658 |
| 10000 TO 29999 | 9 | 87.81 | 83.74 | 82.20 | 11.01 | 101.87 | 49.86 | 100.00 | 75.37 to 93.92 | 23,420 | 19,251 |
| 30000 TO 59999 | 2 | 110.46 | 110.46 | 110.88 | 11.91 | 99.62 | 97.30 | 123.61 | N/A | 38,750 | 42,964 |
| 60000 TO 99999 | 2 | 117.35 | 117.35 | 117.01 | 3.08 | 100.28 | 113.73 | 120.96 | N/A | 55,000 | 64,357 |
| ALL _____ | | | | | | | | | | | |
| | 16 | 91.26 | 92.14 | 96.82 | 13.35 | 95.16 | 49.86 | 123.61 | 84.43 to 100.00 | 26,330 | 25,492 |

COST RANK

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------|-------|--------|--------|-----------|-------|-------|-------|--------|-----------------|----------------------|---------------|
| (blank) | 1 | 92.63 | 92.63 | 92.63 | | | 92.63 | 92.63 | N/A | 3,000 | 2,779 |
| 20 | 10 | 88.68 | 90.69 | 94.39 | 9.38 | 96.08 | 75.37 | 113.73 | 79.75 to 100.00 | 26,054 | 24,593 |
| 25 | 3 | 92.44 | 88.64 | 92.12 | 26.59 | 96.22 | 49.86 | 123.61 | N/A | 31,666 | 29,171 |
| 30 | 2 | 104.39 | 104.39 | 114.23 | 15.88 | 91.38 | 87.81 | 120.96 | N/A | 31,368 | 35,831 |
| ALL _____ | | | | | | | | | | | |
| | 16 | 91.26 | 92.14 | 96.82 | 13.35 | 95.16 | 49.86 | 123.61 | 84.43 to 100.00 | 26,330 | 25,492 |

OCCUPANCY CODE

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| (blank) | 1 | 92.63 | 92.63 | 92.63 | | | 92.63 | 92.63 | N/A | 3,000 | 2,779 |
| 297 | 1 | 93.92 | 93.92 | 93.92 | | | 93.92 | 93.92 | N/A | 21,000 | 19,724 |
| 343 | 1 | 100.00 | 100.00 | 100.00 | | | 100.00 | 100.00 | N/A | 21,133 | 21,133 |
| 350 | 1 | 113.73 | 113.73 | 113.73 | | | 113.73 | 113.73 | N/A | 60,000 | 68,237 |
| 353 | 6 | 87.56 | 86.88 | 89.55 | 19.17 | 97.02 | 49.86 | 123.61 | 49.86 to 123.61 | 28,983 | 25,953 |
| 384 | 1 | 87.28 | 87.28 | 87.28 | | | 87.28 | 87.28 | N/A | 8,500 | 7,419 |
| 442 | 2 | 83.78 | 83.78 | 83.32 | 4.81 | 100.55 | 79.75 | 87.81 | N/A | 14,374 | 11,977 |
| 446 | 2 | 106.70 | 106.70 | 111.45 | 13.36 | 95.74 | 92.44 | 120.96 | N/A | 37,500 | 41,794 |
| 528 | 1 | 84.43 | 84.43 | 84.43 | | | 84.43 | 84.43 | N/A | 30,000 | 25,328 |
| ALL _____ | | | | | | | | | | | |
| | 16 | 91.26 | 92.14 | 96.82 | 13.35 | 95.16 | 49.86 | 123.61 | 84.43 to 100.00 | 26,330 | 25,492 |

Frontier County 2008 Assessment Actions taken to address the following property classes/subclasses:

Commercial

There were no key plans within the three-year plan of assessment for the commercial class of property other than routine maintenance for 2008.

The pickup work included two new buildings; Nebraska Pork completed a large truck wash/storage facility, and a bakery in Eustis specifically designed to make pies (many people in the local and surrounding area call this business/individual the “pie lady”).

As a matter of discovery the golf course clubhouse and storage building had been exempted. The City of Curtis actually owns the land the golf course has been developed on, Arrowhead Meadows leases the land from the city for a \$1.00 a year and they are the owners of the clubhouse and storage building. The assessor has put these two buildings on the tax rolls for assessment year 2008. The VFW Lodge also has opted to go back on the tax rolls as they are now doing a bar/restaurant type of business.

2008 Assessment Survey for Frontier County

Commercial/Industrial Appraisal Information

| | |
|-----|---|
| 1. | Data collection done by: |
| | The assessor. |
| 2. | Valuation done by: |
| | The assessor. |
| 3. | Pickup work done by whom: |
| | The assessor. |
| 4. | What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? |
| | 2004 |
| 5. | What was the last year the depreciation schedule for this property class was developed using market-derived information? |
| | 2003 |
| 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 and expense information is typically not available with so few sales in Frontier County. |
| 7. | When was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? |
| | Typically there is not enough market data available to do sales comparisons of the varying types of commercial properties within Frontier County. |
| 8. | Number of market areas/neighborhoods for this property class? |
| | There are five towns or villages with subclasses within them. |
| 9. | How are these defined? |
| | By geographical boundary and similar characteristics. |
| 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 |

| | |
|-----|---|
| 12. | What is the market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>) |
| | With so few commercial properties do not have enough to establish a suburban market. |

Commercial Permit Numbers:

| Permits | Information Statements | Other | Total |
|---------|------------------------|-------|-------|
| 2 | -- | -- | 2 |

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

| | | | | | | | | |
|------------------------|---------|----------------|-----------|------------------|--------|---------------------|-----------------|---------------|
| NUMBER of Sales: | 16 | MEDIAN: | 93 | COV: | 19.77 | 95% Median C.I.: | 84.43 to 110.50 | (! : Derived) |
| TOTAL Sales Price: | 425,282 | WGT. MEAN: | 98 | STD: | 18.49 | 95% Wgt. Mean C.I.: | 85.05 to 110.65 | |
| TOTAL Adj.Sales Price: | 421,282 | MEAN: | 94 | AVG.ABS.DEV: | 13.26 | 95% Mean C.I.: | 83.66 to 103.35 | |
| TOTAL Assessed Value: | 412,225 | | | | | | | |
| AVG. Adj. Sales Price: | 26,330 | COD: | 14.33 | MAX Sales Ratio: | 123.61 | | | |
| AVG. Assessed Value: | 25,764 | PRD: | 95.56 | MIN Sales Ratio: | 49.86 | | | |

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| DATE OF SALE * | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|----------------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 07/01/04 TO 09/30/04 | 2 | 92.29 | 92.29 | 95.45 | 5.43 | 96.69 | 87.28 | 97.30 | N/A | 23,000 | 21,952 |
| 10/01/04 TO 12/31/04 | 4 | 99.16 | 99.76 | 108.63 | 16.11 | 91.83 | 79.75 | 120.96 | N/A | 34,687 | 37,682 |
| 01/01/05 TO 03/31/05 | 1 | 93.92 | 93.92 | 93.92 | | | 93.92 | 93.92 | N/A | 21,000 | 19,724 |
| 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 | 99.49 | 99.49 | 102.98 | 24.24 | 96.62 | 75.37 | 123.61 | N/A | 34,950 | 35,990 |
| 04/01/06 TO 06/30/06 | 3 | 85.03 | 83.36 | 80.51 | 25.61 | 103.55 | 49.86 | 115.20 | N/A | 22,166 | 17,845 |
| 07/01/06 TO 09/30/06 | 1 | 92.63 | 92.63 | 92.63 | | | 92.63 | 92.63 | N/A | 3,000 | 2,779 |
| 10/01/06 TO 12/31/06 | 2 | 88.44 | 88.44 | 88.07 | 4.53 | 100.41 | 84.43 | 92.44 | N/A | 27,500 | 24,219 |
| 01/01/07 TO 03/31/07 | | | | | | | | | | | |
| 04/01/07 TO 06/30/07 | 1 | 100.00 | 100.00 | 100.00 | | | 100.00 | 100.00 | N/A | 21,133 | 21,133 |
| <u>Study Years</u> | | | | | | | | | | | |
| 07/01/04 TO 06/30/05 | 7 | 93.92 | 96.79 | 104.18 | 11.24 | 92.90 | 79.75 | 120.96 | 79.75 to 120.96 | 29,392 | 30,622 |
| 07/01/05 TO 06/30/06 | 5 | 85.03 | 89.81 | 92.02 | 26.72 | 97.60 | 49.86 | 123.61 | N/A | 27,280 | 25,103 |
| 07/01/06 TO 06/30/07 | 4 | 92.54 | 92.38 | 91.43 | 4.26 | 101.03 | 84.43 | 100.00 | N/A | 19,783 | 18,087 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/05 TO 12/31/05 | 1 | 93.92 | 93.92 | 93.92 | | | 93.92 | 93.92 | N/A | 21,000 | 19,724 |
| 01/01/06 TO 12/31/06 | 8 | 88.74 | 89.82 | 90.91 | 18.20 | 98.80 | 49.86 | 123.61 | 49.86 to 123.61 | 24,300 | 22,091 |
| <u>ALL</u> | | | | | | | | | | | |
| | 16 | 92.54 | 93.51 | 97.85 | 14.33 | 95.56 | 49.86 | 123.61 | 84.43 to 110.50 | 26,330 | 25,764 |

| ASSESSOR LOCATION | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------------|-------|--------|-------|-----------|-------|-------|-------|--------|-----------------|----------------------|---------------|
| CURTIS | 7 | 93.92 | 98.22 | 104.22 | 11.14 | 94.25 | 79.75 | 120.96 | 79.75 to 120.96 | 23,607 | 24,602 |
| EUSTIS | 5 | 84.43 | 83.66 | 86.31 | 19.76 | 96.93 | 49.86 | 123.61 | N/A | 28,280 | 24,409 |
| MAYWOOD | 4 | 96.22 | 97.56 | 102.90 | 8.00 | 94.80 | 87.28 | 110.50 | N/A | 28,658 | 29,490 |
| <u>ALL</u> | | | | | | | | | | | |
| | 16 | 92.54 | 93.51 | 97.85 | 14.33 | 95.56 | 49.86 | 123.61 | 84.43 to 110.50 | 26,330 | 25,764 |

| LOCATIONS: URBAN, SUBURBAN & RURAL | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------------------------------|-------|--------|-------|-----------|-------|-------|-------|--------|-----------------|----------------------|---------------|
| 1 | 16 | 92.54 | 93.51 | 97.85 | 14.33 | 95.56 | 49.86 | 123.61 | 84.43 to 110.50 | 26,330 | 25,764 |
| <u>ALL</u> | | | | | | | | | | | |
| | 16 | 92.54 | 93.51 | 97.85 | 14.33 | 95.56 | 49.86 | 123.61 | 84.43 to 110.50 | 26,330 | 25,764 |

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

| | | | | | | | | |
|------------------------|---------|----------------|-----------|------------------|--------|---------------------|-----------------|--------------|
| NUMBER of Sales: | 16 | MEDIAN: | 93 | COV: | 19.77 | 95% Median C.I.: | 84.43 to 110.50 | (!: Derived) |
| TOTAL Sales Price: | 425,282 | WGT. MEAN: | 98 | STD: | 18.49 | 95% Wgt. Mean C.I.: | 85.05 to 110.65 | |
| TOTAL Adj.Sales Price: | 421,282 | MEAN: | 94 | AVG.ABS.DEV: | 13.26 | 95% Mean C.I.: | 83.66 to 103.35 | |
| TOTAL Assessed Value: | 412,225 | | | | | | | |
| AVG. Adj. Sales Price: | 26,330 | COD: | 14.33 | MAX Sales Ratio: | 123.61 | | | |
| AVG. Assessed Value: | 25,764 | PRD: | 95.56 | MIN Sales Ratio: | 49.86 | | | |

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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 | 15 | 92.44 | 93.56 | 97.89 | 15.29 | 95.58 | 49.86 | 123.61 | 84.43 to 110.50 | 27,885 | 27,296 |
| 2 | 1 | 92.63 | 92.63 | 92.63 | | | 92.63 | 92.63 | N/A | 3,000 | 2,779 |
| ____ALL____ | 16 | 92.54 | 93.51 | 97.85 | 14.33 | 95.56 | 49.86 | 123.61 | 84.43 to 110.50 | 26,330 | 25,764 |

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 | 16 | 92.54 | 93.51 | 97.85 | 14.33 | 95.56 | 49.86 | 123.61 | 84.43 to 110.50 | 26,330 | 25,764 |
| 04 | | | | | | | | | | | |
| ____ALL____ | 16 | 92.54 | 93.51 | 97.85 | 14.33 | 95.56 | 49.86 | 123.61 | 84.43 to 110.50 | 26,330 | 25,764 |

SCHOOL DISTRICT *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------------|-------|--------|-------|-----------|-------|-------|-------|--------|-----------------|----------------------|---------------|
| (blank) | | | | | | | | | | | |
| 32-0046 | 4 | 96.22 | 97.56 | 102.90 | 8.00 | 94.80 | 87.28 | 110.50 | N/A | 28,658 | 29,490 |
| 32-0095 | 5 | 84.43 | 83.66 | 86.31 | 19.76 | 96.93 | 49.86 | 123.61 | N/A | 28,280 | 24,409 |
| 32-0125 | 7 | 93.92 | 98.22 | 104.22 | 11.14 | 94.25 | 79.75 | 120.96 | 79.75 to 120.96 | 23,607 | 24,602 |
| 33-0018 | | | | | | | | | | | |
| 33-0021 | | | | | | | | | | | |
| 37-0030 | | | | | | | | | | | |
| 43-0079 | | | | | | | | | | | |
| 73-0017 | | | | | | | | | | | |
| 73-0179 | | | | | | | | | | | |
| NonValid School | | | | | | | | | | | |
| ____ALL____ | 16 | 92.54 | 93.51 | 97.85 | 14.33 | 95.56 | 49.86 | 123.61 | 84.43 to 110.50 | 26,330 | 25,764 |

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

| | | | | | | | | |
|------------------------|---------|----------------|-----------|------------------|--------|---------------------|-----------------|---------------|
| NUMBER of Sales: | 16 | MEDIAN: | 93 | COV: | 19.77 | 95% Median C.I.: | 84.43 to 110.50 | (! : Derived) |
| TOTAL Sales Price: | 425,282 | WGT. MEAN: | 98 | STD: | 18.49 | 95% Wgt. Mean C.I.: | 85.05 to 110.65 | |
| TOTAL Adj.Sales Price: | 421,282 | MEAN: | 94 | AVG.ABS.DEV: | 13.26 | 95% Mean C.I.: | 83.66 to 103.35 | |
| TOTAL Assessed Value: | 412,225 | | | | | | | |
| AVG. Adj. Sales Price: | 26,330 | COD: | 14.33 | MAX Sales Ratio: | 123.61 | | | |
| AVG. Assessed Value: | 25,764 | PRD: | 95.56 | MIN Sales Ratio: | 49.86 | | | |

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| YEAR BUILT * | | | | | | | | | | | Avg. Adj. | Avg. |
|---------------------|-------|--------|--------|-----------|-------|-------|--------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| 0 OR Blank | 12 | 90.13 | 91.00 | 95.37 | 14.96 | 95.42 | 49.86 | 123.61 | 79.75 to 100.00 | 23,773 | 22,673 | |
| Prior TO 1860 | | | | | | | | | | | | |
| 1860 TO 1899 | | | | | | | | | | | | |
| 1900 TO 1919 | 1 | 115.20 | 115.20 | 115.20 | | | 115.20 | 115.20 | N/A | 25,000 | 28,799 | |
| 1920 TO 1939 | | | | | | | | | | | | |
| 1940 TO 1949 | 1 | 84.43 | 84.43 | 84.43 | | | 84.43 | 84.43 | N/A | 30,000 | 25,328 | |
| 1950 TO 1959 | | | | | | | | | | | | |
| 1960 TO 1969 | | | | | | | | | | | | |
| 1970 TO 1979 | 1 | 93.92 | 93.92 | 93.92 | | | 93.92 | 93.92 | N/A | 21,000 | 19,724 | |
| 1980 TO 1989 | 1 | 110.50 | 110.50 | 110.50 | | | 110.50 | 110.50 | N/A | 60,000 | 66,297 | |
| 1990 TO 1994 | | | | | | | | | | | | |
| 1995 TO 1999 | | | | | | | | | | | | |
| 2000 TO Present | | | | | | | | | | | | |
| ALL | 16 | 92.54 | 93.51 | 97.85 | 14.33 | 95.56 | 49.86 | 123.61 | 84.43 to 110.50 | 26,330 | 25,764 | |

| SALE PRICE * | | | | | | | | | | | Avg. Adj. | Avg. |
|---------------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| Low \$ | | | | | | | | | | | | |
| 1 TO 4999 | 1 | 92.63 | 92.63 | 92.63 | | | 92.63 | 92.63 | N/A | 3,000 | 2,779 | |
| 5000 TO 9999 | 1 | 87.28 | 87.28 | 87.28 | | | 87.28 | 87.28 | N/A | 8,500 | 7,419 | |
| Total \$ | | | | | | | | | | | | |
| 1 TO 9999 | 2 | 89.96 | 89.96 | 88.68 | 2.97 | 101.44 | 87.28 | 92.63 | N/A | 5,750 | 5,099 | |
| 10000 TO 29999 | 8 | 90.13 | 91.19 | 91.84 | 10.21 | 99.29 | 75.37 | 115.20 | 75.37 to 115.20 | 20,285 | 18,629 | |
| 30000 TO 59999 | 5 | 97.30 | 95.23 | 99.57 | 22.67 | 95.64 | 49.86 | 123.61 | N/A | 37,500 | 37,338 | |
| 60000 TO 99999 | 1 | 110.50 | 110.50 | 110.50 | | | 110.50 | 110.50 | N/A | 60,000 | 66,297 | |
| ALL | 16 | 92.54 | 93.51 | 97.85 | 14.33 | 95.56 | 49.86 | 123.61 | 84.43 to 110.50 | 26,330 | 25,764 | |

