

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.

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2008 Commission Summary

33 Furnas

Residential Real Property - Current

Number of Sales	179	COD	26.69
Total Sales Price	\$6,788,985	PRD	109.40
Total Adj. Sales Price	\$6,796,485	COV	40.00
Total Assessed Value	\$6,136,300	STD	39.50
Avg. Adj. Sales Price	\$37,969	Avg. Abs. Dev.	25.44
Avg. Assessed Value	\$34,281	Min	10.00
Median	95.31	Max	310.00
Wgt. Mean	90.29	95% Median C.I.	89.79 to 98.49
Mean	98.77	95% Wgt. Mean C.I.	86.39 to 94.18
		95% Mean C.I.	92.98 to 104.56
% of Value of the Class of all Real Property Value in the County			24.72
% of Records Sold in the Study Period			6.88
% of Value Sold in the Study Period			7.3
Average Assessed Value of the Base			32,279

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	179	95.31	26.69	109.40
2007	192	97.42	23.47	108.27
2006	170	97.57	21.89	107.69
2005	197	99.50	16.88	106.31
2004	228	99.12	18.07	104.87
2003	251	98	19.41	103.53
2002	274	97	34.44	116.36
2001	227	96	37.02	122.47

2008 Commission Summary

33 Furnas

Commercial Real Property - Current

Number of Sales	23	COD	19.98
Total Sales Price	\$729,752	PRD	98.93
Total Adj. Sales Price	\$729,752	COV	28.41
Total Assessed Value	\$646,100	STD	24.89
Avg. Adj. Sales Price	\$31,728	Avg. Abs. Dev.	18.98
Avg. Assessed Value	\$28,091	Min	37.58
Median	95.00	Max	134.37
Wgt. Mean	88.54	95% Median C.I.	73.05 to 102.24
Mean	87.59	95% Wgt. Mean C.I.	67.51 to 109.56
		95% Mean C.I.	76.83 to 98.36
% of Value of the Class of all Real Property Value in the County			10.46
% of Records Sold in the Study Period			4.93
% of Value Sold in the Study Period			1.82
Average Assessed Value of the Base			76,114

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	23	95.00	19.98	98.93
2007	18	96.47	10.86	110.38
2006	16	93.75	22.17	105.40
2005	34	99.55	22.96	95.04
2004	40	97.63	23.39	97.16
2003	51	98	23.9	100.7
2002	44	98	30.46	106.96
2001	43	96	32.48	104.45

2008 Opinions of the Property Tax Administrator for Furnas 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 Furnas County is 95% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Furnas 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 Furnas County is 95% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Furnas 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:	179	MEDIAN:	95	COV:	57.12	95% Median C.I.:	89.12 to 99.71
TOTAL Sales Price:	6,788,985	WGT. MEAN:	90	STD:	59.83	95% Wgt. Mean C.I.:	86.20 to 94.49
TOTAL Adj.Sales Price:	6,796,485	MEAN:	105	AVG.ABS.DEV:	33.14	95% Mean C.I.:	95.99 to 113.52
TOTAL Assessed Value:	6,140,065						
AVG. Adj. Sales Price:	37,969	COD:	34.92	MAX Sales Ratio:	495.00		
AVG. Assessed Value:	34,302	PRD:	115.95	MIN Sales Ratio:	10.00		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	28	99.50	102.05	86.44	24.71	118.06	27.17	198.17	84.48 to 107.60	31,982	27,644
10/01/05 TO 12/31/05	18	110.14	108.39	97.89	24.06	110.73	12.00	178.86	86.90 to 123.95	39,330	38,499
01/01/06 TO 03/31/06	16	90.96	89.28	89.73	30.63	99.50	10.00	147.27	76.51 to 117.00	35,018	31,420
04/01/06 TO 06/30/06	38	94.86	97.17	88.07	23.97	110.34	31.25	202.65	82.93 to 98.92	52,927	46,611
07/01/06 TO 09/30/06	19	99.71	117.70	99.44	41.03	118.37	42.05	310.00	78.52 to 122.89	22,770	22,642
10/01/06 TO 12/31/06	25	89.93	108.06	88.37	37.94	122.29	44.29	452.00	78.72 to 102.86	48,240	42,627
01/01/07 TO 03/31/07	9	87.28	157.82	88.96	96.34	177.41	46.98	495.00	76.44 to 325.67	29,777	26,489
04/01/07 TO 06/30/07	26	79.48	94.72	92.99	43.63	101.86	13.25	216.62	69.59 to 113.05	27,494	25,567
<u>Study Years</u>											
07/01/05 TO 06/30/06	100	97.42	99.29	89.61	26.13	110.81	10.00	202.65	92.80 to 103.35	41,750	37,410
07/01/06 TO 06/30/07	79	89.75	111.66	91.52	47.17	122.01	13.25	495.00	80.94 to 99.71	33,183	30,367
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	98	94.19	102.64	89.54	32.08	114.63	10.00	452.00	89.12 to 98.32	42,961	38,468
<u>ALL</u>	179	94.89	104.75	90.34	34.92	115.95	10.00	495.00	89.12 to 99.71	37,969	34,302

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ARAPAHOE	42	99.91	117.84	96.00	36.79	122.75	43.38	452.00	87.43 to 109.50	36,489	35,028
BEAVER CITY	28	97.01	107.48	84.30	31.95	127.50	51.88	325.67	78.52 to 106.67	35,270	29,733
CAMBRIDGE	36	98.31	107.13	96.10	25.09	111.48	52.86	208.47	88.15 to 115.50	43,922	42,209
EDISON	9	82.82	74.79	69.50	24.05	107.60	10.00	103.35	48.15 to 98.92	15,033	10,448
HENDLEY	2	94.66	94.66	98.30	7.19	96.29	87.85	101.47	N/A	14,000	13,762
HOLBROOK	10	91.54	84.36	91.10	29.16	92.60	20.83	127.70	27.17 to 117.00	13,400	12,208
OXFORD	27	83.94	94.16	85.49	31.23	110.14	31.25	198.17	76.99 to 109.32	40,309	34,461
RURAL RES	18	95.51	93.68	87.95	32.35	106.52	12.00	202.65	68.40 to 107.45	69,138	60,805
WILSONVILLE	7	63.33	142.88	74.10	165.18	192.82	13.25	495.00	13.25 to 495.00	9,285	6,880
<u>ALL</u>	179	94.89	104.75	90.34	34.92	115.95	10.00	495.00	89.12 to 99.71	37,969	34,302

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	162	94.65	106.59	91.28	35.75	116.77	10.00	495.00	89.12 to 99.82	34,394	31,395
3	17	95.31	87.27	86.07	27.69	101.39	12.00	169.28	63.55 to 107.45	72,029	61,998
<u>ALL</u>	179	94.89	104.75	90.34	34.92	115.95	10.00	495.00	89.12 to 99.71	37,969	34,302

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

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NUMBER of Sales:	179	MEDIAN:	95	COV:	57.12	95% Median C.I.:	89.12 to 99.71
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TOTAL Adj.Sales Price:	6,796,485	MEAN:	105	AVG.ABS.DEV:	33.14	95% Mean C.I.:	95.99 to 113.52
TOTAL Assessed Value:	6,140,065						
AVG. Adj. Sales Price:	37,969	COD:	34.92	MAX Sales Ratio:	495.00		
AVG. Assessed Value:	34,302	PRD:	115.95	MIN Sales Ratio:	10.00		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	166	95.96	107.50	90.64	33.21	118.60	27.17	495.00	89.93 to 100.52	40,712	36,901
2	13	71.50	69.65	37.87	58.29	183.93	10.00	180.00	13.25 to 120.00	2,942	1,114
____ALL____											
	179	94.89	104.75	90.34	34.92	115.95	10.00	495.00	89.12 to 99.71	37,969	34,302

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	174	94.19	104.42	90.28	35.33	115.66	10.00	495.00	88.59 to 99.17	38,801	35,029
06											
07	5	103.35	116.38	99.76	25.31	116.67	78.18	198.17	N/A	9,000	8,978
____ALL____											
	179	94.89	104.75	90.34	34.92	115.95	10.00	495.00	89.12 to 99.71	37,969	34,302

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
33-0018	61	94.89	107.43	94.72	37.78	113.43	12.00	452.00	87.28 to 106.43	33,607	31,832
33-0021	39	97.20	104.40	90.84	25.50	114.93	52.86	208.47	84.04 to 109.31	51,120	46,435
33-0540	72	94.84	98.96	87.03	28.56	113.71	10.00	325.67	83.94 to 101.67	37,329	32,487
42-0002											
73-0179	7	63.33	142.88	74.10	165.18	192.82	13.25	495.00	13.25 to 495.00	9,285	6,880
NonValid School											
____ALL____											
	179	94.89	104.75	90.34	34.92	115.95	10.00	495.00	89.12 to 99.71	37,969	34,302