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

| | | | | | | | | |
|-------------------------|---------|----------------|-----------|------------------|--------|---------------------|-----------------|---------------|
| NUMBER of Sales: | 16 | MEDIAN: | 93 | COV: | 19.77 | 95% Median C.I.: | 84.43 to 110.50 | (! : Derived) |
| TOTAL Sales Price: | 425,282 | WGT. MEAN: | 98 | STD: | 18.49 | 95% Wgt. Mean C.I.: | 85.05 to 110.65 | |
| TOTAL Adj. Sales Price: | 421,282 | MEAN: | 94 | AVG. ABS. DEV: | 13.26 | 95% Mean C.I.: | 83.66 to 103.35 | |
| TOTAL Assessed Value: | 412,225 | | | | | | | |
| AVG. Adj. Sales Price: | 26,330 | COD: | 14.33 | MAX Sales Ratio: | 123.61 | | | |
| AVG. Assessed Value: | 25,764 | PRD: | 95.56 | MIN Sales Ratio: | 49.86 | | | |

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ASSESSED VALUE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|----------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| Low \$ _____ | | | | | | | | | | | |
| 1 TO 4999 | 1 | 92.63 | 92.63 | 92.63 | | | 92.63 | 92.63 | N/A | 3,000 | 2,779 |
| 5000 TO 9999 | 2 | 86.16 | 86.16 | 85.99 | 1.31 | 100.20 | 85.03 | 87.28 | N/A | 10,000 | 8,598 |
| Total \$ _____ | | | | | | | | | | | |
| 1 TO 9999 | 3 | 87.28 | 88.31 | 86.85 | 2.90 | 101.68 | 85.03 | 92.63 | N/A | 7,666 | 6,658 |
| 10000 TO 29999 | 9 | 87.81 | 86.53 | 85.18 | 14.19 | 101.59 | 49.86 | 115.20 | 75.37 to 100.00 | 23,420 | 19,949 |
| 30000 TO 59999 | 2 | 110.46 | 110.46 | 110.88 | 11.91 | 99.62 | 97.30 | 123.61 | N/A | 38,750 | 42,964 |
| 60000 TO 99999 | 2 | 115.73 | 115.73 | 115.25 | 4.52 | 100.42 | 110.50 | 120.96 | N/A | 55,000 | 63,387 |
| ALL _____ | | | | | | | | | | | |
| | 16 | 92.54 | 93.51 | 97.85 | 14.33 | 95.56 | 49.86 | 123.61 | 84.43 to 110.50 | 26,330 | 25,764 |

COST RANK

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------|-------|--------|--------|-----------|-------|-------|-------|--------|-----------------|----------------------|---------------|
| (blank) | 1 | 92.63 | 92.63 | 92.63 | | | 92.63 | 92.63 | N/A | 3,000 | 2,779 |
| 20 | 10 | 90.60 | 92.88 | 96.06 | 11.60 | 96.69 | 75.37 | 115.20 | 79.75 to 110.50 | 26,054 | 25,027 |
| 25 | 3 | 92.44 | 88.64 | 92.12 | 26.59 | 96.22 | 49.86 | 123.61 | N/A | 31,666 | 29,171 |
| 30 | 2 | 104.39 | 104.39 | 114.23 | 15.88 | 91.38 | 87.81 | 120.96 | N/A | 31,368 | 35,831 |
| ALL _____ | | | | | | | | | | | |
| | 16 | 92.54 | 93.51 | 97.85 | 14.33 | 95.56 | 49.86 | 123.61 | 84.43 to 110.50 | 26,330 | 25,764 |

OCCUPANCY CODE

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| (blank) | 1 | 92.63 | 92.63 | 92.63 | | | 92.63 | 92.63 | N/A | 3,000 | 2,779 |
| 297 | 1 | 93.92 | 93.92 | 93.92 | | | 93.92 | 93.92 | N/A | 21,000 | 19,724 |
| 343 | 1 | 100.00 | 100.00 | 100.00 | | | 100.00 | 100.00 | N/A | 21,133 | 21,133 |
| 350 | 1 | 110.50 | 110.50 | 110.50 | | | 110.50 | 110.50 | N/A | 60,000 | 66,297 |
| 353 | 6 | 91.16 | 91.06 | 93.16 | 23.01 | 97.75 | 49.86 | 123.61 | 49.86 to 123.61 | 28,983 | 27,000 |
| 384 | 1 | 87.28 | 87.28 | 87.28 | | | 87.28 | 87.28 | N/A | 8,500 | 7,419 |
| 442 | 2 | 83.78 | 83.78 | 83.32 | 4.81 | 100.55 | 79.75 | 87.81 | N/A | 14,374 | 11,977 |
| 446 | 2 | 106.70 | 106.70 | 111.45 | 13.36 | 95.74 | 92.44 | 120.96 | N/A | 37,500 | 41,794 |
| 528 | 1 | 84.43 | 84.43 | 84.43 | | | 84.43 | 84.43 | N/A | 30,000 | 25,328 |
| ALL _____ | | | | | | | | | | | |
| | 16 | 92.54 | 93.51 | 97.85 | 14.33 | 95.56 | 49.86 | 123.61 | 84.43 to 110.50 | 26,330 | 25,764 |

**2008 Correlation Section
for Frontier County**

Commerical Real Property

I. Correlation

COMMERCIAL: An overview of all of the statistical information indicates that the three measures of central tendency are within the acceptable range of the qualitative measures the price related differential is 2.44 points below the standard. However, based on known assessment practices it is believed Frontier County has uniform and proportionate assessments within the commercial class.

The adopted three-year plan, preliminary statistics, the 2008 Reports and Opinions statistics, and the 2008 Assessment Survey all support that Frontier County has achieved an acceptable overall level of value. No recommendations will be made for the commercial class of property.

**2008 Correlation Section
for Frontier 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(2) (R. S. Supp., 2007) 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 Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), 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 |
|-------------|--------------------|------------------------|---------------------|
| 2008 | 25 | 16 | 64 |
| 2007 | 27 | 19 | 70.37 |
| 2006 | 25 | 19 | 76 |
| 2005 | 19 | 17 | 89.47 |
| 2004 | 16 | 14 | 87.5 |
| 2003 | 19 | 16 | 84.21 |
| 2002 | 31 | 23 | 74.19 |
| 2001 | 33 | 22 | 66.67 |

COMMERCIAL: Frontier County does not have an abundance of commercial sales. For 2008 the utilization grid is demonstrating a decrease in the percent of sales used. Primary reason being a decline in the number of sales in the study period, seven sales that were in the 2007 R&O have dropped out of the current study period and only four qualified sales were added back in for 2008. The nine sales that were disqualified were a mixture of foreclosure, exempt, substantially changed, private sale, and a sale involving personal property that amounted to approximately 40% of the sale price. Frontier County has implemented a review process and utilizes as many sales as possible in the measurement of the commercial properties and has not excessively trimmed the sample.

**2008 Correlation Section
for Frontier 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.

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

**2008 Correlation Section
for Frontier 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 |
|-------------|-------------------------------|--|--------------------------------------|-----------------------|
| 2008 | 91.26 | 9.91 | 100.3 | 92.54 |
| 2007 | 93.92 | 0.08 | 94 | 93.92 |
| 2006 | 94.16 | -2.27 | 92.03 | 94.16 |
| 2005 | 104.79 | -7.21 | 97.23 | 94.61 |
| 2004 | 83.13 | -11.61 | 73.48 | 96.89 |
| 2003 | 109 | 15.31 | 125.69 | 108 |
| 2002 | 89 | 8.66 | 96.71 | 95 |
| 2001 | 94 | -0.03 | 93.97 | 92 |

COMMERCIAL: The above table will indicate a point difference of 7.76 between the Trended Preliminary Ratio and the R&O Median; the two numbers being totally dissimilar and in no way supportive of one another. However, the R&O Median is a reflection of the assessment actions as reported in the 2008 Assessment Survey for Frontier County.

**2008 Correlation Section
for Frontier 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 2008 Preliminary Statistical Reports and the 2008 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2007 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 sales 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.

**2008 Correlation Section
for Frontier 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 | | % Change in Assessed Value (excl. growth) |
|--|-------------|--|
| 0 | 2008 | 9.91 |
| 12.09 | 2007 | 0.08 |
| 0 | 2006 | -2.27 |
| -12.93 | 2005 | -7.21 |
| 9.71 | 2004 | -11.61 |
| -7 | 2003 | 15 |
| 16.04 | 2002 | 8.66 |
| -0.7 | 2001 | -0.03 |

COMMERCIAL: A comparison of the percent change in the sales file to the percent change in the commercial base (excluding growth) reveals a difference of 9.91 points. The sales file is reflective of the assessment actions for 2008 in that nothing major was done other than routine maintenance. The base is a reflection of the addition of the golf course clubhouse and storage building that had been exempted, and the addition to the tax rolls of the VFW Lodge that has now taken on the identity of a bar/restaurant type of business.

2008 Correlation Section for Frontier County

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

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has 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. Since 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 the 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, (2007). 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.

**2008 Correlation Section
for Frontier County**

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

| | Median | Wgt. Mean | Mean |
|---------------------------|---------------|------------------|--------------|
| R&O Statistics | 92.54 | 97.85 | 93.51 |

COMMERCIAL: All three measures of central tendency are within the acceptable range and are supported by the trended preliminary ratio. For direct equalization purposes the median will be used to describe the level of value for the commercial class of property.

**2008 Correlation Section
for Frontier 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. A COD of less than 15 suggests that there is good assessment uniformity. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237. 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. A PRD of greater than 100 suggests that high value properties are relatively under-assessed. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240. 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 | 14.33 | 95.56 |
| Difference | 0 | -2.44 |

COMMERCIAL: The coefficient of dispersion indicates that uniformity has been achieved, but the price-related differential is two points (rounded) below the acceptable standard. Based on known assessment practices it is believed Frontier County has uniform and proportionate assessments within the commercial class of property.

**2008 Correlation Section
for Frontier 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 | 16 | 16 | 0 |
| Median | 91.26 | 92.54 | 1.28 |
| Wgt. Mean | 96.82 | 97.85 | 1.03 |
| Mean | 92.14 | 93.51 | 1.37 |
| COD | 13.35 | 14.33 | 0.98 |
| PRD | 95.16 | 95.56 | 0.4 |
| Min Sales Ratio | 49.86 | 49.86 | 0 |
| Max Sales Ratio | 123.61 | 123.61 | 0 |

COMMERCIAL: The change from the Preliminary Statistics to the R&O Statistics is a reflection of the assessment actions for 2008 in that there were no major changes other than routine maintenance, one particular sale in the file did experience a change in value because the walk-in freezer was removed from the real since it was on their personal property schedule.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

| | | | | | | | | |
|---------------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|---------------|
| NUMBER of Sales: | 58 | MEDIAN: | 68 | COV: | 24.15 | 95% Median C.I.: | 64.05 to 72.72 | (! : Derived) |
| (AgLand) TOTAL Sales Price: | 6,926,651 | WGT. MEAN: | 68 | STD: | 16.19 | 95% Wgt. Mean C.I.: | 62.32 to 73.41 | |
| (AgLand) TOTAL Adj.Sales Price: | 6,844,651 | MEAN: | 67 | AVG.ABS.DEV: | 12.21 | 95% Mean C.I.: | 62.85 to 71.19 | |
| (AgLand) TOTAL Assessed Value: | 4,645,170 | | | | | | | |
| AVG. Adj. Sales Price: | 118,011 | COD: | 18.03 | MAX Sales Ratio: | 103.62 | | | |
| AVG. Assessed Value: | 80,089 | PRD: | 98.75 | MIN Sales Ratio: | 18.81 | | | |

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| DATE OF SALE * | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|----------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 07/01/04 TO 09/30/04 | 1 | 63.05 | 63.05 | 63.05 | | | 63.05 | 63.05 | N/A | 220,000 | 138,700 |
| 10/01/04 TO 12/31/04 | 1 | 80.61 | 80.61 | 80.61 | | | 80.61 | 80.61 | N/A | 125,000 | 100,765 |
| 01/01/05 TO 03/31/05 | 6 | 77.44 | 75.66 | 72.73 | 10.95 | 104.02 | 56.48 | 87.19 | 56.48 to 87.19 | 82,150 | 59,749 |
| 04/01/05 TO 06/30/05 | 8 | 77.10 | 72.25 | 71.85 | 10.94 | 100.54 | 57.03 | 84.55 | 57.03 to 84.55 | 112,587 | 80,899 |
| 07/01/05 TO 09/30/05 | 2 | 79.13 | 79.13 | 81.86 | 16.21 | 96.68 | 66.31 | 91.96 | N/A | 50,760 | 41,550 |
| 10/01/05 TO 12/31/05 | 3 | 22.66 | 35.74 | 50.55 | 69.04 | 70.70 | 18.81 | 65.74 | N/A | 140,586 | 71,065 |
| 01/01/06 TO 03/31/06 | 11 | 74.20 | 74.64 | 78.79 | 10.93 | 94.73 | 48.88 | 100.20 | 62.57 to 88.02 | 132,581 | 104,460 |
| 04/01/06 TO 06/30/06 | 6 | 69.63 | 69.98 | 70.15 | 6.20 | 99.76 | 64.05 | 77.76 | 64.05 to 77.76 | 59,746 | 41,910 |
| 07/01/06 TO 09/30/06 | 2 | 58.65 | 58.65 | 60.19 | 10.49 | 97.45 | 52.50 | 64.80 | N/A | 40,000 | 24,075 |
| 10/01/06 TO 12/31/06 | 6 | 47.55 | 61.33 | 71.32 | 35.77 | 85.99 | 40.69 | 103.62 | 40.69 to 103.62 | 119,596 | 85,296 |
| 01/01/07 TO 03/31/07 | 10 | 63.41 | 59.84 | 57.63 | 12.96 | 103.84 | 43.77 | 72.72 | 48.05 to 68.89 | 172,571 | 99,451 |
| 04/01/07 TO 06/30/07 | 2 | 60.79 | 60.79 | 61.31 | 4.96 | 99.14 | 57.77 | 63.80 | N/A | 121,300 | 74,372 |
| <u>Study Years</u> | | | | | | | | | | | |
| 07/01/04 TO 06/30/05 | 16 | 77.10 | 73.47 | 71.62 | 11.02 | 102.59 | 56.48 | 87.19 | 63.03 to 82.17 | 108,662 | 77,822 |
| 07/01/05 TO 06/30/06 | 22 | 72.16 | 68.47 | 72.51 | 16.20 | 94.43 | 18.81 | 100.20 | 64.31 to 76.33 | 106,370 | 77,128 |
| 07/01/06 TO 06/30/07 | 20 | 59.61 | 60.26 | 61.58 | 19.20 | 97.86 | 40.69 | 103.62 | 48.28 to 66.50 | 138,294 | 85,159 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/05 TO 12/31/05 | 19 | 72.71 | 68.28 | 67.92 | 18.87 | 100.53 | 18.81 | 91.96 | 59.63 to 82.17 | 100,888 | 68,525 |
| 01/01/06 TO 12/31/06 | 25 | 72.00 | 69.05 | 74.99 | 16.61 | 92.08 | 40.69 | 103.62 | 64.05 to 76.13 | 104,578 | 78,418 |
| <u>ALL</u> | | | | | | | | | | | |
| | 58 | 67.72 | 67.02 | 67.87 | 18.03 | 98.75 | 18.81 | 103.62 | 64.05 to 72.72 | 118,011 | 80,089 |

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

| | | | | | | | | |
|---------------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|---------------|
| NUMBER of Sales: | 58 | MEDIAN: | 68 | COV: | 24.15 | 95% Median C.I.: | 64.05 to 72.72 | (! : Derived) |
| (AgLand) TOTAL Sales Price: | 6,926,651 | WGT. MEAN: | 68 | STD: | 16.19 | 95% Wgt. Mean C.I.: | 62.32 to 73.41 | |
| (AgLand) TOTAL Adj.Sales Price: | 6,844,651 | MEAN: | 67 | AVG.ABS.DEV: | 12.21 | 95% Mean C.I.: | 62.85 to 71.19 | |
| (AgLand) TOTAL Assessed Value: | 4,645,170 | | | | | | | |
| AVG. Adj. Sales Price: | 118,011 | COD: | 18.03 | MAX Sales Ratio: | 103.62 | | | |
| AVG. Assessed Value: | 80,089 | PRD: | 98.75 | MIN Sales Ratio: | 18.81 | | | |

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| GEO CODE / TOWNSHIP # | | | | | | | | | | | Avg. Adj. | Avg. |
|-----------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| 3623 | 3 | 83.05 | 82.09 | 81.30 | 2.36 | 100.97 | 78.66 | 84.55 | N/A | 49,366 | 40,133 | |
| 3625 | 6 | 64.87 | 55.66 | 58.36 | 35.19 | 95.37 | 18.81 | 87.19 | 18.81 to 87.19 | 74,760 | 43,631 | |
| 3629 | 2 | 82.50 | 82.50 | 89.00 | 11.47 | 92.69 | 73.03 | 91.96 | N/A | 36,460 | 32,450 | |
| 3631 | 2 | 65.03 | 65.03 | 65.56 | 1.10 | 99.18 | 64.31 | 65.74 | N/A | 160,000 | 104,897 | |
| 3635 | 3 | 66.50 | 66.60 | 58.81 | 16.49 | 113.25 | 50.20 | 83.10 | N/A | 135,666 | 79,782 | |
| 3795 | 7 | 65.36 | 66.30 | 68.09 | 8.86 | 97.38 | 54.63 | 80.11 | 54.63 to 80.11 | 163,087 | 111,040 | |
| 3797 | 2 | 58.47 | 58.47 | 53.89 | 17.82 | 108.50 | 48.05 | 68.89 | N/A | 125,000 | 67,360 | |
| 3799 | 2 | 63.55 | 63.55 | 63.24 | 0.79 | 100.49 | 63.05 | 64.05 | N/A | 136,465 | 86,300 | |
| 3801 | 2 | 69.33 | 69.33 | 64.51 | 18.53 | 107.47 | 56.48 | 82.17 | N/A | 120,000 | 77,410 | |
| 3859 | 3 | 76.33 | 84.22 | 85.16 | 10.51 | 98.90 | 76.13 | 100.20 | N/A | 227,333 | 193,593 | |
| 3861 | 2 | 70.26 | 70.26 | 79.49 | 25.28 | 88.39 | 52.50 | 88.02 | N/A | 62,500 | 49,683 | |
| 3863 | 3 | 63.80 | 62.19 | 65.94 | 13.70 | 94.31 | 48.28 | 74.50 | N/A | 101,133 | 66,691 | |
| 3865 | 1 | 59.63 | 59.63 | 59.63 | | 59.63 | 59.63 | 59.63 | N/A | 210,000 | 125,230 | |
| 3867 | 4 | 69.32 | 70.16 | 73.53 | 8.24 | 95.41 | 62.57 | 79.41 | N/A | 112,000 | 82,352 | |
| 3869 | 5 | 48.88 | 57.91 | 50.59 | 22.97 | 114.46 | 45.45 | 77.76 | N/A | 92,810 | 46,954 | |
| 4033 | 2 | 63.20 | 63.20 | 62.54 | 8.59 | 101.05 | 57.77 | 68.63 | N/A | 89,250 | 55,820 | |
| 4035 | 2 | 58.99 | 58.99 | 49.68 | 25.79 | 118.74 | 43.77 | 74.20 | N/A | 193,150 | 95,951 | |
| 4037 | 2 | 72.16 | 72.16 | 98.70 | 43.61 | 73.11 | 40.69 | 103.62 | N/A | 151,890 | 149,910 | |
| 4039 | 4 | 74.67 | 73.69 | 76.25 | 7.08 | 96.64 | 64.80 | 80.61 | N/A | 105,000 | 80,061 | |
| 4041 | 1 | 72.33 | 72.33 | 72.33 | | 72.33 | 72.33 | 72.33 | N/A | 22,500 | 16,275 | |
| ALL | 58 | 67.72 | 67.02 | 67.87 | 18.03 | 98.75 | 18.81 | 103.62 | 64.05 to 72.72 | 118,011 | 80,089 | |

| AREA (MARKET) | | | | | | | | | | | Avg. Adj. | Avg. |
|---------------|-------|--------|-------|-----------|-------|-------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| 1 | 58 | 67.72 | 67.02 | 67.87 | 18.03 | 98.75 | 18.81 | 103.62 | 64.05 to 72.72 | 118,011 | 80,089 | |
| ALL | 58 | 67.72 | 67.02 | 67.87 | 18.03 | 98.75 | 18.81 | 103.62 | 64.05 to 72.72 | 118,011 | 80,089 | |

| STATUS: IMPROVED, UNIMPROVED & IOLL | | | | | | | | | | | Avg. Adj. | Avg. |
|-------------------------------------|-------|--------|-------|-----------|-------|-------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| 2 | 58 | 67.72 | 67.02 | 67.87 | 18.03 | 98.75 | 18.81 | 103.62 | 64.05 to 72.72 | 118,011 | 80,089 | |
| ALL | 58 | 67.72 | 67.02 | 67.87 | 18.03 | 98.75 | 18.81 | 103.62 | 64.05 to 72.72 | 118,011 | 80,089 | |

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

| | | | | | | | | |
|---------------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|---------------|
| NUMBER of Sales: | 58 | MEDIAN: | 68 | COV: | 24.15 | 95% Median C.I.: | 64.05 to 72.72 | (! : Derived) |
| (AgLand) TOTAL Sales Price: | 6,926,651 | WGT. MEAN: | 68 | STD: | 16.19 | 95% Wgt. Mean C.I.: | 62.32 to 73.41 | |
| (AgLand) TOTAL Adj.Sales Price: | 6,844,651 | MEAN: | 67 | AVG.ABS.DEV: | 12.21 | 95% Mean C.I.: | 62.85 to 71.19 | |
| (AgLand) TOTAL Assessed Value: | 4,645,170 | | | | | | | |
| AVG. Adj. Sales Price: | 118,011 | COD: | 18.03 | MAX Sales Ratio: | 103.62 | | | |
| AVG. Assessed Value: | 80,089 | PRD: | 98.75 | MIN Sales Ratio: | 18.81 | | | |

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| MAJORITY LAND USE > 95% | | | | | | | | | | | Avg. Adj. | Avg. |
|-----------------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| DRY | 2 | 69.69 | 69.69 | 66.78 | 9.53 | 104.36 | 63.05 | 76.33 | N/A | 153,000 | 102,172 | |
| DRY-N/A | 10 | 73.62 | 73.08 | 73.05 | 9.82 | 100.05 | 57.77 | 91.96 | 63.03 to 79.41 | 90,562 | 66,153 | |
| GRASS | 18 | 64.43 | 60.56 | 60.27 | 19.34 | 100.49 | 18.81 | 87.19 | 48.88 to 72.00 | 68,756 | 41,436 | |
| GRASS-N/A | 23 | 72.71 | 71.18 | 72.98 | 15.93 | 97.54 | 22.66 | 103.62 | 64.31 to 80.11 | 151,235 | 110,371 | |
| IRRGTD-N/A | 5 | 50.20 | 57.91 | 53.97 | 19.78 | 107.31 | 46.81 | 88.02 | N/A | 183,400 | 98,979 | |
| ALL | 58 | 67.72 | 67.02 | 67.87 | 18.03 | 98.75 | 18.81 | 103.62 | 64.05 to 72.72 | 118,011 | 80,089 | |

| MAJORITY LAND USE > 80% | | | | | | | | | | | Avg. Adj. | Avg. |
|-----------------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| DRY | 3 | 68.63 | 69.34 | 67.16 | 6.45 | 103.25 | 63.05 | 76.33 | N/A | 128,166 | 86,072 | |
| DRY-N/A | 9 | 74.20 | 73.58 | 73.47 | 9.99 | 100.15 | 57.77 | 91.96 | 63.03 to 79.41 | 91,902 | 67,518 | |
| GRASS | 29 | 64.80 | 62.40 | 60.25 | 20.00 | 103.56 | 18.81 | 87.19 | 54.63 to 72.33 | 83,100 | 50,067 | |
| GRASS-N/A | 12 | 72.72 | 76.49 | 79.46 | 12.48 | 96.26 | 61.45 | 103.62 | 66.50 to 80.61 | 192,175 | 152,701 | |
| IRRGTD | 2 | 67.41 | 67.41 | 58.78 | 30.56 | 114.69 | 46.81 | 88.02 | N/A | 163,500 | 96,108 | |
| IRRGTD-N/A | 3 | 50.20 | 51.58 | 51.30 | 5.60 | 100.54 | 48.05 | 56.48 | N/A | 196,666 | 100,893 | |
| ALL | 58 | 67.72 | 67.02 | 67.87 | 18.03 | 98.75 | 18.81 | 103.62 | 64.05 to 72.72 | 118,011 | 80,089 | |

| MAJORITY LAND USE > 50% | | | | | | | | | | | Avg. Adj. | Avg. |
|-----------------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| DRY | 12 | 73.62 | 72.52 | 71.46 | 9.69 | 101.48 | 57.77 | 91.96 | 63.05 to 78.66 | 100,968 | 72,156 | |
| GRASS | 39 | 66.31 | 66.31 | 69.50 | 19.76 | 95.41 | 18.81 | 103.62 | 62.57 to 74.50 | 112,552 | 78,221 | |
| GRASS-N/A | 2 | 70.61 | 70.61 | 71.59 | 2.44 | 98.63 | 68.89 | 72.33 | N/A | 163,250 | 116,872 | |
| IRRGTD | 5 | 50.20 | 57.91 | 53.97 | 19.78 | 107.31 | 46.81 | 88.02 | N/A | 183,400 | 98,979 | |
| ALL | 58 | 67.72 | 67.02 | 67.87 | 18.03 | 98.75 | 18.81 | 103.62 | 64.05 to 72.72 | 118,011 | 80,089 | |

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

| | | | | | | | | |
|---------------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|---------------|
| NUMBER of Sales: | 58 | MEDIAN: | 68 | COV: | 24.15 | 95% Median C.I.: | 64.05 to 72.72 | (! : Derived) |
| (AgLand) TOTAL Sales Price: | 6,926,651 | WGT. MEAN: | 68 | STD: | 16.19 | 95% Wgt. Mean C.I.: | 62.32 to 73.41 | |
| (AgLand) TOTAL Adj.Sales Price: | 6,844,651 | MEAN: | 67 | AVG.ABS.DEV: | 12.21 | 95% Mean C.I.: | 62.85 to 71.19 | |
| (AgLand) TOTAL Assessed Value: | 4,645,170 | | | | | | | |
| AVG. Adj. Sales Price: | 118,011 | COD: | 18.03 | MAX Sales Ratio: | 103.62 | | | |
| AVG. Assessed Value: | 80,089 | PRD: | 98.75 | MIN Sales Ratio: | 18.81 | | | |

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| SCHOOL DISTRICT * | | | | | | | | | | | Avg. Adj. | Avg. |
|--------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| (blank) | | | | | | | | | | | | |
| 32-0046 | 12 | 64.87 | 61.46 | 61.36 | 29.03 | 100.15 | 18.81 | 87.19 | 48.28 to 83.05 | 69,371 | 42,569 | |
| 32-0095 | 19 | 65.74 | 65.19 | 64.02 | 10.64 | 101.83 | 48.05 | 83.10 | 61.45 to 70.63 | 123,925 | 79,331 | |
| 32-0125 | 3 | 82.17 | 82.39 | 85.54 | 7.68 | 96.32 | 73.03 | 91.96 | N/A | 49,306 | 42,175 | |
| 33-0018 | | | | | | | | | | | | |
| 33-0021 | 8 | 65.84 | 67.20 | 67.26 | 9.79 | 99.91 | 57.77 | 79.41 | 57.77 to 79.41 | 136,437 | 91,763 | |
| 37-0030 | 2 | 46.13 | 46.13 | 46.43 | 1.47 | 99.35 | 45.45 | 46.81 | N/A | 160,500 | 74,525 | |
| 43-0079 | | | | | | | | | | | | |
| 73-0017 | 4 | 76.23 | 81.25 | 84.75 | 9.21 | 95.87 | 72.33 | 100.20 | N/A | 176,125 | 149,263 | |
| 73-0179 | 10 | 73.25 | 70.91 | 73.26 | 18.98 | 96.80 | 40.69 | 103.62 | 43.77 to 88.02 | 139,268 | 102,030 | |
| NonValid School | | | | | | | | | | | | |
| ALL | 58 | 67.72 | 67.02 | 67.87 | 18.03 | 98.75 | 18.81 | 103.62 | 64.05 to 72.72 | 118,011 | 80,089 | |

| ACRES IN SALE | | | | | | | | | | | Avg. Adj. | Avg. |
|----------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| 10.01 TO 30.00 | 1 | 73.03 | 73.03 | 73.03 | | | 73.03 | 73.03 | N/A | 11,400 | 8,325 | |
| 30.01 TO 50.00 | 4 | 67.45 | 63.34 | 62.05 | 17.36 | 102.08 | 40.69 | 77.76 | N/A | 20,195 | 12,530 | |
| 50.01 TO 100.00 | 5 | 48.28 | 45.36 | 36.16 | 39.59 | 125.44 | 18.81 | 84.55 | N/A | 47,592 | 17,210 | |
| 100.01 TO 180.00 | 22 | 66.57 | 67.85 | 66.92 | 12.69 | 101.38 | 45.45 | 91.96 | 63.03 to 74.20 | 71,463 | 47,826 | |
| 180.01 TO 330.00 | 11 | 66.50 | 65.65 | 60.59 | 17.79 | 108.35 | 46.81 | 83.05 | 48.05 to 82.17 | 140,836 | 85,329 | |
| 330.01 TO 650.00 | 11 | 72.72 | 70.31 | 67.97 | 12.35 | 103.45 | 43.77 | 87.19 | 59.63 to 80.61 | 203,373 | 138,230 | |
| 650.01 + | 4 | 88.16 | 86.42 | 85.58 | 17.57 | 100.98 | 65.74 | 103.62 | N/A | 289,000 | 247,337 | |
| ALL | 58 | 67.72 | 67.02 | 67.87 | 18.03 | 98.75 | 18.81 | 103.62 | 64.05 to 72.72 | 118,011 | 80,089 | |

| SALE PRICE * | | | | | | | | | | | Avg. Adj. | Avg. |
|---------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| Low \$ | | | | | | | | | | | | |
| Total \$ | | | | | | | | | | | | |
| 10000 TO 29999 | 6 | 72.68 | 68.49 | 67.97 | 13.70 | 100.76 | 40.69 | 84.55 | 40.69 to 84.55 | 19,596 | 13,320 | |
| 30000 TO 59999 | 12 | 65.08 | 65.95 | 66.97 | 11.46 | 98.47 | 48.28 | 83.10 | 57.03 to 72.00 | 46,398 | 31,075 | |
| 60000 TO 99999 | 17 | 72.71 | 66.47 | 66.96 | 20.30 | 99.26 | 18.81 | 91.96 | 48.88 to 82.17 | 79,692 | 53,363 | |
| 100000 TO 149999 | 7 | 66.50 | 68.17 | 68.35 | 12.53 | 99.75 | 54.63 | 80.61 | 54.63 to 80.61 | 123,714 | 84,556 | |
| 150000 TO 249999 | 9 | 59.63 | 60.35 | 60.51 | 14.98 | 99.72 | 46.81 | 80.11 | 48.05 to 77.34 | 215,190 | 130,221 | |
| 250000 TO 499999 | 7 | 72.72 | 76.36 | 75.58 | 19.27 | 101.03 | 43.77 | 103.62 | 43.77 to 103.62 | 287,542 | 217,325 | |
| ALL | 58 | 67.72 | 67.02 | 67.87 | 18.03 | 98.75 | 18.81 | 103.62 | 64.05 to 72.72 | 118,011 | 80,089 | |

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

| | | | | | | | | |
|---------------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|---------------|
| NUMBER of Sales: | 58 | MEDIAN: | 68 | COV: | 24.15 | 95% Median C.I.: | 64.05 to 72.72 | (! : Derived) |
| (AgLand) TOTAL Sales Price: | 6,926,651 | WGT. MEAN: | 68 | STD: | 16.19 | 95% Wgt. Mean C.I.: | 62.32 to 73.41 | |
| (AgLand) TOTAL Adj.Sales Price: | 6,844,651 | MEAN: | 67 | AVG.ABS.DEV: | 12.21 | 95% Mean C.I.: | 62.85 to 71.19 | |
| (AgLand) TOTAL Assessed Value: | 4,645,170 | | | | | | | |
| AVG. Adj. Sales Price: | 118,011 | COD: | 18.03 | MAX Sales Ratio: | 103.62 | | | |
| AVG. Assessed Value: | 80,089 | PRD: | 98.75 | MIN Sales Ratio: | 18.81 | | | |

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| ASSESSED VALUE * | | | | | | | | | | | Avg. Adj. | Avg. |
|-------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| Low \$ _____ | | | | | | | | | | | | |
| 5000 TO 9999 | 2 | 56.86 | 56.86 | 51.17 | 28.44 | 111.13 | 40.69 | 73.03 | N/A | 17,590 | 9,000 | |
| Total \$ _____ | | | | | | | | | | | | |
| 1 TO 9999 | 2 | 56.86 | 56.86 | 51.17 | 28.44 | 111.13 | 40.69 | 73.03 | N/A | 17,590 | 9,000 | |
| 10000 TO 29999 | 11 | 62.57 | 57.01 | 48.67 | 24.12 | 117.13 | 18.81 | 84.55 | 22.66 to 77.76 | 38,178 | 18,582 | |
| 30000 TO 59999 | 18 | 68.76 | 68.89 | 67.59 | 12.15 | 101.93 | 45.45 | 91.96 | 64.05 to 74.20 | 68,533 | 46,319 | |
| 60000 TO 99999 | 11 | 74.50 | 70.29 | 67.18 | 14.62 | 104.63 | 48.05 | 88.02 | 54.63 to 87.19 | 117,490 | 78,931 | |
| 100000 TO 149999 | 7 | 59.63 | 60.50 | 56.79 | 19.71 | 106.53 | 43.77 | 80.61 | 43.77 to 80.61 | 211,042 | 119,850 | |
| 150000 TO 249999 | 6 | 72.53 | 71.62 | 71.28 | 7.04 | 100.47 | 61.45 | 80.11 | 61.45 to 80.11 | 251,701 | 179,421 | |
| 250000 TO 499999 | 3 | 100.20 | 93.32 | 91.93 | 9.15 | 101.51 | 76.13 | 103.62 | N/A | 292,000 | 268,426 | |
| ALL _____ | | | | | | | | | | | | |
| | 58 | 67.72 | 67.02 | 67.87 | 18.03 | 98.75 | 18.81 | 103.62 | 64.05 to 72.72 | 118,011 | 80,089 | |

Frontier County 2008 Assessment Actions taken to address the following property classes/subclasses:

Agricultural

Frontier County has fully implemented a geographical information system (GIS). The entire county was re-graded per the GIS maps; in other words the fields were outlined and the acres re-calculated per soil type per land capability group. Also, in the past the roads had never been shown on the property record card, they were listed only on the land summary sheet. The roads are now listed as part of the full inventory of acres for each parcel, if applicable, on the GIS map and the property record card.