PAD 2008 Preliminary Statistics

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	23	71.50	81.56	63.05	67.94	129.35	10.00	310.00	31.25 to 93.33	5,673	3,577
Prior TO 1860											
1860 TO 1899	7	105.63	113.91	98.15	23.08	116.06	82.71	202.65	82.71 to 202.65	36,857	36,174
1900 TO 1919	38	88.49	98.89	82.89	32.28	119.31	48.15	274.03	77.03 to 99.17	35,994	29,835
1920 TO 1939	48	103.14	110.45	94.80	29.44	116.51	46.98	452.00	82.82 to 110.93	30,255	28,682
1940 TO 1949	13	109.50	122.45	99.78	30.09	122.72	66.61	208.47	78.33 to 178.86	36,192	36,114
1950 TO 1959	4	87.11	92.22	84.01	22.36	109.78	66.96	127.70	N/A	63,000	52,925
1960 TO 1969	13	99.74	145.12	98.86	58.57	146.79	69.17	495.00	89.93 to 136.20	45,838	45,318
1970 TO 1979	22	91.30	92.87	86.73	20.37	107.08	43.38	198.17	78.18 to 103.35	59,831	51,891
1980 TO 1989	7	107.45	105.07	87.30	18.63	120.36	63.55	142.63	63.55 to 142.63	76,357	66,658
1990 TO 1994	3	99.11	100.60	99.99	5.10	100.62	93.77	108.93	N/A	129,300	129,285
1995 TO 1999	1	89.79	89.79	89.79			89.79	89.79	N/A	30,800	27,655
2000 TO Present											
ALL	179	94.89	104.75	90.34	34.92	115.95	10.00	495.00	89.12 to 99.71	37,969	34,302

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	25	98.00	145.59	152.35	91.86	95.57	10.00	495.00	74.67 to 178.86	1,780	2,711
5000 TO 9999	20	113.28	112.62	111.69	30.96	100.83	27.17	216.62	87.85 to 127.70	6,970	7,785
Total \$											
1 TO 9999	45	106.67	130.94	121.53	61.87	107.74	10.00	495.00	84.48 to 127.27	4,086	4,966
10000 TO 29999	58	102.41	107.25	104.62	27.93	102.51	12.00	208.47	95.70 to 109.50	18,223	19,065
30000 TO 59999	34	88.54	85.26	85.14	18.65	100.14	44.29	123.95	77.11 to 94.89	43,214	36,792
60000 TO 99999	28	89.53	92.02	91.75	14.53	100.30	66.96	136.20	80.21 to 99.74	76,639	70,317
100000 TO 149999	10	84.92	86.93	87.44	11.40	99.41	66.61	108.93	76.80 to 96.22	121,290	106,061
150000 TO 249999	4	73.75	73.29	72.89	21.11	100.54	51.88	93.77	N/A	181,875	132,576
ALL	179	94.89	104.75	90.34	34.92	115.95	10.00	495.00	89.12 to 99.71	37,969	34,302

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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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	25	81.00	107.15	62.81	84.29	170.60	10.00	495.00	42.05 to 106.50	2,836	1,781
5000 TO 9999	20	108.87	116.41	100.29	32.94	116.07	43.38	274.03	87.85 to 127.70	7,300	7,321
Total \$ _____											
1 TO 9999	45	93.33	111.27	88.04	60.26	126.38	10.00	495.00	74.67 to 115.50	4,820	4,243
10000 TO 29999	60	98.53	107.53	88.57	34.42	121.40	44.29	452.00	82.71 to 107.60	21,198	18,776
30000 TO 59999	38	93.38	103.75	93.89	23.91	110.50	66.96	208.47	87.28 to 104.00	44,061	41,371
60000 TO 99999	27	93.23	93.16	89.58	16.20	103.99	51.88	136.20	80.21 to 102.19	85,774	76,836
100000 TO 149999	7	95.70	96.69	95.30	8.47	101.45	82.93	113.78	82.93 to 113.78	128,557	122,516
150000 TO 249999	2	78.66	78.66	76.21	19.21	103.21	63.55	93.77	N/A	208,750	159,095
ALL _____											
	179	94.89	104.75	90.34	34.92	115.95	10.00	495.00	89.12 to 99.71	37,969	34,302

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	23	71.50	81.56	63.05	67.94	129.35	10.00	310.00	31.25 to 93.33	5,673	3,577
10	11	98.00	139.15	93.52	59.45	148.79	48.16	495.00	78.18 to 198.17	9,309	8,705
20	65	101.67	115.05	97.80	31.85	117.64	43.38	452.00	95.70 to 109.50	22,195	21,707
30	68	92.66	98.68	88.57	26.70	111.42	46.98	274.03	82.05 to 100.52	54,660	48,411
40	12	94.09	96.27	89.68	15.36	107.35	63.55	136.20	82.93 to 113.78	117,000	104,921
ALL _____											
	179	94.89	104.75	90.34	34.92	115.95	10.00	495.00	89.12 to 99.71	37,969	34,302

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
100	8	96.67	167.11	96.70	92.16	172.82	69.04	495.00	69.04 to 495.00	7,287	7,046
101	115	99.17	109.01	93.96	29.20	116.01	43.38	452.00	93.87 to 106.26	38,809	36,466
102	6	79.96	80.32	78.01	9.37	102.97	63.55	93.77	63.55 to 93.77	120,583	94,061
103	2	103.00	103.00	97.51	20.34	105.63	82.05	123.95	N/A	74,500	72,647
104	25	93.23	92.54	86.32	19.62	107.20	52.86	170.68	77.03 to 101.98	50,884	43,925
106	23	71.50	81.56	63.05	67.94	129.35	10.00	310.00	31.25 to 93.33	5,673	3,577
ALL _____											
	179	94.89	104.75	90.34	34.92	115.95	10.00	495.00	89.12 to 99.71	37,969	34,302

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:	179	MEDIAN:	95	COV:	57.12	95% Median C.I.:	89.12 to 99.71
TOTAL Sales Price:	6,788,985	WGT. MEAN:	90	STD:	59.83	95% Wgt. Mean C.I.:	86.20 to 94.49
TOTAL Adj.Sales Price:	6,796,485	MEAN:	105	AVG.ABS.DEV:	33.14	95% Mean C.I.:	95.99 to 113.52
TOTAL Assessed Value:	6,140,065						
AVG. Adj. Sales Price:	37,969	COD:	34.92	MAX Sales Ratio:	495.00		
AVG. Assessed Value:	34,302	PRD:	115.95	MIN Sales Ratio:	10.00		

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CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	23	71.50	81.56	63.05	67.94	129.35	10.00	310.00	31.25 to 93.33		5,673	3,577
10	3	132.80	235.65	99.88	104.38	235.94	79.15	495.00	N/A		11,000	10,986
20	62	98.65	114.67	95.86	36.12	119.62	43.38	452.00	87.85 to 109.50		16,077	15,411
30	66	99.02	102.32	90.69	25.81	112.83	46.98	325.67	89.12 to 103.35		51,917	47,083
40	25	92.80	92.20	88.78	12.48	103.85	51.88	123.95	84.13 to 98.32		88,384	78,471
<u>ALL</u>	<u>179</u>	<u>94.89</u>	<u>104.75</u>	<u>90.34</u>	<u>34.92</u>	<u>115.95</u>	<u>10.00</u>	<u>495.00</u>	<u>89.12 to 99.71</u>		<u>37,969</u>	<u>34,302</u>

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

Residential

From an analysis of the market the depreciation for the Village of Oxford was changed for assessment year 2008.

Those parcels not meeting the county policy regarding the assessment of agricultural land were valued as rural residential.

The first acre on the home site agricultural parcels was changed from 2500 to 5000 and the second acre on the farm site parcels was changed from 400 to 500.

The contracted appraiser reviewed the sold properties for correct information and updated data if needed, and completed all pickup work.