The county assessor has received many complimentary remarks for her accomplishments in getting the GIS maps in place. She is very proficient at running the programs and educating the general public; taxpayers, appraisers, realtors, and county board members to name a few. Frontier County has a website and the people would like to see the GIS maps become a part of it.

An analysis of the agricultural market for the current study period was done and the market was indicating that for assessment year 2008 the value for all irrigated land classification groups would have to be increased as well as the value for all grass land classification groups, the dryland values would remain unchanged.

| | <u>Irrigated</u> | | | <u>Grass</u> | |
|-----|------------------|-------------|-----|--------------|-------------|
| | <u>2007</u> | <u>2008</u> | | <u>2007</u> | <u>2008</u> |
| 1A1 | 640 | 750 | 1G1 | 250 | 280 |
| 1A | 640 | 750 | 1G | 250 | 280 |
| 2A1 | 640 | 700 | 2G1 | 225 | 270 |
| 2A | 615 | 625 | 2G | 225 | 270 |
| 3A1 | 615 | 625 | 3G1 | 225 | 255 |
| 3A | 500 | 500 | 3G | 225 | 255 |
| 4A1 | 450 | 500 | 4G1 | 225 | 255 |
| 4A | 385 | 500 | 4G | 225 | 255 |

2008 Assessment Survey for Frontier County

Agricultural Appraisal Information

| | |
|----|--|
| 1. | Data collection done by: |
| | The assessor. |
| 2. | Valuation done by: |
| | The assessor. |
| 3. | Pickup work done by whom: |
| | The assessor. |
| 4. | Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages? |
| | Yes |
| a. | How is agricultural land defined in this county? |
| | <p style="text-align: center;">LAND ASSESSMENT PROCEDURES</p> <p>Land in Frontier County classified as either:</p> <ol style="list-style-type: none"> 1. Improved lots by neighborhood 2. Unimproved lots by neighborhood 3. Acreages either as rural residential, suburban 4. Agland 5. Recreational 6. Agland home site and/or farm site <p>If a whole, half section, quarter section, or half quarter section belongs to the same owner, it shall be included in one description. If all lots on the same block belong to one owner, they shall be included in one description.</p> <p>Any item of real property that is situated in more than one tax district, the portion thereof in each district shall be listed separately.</p> <p>Definitions:</p> <ol style="list-style-type: none"> 1. Improved lots – land upon which buildings are located or land which has utilities available. 2. Unimproved lots – land without buildings or structures and no utilities available. 3. Acreages – <ol style="list-style-type: none"> a. Suburban acreage is a parcel of land, which the PRIMARY use is |

| | |
|----|--|
| | <p>not for Ag and or Horticultural production and is within a mile of the city limits.</p> <p>b. Rural Residential acreage is a parcel of land, which the <u>PRIMARY</u> use is not for Ag or Horticultural production and is greater than 1 mile from city limits.</p> <p>4. Agland and horticultural land – land primarily used for the production of agricultural or horticultural products, including wasteland lying adjacent to it.</p> <p>5. Farm home site – 1 acre of land that is contiguous to a farm site and upon which is located an inhabitable residence.</p> <p>6. Farm site – land containing improvements that are Ag or horticultural in nature including an uninhabitable or unimproved farm home site and contiguous to Ag or horticultural land.</p> <p>7. Market/Sales valuation approach – process of analyzing sales information of similar recently sold properties in order to derive an indication of the most probable sales price of the property being appraised.</p> <p>Market areas, class and subclass divide Agland in Frontier County. The classes in the county are: irrigated cropland, dryland cropland, grassland, irrigated grassland, wasteland, roads and ditches, and exempt acres. The subclasses are based on soil classification standards developed by the Natural Resources Conservation Service.</p> |
| 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? |
| | Non-applicable. |
| 6. | What is the date of the soil survey currently used? |
| | 1974 |
| 7. | What date was the last countywide land use study completed? |
| | 2007 |
| a. | By what method? (Physical inspection, FSA maps, etc.) |
| | GIS |
| b. | By whom? |
| | The assessor. |
| c. | What proportion is complete / implemented at this time? |
| | 100% |
| 8. | Number of market areas/neighborhoods in the agricultural property class: |
| | None |

| | |
|-----|---|
| 9. | How are market areas/neighborhoods defined in this property class? |
| | Non-applicable. |
| 10. | Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? |
| | No |

Agricultural Permit Numbers:

| Permits | Information Statements | Other | Total |
|----------------|-------------------------------|--------------|--------------|
| 15 | -- | -- | 15 |

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

| | | | | | | | | |
|---------------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|---------------|
| NUMBER of Sales: | 58 | MEDIAN: | 73 | COV: | 24.92 | 95% Median C.I.: | 68.64 to 78.56 | (! : Derived) |
| (AgLand) TOTAL Sales Price: | 6,926,623 | WGT. MEAN: | 75 | STD: | 18.26 | 95% Wgt. Mean C.I.: | 68.85 to 80.96 | |
| (AgLand) TOTAL Adj.Sales Price: | 6,844,623 | MEAN: | 73 | AVG.ABS.DEV: | 13.42 | 95% Mean C.I.: | 68.55 to 77.95 | |
| (AgLand) TOTAL Assessed Value: | 5,126,912 | | | | | | | |
| AVG. Adj. Sales Price: | 118,010 | COD: | 18.38 | MAX Sales Ratio: | 117.41 | | | |
| AVG. Assessed Value: | 88,395 | PRD: | 97.79 | MIN Sales Ratio: | 19.61 | | | |

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| DATE OF SALE * | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|----------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 07/01/04 TO 09/30/04 | 1 | 62.15 | 62.15 | 62.15 | | | 62.15 | 62.15 | N/A | 220,000 | 136,729 |
| 10/01/04 TO 12/31/04 | 1 | 85.87 | 85.87 | 85.87 | | | 85.87 | 85.87 | N/A | 125,000 | 107,343 |
| 01/01/05 TO 03/31/05 | 6 | 84.99 | 86.08 | 85.41 | 22.35 | 100.79 | 56.81 | 115.06 | 56.81 to 115.06 | 82,150 | 70,163 |
| 04/01/05 TO 06/30/05 | 8 | 79.79 | 78.59 | 78.82 | 11.42 | 99.71 | 64.53 | 93.88 | 64.53 to 93.88 | 112,587 | 88,735 |
| 07/01/05 TO 09/30/05 | 2 | 83.38 | 83.38 | 84.79 | 8.02 | 98.33 | 76.69 | 90.06 | N/A | 50,760 | 43,040 |
| 10/01/05 TO 12/31/05 | 3 | 24.84 | 39.09 | 55.73 | 71.42 | 70.14 | 19.61 | 72.83 | N/A | 140,586 | 78,355 |
| 01/01/06 TO 03/31/06 | 11 | 78.56 | 79.00 | 84.29 | 12.74 | 93.73 | 54.49 | 104.58 | 65.99 to 98.43 | 132,579 | 111,749 |
| 04/01/06 TO 06/30/06 | 6 | 72.96 | 75.59 | 77.11 | 4.82 | 98.03 | 71.31 | 83.20 | 71.31 to 83.20 | 59,746 | 46,070 |
| 07/01/06 TO 09/30/06 | 2 | 66.55 | 66.55 | 68.30 | 10.57 | 97.43 | 59.51 | 73.58 | N/A | 40,000 | 27,321 |
| 10/01/06 TO 12/31/06 | 6 | 53.26 | 67.66 | 79.98 | 32.45 | 84.60 | 46.14 | 117.41 | 46.14 to 117.41 | 119,596 | 95,658 |
| 01/01/07 TO 03/31/07 | 10 | 67.13 | 68.14 | 65.99 | 13.33 | 103.27 | 51.40 | 86.88 | 56.35 to 81.90 | 172,571 | 113,872 |
| 04/01/07 TO 06/30/07 | 2 | 64.10 | 64.10 | 65.06 | 8.50 | 98.52 | 58.65 | 69.55 | N/A | 121,300 | 78,918 |
| <u>Study Years</u> | | | | | | | | | | | |
| 07/01/04 TO 06/30/05 | 16 | 79.79 | 80.83 | 79.08 | 16.50 | 102.21 | 56.81 | 115.06 | 66.23 to 93.20 | 108,662 | 85,933 |
| 07/01/05 TO 06/30/06 | 22 | 74.77 | 73.03 | 78.06 | 16.07 | 93.55 | 19.61 | 104.58 | 71.31 to 81.93 | 106,369 | 83,037 |
| 07/01/06 TO 06/30/07 | 20 | 63.84 | 67.44 | 69.60 | 18.93 | 96.89 | 46.14 | 117.41 | 56.35 to 73.58 | 138,294 | 96,258 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/05 TO 12/31/05 | 19 | 78.23 | 75.22 | 75.75 | 21.57 | 99.31 | 19.61 | 115.06 | 66.23 to 91.74 | 100,888 | 76,421 |
| 01/01/06 TO 12/31/06 | 25 | 73.58 | 74.46 | 81.63 | 16.25 | 91.22 | 46.14 | 117.41 | 70.17 to 81.75 | 104,577 | 85,370 |
| <u>ALL</u> | | | | | | | | | | | |
| | 58 | 73.03 | 73.25 | 74.90 | 18.38 | 97.79 | 19.61 | 117.41 | 68.64 to 78.56 | 118,010 | 88,395 |

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

| | | | | | | | | |
|---------------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|---------------|
| NUMBER of Sales: | 58 | MEDIAN: | 73 | COV: | 24.92 | 95% Median C.I.: | 68.64 to 78.56 | (! : Derived) |
| (AgLand) TOTAL Sales Price: | 6,926,623 | WGT. MEAN: | 75 | STD: | 18.26 | 95% Wgt. Mean C.I.: | 68.85 to 80.96 | |
| (AgLand) TOTAL Adj.Sales Price: | 6,844,623 | MEAN: | 73 | AVG.ABS.DEV: | 13.42 | 95% Mean C.I.: | 68.55 to 77.95 | |
| (AgLand) TOTAL Assessed Value: | 5,126,912 | | | | | | | |
| AVG. Adj. Sales Price: | 118,010 | COD: | 18.38 | MAX Sales Ratio: | 117.41 | | | |
| AVG. Assessed Value: | 88,395 | PRD: | 97.79 | MIN Sales Ratio: | 19.61 | | | |

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| GEO CODE / TOWNSHIP # | | | | | | | | | | | Avg. Adj. | Avg. |
|-----------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| 3623 | 3 | 93.88 | 96.26 | 95.33 | 12.51 | 100.98 | 79.83 | 115.06 | N/A | 49,366 | 47,059 | |
| 3625 | 6 | 72.56 | 63.65 | 67.00 | 36.57 | 95.00 | 19.61 | 108.44 | 19.61 to 108.44 | 74,760 | 50,091 | |
| 3629 | 2 | 80.12 | 80.12 | 86.96 | 12.41 | 92.13 | 70.17 | 90.06 | N/A | 36,446 | 31,692 | |
| 3631 | 2 | 73.03 | 73.03 | 72.88 | 0.27 | 100.21 | 72.83 | 73.23 | N/A | 160,000 | 116,607 | |
| 3635 | 3 | 70.20 | 70.05 | 63.58 | 12.94 | 110.19 | 56.35 | 83.61 | N/A | 135,666 | 86,252 | |
| 3795 | 7 | 68.64 | 74.11 | 77.04 | 13.68 | 96.20 | 62.06 | 93.20 | 62.06 to 93.20 | 163,087 | 125,642 | |
| 3797 | 2 | 71.22 | 71.22 | 66.53 | 14.99 | 107.06 | 60.55 | 81.90 | N/A | 125,000 | 83,161 | |
| 3799 | 2 | 66.73 | 66.73 | 63.93 | 6.86 | 104.39 | 62.15 | 71.31 | N/A | 136,465 | 87,237 | |
| 3801 | 2 | 78.99 | 78.99 | 74.20 | 16.15 | 106.45 | 66.23 | 91.74 | N/A | 120,000 | 89,042 | |
| 3859 | 3 | 81.93 | 87.45 | 89.63 | 11.69 | 97.57 | 75.85 | 104.58 | N/A | 227,333 | 203,764 | |
| 3861 | 2 | 78.97 | 78.97 | 89.09 | 24.64 | 88.64 | 59.51 | 98.43 | N/A | 62,500 | 55,682 | |
| 3863 | 3 | 69.55 | 68.85 | 72.83 | 14.09 | 94.53 | 53.81 | 83.20 | N/A | 101,133 | 73,659 | |
| 3865 | 1 | 66.76 | 66.76 | 66.76 | | | 66.76 | 66.76 | N/A | 210,000 | 140,203 | |
| 3867 | 4 | 78.22 | 76.50 | 81.12 | 6.59 | 94.30 | 65.99 | 83.56 | N/A | 112,000 | 90,851 | |
| 3869 | 5 | 54.49 | 62.62 | 56.69 | 17.83 | 110.45 | 52.31 | 80.89 | N/A | 92,810 | 52,614 | |
| 4033 | 2 | 65.44 | 65.44 | 64.62 | 10.38 | 101.26 | 58.65 | 72.23 | N/A | 89,250 | 57,676 | |
| 4035 | 2 | 62.55 | 62.55 | 55.72 | 17.82 | 112.24 | 51.40 | 73.69 | N/A | 193,150 | 107,632 | |
| 4037 | 2 | 81.78 | 81.78 | 111.83 | 43.58 | 73.13 | 46.14 | 117.41 | N/A | 151,890 | 169,852 | |
| 4039 | 4 | 80.16 | 79.94 | 80.49 | 4.83 | 99.32 | 73.58 | 85.87 | N/A | 105,000 | 84,509 | |
| 4041 | 1 | 56.81 | 56.81 | 56.81 | | | 56.81 | 56.81 | N/A | 22,500 | 12,783 | |
| ALL | 58 | 73.03 | 73.25 | 74.90 | 18.38 | 97.79 | 19.61 | 117.41 | 68.64 to 78.56 | 118,010 | 88,395 | |

| AREA (MARKET) | | | | | | | | | | | Avg. Adj. | Avg. |
|---------------|-------|--------|-------|-----------|-------|-------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| 1 | 58 | 73.03 | 73.25 | 74.90 | 18.38 | 97.79 | 19.61 | 117.41 | 68.64 to 78.56 | 118,010 | 88,395 | |
| ALL | 58 | 73.03 | 73.25 | 74.90 | 18.38 | 97.79 | 19.61 | 117.41 | 68.64 to 78.56 | 118,010 | 88,395 | |

| STATUS: IMPROVED, UNIMPROVED & IOLL | | | | | | | | | | | Avg. Adj. | Avg. |
|-------------------------------------|-------|--------|-------|-----------|-------|-------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| 2 | 58 | 73.03 | 73.25 | 74.90 | 18.38 | 97.79 | 19.61 | 117.41 | 68.64 to 78.56 | 118,010 | 88,395 | |
| ALL | 58 | 73.03 | 73.25 | 74.90 | 18.38 | 97.79 | 19.61 | 117.41 | 68.64 to 78.56 | 118,010 | 88,395 | |

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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| | | | | | | | | |
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| (AgLand) TOTAL Adj.Sales Price: | 6,844,623 | MEAN: | 73 | AVG.ABS.DEV: | 13.42 | 95% Mean C.I.: | 68.55 to 77.95 | |
| (AgLand) TOTAL Assessed Value: | 5,126,912 | | | | | | | |
| AVG. Adj. Sales Price: | 118,010 | COD: | 18.38 | MAX Sales Ratio: | 117.41 | | | |
| AVG. Assessed Value: | 88,395 | PRD: | 97.79 | MIN Sales Ratio: | 19.61 | | | |

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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 | 2 | 69.00 | 69.00 | 66.00 | 9.93 | 104.55 | 62.15 | 75.85 | N/A | 153,000 | 100,978 |
| DRY-N/A | 10 | 72.96 | 73.61 | 73.98 | 9.27 | 99.50 | 58.65 | 90.06 | 64.53 to 79.83 | 90,559 | 66,994 |
| GRASS | 18 | 69.04 | 68.94 | 69.37 | 23.98 | 99.39 | 19.61 | 115.06 | 54.49 to 80.89 | 68,756 | 47,694 |
| GRASS-N/A | 23 | 81.90 | 78.23 | 81.20 | 15.63 | 96.34 | 24.84 | 117.41 | 70.20 to 85.87 | 151,235 | 122,799 |
| IRRGTD-N/A | 5 | 60.55 | 66.85 | 62.39 | 18.37 | 107.15 | 52.70 | 98.43 | N/A | 183,400 | 114,422 |
| ALL | 58 | 73.03 | 73.25 | 74.90 | 18.38 | 97.79 | 19.61 | 117.41 | 68.64 to 78.56 | 118,010 | 88,395 |

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 | 3 | 72.23 | 70.08 | 67.27 | 6.32 | 104.17 | 62.15 | 75.85 | N/A | 128,166 | 86,219 |
| DRY-N/A | 9 | 73.69 | 73.76 | 74.14 | 9.98 | 99.49 | 58.65 | 90.06 | 64.53 to 79.83 | 91,899 | 68,138 |
| GRASS | 29 | 72.69 | 69.82 | 68.27 | 20.93 | 102.27 | 19.61 | 115.06 | 59.51 to 80.89 | 83,100 | 56,731 |
| GRASS-N/A | 12 | 82.75 | 84.61 | 88.36 | 12.85 | 95.76 | 65.62 | 117.41 | 70.20 to 93.20 | 192,175 | 169,806 |
| IRRGTD | 2 | 75.57 | 75.57 | 65.99 | 30.26 | 114.52 | 52.70 | 98.43 | N/A | 163,500 | 107,887 |
| IRRGTD-N/A | 3 | 60.55 | 61.04 | 60.40 | 5.44 | 101.07 | 56.35 | 66.23 | N/A | 196,666 | 118,779 |
| ALL | 58 | 73.03 | 73.25 | 74.90 | 18.38 | 97.79 | 19.61 | 117.41 | 68.64 to 78.56 | 118,010 | 88,395 |

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 | 12 | 72.96 | 72.84 | 71.96 | 9.29 | 101.22 | 58.65 | 90.06 | 64.53 to 79.74 | 100,966 | 72,658 |
| GRASS | 39 | 73.23 | 73.71 | 77.71 | 20.86 | 94.85 | 19.61 | 117.41 | 66.76 to 81.93 | 112,552 | 87,467 |
| GRASS-N/A | 2 | 82.73 | 82.73 | 83.20 | 1.00 | 99.43 | 81.90 | 83.56 | N/A | 163,250 | 135,830 |
| IRRGTD | 5 | 60.55 | 66.85 | 62.39 | 18.37 | 107.15 | 52.70 | 98.43 | N/A | 183,400 | 114,422 |
| ALL | 58 | 73.03 | 73.25 | 74.90 | 18.38 | 97.79 | 19.61 | 117.41 | 68.64 to 78.56 | 118,010 | 88,395 |

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

| | | | | | | | | |
|---------------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|---------------|
| NUMBER of Sales: | 58 | MEDIAN: | 73 | COV: | 24.92 | 95% Median C.I.: | 68.64 to 78.56 | (! : Derived) |
| (AgLand) TOTAL Sales Price: | 6,926,623 | WGT. MEAN: | 75 | STD: | 18.26 | 95% Wgt. Mean C.I.: | 68.85 to 80.96 | |
| (AgLand) TOTAL Adj.Sales Price: | 6,844,623 | MEAN: | 73 | AVG.ABS.DEV: | 13.42 | 95% Mean C.I.: | 68.55 to 77.95 | |
| (AgLand) TOTAL Assessed Value: | 5,126,912 | | | | | | | |
| AVG. Adj. Sales Price: | 118,010 | COD: | 18.38 | MAX Sales Ratio: | 117.41 | | | |
| AVG. Assessed Value: | 88,395 | PRD: | 97.79 | MIN Sales Ratio: | 19.61 | | | |

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| SCHOOL DISTRICT * | | | | | | | | | | | Avg. Adj. | Avg. |
|--------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| (blank) | | | | | | | | | | | | |
| 32-0046 | 12 | 72.56 | 70.85 | 70.97 | 30.83 | 99.83 | 19.61 | 115.06 | 53.81 to 93.88 | 69,371 | 49,234 | |
| 32-0095 | 19 | 72.69 | 72.29 | 72.22 | 11.10 | 100.10 | 54.49 | 93.20 | 64.53 to 80.89 | 123,925 | 89,497 | |
| 32-0125 | 3 | 90.06 | 83.99 | 89.38 | 7.98 | 93.97 | 70.17 | 91.74 | N/A | 49,297 | 44,062 | |
| 33-0018 | | | | | | | | | | | | |
| 33-0021 | 8 | 69.50 | 70.35 | 71.49 | 10.01 | 98.40 | 58.65 | 83.56 | 58.65 to 83.56 | 136,437 | 97,535 | |
| 37-0030 | 2 | 52.51 | 52.51 | 52.59 | 0.37 | 99.83 | 52.31 | 52.70 | N/A | 160,500 | 84,410 | |
| 43-0079 | | | | | | | | | | | | |
| 73-0017 | 4 | 78.89 | 79.79 | 88.58 | 17.06 | 90.08 | 56.81 | 104.58 | N/A | 176,125 | 156,019 | |
| 73-0179 | 10 | 80.16 | 78.59 | 81.16 | 18.39 | 96.83 | 46.14 | 117.41 | 51.40 to 98.43 | 139,268 | 113,027 | |
| NonValid School | | | | | | | | | | | | |
| ALL | 58 | 73.03 | 73.25 | 74.90 | 18.38 | 97.79 | 19.61 | 117.41 | 68.64 to 78.56 | 118,010 | 88,395 | |

| ACRES IN SALE | | | | | | | | | | | Avg. Adj. | Avg. |
|----------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| 10.01 TO 30.00 | 1 | 70.17 | 70.17 | 70.17 | | | 70.17 | 70.17 | N/A | 11,372 | 7,980 | |
| 30.01 TO 50.00 | 4 | 61.40 | 60.41 | 59.00 | 14.55 | 102.39 | 46.14 | 72.69 | N/A | 20,195 | 11,915 | |
| 50.01 TO 100.00 | 5 | 53.81 | 50.33 | 39.84 | 40.49 | 126.34 | 19.61 | 93.88 | N/A | 47,592 | 18,958 | |
| 100.01 TO 180.00 | 22 | 73.63 | 73.76 | 72.53 | 11.02 | 101.70 | 52.31 | 98.43 | 66.89 to 80.89 | 71,463 | 51,829 | |
| 180.01 TO 330.00 | 11 | 70.20 | 73.88 | 67.04 | 20.05 | 110.19 | 52.70 | 115.06 | 56.35 to 91.74 | 140,836 | 94,422 | |
| 330.01 TO 650.00 | 11 | 83.20 | 79.37 | 76.83 | 13.77 | 103.30 | 51.40 | 108.44 | 65.62 to 93.20 | 203,373 | 156,259 | |
| 650.01 + | 4 | 93.26 | 94.19 | 93.32 | 18.02 | 100.93 | 72.83 | 117.41 | N/A | 289,000 | 269,680 | |
| ALL | 58 | 73.03 | 73.25 | 74.90 | 18.38 | 97.79 | 19.61 | 117.41 | 68.64 to 78.56 | 118,010 | 88,395 | |

| SALE PRICE * | | | | | | | | | | | Avg. Adj. | Avg. |
|---------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| Low \$ | | | | | | | | | | | | |
| Total \$ | | | | | | | | | | | | |
| 10000 TO 29999 | 6 | 68.08 | 67.61 | 67.62 | 16.60 | 99.99 | 46.14 | 93.88 | 46.14 to 93.88 | 19,592 | 13,247 | |
| 30000 TO 59999 | 12 | 75.13 | 76.18 | 77.60 | 13.03 | 98.18 | 53.81 | 115.06 | 66.89 to 81.75 | 46,398 | 36,002 | |
| 60000 TO 99999 | 17 | 75.85 | 71.69 | 72.53 | 21.88 | 98.84 | 19.61 | 108.44 | 54.49 to 90.06 | 79,692 | 57,802 | |
| 100000 TO 149999 | 7 | 70.20 | 72.75 | 73.04 | 11.91 | 99.61 | 58.65 | 85.87 | 58.65 to 85.87 | 123,714 | 90,357 | |
| 150000 TO 249999 | 9 | 65.62 | 66.90 | 66.92 | 12.36 | 99.97 | 52.70 | 93.20 | 56.35 to 78.56 | 215,190 | 144,014 | |
| 250000 TO 499999 | 7 | 83.56 | 85.51 | 84.66 | 17.56 | 101.00 | 51.40 | 117.41 | 51.40 to 117.41 | 287,542 | 243,447 | |
| ALL | 58 | 73.03 | 73.25 | 74.90 | 18.38 | 97.79 | 19.61 | 117.41 | 68.64 to 78.56 | 118,010 | 88,395 | |

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

| | | | | | | | | |
|---------------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|---------------|
| NUMBER of Sales: | 58 | MEDIAN: | 73 | COV: | 24.92 | 95% Median C.I.: | 68.64 to 78.56 | (! : Derived) |
| (AgLand) TOTAL Sales Price: | 6,926,623 | WGT. MEAN: | 75 | STD: | 18.26 | 95% Wgt. Mean C.I.: | 68.85 to 80.96 | |
| (AgLand) TOTAL Adj.Sales Price: | 6,844,623 | MEAN: | 73 | AVG.ABS.DEV: | 13.42 | 95% Mean C.I.: | 68.55 to 77.95 | |
| (AgLand) TOTAL Assessed Value: | 5,126,912 | | | | | | | |
| AVG. Adj. Sales Price: | 118,010 | COD: | 18.38 | MAX Sales Ratio: | 117.41 | | | |
| AVG. Assessed Value: | 88,395 | PRD: | 97.79 | MIN Sales Ratio: | 19.61 | | | |

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| ASSESSED VALUE * | | | | | | | | | | | Avg. Adj. | Avg. |
|-------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| Low \$ _____ | | | | | | | | | | | | |
| 5000 TO 9999 | 1 | 70.17 | 70.17 | 70.17 | | | 70.17 | 70.17 | N/A | 11,372 | 7,980 | |
| Total \$ _____ | | | | | | | | | | | | |
| 1 TO 9999 | 1 | 70.17 | 70.17 | 70.17 | | | 70.17 | 70.17 | N/A | 11,372 | 7,980 | |
| 10000 TO 29999 | 10 | 58.16 | 56.65 | 47.87 | 28.21 | 118.33 | 19.61 | 93.88 | 24.84 to 73.23 | 35,874 | 17,174 | |
| 30000 TO 59999 | 17 | 73.69 | 73.20 | 71.63 | 10.73 | 102.19 | 52.31 | 90.06 | 66.89 to 81.75 | 64,188 | 45,979 | |
| 60000 TO 99999 | 11 | 78.23 | 81.16 | 78.46 | 15.12 | 103.44 | 62.06 | 115.06 | 64.53 to 98.43 | 97,890 | 76,801 | |
| 100000 TO 149999 | 9 | 66.23 | 70.98 | 66.87 | 18.30 | 106.14 | 52.70 | 108.44 | 56.35 to 85.87 | 178,777 | 119,555 | |
| 150000 TO 249999 | 6 | 75.69 | 74.20 | 73.01 | 14.42 | 101.63 | 51.40 | 93.20 | 51.40 to 93.20 | 255,418 | 186,473 | |
| 250000 TO 499999 | 4 | 95.73 | 97.70 | 96.64 | 13.89 | 101.09 | 81.93 | 117.41 | N/A | 291,250 | 281,470 | |
| ALL _____ | | | | | | | | | | | | |
| | 58 | 73.03 | 73.25 | 74.90 | 18.38 | 97.79 | 19.61 | 117.41 | 68.64 to 78.56 | 118,010 | 88,395 | |

**2008 Correlation Section
for Frontier County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: Frontier County has fully implemented a geographical information system (GIS). The entire county was re-graded per the GIS maps; in other words the fields were outlined and the acres re-calculated per soil type per land capability group. Also, in the past the roads had never been shown on the property record card, they were listed only on the land summary sheet. The roads are now listed as part of the full inventory of acres for each parcel, if applicable, on the GIS map and the property record card.

An analysis of the agricultural market for the current study period was done and the market was indicating that for assessment year 2008 the value for all irrigated land capability groups would have to be increased as well as the value for all grass land capability groups, the dryland values would remain unchanged.

All three measures of central tendency are within the prescribed parameters and the qualitative measures have met the standards. It is believed that Frontier County has attained the level of value and has uniform and proportionate assessments within the agricultural unimproved class.

**2008 Correlation Section
for Frontier 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(2) (R. S. Supp., 2007) 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 Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), 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 |
|-------------|--------------------|------------------------|---------------------|
| 2008 | 77 | 58 | 75.32 |
| 2007 | 77 | 48 | 62.34 |
| 2006 | 68 | 36 | 52.94 |
| 2005 | 82 | 41 | 50 |
| 2004 | 81 | 42 | 51.85 |
| 2003 | 73 | 40 | 54.79 |
| 2002 | 63 | 35 | 55.56 |
| 2001 | 59 | 38 | 64.41 |

AGRICULTURAL UNIMPROVED: The utilization grid is indicating an increase in the percent of sales used again for 2008. The thorough review process continues to demonstrate that Frontier County is striving to utilize all possible sales in the measurement of the agricultural unimproved class.

**2008 Correlation Section
for Frontier 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.

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

**2008 Correlation Section
for Frontier 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 |
|-------------|-------------------------------|--|--------------------------------------|-----------------------|
| 2008 | 67.72 | 8.64 | 73.57 | 73.03 |
| 2007 | 73.63 | 0.94 | 74.32 | 75.03 |
| 2006 | 76.29 | -0.03 | 76.27 | 76.29 |
| 2005 | 69.44 | 7.85 | 74.89 | 77.31 |
| 2004 | 78.18 | -2.72 | 76.05 | 80.78 |
| 2003 | 72 | 6.84 | 76.92 | 77 |
| 2002 | 76 | 3.79 | 78.88 | 80 |
| 2001 | 76 | -0.88 | 75.33 | 75 |

AGRICULTURAL UNIMPROVED: There is little difference between the Trended Preliminary Ratio and the R&O Ratio, this comparison indicates the two measures to almost identical and supportive of one another. The R&O Ratio supports the assessment actions and an acceptable level of value.

**2008 Correlation Section
for Frontier 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 2008 Preliminary Statistical Reports and the 2008 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2007 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 sales 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.

**2008 Correlation Section
for Frontier 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 | | % Change in Assessed Value (excl. growth) |
|--|-------------|--|
| 13.02 | 2008 | 8.64 |
| 1.89 | 2007 | 0.94 |
| 0 | 2006 | -0.03 |
| 16.43 | 2005 | 7.85 |
| -8.85 | 2004 | -2.72 |
| 1 | 2003 | 7 |
| 2.04 | 2002 | 3.79 |
| 1.29 | 2001 | -0.88 |

AGRICULTURAL UNIMPROVED: There is a 4.38 point difference between the percent change in the sales file compared to the base (excluding growth). The percent change in the sales file is more of a reflection of the change in value for the grassland sales occurring in the last year of the study period 07/01/06 through 06/30/07. Of the twenty sales involved in this measurement calculation two involve dry land, three irrigated land and the rest are grass sales. The percent change in the base is a better indicator of the assessment actions to the agricultural unimproved class as a whole.

2008 Correlation Section for Frontier County

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

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has 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. Since 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 the 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, (2007). 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.