2008 Assessment Survey for Furnas County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	The contracted part-time appraiser.
2.	Valuation done by:
	The assessor.
3.	Pickup work done by whom:
	The contracted part-time appraiser.
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	June of 2005.
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2007
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:
	Nine, consisting of eight towns or villages and the rural area.
8.	How are these defined?
	They are defined by the political boundaries of each town or village, and the rural area is considered anything extending past these boundary lines.
9.	Is “Assessor Location” a usable valuation identity?
	Yes
10.	Does the assessor location “suburban” mean something other than rural residential? <i>(that is, does the “suburban” location have its own market?)</i>
	No

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>)
	The suburban location, as defined in regulation, does not have its own valuation grouping in the county.
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
85	--	16	101

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:	179	MEDIAN:	95	COV:	40.00	95% Median C.I.:	89.79 to 98.49
TOTAL Sales Price:	6,788,985	WGT. MEAN:	90	STD:	39.50	95% Wgt. Mean C.I.:	86.39 to 94.18
TOTAL Adj.Sales Price:	6,796,485	MEAN:	99	AVG.ABS.DEV:	25.44	95% Mean C.I.:	92.98 to 104.56
TOTAL Assessed Value:	6,136,300						
AVG. Adj. Sales Price:	37,969	COD:	26.69	MAX Sales Ratio:	310.00		
AVG. Assessed Value:	34,281	PRD:	109.40	MIN Sales Ratio:	10.00		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	28	99.16	102.12	87.28	22.99	117.00	27.17	198.17	84.98 to 107.60	31,982	27,913
10/01/05 TO 12/31/05	18	109.45	101.57	95.07	18.83	106.84	12.00	142.88	86.90 to 120.00	39,330	37,389
01/01/06 TO 03/31/06	16	93.22	89.38	91.06	28.06	98.16	10.00	142.63	76.51 to 117.00	35,018	31,886
04/01/06 TO 06/30/06	38	95.41	95.71	87.78	22.26	109.04	31.25	202.65	82.93 to 98.48	52,927	46,459
07/01/06 TO 09/30/06	19	95.70	105.52	95.65	30.77	110.32	42.05	310.00	78.52 to 107.42	22,770	21,779
10/01/06 TO 12/31/06	25	91.80	96.66	89.66	22.43	107.80	44.29	186.20	78.72 to 102.86	48,240	43,251
01/01/07 TO 03/31/07	9	87.28	116.12	87.27	48.42	133.06	47.54	301.50	76.44 to 143.33	29,777	25,986
04/01/07 TO 06/30/07	26	86.27	94.58	94.72	34.24	99.85	13.25	207.46	76.99 to 101.57	27,494	26,042
<u>Study Years</u>											
07/01/05 TO 06/30/06	100	96.83	97.55	89.35	23.56	109.18	10.00	202.65	93.10 to 101.47	41,750	37,302
07/01/06 TO 06/30/07	79	89.93	100.32	91.78	31.53	109.30	13.25	310.00	84.04 to 98.13	33,183	30,456
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	98	94.72	96.82	89.56	24.85	108.10	10.00	310.00	89.75 to 98.13	42,961	38,476
<u>ALL</u>											
	179	95.31	98.77	90.29	26.69	109.40	10.00	310.00	89.79 to 98.49	37,969	34,281

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ARAPAHOE	42	97.05	107.54	94.28	26.14	114.07	69.90	310.00	87.28 to 109.62	36,489	34,400
BEAVER CITY	28	97.01	100.99	84.06	25.22	120.14	51.88	207.46	78.52 to 106.67	35,270	29,648
CAMBRIDGE	36	98.31	104.38	95.32	21.69	109.51	57.30	180.00	88.15 to 115.50	43,922	41,866
EDISON	9	82.82	74.79	69.50	24.05	107.60	10.00	103.35	48.15 to 98.92	15,033	10,448
HENDLEY	2	94.66	94.66	98.30	7.19	96.29	87.85	101.47	N/A	14,000	13,762
HOLBROOK	10	91.54	85.15	93.16	28.30	91.40	20.83	127.70	27.17 to 117.00	13,400	12,483
OXFORD	27	93.63	93.91	89.12	21.32	105.38	31.25	198.17	77.44 to 104.40	40,309	35,922
RURAL RES	18	95.51	94.67	88.23	31.06	107.30	12.00	202.65	78.72 to 107.45	69,138	61,003
WILSONVILLE	7	63.33	89.15	61.19	80.08	145.68	13.25	301.50	13.25 to 301.50	9,285	5,682
<u>ALL</u>											
	179	95.31	98.77	90.29	26.69	109.40	10.00	310.00	89.79 to 98.49	37,969	34,281

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	162	95.29	99.87	91.15	26.73	109.56	10.00	310.00	89.79 to 98.49	34,394	31,350
3	17	95.31	88.32	86.36	26.33	102.27	12.00	169.28	63.55 to 107.45	72,029	62,207
<u>ALL</u>											
	179	95.31	98.77	90.29	26.69	109.40	10.00	310.00	89.79 to 98.49	37,969	34,281

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:	179	MEDIAN:	95	COV:	40.00	95% Median C.I.:	89.79 to 98.49
TOTAL Sales Price:	6,788,985	WGT. MEAN:	90	STD:	39.50	95% Wgt. Mean C.I.:	86.39 to 94.18
TOTAL Adj.Sales Price:	6,796,485	MEAN:	99	AVG.ABS.DEV:	25.44	95% Mean C.I.:	92.98 to 104.56
TOTAL Assessed Value:	6,136,300						
AVG. Adj. Sales Price:	37,969	COD:	26.69	MAX Sales Ratio:	310.00		
AVG. Assessed Value:	34,281	PRD:	109.40	MIN Sales Ratio:	10.00		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	166	95.96	101.05	90.58	24.56	111.56	27.17	310.00	90.83 to 99.52	40,712	36,878
2	13	71.50	69.65	37.87	58.29	183.93	10.00	180.00	13.25 to 120.00	2,942	1,114
____ALL____											
	179	95.31	98.77	90.29	26.69	109.40	10.00	310.00	89.79 to 98.49	37,969	34,281

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	174	94.72	98.26	90.22	26.78	108.91	10.00	310.00	89.75 to 98.48	38,801	35,008
06											
07	5	103.35	116.38	99.76	25.31	116.67	78.18	198.17	N/A	9,000	8,978
____ALL____											
	179	95.31	98.77	90.29	26.69	109.40	10.00	310.00	89.79 to 98.49	37,969	34,281

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
33-0018	61	95.31	100.47	93.57	29.23	107.38	12.00	310.00	84.13 to 106.60	33,607	31,444
33-0021	39	97.20	102.38	90.47	21.79	113.17	57.30	180.00	86.90 to 109.31	51,120	46,247
33-0540	72	96.52	96.31	88.35	22.57	109.00	10.00	207.46	88.59 to 99.88	37,329	32,982
42-0002											
73-0179	7	63.33	89.15	61.19	80.08	145.68	13.25	301.50	13.25 to 301.50	9,285	5,682
NonValid School											
____ALL____											
	179	95.31	98.77	90.29	26.69	109.40	10.00	310.00	89.79 to 98.49	37,969	34,281

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:	179	MEDIAN:	95	COV:	40.00	95% Median C.I.:	89.79 to 98.49
TOTAL Sales Price:	6,788,985	WGT. MEAN:	90	STD:	39.50	95% Wgt. Mean C.I.:	86.39 to 94.18
TOTAL Adj.Sales Price:	6,796,485	MEAN:	99	AVG.ABS.DEV:	25.44	95% Mean C.I.:	92.98 to 104.56
TOTAL Assessed Value:	6,136,300						
AVG. Adj. Sales Price:	37,969	COD:	26.69	MAX Sales Ratio:	310.00		
AVG. Assessed Value:	34,281	PRD:	109.40	MIN Sales Ratio:	10.00		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	23	71.50	81.56	63.05	67.94	129.35	10.00	310.00	31.25 to 93.33	5,673	3,577
Prior TO 1860											
1860 TO 1899	7	105.63	114.37	98.56	22.65	116.04	82.71	202.65	82.71 to 202.65	36,857	36,326
1900 TO 1919	38	87.57	92.75	83.65	23.74	110.88	48.15	207.46	77.03 to 98.48	35,994	30,108
1920 TO 1939	48	98.82	102.88	93.41	20.78	110.14	47.54	186.20	88.50 to 109.31	30,255	28,262
1940 TO 1949	13	109.50	109.98	95.04	19.65	115.73	66.61	155.52	78.33 to 132.80	36,192	34,395
1950 TO 1959	4	87.11	94.74	87.22	19.46	108.63	77.06	127.70	N/A	63,000	54,946
1960 TO 1969	13	99.74	116.31	98.15	29.68	118.50	69.17	301.50	89.93 to 136.20	45,838	44,991
1970 TO 1979	22	95.38	95.55	88.91	16.68	107.47	51.88	198.17	78.18 to 103.35	59,831	53,197
1980 TO 1989	7	107.45	103.70	86.30	17.36	120.16	63.55	142.63	63.55 to 142.63	76,357	65,899
1990 TO 1994	3	99.11	100.60	99.99	5.10	100.62	93.77	108.93	N/A	129,300	129,285
1995 TO 1999	1	89.79	89.79	89.79			89.79	89.79	N/A	30,800	27,655
2000 TO Present											
ALL	179	95.31	98.77	90.29	26.69	109.40	10.00	310.00	89.79 to 98.49	37,969	34,281