**2008 Correlation Section
for Frontier County**

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

| | Median | Wgt. Mean | Mean |
|---------------------------|---------------|------------------|--------------|
| R&O Statistics | 73.03 | 74.90 | 73.25 |

AGRICULTURAL UNIMPROVED: All three measures of central tendency are within the acceptable range and are supported by the trended preliminary ratio. For direct equalization purposes the median will be used to describe the level of value for the agricultural unimproved class of property.

**2008 Correlation Section
for Frontier 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. A COD of less than 15 suggests that there is good assessment uniformity. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237. 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. A PRD of greater than 100 suggests that high value properties are relatively under-assessed. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

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

| | COD | PRD |
|---------------------------|--------------|--------------|
| R&O Statistics | 18.38 | 97.79 |
| Difference | 0 | -0.21 |

AGRICULTURAL UNIMPROVED: Both qualitative statistics are within the acceptable parameters (the price related differential of 97.80 rounded would be 98). The assessment practices within Frontier County for the agricultural unimproved class have attained uniform and proportionate assessments for assessment year 2008.

**2008 Correlation Section
for Frontier 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 | 58 | 58 | 0 |
| Median | 67.72 | 73.03 | 5.31 |
| Wgt. Mean | 67.87 | 74.90 | 7.03 |
| Mean | 67.02 | 73.25 | 6.23 |
| COD | 18.03 | 18.38 | 0.35 |
| PRD | 98.75 | 97.79 | -0.96 |
| Min Sales Ratio | 18.81 | 19.61 | 0.8 |
| Max Sales Ratio | 103.62 | 117.41 | 13.79 |

AGRICULTURAL UNIMPROVED: The change from the Preliminary to the R&O Statistics is a reflection of a market analysis and the assessment actions for the unimproved agricultural class of property. The values for all irrigated and grassland classification groups were increased and the dry land values remained unchanged for assessment year 2008.

County 32 - Frontier

| | | | |
|--|----------------------|--------------------------|---|
| Total Real Property Value (Sum Lines 17, 25, & 30) | Records 4,119 | Value 303,227,881 | Total Growth 866,016 (Sum 17, 25, & 41) |
|--|----------------------|--------------------------|---|

Schedule I: Non-Agricultural Records (Res and Rec)

| | Urban | | SubUrban | | Rural | | Total | | Growth |
|---------------------|---------|------------|----------|-----------|---------|-----------|---------|------------|---------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 1. Res UnImp Land | 92 | 263,805 | 15 | 101,029 | 14 | 50,388 | 121 | 415,222 | |
| 2. Res Improv Land | 722 | 2,677,994 | 45 | 314,885 | 71 | 938,834 | 838 | 3,931,713 | |
| 3. Res Improvements | 730 | 29,946,599 | 45 | 3,318,318 | 82 | 4,333,210 | 857 | 37,598,127 | |
| 4. Res Total | 822 | 32,888,398 | 60 | 3,734,232 | 96 | 5,322,432 | 978 | 41,945,062 | 127,905 |
| % of Total | 84.04 | 78.40 | 6.13 | 8.90 | 9.81 | 12.68 | 23.74 | 13.83 | 14.76 |
| 5. Rec UnImp Land | 0 | 0 | 0 | 0 | 4 | 35,350 | 4 | 35,350 | |
| 6. Rec Improv Land | 0 | 0 | 0 | 0 | 9 | 47,715 | 9 | 47,715 | |
| 7. Rec Improvements | 0 | 0 | 0 | 0 | 203 | 3,550,488 | 203 | 3,550,488 | |
| 8. Rec Total | 0 | 0 | 0 | 0 | 207 | 3,633,553 | 207 | 3,633,553 | 44,081 |
| % of Total | 0.00 | 0.00 | 0.00 | 0.00 | *** | *** | 5.02 | 1.19 | 5.09 |
| Res+Rec Total | 822 | 32,888,398 | 60 | 3,734,232 | 303 | 8,955,985 | 1,185 | 45,578,615 | 171,986 |
| % of Total | 69.36 | 72.15 | 5.06 | 8.19 | 25.56 | 19.64 | 28.76 | 15.03 | 19.85 |

County 32 - Frontier

| | | | |
|--|----------------------|--------------------------|---|
| Total Real Property Value (Sum Lines 17, 25, & 30) | Records 4,119 | Value 303,227,881 | Total Growth 866,016 (Sum 17, 25, & 41) |
|--|----------------------|--------------------------|---|

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 | 19 | 45,828 | 1 | 4,500 | 7 | 39,079 | 27 | 89,407 | |
| 10. Comm Improv Land | 125 | 411,950 | 2 | 3,000 | 13 | 455,752 | 140 | 870,702 | |
| 11. Comm Improvements | 135 | 9,403,055 | 2 | 40,836 | 28 | 4,401,961 | 165 | 13,845,852 | |
| 12. Comm Total | 154 | 9,860,833 | 3 | 48,336 | 35 | 4,896,792 | 192 | 14,805,961 | 118,683 |
| % of Total | 80.20 | 66.60 | 1.56 | 0.32 | 18.22 | 33.07 | 4.66 | 4.88 | 13.70 |
| 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 | 154 | 9,860,833 | 3 | 48,336 | 35 | 4,896,792 | 192 | 14,805,961 | 118,683 |
| % of Total | 80.20 | 66.60 | 1.56 | 0.32 | 18.22 | 33.07 | 4.66 | 4.88 | 13.70 |
| 17. Taxable Total | 976 | 42,749,231 | 63 | 3,782,568 | 338 | 13,852,777 | 1,377 | 60,384,576 | 290,669 |
| % of Total | 70.87 | 70.79 | 4.57 | 6.18 | 24.54 | 14.83 | 33.43 | 19.91 | 33.56 |

County 32 - Frontier

2008 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

| | Urban | | | SubUrban | | |
|-------------------------|---------|------------|--------------|----------|---------------|----------------|
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| 19. Commercial | 2 | 19,266 | 330,563 | 0 | 0 | 0 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Rural | | | | | | |
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| 19. Commercial | 0 | 0 | 0 | 2 | 19,266 | 330,563 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| 22. Total Sch II | | | | 2 | 19,266 | 330,563 |

Schedule III: Mineral Interest Records

| | Urban | | SubUrban | | Rural | |
|------------------------------------|----------|------------------|---------------|-------|---------|-----------|
| | Records | Value | Records | Value | Records | Value |
| 23. Mineral Interest-Producing | 0 | 0 | 0 | 0 | 4 | 3,126,830 |
| 24. Mineral Interest-Non-Producing | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | | | | | |
| | Records | Value | Growth | | | |
| 23. Mineral Interest-Producing | 4 | 3,126,830 | 0 | | | |
| 24. Mineral Interest-Non-Producing | 0 | 0 | 0 | | | |
| 25. Mineral Interest Total | 4 | 3,126,830 | 0 | | | |

Schedule IV: Exempt Records: Non-Agricultural

| | Urban | SubUrban | Rural | Total |
|------------|---------|----------|---------|---------|
| | Records | Records | Records | Records |
| 26. Exempt | 103 | 0 | 271 | 374 |

Schedule V: Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|-----------------------------|---------|--------|----------|-------|---------|-------------|--------------|--------------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 11 | 60,025 | 0 | 0 | 2,035 | 142,514,252 | 2,046 | 142,574,277 |
| 28. Ag-Improved Land | 1 | 12,281 | 0 | 0 | 660 | 70,093,819 | 661 | 70,106,100 |
| 29. Ag-Improvements | 2 | 56,009 | 0 | 0 | 690 | 26,980,089 | 692 | 27,036,098 |
| 30. Ag-Total Taxable | | | | | | | 2,738 | 239,716,475 |

County 32 - Frontier

2008 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

| Non-Agricultural Detail | Urban | | | SubUrban | | | Growth Value |
|---------------------------|---------|-------------|------------|----------|-------------|------------|--------------|
| | Records | Acres | Value | Records | Acres | Value | |
| 31. HomeSite UnImp Land | 0 | 0.000 | 0 | 0 | 0.000 | 0 | |
| 32. HomeSite Improv Land | 1 | 1.000 | 5,000 | 0 | 0.000 | 0 | |
| 33. HomeSite Improvements | 1 | | 35,919 | 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 | 1 | | 20,090 | 0 | | 0 | |
| 38. FarmSite Total | | | | | | | |
| 39. Road & Ditches | | 0.760 | | | 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 | 3 | 3.000 | 11,500 | 3 | 3.000 | 11,500 | |
| 32. HomeSite Improv Land | 390 | 400.500 | 1,999,000 | 391 | 401.500 | 2,004,000 | |
| 33. HomeSite Improvements | 463 | | 18,527,857 | 464 | | 18,563,776 | 575,347 |
| 34. HomeSite Total | | | | 467 | 404.500 | 20,579,276 | |
| 35. FarmSite UnImp Land | 50 | 141.440 | 58,776 | 50 | 141.440 | 58,776 | |
| 36. FarmSite Impr Land | 642 | 3,003.160 | 1,348,831 | 642 | 3,003.160 | 1,348,831 | |
| 37. FarmSite Improv | 637 | | 8,452,232 | 638 | | 8,472,322 | 0 |
| 38. FarmSite Total | | | | 688 | 3,144.600 | 9,879,929 | |
| 39. Road & Ditches | | 5,698.760 | | | 5,699.520 | | |
| 40. Other-Non Ag Use | | 0.880 | 0 | | 0.880 | 0 | |
| 41. Total Section VI | | | | 1,155 | 9,249.500 | 30,459,205 | 575,347 |

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 32 - Frontier

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

| Irrigated: | Urban | | SubUrban | | Rural | | Total | |
|-----------------|---------|--------|----------|-------|-------------|-------------|-------------|-------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 45. 1A1 | 0.000 | 0 | 0.000 | 0 | 119.780 | 89,838 | 119.780 | 89,838 |
| 46. 1A | 0.000 | 0 | 0.000 | 0 | 60,006.410 | 44,987,008 | 60,006.410 | 44,987,008 |
| 47. 2A1 | 0.880 | 616 | 0.000 | 0 | 1,955.830 | 1,358,626 | 1,956.710 | 1,359,242 |
| 48. 2A | 0.000 | 0 | 0.000 | 0 | 1,078.360 | 661,014 | 1,078.360 | 661,014 |
| 49. 3A1 | 0.000 | 0 | 0.000 | 0 | 5,328.940 | 3,329,265 | 5,328.940 | 3,329,265 |
| 50. 3A | 0.000 | 0 | 0.000 | 0 | 0.000 | 0 | 0.000 | 0 |
| 51. 4A1 | 0.000 | 0 | 0.000 | 0 | 1,440.700 | 720,264 | 1,440.700 | 720,264 |
| 52. 4A | 0.000 | 0 | 0.000 | 0 | 5,370.980 | 2,657,477 | 5,370.980 | 2,657,477 |
| 53. Total | 0.880 | 616 | 0.000 | 0 | 75,301.000 | 53,803,492 | 75,301.880 | 53,804,108 |
| Dryland: | | | | | | | | |
| 54. 1D1 | 0.000 | 0 | 0.000 | 0 | 711.730 | 306,045 | 711.730 | 306,045 |
| 55. 1D | 61.390 | 26,091 | 0.000 | 0 | 115,522.440 | 49,097,538 | 115,583.830 | 49,123,629 |
| 56. 2D1 | 51.320 | 21,041 | 0.000 | 0 | 1,897.650 | 778,047 | 1,948.970 | 799,088 |
| 57. 2D | 0.000 | 0 | 0.000 | 0 | 1,468.370 | 602,040 | 1,468.370 | 602,040 |
| 58. 3D1 | 4.260 | 1,448 | 0.000 | 0 | 21,722.870 | 7,385,780 | 21,727.130 | 7,387,228 |
| 59. 3D | 0.000 | 0 | 0.000 | 0 | 4.220 | 1,371 | 4.220 | 1,371 |
| 60. 4D1 | 0.900 | 203 | 0.000 | 0 | 5,096.340 | 1,146,779 | 5,097.240 | 1,146,982 |
| 61. 4D | 14.540 | 3,272 | 0.000 | 0 | 11,027.280 | 2,481,447 | 11,041.820 | 2,484,719 |
| 62. Total | 132.410 | 52,055 | 0.000 | 0 | 157,450.900 | 61,799,047 | 157,583.310 | 61,851,102 |
| Grass: | | | | | | | | |
| 63. 1G1 | 0.000 | 0 | 0.000 | 0 | 527.980 | 147,833 | 527.980 | 147,833 |
| 64. 1G | 10.570 | 2,960 | 0.000 | 0 | 29,132.960 | 8,157,189 | 29,143.530 | 8,160,149 |
| 65. 2G1 | 12.790 | 3,453 | 0.000 | 0 | 2,488.690 | 671,959 | 2,501.480 | 675,412 |
| 66. 2G | 0.000 | 0 | 0.000 | 0 | 1,056.080 | 285,150 | 1,056.080 | 285,150 |
| 67. 3G1 | 0.170 | 43 | 0.000 | 0 | 4,914.250 | 1,253,155 | 4,914.420 | 1,253,198 |
| 68. 3G | 0.000 | 0 | 0.000 | 0 | 11.830 | 3,018 | 11.830 | 3,018 |
| 69. 4G1 | 1.310 | 334 | 0.000 | 0 | 7,147.870 | 1,822,746 | 7,149.180 | 1,823,080 |
| 70. 4G | 30.770 | 7,845 | 0.000 | 0 | 318,612.720 | 81,246,375 | 318,643.490 | 81,254,220 |
| 71. Total | 55.610 | 14,635 | 0.000 | 0 | 363,892.380 | 93,587,425 | 363,947.990 | 93,602,060 |
| 72. Waste | 0.000 | 0 | 0.000 | 0 | 0.000 | 0 | 0.000 | 0 |
| 73. Other | 0.000 | 0 | 0.000 | 0 | 0.000 | 0 | 0.000 | 0 |
| 74. Exempt | 0.000 | | 0.000 | | 167.320 | | 167.320 | |
| 75. Total | 188.900 | 67,306 | 0.000 | 0 | 596,644.280 | 209,189,964 | 596,833.180 | 209,257,270 |

Schedule X: Agricultural Records: AgLand Market Area Totals

| AgLand | Urban | | SubUrban | | Rural | | Total | |
|---------------------|---------|--------|----------|-------|-------------|-------------|--------------------|--------------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76.Irrigated | 0.880 | 616 | 0.000 | 0 | 75,301.000 | 53,803,492 | 75,301.880 | 53,804,108 |
| 77.Dry Land | 132.410 | 52,055 | 0.000 | 0 | 157,450.900 | 61,799,047 | 157,583.310 | 61,851,102 |
| 78.Grass | 55.610 | 14,635 | 0.000 | 0 | 363,892.380 | 93,587,425 | 363,947.990 | 93,602,060 |
| 79.Waste | 0.000 | 0 | 0.000 | 0 | 0.000 | 0 | 0.000 | 0 |
| 80.Other | 0.000 | 0 | 0.000 | 0 | 0.000 | 0 | 0.000 | 0 |
| 81.Exempt | 0.000 | 0 | 0.000 | 0 | 167.320 | 0 | 167.320 | 0 |
| 82.Total | 188.900 | 67,306 | 0.000 | 0 | 596,644.280 | 209,189,964 | 596,833.180 | 209,257,270 |

2008 Agricultural Land Detail

County 32 - Frontier

Market Area: 1

| Irrigated: | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|-------------------|----------------|-------------------|----------------|-------------------------|
| 1A1 | 119.780 | 0.16% | 89,838 | 0.17% | 750.025 |
| 1A | 60,006.410 | 79.69% | 44,987,008 | 83.61% | 749.703 |
| 2A1 | 1,956.710 | 2.60% | 1,359,242 | 2.53% | 694.656 |
| 2A | 1,078.360 | 1.43% | 661,014 | 1.23% | 612.980 |
| 3A1 | 5,328.940 | 7.08% | 3,329,265 | 6.19% | 624.751 |
| 3A | 0.000 | 0.00% | 0 | 0.00% | 0.000 |
| 4A1 | 1,440.700 | 1.91% | 720,264 | 1.34% | 499.940 |
| 4A | 5,370.980 | 7.13% | 2,657,477 | 4.94% | 494.784 |
| Irrigated Total | 75,301.880 | 100.00% | 53,804,108 | 100.00% | 714.512 |

Dry:

| | | | | | |
|------------------|--------------------|----------------|-------------------|----------------|----------------|
| 1D1 | 711.730 | 0.45% | 306,045 | 0.49% | 430.001 |
| 1D | 115,583.830 | 73.35% | 49,123,629 | 79.42% | 425.004 |
| 2D1 | 1,948.970 | 1.24% | 799,088 | 1.29% | 410.005 |
| 2D | 1,468.370 | 0.93% | 602,040 | 0.97% | 410.005 |
| 3D1 | 21,727.130 | 13.79% | 7,387,228 | 11.94% | 340.000 |
| 3D | 4.220 | 0.00% | 1,371 | 0.00% | 324.881 |
| 4D1 | 5,097.240 | 3.23% | 1,146,982 | 1.85% | 225.020 |
| 4D | 11,041.820 | 7.01% | 2,484,719 | 4.02% | 225.028 |
| Dry Total | 157,583.310 | 100.00% | 61,851,102 | 100.00% | 392.497 |

Grass:

| | | | | | |
|--------------------|--------------------|----------------|-------------------|----------------|----------------|
| 1G1 | 527.980 | 0.15% | 147,833 | 0.16% | 279.997 |
| 1G | 29,143.530 | 8.01% | 8,160,149 | 8.72% | 279.998 |
| 2G1 | 2,501.480 | 0.69% | 675,412 | 0.72% | 270.004 |
| 2G | 1,056.080 | 0.29% | 285,150 | 0.30% | 270.007 |
| 3G1 | 4,914.420 | 1.35% | 1,253,198 | 1.34% | 255.004 |
| 3G | 11.830 | 0.00% | 3,018 | 0.00% | 255.114 |
| 4G1 | 7,149.180 | 1.96% | 1,823,080 | 1.95% | 255.005 |
| 4G | 318,643.490 | 87.55% | 81,254,220 | 86.81% | 255.000 |
| Grass Total | 363,947.990 | 100.00% | 93,602,060 | 100.00% | 257.185 |

| | | | | | |
|--------------------------|--------------------|----------------|--------------------|----------------|----------------|
| Irrigated Total | 75,301.880 | 12.62% | 53,804,108 | 25.71% | 714.512 |
| Dry Total | 157,583.310 | 26.40% | 61,851,102 | 29.56% | 392.497 |
| Grass Total | 363,947.990 | 60.98% | 93,602,060 | 44.73% | 257.185 |
| Waste | 0.000 | 0.00% | 0 | 0.00% | 0.000 |
| Other | 0.000 | 0.00% | 0 | 0.00% | 0.000 |
| Exempt | 167.320 | 0.03% | | | |
| Market Area Total | 596,833.180 | 100.00% | 209,257,270 | 100.00% | 350.612 |

As Related to the County as a Whole

| | | | | |
|--------------------------|--------------------|----------------|--------------------|----------------|
| Irrigated Total | 75,301.880 | 100.00% | 53,804,108 | 100.00% |
| Dry Total | 157,583.310 | 100.00% | 61,851,102 | 100.00% |
| Grass Total | 363,947.990 | 100.00% | 93,602,060 | 100.00% |
| Waste | 0.000 | 0.00% | 0 | 0.00% |
| Other | 0.000 | 0.00% | 0 | 0.00% |
| Exempt | 167.320 | 100.00% | | |
| Market Area Total | 596,833.180 | 100.00% | 209,257,270 | 100.00% |

2008 Agricultural Land Detail

County 32 - Frontier

| AgLand | Urban | | SubUrban | | Rural | |
|--------------|----------------|---------------|--------------|----------|--------------------|--------------------|
| | Acres | Value | Acres | Value | Acres | Value |
| Irrigated | 0.880 | 616 | 0.000 | 0 | 75,301.000 | 53,803,492 |
| Dry | 132.410 | 52,055 | 0.000 | 0 | 157,450.900 | 61,799,047 |
| Grass | 55.610 | 14,635 | 0.000 | 0 | 363,892.380 | 93,587,425 |
| Waste | 0.000 | 0 | 0.000 | 0 | 0.000 | 0 |
| Other | 0.000 | 0 | 0.000 | 0 | 0.000 | 0 |
| Exempt | 0.000 | 0 | 0.000 | 0 | 167.320 | 0 |
| Total | 188.900 | 67,306 | 0.000 | 0 | 596,644.280 | 209,189,964 |

| AgLand | Total Acres | Total Value | Total Acres | % of Acres* | Total Value | % of Value* | Average Assessed Value* |
|--------------|--------------------|--------------------|--------------------|----------------|--------------------|----------------|-------------------------|
| Irrigated | 75,301.880 | 53,804,108 | 75,301.880 | 12.62% | 53,804,108 | 25.71% | 714.512 |
| Dry | 157,583.310 | 61,851,102 | 157,583.310 | 26.40% | 61,851,102 | 29.56% | 392.497 |
| Grass | 363,947.990 | 93,602,060 | 363,947.990 | 60.98% | 93,602,060 | 44.73% | 257.185 |
| Waste | 0.000 | 0 | 0.000 | 0.00% | 0 | 0.00% | 0.000 |
| Other | 0.000 | 0 | 0.000 | 0.00% | 0 | 0.00% | 0.000 |
| Exempt | 167.320 | 0 | 167.320 | 0.03% | 0 | 0.00% | 0.000 |
| Total | 596,833.180 | 209,257,270 | 596,833.180 | 100.00% | 209,257,270 | 100.00% | 350.612 |

* Department of Property Assessment & Taxation Calculates

**2008 County Abstract of Assessment for Real Property, Form 45 Compared with the
2007 Certificate of Taxes Levied (CTL)**

32 Frontier

| | 2007 CTL County Total | 2008 Form 45 County Total | Value Difference (2007 Form 45 - 2006 CTL) | Percent Change | 2008 Growth (New Construction Value) | % Change excl. Growth |
|--|----------------------------------|--------------------------------------|---|---------------------------|---|----------------------------------|
| 1. Residential | 40,365,123 | 41,945,062 | 1,579,939 | 3.91 | 127,905 | 3.6 |
| 2. Recreational | 3,521,884 | 3,633,553 | 111,669 | 3.17 | 44,081 | 1.92 |
| 3. Ag-Homesite Land, Ag-Res Dwellings | 21,639,559 | 20,579,276 | -1,060,283 | -4.9 | *----- | -4.9 |
| 4. Total Residential (sum lines 1-3) | 65,526,566 | 66,157,891 | 631,325 | 0.96 | 171,986 | 0.7 |
| 5. Commercial | 13,363,140 | 14,805,961 | 1,442,821 | 10.8 | 118,683 | 9.91 |
| 6. Industrial | 0 | 0 | 0 | | 0 | |
| 7. Ag-Farmsite Land, Outbuildings | 10,569,499 | 9,879,929 | -689,570 | -6.52 | 575,347 | -11.97 |
| 8. Minerals | 2,560,930 | 3,126,830 | 565,900 | 22.1 | 0 | 22.1 |
| 9. Total Commercial (sum lines 5-8) | 26,493,569 | 27,812,720 | 1,319,151 | 4.98 | 118,683 | 4.53 |
| 10. Total Non-Agland Real Property | 92,020,135 | 93,970,611 | 1,950,476 | 2.12 | 866,016 | 1.18 |
| 11. Irrigated | 46,476,001 | 53,804,108 | 7,328,107 | 15.77 | | |
| 12. Dryland | 64,280,666 | 61,851,102 | -2,429,564 | -3.78 | | |
| 13. Grassland | 81,839,765 | 93,602,060 | 11,762,295 | 14.37 | | |
| 14. Wasteland | 20,495 | 0 | -20,495 | -100 | | |
| 15. Other Agland | 0 | 0 | 0 | | | |
| 16. Total Agricultural Land | 192,616,927 | 209,257,270 | 16,640,343 | 8.64 | | |
| 17. Total Value of All Real Property (Locally Assessed) | 284,637,062 | 303,227,881 | 18,590,819 | 6.53 | 866,016 | 6.23 |

*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.

FRONTIER COUNTY ASSESSOR'S 3-YEAR PLAN

The following is a revised 3-year plan of assessment for years 2008, 2009, and 2010 pursuant to section 77-1311, as amended by 2001 Neb. Laws LB170, Section 5 and directive 05-4. The purpose of this plan is to update and inform the County Board of Equalization and the Department of Property Assessment and Taxation of the progress this county has achieved from year to year. The plan and any updates shall examine the level, quality, and uniformity of assessment within Frontier County.

Property Summary in Frontier County (Parcel Summary):

Personal Property

| Property Type | Total Parcel Count | Percent Of Parcels | Total Value | Percent Of Total Value |
|---------------|--------------------|--------------------|-------------------|------------------------|
| Commercial | 150 | 28% | 3,158,298 | 19% |
| Agricultural | 391 | 73% | 13,667,963 | 82% |
| Total | 541 | | 16,826,261 | |

2007 totals: Parcel count: 541 Total value: \$16,826,261 decrease in value for '07 by \$207,649

Real Property

| Property Type | Taxable Acres | Unimproved Parcels | Improved Parcels | Total Parcel Count | Percent Of Parcels | Total Value | Percent Total Value |
|---------------|----------------|--------------------|------------------|--------------------|---|--------------------|---------------------|
| Commercial | | 26 | 160 | 186 | 5% | 13,342,972 | 5% |
| Agricultural | 600,179 | 2052 | 713 | 2765 | 67% Irrigated= 13% Dry= 27% Grass= 60% | 224,860,247 | 79% |
| Residential | Urban= 193 | 123 | 848 | 971 | 24% | 40,485,577 | 14% |
| Recreational | 0 | 4 | 202 | 206 | 5% | 3,521,884 | 1% |
| Industrial | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Special Val | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 600,281 | 2205 | 1923 | 4128 | 100% | 282,210,680 | 100% |

2007 totals:

Parcel count: 4,128 - increase of 6 for '07

Commercial: \$13,342,972 – increase of \$21,796 for '07

Agricultural: \$224,860,247 – increase of \$725,114 for '07

Residential: \$40,485,577 – increase of \$543,496 for '07

Recreational: \$3,521,884 – increase of \$54,802 for '07

Total value for '07: \$282,210,680 increase of \$1,345,208 for '07

Misc. Parcel Counts

| Property Type | Total Parcel Count | Total Value |
|--|----------------------------|--------------------------------|
| TIF | 2 | Excess= 330,563 Base=19,266 |
| Mineral / Oil Interest | 4 | 2,560,930 |
| Exempt | 373 | 0 |
| Homesteads Applications for 2006 | 122 | 3,999,976 |
| Building / Zoning Info Applications for 2006 | Permits = 34 Found = 16 | |

2007 totals: TIF Ex: \$363,185 – No change for '07 Mineral: \$2,560,930 increase of \$26,130 for '07

Current Resources in Frontier County:

Budget: Requested Budget for 2007-2008 = \$ 121,617
 Requested Reappraisal Budget for 2006-2007 = \$0.00
 Adopted Budget for 2006-2007 = \$ 121,617
 Adopted Reappraisal Budget for 2006-2007 = \$ 0.00

No money was requested for the General Reappraisal Budget due to the fact that all the mass re-appraisal of all Recreational properties with real improvements for 2008 was completed in 2006-2007 budget year. The next mass appraisal for all Residential properties is scheduled to be completed in 2008 for the 2009 tax year.

Staffing: Assessor – Regina Andrijeski, full time,
 Deputy Assessor – Gladys Earhart, full time
 Contract Appraiser – Gene Witte, licensed appraiser, as needed.

Training: Both the assessor and deputy hold their assessor’s certificate and are in good standing with the state and are completing continuing education to comply with required hours to be current through December 31, 2010. So far the assessor has taken the following classes for continuing education: 2007 Assessor GIS Seminar, Sales File Practice Manual, & Residential Quality, Condition & Effective Age Seminar.

Maps: Frontier County aerial maps are dated 1972 and cadastral maps 1966. All maps are kept current by the assessor and the deputy assessor and updated per deed of record. Frontier County has contracted with GIS Worship to implement a GIS mapping program. It is estimated that the system will be in place and operational within the next year.

CAMA: Frontier County uses the TerraScan Administrative System. This county began using the system in 1999. As stated above the office is now contracting its mapping system with GIS Workshop. The office server is a Dell and was purchased in July of 2005. The office purchased a new Dell PC for the deputy assessor's workstation, this replaced her old system that was outdated and didn't support the new GIS system. The office has a Sony digital camera, 7 years old, that we use for taking photos of improvements, upon which are later entered into the Terra-Scan electronic file. The office intends to continuously review and update our equipment as needed to keep our records accurate and the office running well.

Web: Frontier County, with system provider GIS Workshop, now offers a basic web property information service. Any individual with access to the Internet will have access to county parcel information by going to the following site <http://frontier.gisworkshop.com>

Property Record Cards:

The assessor and the deputy assessor update each property record file, as needed both electronically and with hard copies. Only the most recent data is kept in the record card. Historic information on each parcel is kept in a separate file cabinet from the current files. Each property record file is interrelated through codes and references and contains the following:

1. Parcel information.
 - ◆ Current owner and address
 - ◆ Ownership changes, sales information, splits or additions, and deed recordings
 - ◆ Legal description and situs
 - ◆ Cadastral page number, aerial map number, soil survey page
 - ◆ Property classification code, tax district, and school district
 - ◆ Current year and up to 4 years prior history of land and improvements assessed values
2. Ag-land land use and soil type worksheets.
3. Current copy of the electronic appraisal file worksheet.
4. Parcel tracking worksheet.
5. Supplemental data - Photographs, sketches, aerial photographs

Current Assessment Procedures for Real Property:

Discover, List and Inventory all property:

Sales review and procedures for processing 521's in Frontier County:

* Current data available on sales file:

1. Agricultural land & Commercial = 3 years of data. July 1 -June 30
2. Residential = 2 years of data. July 1 – June 30

* All sales are deemed to be qualified sales. For a sale to be considered non-qualified or if any adjustments are to be made to the selling price the sale is reviewed pursuant to professionally accepted mass appraisal techniques and through the review documenting sufficient and compelling information regarding the sale. Opinions are based on the results of returned questionnaires.

* All 521's are entered into the computer, however, only the 521's with an amount stated for Documentary Stamp Tax greater than \$2.25 or consideration greater than \$100.00 is captured in the sales file database as a qualified sale.

* If the stated value of personal property is more than 5% of the total sale price for residential property or more than 25% for commercial property, the sale is EXCLUDED unless the sales sample is small and there is strong evidence to support the value estimate of personal property.

* Both the assessor and the deputy process sales. Every transfer statement has the following work done: Updates made to the property record card, electronic appraisal file, cadastral map, aerial map if applicable, GIS, card label, counter sales book, and counter rolodex. Green sheets are completed and sent to PAT along with the transfer statement. Sales questionnaires are sent to BOTH buyer and seller of ALL types of property (Ag, residential, commercial). A physical improvements data confirmation sheet is also sent to either the buyer or the seller. When the data sheet is returned the information is compared to that already present in the appraisal file and updated as needed. A record is kept of all individuals receiving a questionnaire and all individuals returning the questionnaire. Our return rate on the verification questionnaires is at 32% this year. The office also initiates phone contact with the buyer and seller on any sales with questions or concerns. All sales whether qualified or not are recorded in the TerraScan computer sales file. The Treasurer's office and the FSA office are informed of ownership changes. Lastly the offices sales spreadsheet, used to determine sales ratios, is updated.

Building Permits / Information Sheets:

* No building amounting to a value of \$2,500 or more shall be erected, or structurally altered or repaired, and no electrical, heating, plumbing, or

other installation or connection, or other improvement to real property, amounting to a value of \$2,500 or more, shall hereafter be made until an information statement or building permit has been filed with the assessor.

* Urban Zoning regulations in place in: Curtis, Eustis, and Maywood. No zoning regulations in place in: Stockville and Moorefield. Entire rural areas of the county require a zoning permit when changes are made to the property.

* When there is an increase in square footage of a current improvement or the addition of another improvement to an urban property a building permit is required in the towns of Curtis and Eustis. Information sheets shall be used in a city or village that does not require a building permit under its zoning laws.

* All permits and information sheets are reviewed for percentage of completion and value changes in the fall (November/December), prior to January 1, of the year the permits were turned into the assessors' office.

* Frontier County data logs include: Spiral pick-up work listing notebook, permit collection envelope, and the electronic Terra-scan permits file.

Data Collection:

* Real Property Improvements:
Appraisal work is being done on a continuing basis. Our office uses data gathered from sales questionnaires as well as detailed reviews and updates. Detailed reviews include an on-site physical inspection of all improvements by a licensed appraiser, interior inspections when possible, new digital photographs and any needed updating of improvement sketches. Frontier County is scheduling detailed reviews to be performed on all property types with improvements throughout the entire County on a 5-year cycle. Residential properties are scheduled to be reviewed for the 2009 tax year, commercial properties are scheduled to be done again for the 2010 tax year, rural properties again for the tax year 2011, and lake and cabin properties again for the tax year 2012.

Then a one-year rest period before the process begins again.
Either the county assessor or deputy completes updates annually. All property types are reviewed on the computer for correctness of parcel information/ appraisal record data.

* Personal Property:

Currently data is gathered primarily from the taxpayer's federal income tax depreciation schedule and previous personal property schedules. Occasionally owners will report new property themselves and we review all copies of any UCC filing statements and zoning permits that are recorded in the clerk's office. Our office sends reminders one month prior to the May first deadline as well as advertises in the local newspaper.

* Ag land:

Over the past year or so our office has used a couple resources to keep land use current, other than information provided by sales questionnaires or directly from the landowner. We used FSA maps, when available from the owner, to update land use and have begun to use imagery from our GIS mapping program. We hope to have the GIS mapping program in complete use by next year.