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	25	93.33	110.36	107.70	59.12	102.47	10.00	310.00	74.67 to 122.86	1,780	1,917
5000 TO 9999	20	108.87	108.47	108.23	29.45	100.22	27.17	207.46	87.85 to 127.70	6,970	7,543
Total \$											
1 TO 9999	45	104.10	109.52	108.10	43.73	101.31	10.00	310.00	84.48 to 122.86	4,086	4,417
10000 TO 29999	58	102.41	103.80	101.56	23.09	102.20	12.00	202.65	95.70 to 109.50	18,223	18,507
30000 TO 59999	34	90.01	87.33	86.91	16.51	100.48	44.29	119.50	77.44 to 98.32	43,214	37,557
60000 TO 99999	28	91.52	92.45	92.19	12.80	100.27	73.45	136.20	80.68 to 98.49	76,639	70,657
100000 TO 149999	10	84.92	86.93	87.44	11.40	99.41	66.61	108.93	76.80 to 96.22	121,290	106,061
150000 TO 249999	4	78.66	76.06	75.34	23.33	100.96	51.88	95.05	N/A	181,875	137,020
ALL	179	95.31	98.77	90.29	26.69	109.40	10.00	310.00	89.79 to 98.49	37,969	34,281

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:	179	MEDIAN:	95	COV:	40.00	95% Median C.I.:	89.79 to 98.49
TOTAL Sales Price:	6,788,985	WGT. MEAN:	90	STD:	39.50	95% Wgt. Mean C.I.:	86.39 to 94.18
TOTAL Adj.Sales Price:	6,796,485	MEAN:	99	AVG.ABS.DEV:	25.44	95% Mean C.I.:	92.98 to 104.56
TOTAL Assessed Value:	6,136,300						
AVG. Adj. Sales Price:	37,969	COD:	26.69	MAX Sales Ratio:	310.00		
AVG. Assessed Value:	34,281	PRD:	109.40	MIN Sales Ratio:	10.00		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	28	83.91	96.53	64.70	63.13	149.19	10.00	310.00	52.73 to 117.00	2,875	1,860
5000 TO 9999	18	100.87	104.59	95.93	23.36	109.02	57.30	198.17	80.60 to 125.13	7,716	7,402
Total \$ _____											
1 TO 9999	46	91.96	99.68	84.47	45.82	118.00	10.00	310.00	78.17 to 111.06	4,769	4,028
10000 TO 29999	60	100.66	104.46	94.42	25.11	110.64	44.29	207.46	88.50 to 109.50	19,889	18,779
30000 TO 59999	36	92.30	94.66	90.13	16.81	105.02	54.94	202.65	82.87 to 98.48	46,400	41,822
60000 TO 99999	28	91.52	91.92	88.69	15.28	103.64	51.88	136.20	80.68 to 99.11	85,567	75,893
100000 TO 149999	6	95.96	98.81	97.76	7.81	101.08	82.93	113.78	82.93 to 113.78	123,316	120,552
150000 TO 249999	3	93.77	84.12	81.43	11.20	103.31	63.55	95.05	N/A	192,500	156,755
ALL _____											
	179	95.31	98.77	90.29	26.69	109.40	10.00	310.00	89.79 to 98.49	37,969	34,281

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	23	71.50	81.56	63.05	67.94	129.35	10.00	310.00	31.25 to 93.33	5,673	3,577
10	11	98.00	121.56	91.63	41.50	132.66	48.16	301.50	78.18 to 198.17	9,309	8,529
20	65	101.47	105.59	97.07	20.64	108.77	57.30	207.46	95.70 to 107.42	22,195	21,545
30	68	91.82	94.84	88.49	20.36	107.17	47.54	202.65	82.87 to 98.48	54,660	48,370
40	12	94.72	96.23	90.49	13.37	106.34	63.55	136.20	82.93 to 112.40	117,000	105,873
ALL _____											
	179	95.31	98.77	90.29	26.69	109.40	10.00	310.00	89.79 to 98.49	37,969	34,281

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
100	8	96.67	120.95	89.80	42.71	134.69	69.17	301.50	69.17 to 301.50	7,287	6,544
101	115	98.13	102.89	93.61	21.85	109.91	47.54	207.46	93.63 to 104.10	38,809	36,331
102	6	79.96	80.32	78.01	9.37	102.97	63.55	93.77	63.55 to 93.77	120,583	94,061
103	2	100.51	100.51	97.39	11.84	103.20	88.61	112.40	N/A	74,500	72,557
104	25	95.31	92.83	87.58	15.41	106.00	63.65	142.88	78.65 to 99.88	50,884	44,563
106	23	71.50	81.56	63.05	67.94	129.35	10.00	310.00	31.25 to 93.33	5,673	3,577
ALL _____											
	179	95.31	98.77	90.29	26.69	109.40	10.00	310.00	89.79 to 98.49	37,969	34,281

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:	179	MEDIAN:	95	COV:	40.00	95% Median C.I.:	89.79 to 98.49
TOTAL Sales Price:	6,788,985	WGT. MEAN:	90	STD:	39.50	95% Wgt. Mean C.I.:	86.39 to 94.18
TOTAL Adj.Sales Price:	6,796,485	MEAN:	99	AVG.ABS.DEV:	25.44	95% Mean C.I.:	92.98 to 104.56
TOTAL Assessed Value:	6,136,300						
AVG. Adj. Sales Price:	37,969	COD:	26.69	MAX Sales Ratio:	310.00		
AVG. Assessed Value:	34,281	PRD:	109.40	MIN Sales Ratio:	10.00		

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CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	23	71.50	81.56	63.05	67.94	129.35	10.00	310.00	31.25 to 93.33		5,673	3,577
10	3	132.80	171.15	94.02	55.81	182.05	79.15	301.50	N/A		11,000	10,341
20	62	98.06	105.36	94.84	24.83	111.10	48.16	207.46	88.15 to 106.50		16,077	15,247
30	66	98.70	97.76	90.53	19.00	107.99	47.54	168.21	89.93 to 102.86		51,917	46,999
40	25	93.77	92.25	89.41	11.04	103.17	51.88	119.50	88.59 to 96.45		88,384	79,027
<u>ALL</u>	<u>179</u>	<u>95.31</u>	<u>98.77</u>	<u>90.29</u>	<u>26.69</u>	<u>109.40</u>	<u>10.00</u>	<u>310.00</u>	<u>89.79 to 98.49</u>		<u>37,969</u>	<u>34,281</u>

**2008 Correlation Section
for Furnas County**

Residential Real Property

I. Correlation

RESIDENTIAL: In the residential class for 2008 in addition to the sales verification and review process the depreciation for Oxford was changed according to the market analysis, those parcels not meeting the county policy regarding the assessment of agricultural land were valued as rural residential, and home site and farm site values increased. Two of the measures of central tendency are within the acceptable range, the median and arithmetic mean. Four high dollar sales may be impacting the weighted mean and if hypothetically removed it is moved to 92.02, but there is little improvement to the qualitative measures. The qualitative issues are more an indication of the disparity within the nine assessor locations and the disproportionate measurements between low dollar sales. Forty-five of the total 179 qualified residential sales have a selling price of under \$10,000, and an additional 58 sales for less the \$30,000. The average assessed value of residential property is \$34,281 in Furnas County.

Under the substrata Status: Improved, Unimproved, and IOLL strata 2 unimproved is showing a median of 71.50 the assessor does not believe this to be a valid valuation grouping as this subclass is a culmination of eight different assessor locations. The assessor does recognize the various assessor locations and addresses valuation issues within each. It would not be realistic to rely on this number for measurement purposes.

There is no recommendation to adjust the substrata Status: Improved, Unimproved, and IOLL strata 2 unimproved. 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 Furnas County has achieved an acceptable overall level of value.

**2008 Correlation Section
for Furnas 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	328	179	54.57
2007	298	192	64.43
2006	270	170	62.96
2005	268	197	73.51
2004	286	228	79.72
2003	319	251	78.68
2002	339	274	80.83
2001	288	227	78.82

RESIDENTIAL: For 2008 the total number of residential sales has increased to 328, but the usage has gone down to 55%. After a thorough review of the 146 sales deemed to be non-qualified, fourteen percent were found to be family transactions, twelve percent were foreclosure or sheriff sales, and the remaining were a mixture of partial interests, substantially improved, land exchanges, corrective deeds, splits, land use changes, old contract sales, exemptions, liquidation of property to go into care home, or sell to adjoining property owner to get rid of, and so forth that the sales verification questionnaire revealed to be non-arm's length sales. Furnas County has attempted to use as many sales as possible in the measurement of the residential class of property.

**2008 Correlation Section
for Furnas 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.

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

**2008 Correlation Section
for Furnas 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	94.89	0.46	95.33	95.31
2007	95.46	3.51	98.81	97.42
2006	99.71	-0.43	99.28	97.57
2005	99.70	1.1	100.79	99.50
2004	100.43	1.65	102.08	99.12
2003	91	8.18	98.44	98
2002	91	7.1	97.46	97
2001	91	6.64	97.04	96

RESIDENTIAL: The Trended Preliminary Ratio and the R&O Ratio are virtually the same and support the assessment actions within the residential class of property.

**2008 Correlation Section
for Furnas 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 Furnas 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)
0.28	2008	0.46
4.8	2007	3.51
0.8	2006	-0.43
2.77	2005	1.1
-1.15	2004	1.65
7	2003	8
8.67	2002	7.1
5.67	2001	6.64

RESIDENTIAL: There is little difference between the percent change in the sales file compared to the percent change in the base (excluding growth) .18 of a point. Both are a reflection of the assessment actions for 2008 in that the depreciation was adjusted for market conditions in Oxford, and those parcels not meeting the county policy regarding the assessment of agricultural land were valued as rural residential, and the home site and farm site per acre values were changed.

2008 Correlation Section for Furnas 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 Furnas County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	95.31	90.29	98.77

RESIDENTIAL: Of the three measures of central tendency the weighted mean is less than two points (1.71) below the acceptable range. Low dollar sales do not appear to be having an impact on the statistics, the four high dollar sales if hypothetically removed will improve the weighted mean (92.02) but there is little improvement to the qualitative measures. More weight will be given to the median and mean for direct equalization purposes in determining the overall level of value for Furnas County.

**2008 Correlation Section
for Furnas 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	26.69	109.40
Difference	11.69	6.4

RESIDENTIAL: The coefficient of dispersion and price related differential are above the acceptable ranges and would typically indicate problems with assessment uniformity. The preliminary coefficient of dispersion was 34.92 and the price related differential was 115.95. The qualitative measures are more an indication of the disparity within the nine assessor locations and the disproportionate measurements between low dollar sales. Forty-five of the total 179 qualified residential sales have a selling price of under \$10,000. Fifty-eight additional sales within the 179 sold for less than \$30,000. The average assessed value of residential property is \$ 34,281 in Furnas County.

**2008 Correlation Section
for Furnas 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	179	179	0
Median	94.89	95.31	0.42
Wgt. Mean	90.34	90.29	-0.05
Mean	104.75	98.77	-5.98
COD	34.92	26.69	-8.23
PRD	115.95	109.40	-6.55
Min Sales Ratio	10.00	10.00	0
Max Sales Ratio	495.00	310.00	-185

RESIDENTIAL: The table is a reflection of the assessment actions for 2008 in that the depreciation for Oxford was changed. Those parcels not meeting the county policy regarding the assessment of agricultural land were valued as rural residential and home site and farm site values increased. Also in the sales review process all information was verified for accuracy and corrected if needed.

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	23	MEDIAN:	95	COV:	28.41	95% Median C.I.:	73.05 to 102.24
TOTAL Sales Price:	729,752	WGT. MEAN:	89	STD:	24.89	95% Wgt. Mean C.I.:	67.51 to 109.56
TOTAL Adj.Sales Price:	729,752	MEAN:	88	AVG.ABS.DEV:	18.98	95% Mean C.I.:	76.83 to 98.36
TOTAL Assessed Value:	646,100						
AVG. Adj. Sales Price:	31,728	COD:	19.98	MAX Sales Ratio:	134.37		
AVG. Assessed Value:	28,091	PRD:	98.93	MIN Sales Ratio:	37.58		

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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	91.58	91.58	91.58			91.58	91.58	N/A	50,000	45,790
10/01/04 TO 12/31/04	1	95.56	95.56	95.56			95.56	95.56	N/A	31,000	29,625
01/01/05 TO 03/31/05	2	90.47	90.47	92.96	19.26	97.32	73.05	107.90	N/A	35,000	32,537
04/01/05 TO 06/30/05	1	96.35	96.35	96.35			96.35	96.35	N/A	1,152	1,110
07/01/05 TO 09/30/05	2	66.29	66.29	37.93	43.31	174.76	37.58	95.00	N/A	40,250	15,267
10/01/05 TO 12/31/05	2	109.32	109.32	104.48	8.86	104.63	99.63	119.00	N/A	10,000	10,447
01/01/06 TO 03/31/06	2	98.80	98.80	95.27	9.55	103.71	89.36	108.24	N/A	13,575	12,932
04/01/06 TO 06/30/06	2	79.99	79.99	67.19	19.27	119.05	64.57	95.40	N/A	14,750	9,910
07/01/06 TO 09/30/06	2	49.37	49.37	47.42	6.05	104.10	46.38	52.35	N/A	4,850	2,300
10/01/06 TO 12/31/06	3	103.65	107.23	104.08	4.36	103.03	102.24	115.80	N/A	20,000	20,815
01/01/07 TO 03/31/07	1	55.00	55.00	55.00			55.00	55.00	N/A	1,000	550
04/01/07 TO 06/30/07	4	83.93	91.50	97.15	24.96	94.18	63.77	134.37	N/A	87,437	84,947
<u>Study Years</u>											
07/01/04 TO 06/30/05	5	95.56	92.89	93.06	8.29	99.81	73.05	107.90	N/A	30,430	28,320
07/01/05 TO 06/30/06	8	95.20	88.60	61.80	17.83	143.37	37.58	119.00	37.58 to 119.00	19,643	12,139
07/01/06 TO 06/30/07	10	83.93	84.14	96.89	30.00	86.84	46.38	134.37	52.35 to 115.80	42,045	40,738
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	7	96.35	89.79	68.52	17.93	131.04	37.58	119.00	37.58 to 119.00	24,521	16,802
01/01/06 TO 12/31/06	9	95.40	86.44	89.22	20.65	96.89	46.38	115.80	52.35 to 108.24	14,038	12,525
<u>ALL</u>											
	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ARAPAHOE	5	95.40	86.99	89.71	14.27	96.97	46.38	108.24	N/A	13,730	12,317
BEAVER CITY	2	101.64	101.64	102.31	1.98	99.34	99.63	103.65	N/A	22,500	23,020
CAMBRIDGE	5	102.24	105.32	107.31	11.77	98.15	90.53	134.37	N/A	72,350	77,642
EDISON	1	95.00	95.00	95.00			95.00	95.00	N/A	500	475
HOLBROOK	4	64.84	65.90	40.05	32.29	164.57	37.58	96.35	N/A	21,463	8,595
OXFORD	4	68.41	76.91	67.67	25.61	113.65	55.00	115.80	N/A	34,000	23,006
RURAL	1	64.57	64.57	64.57			64.57	64.57	N/A	27,000	17,435
WILSONVILLE	1	119.00	119.00	119.00			119.00	119.00	N/A	5,000	5,950
<u>ALL</u>											
	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

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

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

NUMBER of Sales:	23	MEDIAN:	95	COV:	28.41	95% Median C.I.:	73.05 to 102.24
TOTAL Sales Price:	729,752	WGT. MEAN:	89	STD:	24.89	95% Wgt. Mean C.I.:	67.51 to 109.56
TOTAL Adj.Sales Price:	729,752	MEAN:	88	AVG.ABS.DEV:	18.98	95% Mean C.I.:	76.83 to 98.36
TOTAL Assessed Value:	646,100						
AVG. Adj. Sales Price:	31,728	COD:	19.98	MAX Sales Ratio:	134.37		
AVG. Assessed Value:	28,091	PRD:	98.93	MIN Sales Ratio:	37.58		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	22	95.20	88.64	89.46	19.40	99.09	37.58	134.37	73.05 to 103.65	31,943	28,575
3	1	64.57	64.57	64.57			64.57	64.57	N/A	27,000	17,435
____ALL____											
	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	21	95.40	91.11	89.05	17.35	102.31	37.58	134.37	77.33 to 103.65	34,321	30,563
2	2	50.69	50.69	47.33	8.50	107.09	46.38	55.00	N/A	4,500	2,130
____ALL____											
	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

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	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091
04											
____ALL____											
	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
33-0018	10	83.35	76.31	62.48	24.80	122.14	37.58	108.24	46.38 to 96.35	18,150	11,340
33-0021	5	102.24	105.32	107.31	11.77	98.15	90.53	134.37	N/A	72,350	77,642
33-0540	7	95.00	86.56	76.33	19.14	113.40	55.00	115.80	55.00 to 115.80	25,928	19,791
42-0002											
73-0179	1	119.00	119.00	119.00			119.00	119.00	N/A	5,000	5,950
NonValid School											
____ALL____											
	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

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

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

NUMBER of Sales:	23	MEDIAN:	95	COV:	28.41	95% Median C.I.:	73.05 to 102.24
TOTAL Sales Price:	729,752	WGT. MEAN:	89	STD:	24.89	95% Wgt. Mean C.I.:	67.51 to 109.56
TOTAL Adj.Sales Price:	729,752	MEAN:	88	AVG.ABS.DEV:	18.98	95% Mean C.I.:	76.83 to 98.36
TOTAL Assessed Value:	646,100						
AVG. Adj. Sales Price:	31,728	COD:	19.98	MAX Sales Ratio:	134.37		
AVG. Assessed Value:	28,091	PRD:	98.93	MIN Sales Ratio:	37.58		

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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	6	66.16	73.64	71.54	33.85	102.95	46.38	115.80	46.38 to 115.80	3,200	2,289
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	4	107.68	111.28	132.61	14.31	83.92	95.40	134.37	N/A	30,850	40,910
1920 TO 1939	3	99.63	90.43	78.63	14.76	115.01	63.77	107.90	N/A	51,666	40,625
1940 TO 1949	6	93.57	92.36	90.72	10.82	101.80	64.57	108.24	64.57 to 108.24	46,416	42,108
1950 TO 1959	1	73.05	73.05	73.05			73.05	73.05	N/A	30,000	21,915
1960 TO 1969	2	95.80	95.80	96.74	6.72	99.03	89.36	102.24	N/A	21,825	21,112
1970 TO 1979	1	37.58	37.58	37.58			37.58	37.58	N/A	80,000	30,060
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

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	6	86.16	78.57	78.46	19.74	100.14	52.35	96.35	52.35 to 96.35	1,642	1,288
5000 TO 9999	4	112.02	97.36	93.02	17.89	104.66	46.38	119.00	N/A	6,625	6,162
Total \$											
1 TO 9999	10	95.20	86.09	89.07	21.93	96.64	46.38	119.00	52.35 to 115.80	3,635	3,238
10000 TO 29999	4	94.50	88.95	87.10	12.68	102.12	64.57	102.24	N/A	21,412	18,651
30000 TO 59999	5	95.56	94.35	94.80	9.82	99.52	73.05	107.90	N/A	36,200	34,317
60000 TO 99999	1	37.58	37.58	37.58			37.58	37.58	N/A	80,000	30,060
100000 TO 149999	3	90.53	96.22	97.32	26.00	98.87	63.77	134.37	N/A	115,583	112,490
ALL	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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(!: AVTot=0)

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NUMBER of Sales:	23	MEDIAN:	95	COV:	28.41	95% Median C.I.:	73.05 to 102.24
TOTAL Sales Price:	729,752	WGT. MEAN:	89	STD:	24.89	95% Wgt. Mean C.I.:	67.51 to 109.56
TOTAL Adj.Sales Price:	729,752	MEAN:	88	AVG.ABS.DEV:	18.98	95% Mean C.I.:	76.83 to 98.36
TOTAL Assessed Value:	646,100						
AVG. Adj. Sales Price:	31,728	COD:	19.98	MAX Sales Ratio:	134.37		
AVG. Assessed Value:	28,091	PRD:	98.93	MIN Sales Ratio:	37.58		

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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
<u>Low \$</u>											
1 TO 4999	7	77.33	73.97	64.08	24.57	115.43	46.38	96.35	46.38 to 96.35	2,550	1,634
5000 TO 9999	3	115.80	114.35	113.19	3.10	101.02	108.24	119.00	N/A	6,166	6,980
<u>Total \$</u>											
1 TO 9999	10	95.20	86.09	89.07	21.93	96.64	46.38	119.00	52.35 to 115.80	3,635	3,238
10000 TO 29999	6	92.46	87.40	86.02	12.70	101.61	64.57	102.24	64.57 to 102.24	24,441	21,024
30000 TO 59999	4	97.62	85.18	75.05	21.10	113.49	37.58	107.90	N/A	50,000	37,526
60000 TO 99999	1	63.77	63.77	63.77			63.77	63.77	N/A	100,000	63,770
100000 TO 149999	1	90.53	90.53	90.53			90.53	90.53	N/A	132,000	119,505
150000 TO 249999	1	134.37	134.37	134.37			134.37	134.37	N/A	114,750	154,195
<u>ALL</u>	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	53.68	57.77	54.53	15.65	105.94	46.38	77.33	N/A	3,425	1,867
10	13	95.56	91.02	81.14	14.12	112.18	37.58	115.80	73.05 to 107.90	30,973	25,130
20	6	96.91	100.05	99.53	19.07	100.52	63.77	134.37	63.77 to 134.37	52,233	51,988
<u>ALL</u>	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	90.53	81.11	90.20	21.77	89.93	46.38	115.80	52.35 to 102.24	19,855	17,909
344	2	103.77	103.77	105.65	3.98	98.22	99.63	107.90	N/A	27,500	29,052
350	1	73.05	73.05	73.05			73.05	73.05	N/A	30,000	21,915
353	2	99.07	99.07	101.50	35.63	97.61	63.77	134.37	N/A	107,375	108,982
406	3	95.56	93.76	93.30	2.44	100.49	89.36	96.35	N/A	16,934	15,800
442	2	70.62	70.62	55.60	46.78	127.02	37.58	103.65	N/A	55,000	30,577
484	1	119.00	119.00	119.00			119.00	119.00	N/A	5,000	5,950
528	2	86.41	86.41	75.03	25.27	115.16	64.57	108.24	N/A	17,750	13,317
532	1	91.58	91.58	91.58			91.58	91.58	N/A	50,000	45,790
<u>ALL</u>	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

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

Commercial

There were no key plans within the three-year plan for the commercial class of property. The contracted appraiser did review all sold properties for correct information and updated data if needed. All pickup work was completed.

It is worth noting here that a professional appraiser with knowledge in the field of valuing ethanol plants was hired to appraise the ethanol plant that was built on the east side of Cambridge. The value of the ethanol plant (Mid America Agri Products/Horizon, LLC) will appear on the County Abstract of Assessment for Real Property, Form 45 as growth but the assessor states papers will be filed to put this project under tax increment financing (TIF) so the Certificate of Taxes Levied that is filed in the fall will not reflect this value. This value amounts to approximately seventeen and a half million dollars.

2008 Assessment Survey for Furnas County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	The contracted part-time appraiser.
2.	Valuation done by:
	The assessor.
3.	Pickup work done by whom:
	The contracted part-time appraiser.
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	January of 2006.
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2007
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?
	With the amount of commercial sales and the diversity of the sales there is typically not enough rent, income and expense data available from the market to utilize the income approach.
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?
	The sales comparison approach will be used for properties of the same occupancy code if sales are available.
8.	Number of market areas/neighborhoods for this property class?
	There are eight towns or villages.
9.	How are these defined?
	By the political boundaries of each town or village.
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>)
	The suburban location, as defined in regulation, does not have its own valuation grouping in the county.

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
6	0	2	8

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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TOTAL Assessed Value:	646,100						
AVG. Adj. Sales Price:	31,728	COD:	19.98	MAX Sales Ratio:	134.37		
AVG. Assessed Value:	28,091	PRD:	98.93	MIN Sales Ratio:	37.58		

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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	91.58	91.58	91.58			91.58	91.58	N/A	50,000	45,790
10/01/04 TO 12/31/04	1	95.56	95.56	95.56			95.56	95.56	N/A	31,000	29,625
01/01/05 TO 03/31/05	2	90.47	90.47	92.96	19.26	97.32	73.05	107.90	N/A	35,000	32,537
04/01/05 TO 06/30/05	1	96.35	96.35	96.35			96.35	96.35	N/A	1,152	1,110
07/01/05 TO 09/30/05	2	66.29	66.29	37.93	43.31	174.76	37.58	95.00	N/A	40,250	15,267
10/01/05 TO 12/31/05	2	109.32	109.32	104.48	8.86	104.63	99.63	119.00	N/A	10,000	10,447
01/01/06 TO 03/31/06	2	98.80	98.80	95.27	9.55	103.71	89.36	108.24	N/A	13,575	12,932
04/01/06 TO 06/30/06	2	79.99	79.99	67.19	19.27	119.05	64.57	95.40	N/A	14,750	9,910
07/01/06 TO 09/30/06	2	49.37	49.37	47.42	6.05	104.10	46.38	52.35	N/A	4,850	2,300
10/01/06 TO 12/31/06	3	103.65	107.23	104.08	4.36	103.03	102.24	115.80	N/A	20,000	20,815
01/01/07 TO 03/31/07	1	55.00	55.00	55.00			55.00	55.00	N/A	1,000	550
04/01/07 TO 06/30/07	4	83.93	91.50	97.15	24.96	94.18	63.77	134.37	N/A	87,437	84,947
<u>Study Years</u>											
07/01/04 TO 06/30/05	5	95.56	92.89	93.06	8.29	99.81	73.05	107.90	N/A	30,430	28,320
07/01/05 TO 06/30/06	8	95.20	88.60	61.80	17.83	143.37	37.58	119.00	37.58 to 119.00	19,643	12,139
07/01/06 TO 06/30/07	10	83.93	84.14	96.89	30.00	86.84	46.38	134.37	52.35 to 115.80	42,045	40,738
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	7	96.35	89.79	68.52	17.93	131.04	37.58	119.00	37.58 to 119.00	24,521	16,802
01/01/06 TO 12/31/06	9	95.40	86.44	89.22	20.65	96.89	46.38	115.80	52.35 to 108.24	14,038	12,525
<u>ALL</u>											
	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ARAPAHOE	5	95.40	86.99	89.71	14.27	96.97	46.38	108.24	N/A	13,730	12,317
BEAVER CITY	2	101.64	101.64	102.31	1.98	99.34	99.63	103.65	N/A	22,500	23,020
CAMBRIDGE	5	102.24	105.32	107.31	11.77	98.15	90.53	134.37	N/A	72,350	77,642
EDISON	1	95.00	95.00	95.00			95.00	95.00	N/A	500	475
HOLBROOK	4	64.84	65.90	40.05	32.29	164.57	37.58	96.35	N/A	21,463	8,595
OXFORD	4	68.41	76.91	67.67	25.61	113.65	55.00	115.80	N/A	34,000	23,006
RURAL	1	64.57	64.57	64.57			64.57	64.57	N/A	27,000	17,435
WILSONVILLE	1	119.00	119.00	119.00			119.00	119.00	N/A	5,000	5,950
<u>ALL</u>											
	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

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TOTAL Assessed Value:	646,100						
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AVG. Assessed Value:	28,091	PRD:	98.93	MIN Sales Ratio:	37.58		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	22	95.20	88.64	89.46	19.40	99.09	37.58	134.37	73.05 to 103.65	31,943	28,575
3	1	64.57	64.57	64.57			64.57	64.57	N/A	27,000	17,435
____ALL____											
	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	21	95.40	91.11	89.05	17.35	102.31	37.58	134.37	77.33 to 103.65	34,321	30,563
2	2	50.69	50.69	47.33	8.50	107.09	46.38	55.00	N/A	4,500	2,130
____ALL____											
	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

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	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091
04											
____ALL____											
	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
33-0018	10	83.35	76.31	62.48	24.80	122.14	37.58	108.24	46.38 to 96.35	18,150	11,340
33-0021	5	102.24	105.32	107.31	11.77	98.15	90.53	134.37	N/A	72,350	77,642
33-0540	7	95.00	86.56	76.33	19.14	113.40	55.00	115.80	55.00 to 115.80	25,928	19,791
42-0002											
73-0179	1	119.00	119.00	119.00			119.00	119.00	N/A	5,000	5,950
NonValid School											
____ALL____											
	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

PAD 2008 R&O Statistics

Base Stat

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TOTAL Adj.Sales Price:	729,752	MEAN:	88	AVG.ABS.DEV:	18.98	95% Mean C.I.:	76.83 to 98.36
TOTAL Assessed Value:	646,100						
AVG. Adj. Sales Price:	31,728	COD:	19.98	MAX Sales Ratio:	134.37		
AVG. Assessed Value:	28,091	PRD:	98.93	MIN Sales Ratio:	37.58		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	66.16	73.64	71.54	33.85	102.95	46.38	115.80	46.38 to 115.80	3,200	2,289
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	4	107.68	111.28	132.61	14.31	83.92	95.40	134.37	N/A	30,850	40,910
1920 TO 1939	3	99.63	90.43	78.63	14.76	115.01	63.77	107.90	N/A	51,666	40,625
1940 TO 1949	6	93.57	92.36	90.72	10.82	101.80	64.57	108.24	64.57 to 108.24	46,416	42,108
1950 TO 1959	1	73.05	73.05	73.05			73.05	73.05	N/A	30,000	21,915
1960 TO 1969	2	95.80	95.80	96.74	6.72	99.03	89.36	102.24	N/A	21,825	21,112
1970 TO 1979	1	37.58	37.58	37.58			37.58	37.58	N/A	80,000	30,060
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	6	86.16	78.57	78.46	19.74	100.14	52.35	96.35	52.35 to 96.35	1,642	1,288
5000 TO 9999	4	112.02	97.36	93.02	17.89	104.66	46.38	119.00	N/A	6,625	6,162
Total \$											
1 TO 9999	10	95.20	86.09	89.07	21.93	96.64	46.38	119.00	52.35 to 115.80	3,635	3,238
10000 TO 29999	4	94.50	88.95	87.10	12.68	102.12	64.57	102.24	N/A	21,412	18,651
30000 TO 59999	5	95.56	94.35	94.80	9.82	99.52	73.05	107.90	N/A	36,200	34,317
60000 TO 99999	1	37.58	37.58	37.58			37.58	37.58	N/A	80,000	30,060
100000 TO 149999	3	90.53	96.22	97.32	26.00	98.87	63.77	134.37	N/A	115,583	112,490
ALL	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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(!: Derived)

NUMBER of Sales:	23	MEDIAN:	95	COV:	28.41	95% Median C.I.:	73.05 to 102.24
TOTAL Sales Price:	729,752	WGT. MEAN:	89	STD:	24.89	95% Wgt. Mean C.I.:	67.51 to 109.56
TOTAL Adj.Sales Price:	729,752	MEAN:	88	AVG.ABS.DEV:	18.98	95% Mean C.I.:	76.83 to 98.36
TOTAL Assessed Value:	646,100						
AVG. Adj. Sales Price:	31,728	COD:	19.98	MAX Sales Ratio:	134.37		
AVG. Assessed Value:	28,091	PRD:	98.93	MIN Sales Ratio:	37.58		

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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	77.33	73.97	64.08	24.57	115.43	46.38	96.35	46.38 to 96.35	2,550	1,634
5000 TO 9999	3	115.80	114.35	113.19	3.10	101.02	108.24	119.00	N/A	6,166	6,980
Total \$ _____											
1 TO 9999	10	95.20	86.09	89.07	21.93	96.64	46.38	119.00	52.35 to 115.80	3,635	3,238
10000 TO 29999	6	92.46	87.40	86.02	12.70	101.61	64.57	102.24	64.57 to 102.24	24,441	21,024
30000 TO 59999	4	97.62	85.18	75.05	21.10	113.49	37.58	107.90	N/A	50,000	37,526
60000 TO 99999	1	63.77	63.77	63.77			63.77	63.77	N/A	100,000	63,770
100000 TO 149999	1	90.53	90.53	90.53			90.53	90.53	N/A	132,000	119,505
150000 TO 249999	1	134.37	134.37	134.37			134.37	134.37	N/A	114,750	154,195
ALL _____											
	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	53.68	57.77	54.53	15.65	105.94	46.38	77.33	N/A	3,425	1,867
10	13	95.56	91.02	81.14	14.12	112.18	37.58	115.80	73.05 to 107.90	30,973	25,130
20	6	96.91	100.05	99.53	19.07	100.52	63.77	134.37	63.77 to 134.37	52,233	51,988
ALL _____											
	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	90.53	81.11	90.20	21.77	89.93	46.38	115.80	52.35 to 102.24	19,855	17,909
344	2	103.77	103.77	105.65	3.98	98.22	99.63	107.90	N/A	27,500	29,052
350	1	73.05	73.05	73.05			73.05	73.05	N/A	30,000	21,915
353	2	99.07	99.07	101.50	35.63	97.61	63.77	134.37	N/A	107,375	108,982
406	3	95.56	93.76	93.30	2.44	100.49	89.36	96.35	N/A	16,934	15,800
442	2	70.62	70.62	55.60	46.78	127.02	37.58	103.65	N/A	55,000	30,577
484	1	119.00	119.00	119.00			119.00	119.00	N/A	5,000	5,950
528	2	86.41	86.41	75.03	25.27	115.16	64.57	108.24	N/A	17,750	13,317
532	1	91.58	91.58	91.58			91.58	91.58	N/A	50,000	45,790
ALL _____											
	23	95.00	87.59	88.54	19.98	98.93	37.58	134.37	73.05 to 102.24	31,728	28,091

**2008 Correlation Section
for Furnas County**

Commerical Real Property

I. Correlation

COMMERCIAL: There were no significant actions taken within the commercial class for 2008. The measures of central tendency are indication the median measure only to be within the acceptable range. There are two outliers that are impacting the other two measures, the mean and weighted mean. Book 0092 page 0151 sale date 08/12/05 is a bar/restaurant in Holbrook and the amount declared for personal property is questionable, book 0092 page 0569 sale date 07/26/06 were lots originally part of the property owned by the motel in Arapahoe and then sold off, unable to verify what they will be used for. Since there are few commercial sales in Furnas County they have been left in the sales file. When hypothetically removing them there affect is mitigated and the measures are within the acceptable range, the mean is 91.94 and the weighted mean is 95.42.

The qualitative measures have met the standards and give indication that the commercial properties are being treated in a uniform and proportionate manner. However, if the two outliers are hypothetically removed the COD is further improved, but the PRD is now indicating progressivity. □

The median measure of central tendency will be used as the best indicator for the level of value for the commercial class of property. No recommendation will be made for the commercial class.

**2008 Correlation Section
for Furnas 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	58	23	39.66
2007	47	18	38.3
2006	44	16	36.36
2005	48	34	70.83
2004	52	40	76.92
2003	65	51	78.46
2002	54	44	81.48
2001	51	43	84.31

COMMERCIAL: Of the 58 commercial sales the review process has determined 23 of them to be qualified sales. Of the 35 not used, five percent were substantially changed, six percent were family, nine percent were centrally assessed, and the remainder is a mixture of such things as partial interests, foreclosure, centrally assessed, change in use, exemptions, mortgage assumptions, and corrective deeds. Furnas County has attempted to use as many sales as possible in the measurement of the commercial class of property.

**2008 Correlation Section
for Furnas 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.

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

**2008 Correlation Section
for Furnas 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	95.00	-0.99	94.06	95.00
2007	90.09	5.04	94.63	96.47
2006	93.75	-0.86	92.94	93.75
2005	99.55	0.88	100.42	99.55
2004	95.35	2.21	97.46	97.63
2003	95	4.48	99.26	98
2002	92	6.87	98.32	98
2001	95	-0.74	94.3	96

COMMERCIAL: The above table will indicate less than a one point difference between the Trended Preliminary Ratio and the R&O Median; the two numbers are similar and support each other. The Trended Preliminary Ratio supports the assessment actins within the commercial class of property.

**2008 Correlation Section
for Furnas 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 Furnas 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	-0.99
16.67	2007	5.04
0	2006	-0.86
-9.49	2005	0.88
-17.4	2004	2.21
-7	2003	4
-3.03	2002	6.87
1.69	2001	-0.74

COMMERCIAL: A comparison of the percent change in the sales file to the percent change in the commercial base (excluding growth) reveals only a slight difference. The sales file is reflective of the assessment actions for 2008 in that nothing major was done other than routine maintenance.

2008 Correlation Section for Furnas 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 Furnas County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	95.00	88.54	87.59

COMMERCIAL: Only the median measure of central tendency is within the acceptable range. There are two outliers that are impacting the other two measures, the mean and weighted mean. Book 0092 page 0151 sale date 08/12/05 is a bar/restaurant in Holbrook and the amount declared for personal property is questionable, book 0092 page 0569 sale date 07/26/06 were lots originally part of the property owned by the motel in Arapahoe and then sold off, unable to verify what they will be used for. Since there are few commercial sales in Furnas County they have been left in the sales file. When hypothetically removing them there affect is mitigated and the measures are within the acceptable range, the mean is 91.94 and the weighted mean is 95.42. The median measure of central tendency will be used as the best indicator for the level of value for the commercial class of property.

**2008 Correlation Section
for Furnas 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	19.98	98.93
Difference	0	0

COMMERCIAL: The primary measures for quality of assessment, the coefficient of dispersion and the price related differential, are both within their respective standard and indicating that the commercial properties are being treated in a uniform and proportionate manner. However, if the two outliers (book 0092 page 0151 sale date 08/12/05 and book 0092 page 0569 sale date 07/26/06) are hypothetically removed the COD (16.50%) is further improved, but the PRD (96.35%) is now indicating progressivity.

**2008 Correlation Section
for Furnas 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	23	23	0
Median	95.00	95.00	0
Wgt. Mean	88.54	88.54	0
Mean	87.59	87.59	0
COD	19.98	19.98	0
PRD	98.93	98.93	0
Min Sales Ratio	37.58	37.58	0
Max Sales Ratio	134.37	134.37	0

COMMERCIAL: The table is a reflection of the assessment actions for 2008 in that there was no significant action taken other than routine maintenance within the commercial class/subclasses for assessment year 2008.

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

Agricultural

It was determined from an analysis of the market not to change any of the land values for assessment year 2008.

The assessor and staff have been busy this year dealing with issues over the lawsuit of the Republican River Compact and Kansas. And working with taxpayers and the Natural Resource District (NRD) to make sure the irrigated acres certified by the NRD are those that are listed on the property record cards. The assessor has commented that any property record cards that need to be addressed after the March 19th deadline of completing the assessment of real property, she will take to the county board of equalization.

2008 Assessment Survey for Furnas County

Agricultural Appraisal Information

1.	<p>Data collection done by:</p> <p>The assessor and staff complete the land valuation process and the contracted appraiser will complete the data collection of the improvements.</p>
2.	<p>Valuation done by:</p> <p>The assessor.</p>
3.	<p>Pickup work done by whom:</p> <p>The contracted part-time appraiser.</p>
4.	<p>Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?</p> <p>Yes, as follows in 4. a.</p>
a.	<p>How is agricultural land defined in this county?</p> <p style="text-align: center;">FURNAS COUNTY POLICY REGARDING ASSESSMENT OF AGRICULTURAL AND HORTICULTURAL LANDS</p> <p>The Legislature finds and declares that agricultural and horticultural land shall be a separate and distinct class of real property for purposes of assessment (Neb. Rev. Stat. 77-1359 to 77-1363).</p> <p>DEFINITIONS</p> <p><u>Agricultural & Horticultural land:</u> a parcel of land which is primarily used for agricultural or horticultural purposes, including wasteland lying in or adjacent to and in common ownership or management with other agricultural and horticultural land. It does not include any land directly associated with any building or enclosed structure. Agricultural or horticultural purposes means used for the commercial production of any plant or animal product in a raw or unprocessed state that is derived from the science and art of agriculture, aquaculture or horticulture. Agricultural and horticultural land shall be valued at 75% of actual value.</p> <p><u>Farm Home Site:</u> means not more than one acre of land contiguous to a farm site which includes an inhabitable residence and improvement used for residential purposes, including utility connections, water and sewer systems, and improved access to a public road. (Neb. Rev. Stat 77-1359(3))</p> <p><u>Farm Site:</u> means the portion of land contiguous to land actively devoted to agriculture which includes improvements that are agricultural or horticultural in nature, including any uninhabitable or unimproved farm home site (Neb. Rev. Stat 77-1356(4)).</p>

	<p>The above site acres shall be assessed at 100% or actual value.</p> <p>The Assessor will periodically review all parcels to verify the continued use for agricultural and horticultural purposes. To ensure the property is classified properly, the assessor may request additional information from the property owner and/or conduct a physical inspection of the parcels.</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?
	The income approach has not been used.
6.	What is the date of the soil survey currently used?
	1979
7.	What date was the last countywide land use study completed?
	2005
a.	By what method? (Physical inspection, FSA maps, etc.)
	The FSA maps were reviewed and updated land use acres from the current owners FSA maps.
b.	By whom?
	The assessor and staff.
c.	What proportion is complete / implemented at this time?
	One hundred percent, land use is kept current through annual maintenance.
8.	Number of market areas/neighborhoods in the agricultural property class:
	1
9.	How are market areas/neighborhoods defined in this property class?
	Market data is applicable to the whole county.
10.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	Yes, only a portion of the county along the Republican River, known as areas 3,4,5, and 6.

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
0	0	0	0

2008 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Furnas 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.