* Improvements on Leased Land:

Improvements on leased land have been inspected using the same methods as those used with other real property improvements.

Assessment sales ratios and assessment actions:

* Our office now performs three review assessments. Two prior to the AVU and abstract submission and one after the Reports and Opinions has been released.

* Reviews of the level of value for all types of property are done using the sales rosters provided by the state and the TerraScan sales statistical analysis function as well as using an "what if's" spread sheet. The office also utilizes our field liaison when needed. We understand that the reliability of the ratio studies depends on representativeness of the sample. Therefore, when information is entered into the sales file and the rosters they are reviewed for correctness several times.

* The appraisal uniformity guide our offices employs and strives to be in compliance with is:

1. Mean / Median / Aggregate lie between:
 - * 92-100% for residential properties
 - * 92-100% for commercial properties
 - * 69-75% for Agland
 - * In normal distribution all 3 should be equal
2. COD lies between:
 - * <15 for residential
 - * <20 for Agland & commercial
 - * <5 considered extremely low, maybe a flawed study
3. PRD lies between:
 - * 98-103% for all types of properties
 - * PRD <98 means high value parcels are over appraised
 - * PRD >103 means high valued parcels are underappraised and low valued parcels are overappraised
4. Fairness and uniformity between sold and unsold properties equals a trended preliminary ratio that correlates closely with the R & O median ratio and a percentage change in the sales file and the assessed base would be similar.

Approaches to value:

* Land valuation process in Frontier County is based upon site data and the market (sales) approach for land.

1. Site data
 - a. Lots evaluated per use, neighborhood / location, square-foot, acre, size and shape, road type and access, topography, improved or unimproved, and zoning. Evaluated through onsite review and measurement (tape measure and planimeter), aerial photos, city maps / cadastral maps, property record card, and owner.
 - b. Agland evaluated per acre, class (use), and subclass. Evaluated through aerial photos, soil maps and surveys, planimeter, property record card, and landowner.
2. Market sales data
 - a. Lots. Use comparable sales within a 2-year period for residential lots and a 3-year period for commercial lots. Only

arms lengths transactions used (based upon 521 and questionnaire information). All assessments must be done on or before March 19 of each year. Review ratio studies (mean, median, aggregate, COD, and PRD)

b. Agland. Valued at 75% of actual value. Use unimproved comparable sales within a 3-year period. Use only arms lengths transactions used (based upon 521 and questionnaire information). All assessments must be done on or before March 19 of each year. Review ratio studies (mean, median, aggregate, COD, and PRD)

* Real property, improvement valuation process in Frontier County is based upon the cost approach (physical data), and the sales approach.

1. Improvements data noted includes conforming to highest and best use for site, size, style, construction characteristics, actual age / remaining life / effective ice, plus any rehabilitation, modernization and or remodeling

2. Physical data evaluated through onsite physical inspection by licensed appraiser and or assessor and or deputy, photographs, owner, property record card, and questionnaires.

3. Cost approach. Estimate replacement cost of improvements using Marshall & Swift cost handbook for year 2005. Deduct for physical depreciation and or economic depreciation and or location obsolesce. (Percent depreciation determined by licensed appraiser (reviews done within last 3 years), and or assessor, and or deputy, depreciation tables (built in 2004 for homes), age / life components, income loss, cost to correct, completion of improvements, questionnaires, property record card, and the market.)

4. Sales approach. Use comparable sales within a 2-year period. Only arm's lengths transactions used (based upon 521 information, owner/buyer questionnaires or one on one contact with owner/buyer). Valued at 100% of actual value. Review of ratio studies (mean/median/aggregate/COD/PRD).

Customer service, Notices and Public relations:

* Our office regularly aids realtors, appraisers, insurance agents, title insurance agents, and property owners in locating parcel information as well as copying or faxing parcel information. To provide better customer service we have recently implemented an online parcel information website. We have also implemented a premium parcel information portion on our website, that requires a \$200/year subscription. This allows realtors, appraisers and others access to sales information and other information not available to the general public on the website. This has

helped in reducing phone calls to the office as well as having to copy and fax parcel information to these people. We currently have 5 premium subscribers.

* In addition to the required publications our office has begun to publish reminders and notices regarding several issues. Such topics include personal property schedule reminders, homestead application reminders, zoning and building permit information, etc.

* In an attempt to educate and inform taxpayers, thus increasing public relations, the assessor produces property information newsletters. The newsletter is mailed once a year to all property owners in their tax statement notice.

Level of Value, Quality, and Uniformity for assessment year 2007:

| Property Class | Median | COD | PRD | Trended prelim ratio | Percent change |
|-----------------------|-----------------|----------------|-------------------|-----------------------------|-----------------------|
| Residential | 94% (92-100) | 11.43 (<15) | 99.71 (98-103) | 91.45 | -1.88 |
| Commercial | 94% (92-100) | 13.92 (<20) | 96.27 (98-103) | 94 | .08 |
| Ag-land | 75% (69-75) | 13.25 (<20) | 97.90 (98-103) | 74.32 | .94 |

Functions performed by the Assessor’s Office:

Along with the sales reviews, property record keeping, mapping updates, ownership changes and valuing property, the assessor’s office will annually:

1. Administer Homestead Exemption Applications. Carry out the approval or denial process. Provide taxpayer assistance and notification.
2. Administer Organization Exemptions & Affidavits to PAT. Administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
3. Review government owned property not used for public purpose and send notices of intent to tax.
4. File personal property schedules, prepare subsequent notices for incomplete filings or failure to file and apply penalties as required.

5. Review the level of value for all types of property and adjust by proper percentage to achieve the standards set out by TERC.
6. When applicable prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
7. When applicable attend TERC Statewide Equalization hearings to defend values, and or implement orders of the TERC.
8. Prepare tax list correction documents for county board approval.
9. Complete valuation reports due to each subdivision for levy setting.
10. Prepare and certify tax lists to the county treasurer for real property, personal property, and centrally assessed.
11. Review centrally assessed values, establish assessment records and tax billing for the tax list.
12. Management of properties in the community redevelopment projects, TIF properties, for proper reporting on administrative reports and allocation of ad valorem tax.
13. Management of school district and other tax entity boundary changes necessary for correct assessment and tax information.
14. Review of Sales and Sales Ratios especially noting the median, the COD, PRD, and aggregate.
15. Review the level of value for all Agland types and adjust by proper amount to achieve the standards set out TERC.
16. Attend CBE hearings. Prior to hearings assessor and licensed appraiser will re-inspect all protest properties and bring to the hearings recommendations. Assessor will attend CBE meetings for valuation protests, assemble and provide all needed information by the CBE.
17. Perform pickup work. Review improvements or changes that have been reported by individuals or have been found by driving by or have received building or zoning permits on or found on sales questionnaires. The assessor or deputy does pickup work. Pickup work usually begins in October and is completed by January 1
18. Send out a notice of valuation change to every owner of real property where there has been either an increase or decrease in value.
19. Attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

20. Complete administrative reports due to PAT. Reports include the Real Property Abstract, Personal Property Abstract, School District Taxable Value Report, Homestead Exemption Tax Loss Summary certificate, Certificate of Taxable values, and the Certificate of Taxes Levied Report, Certification of Value to Political Subdivisions, Assessor survey, Assessed Value Update, Report of current values for properties owned by Board of Education Lands and Funds, the Annual Plan of Assessment Report, and the Report of all Exempt Property and Taxable Government Owned Property.

21. Re-grade land at owners request or because of changes noticed upon evaluation of FSA maps.

3-Year Appraisal Plan

2008:

Residential. A complete review (reappraisal) is scheduled to be performed for the residential properties located in the towns of Curtis, Maywood, Eustis, Moorefield, and Stockville in 2008 for the 2009 tax year. All properties will be physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. Lot data will also be reviewed for current and accurate information. The cost and sales value approaches will be used whenever applicable to the property.

Commercial. Appraisal maintenance will only be performed for the commercial properties for the 2008 tax year. Maintenance appraisal includes an evaluation of all commercial physical property and lot data for accuracy in the computer and hard copy appraisal file. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets.

Ag-land. A complete review of all Ag land parcels was completed in 2008 for the 2009 tax year, by the county assessor using the new GIS mapping system. All parcels were recalculated and re-graded according to the new GIS. A letter was sent out to all landowners with a copy of their new map and new land classifications. A market analysis of agricultural sales by land classification group will also be conducted to determine any possible adjustments to comply with statistical measures. The office uses the sales approach when determining value. The office plots land sales on a large county map, visible to all visitors, to help determine if the current market areas are supported by the current sales.

Ag-improvements. Our licensed contract appraiser, Gene Witte from Cambridge Nebraska, completed a full review (reappraisal) along with the

county assessor on all agricultural improvements for the 2007-tax year. Therefore this year a maintenance appraisal will be done. Maintenance appraisals include an evaluation of all physical property and site data for accuracy in the computer and hard copy appraisal files as well as information gained from pickup work or sales questionnaires.

Recreational improvements. A complete review (reappraisal) by contract appraiser Gene Witte and the assessor was completed in 2006-2007 for tax year 2008 on all mobile homes and cabins located at the Hugh Butler and Harry Strunk lakes. All properties were physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sales value approaches will be used whenever applicable to the property.

2009:

Residential. A complete review (reappraisal) by the assessor will have been completed in 2008 for tax year 2009 on all properties in Curtis, Maywood, Eustis, Moorefield, and Stockville. All properties will have been physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sales value approaches will be used whenever applicable to the property.

Commercial. A complete review (reappraisal) is scheduled to be performed for all the commercial properties in the county including those located in the towns of Curtis, Maywood, Eustis, Moorefield, and Stockville in 2009 for the 2010 tax year. All properties will be physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. Lot data will also be reviewed for current and accurate information. The cost and sales value approaches will be used whenever applicable to the property.

Ag-land. A complete review of all ag-land in the county was completed by the county assessor in 2008. Therefore a market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The office uses the sales approach when determining value. The office plots land sales on a large county map, visible to all visitors, to help determine if the current market areas are supported by the current sales.

Ag-improvements. Appraisal maintenance will be performed for the ag-land improvements across the county. Maintenance includes an evaluation of all physical property and site data for accuracy in the

computer and hard copy appraisal files. Maintenance also includes any updates of information picked up from sales questionnaires, physical facility questionnaires, "in-house" ag-improvements depreciation tables, and or zoning permits or information sheets.

Recreational improvements. A complete review (reappraisal) by contract appraiser Gene Witte was performed for tax year 2008 on all mobile homes and cabins located at the Hugh Butler and Harry Strunk lakes. Therefore appraisal maintenance will be done for this year. Maintenance includes an evaluation of all physical property data for accuracy in the computer and hard copy appraisal files. Maintenance also includes any updates of information picked up from sales questionnaires, physical facility questionnaires, "in-house" lake depreciation tables, and or building permits or information sheets.

2010:

Residential. A complete review (reappraisal) was completed for the residential properties located in the towns of Curtis, Maywood, Eustis, Moorefield, Stockville in 2008 for the 2009 tax year. Therefore appraisal maintenance will be done. Maintenance includes an evaluation of all physical property data for accuracy in the computer and hard copy appraisal files. Maintenance also includes any updates of information picked up from sales questionnaires, physical facility questionnaires, "in-house" residential depreciation tables, and or building permits or information.

Commercial. A complete review (reappraisal) by the assessor will have been completed in 2009 for tax year 2010 on all commercial properties including those located in Curtis, Maywood, Eustis, Moorefield, and Stockville. All properties will have been physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sales value approaches will be used whenever applicable to the property.

Ag-land. A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The office uses the sales approach when determining value. The office plots land sales on a large county map, visible to all visitors, to help determine if the current market areas are supported by the current sales.

Ag-improvements. A complete review (reappraisal) is scheduled to be performed for all the ag-improvements in the county in 2010 for the 2011 tax year. All properties will be physically inspected, interior inspections done when possible, new digital photographs taken and any needed

updating of improvement sketches performed. The cost and sales value approaches will be used whenever applicable to the property.

Recreational improvements. Appraisal maintenance will be performed for the mobile homes and cabins located at Hugh Butler and Harry Strunk lakes. Maintenance includes an evaluation of all physical property and site data for accuracy in the computer and hard copy appraisal files. Maintenance also includes any updates of information picked up from sales questionnaires, physical facility questionnaires, “in-house” lake depreciation tables, and or zoning permits or information sheets.

| CLASS | 2008 | 2009 | 2010 |
|---------------------------------------|---|--|--|
| Residential | Appraisal maintenance | Complete reappraisal of all residential parcels in the county for tax year 2009 | Appraisal maintenance |
| Recreational / lake MH | Complete reappraisal of all recreational parcels in the county for tax year 2008 | Appraisal maintenance | Appraisal maintenance |
| Commercial | Appraisal maintenance | Appraisal maintenance | Complete reappraisal of all commercial parcels in the county for tax year 2010 |
| Agricultural Land Improvements | Countywide re-grading per new GIS mapping system. Market analysis by land classification groupings Appraisal maintenance of ag-improvements | Market analysis by land classification groupings Appraisal maintenance of ag-improvements | Market analysis by land classification groupings Appraisal maintenance of ag-improvements |

Miscellaneous Accomplishments for 2006-2007

- * Created and mailed out information letters to go along with the personal property schedules and valuation changes.
- * As a public service the office began having announcements regarding homestead exemptions and personal property schedule information published in the local newspaper.
- * In regards to the homestead exemption application process our office provides personal assistance not only in our office but also in three other locations throughout the county to better serve this group of individuals.

- * Have completed the process of creating all new hardcopy property record cards that will be more reader friendly, for commercial, town, cabin, improvements on leased land and agriculture properties.
- * Have a web page up and running that contains parcel and sales information.
<http://frontier.gisworkshop.com>
- * Completed the GIS land use layer and recalculated and re-graded all ag-land parcels. Also sent notification to all landowners regarding the implementation of the new GIS and their new maps and land classifications. Will have full implementation of the new GIS mapping system by January 1st, 2008.
- * Posted in our office a large county plat map with the agricultural sales appropriately mapped for taxpayers to effortlessly view recent markets trends.
- * Modified and adopted a new county Ag Land Policy. Completed a county review of all rural residential properties, acreages and certain Ag policies to implement new Ag Land Policy for 2008 tax year.
- * Made miscellaneous changes to Terrascan to fix certain assessment values and listings made by prior assessor –such as Flat Values and Roads.

2008 Assessment Survey for Frontier County

I. General Information

A. Staffing and Funding Information

| | |
|-----|--|
| 1. | Deputy(ies) on staff |
| | 1 |
| 2. | Appraiser(s) on staff |
| | On a part-time basis as needed. |
| 3. | Other full-time employees |
| | 0 |
| 4. | Other part-time employees |
| | 0 |
| 5. | Number of shared employees |
| | 0 |
| 6. | Assessor's requested budget for current fiscal year |
| | \$ 121,301 |
| 7. | Part of the budget that is dedicated to the computer system |
| | \$ 34,000 - which includes \$ 3,250 for the Web-Site; \$ 6,000 for TerraScan; \$ 24,300 for GIS; and \$ 450 for miscellaneous. |
| 8. | Adopted budget, or granted budget if different from above |
| | Non-applicable. |
| 9. | Amount of the total budget set aside for appraisal work |
| | \$ 850 |
| 10. | Amount of the total budget set aside for education/workshops |
| | \$ 4,750 |
| 11. | Appraisal/Reappraisal budget, if not part of the total budget |
| | \$ - 0 - |
| 12. | Other miscellaneous funds |
| | \$ - 0 - |

| | |
|-----|--|
| 13. | Total budget |
| | \$ 121,301 |
| a. | Was any of last year's budget not used: |
| | \$ 4,524 |

B. Computer, Automation Information and GIS

| | |
|----|---|
| 1. | Administrative software |
| | TerraScan |
| 2. | CAMA software |
| | TerraScan |
| 3. | Cadastral maps: Are they currently being used? |
| | With GIS fully implemented they will no longer be used. |
| 4. | Who maintains the Cadastral Maps? |
| | Non-applicable. |
| 5. | Does the county have GIS software? |
| | Yes, GIS Workshop out of Lincoln. |
| 6. | Who maintains the GIS software and maps? |
| | Office staff. |
| 7. | Personal Property software: |
| | TerraScan |

C. Zoning Information

| | |
|----|---|
| 1. | Does the county have zoning? |
| | Yes |
| 2. | If so, is the zoning countywide? |
| | Yes |
| 3. | What municipalities in the county are zoned? |
| | Curtis, Eustis, and Maywood |

| | |
|----|-------------------------------------|
| 4. | When was zoning implemented? |
| | 2001 |

D. Contracted Services

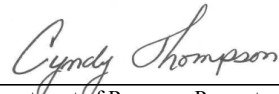
| | |
|----|--|
| 1. | Appraisal Services |
| | Pritchard & Abbott have been contracted to conduct the oil and gas mineral appraisals. |
| 2. | Other services |
| | None |

Certification

This is to certify that the 2008 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 Frontier County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5647.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts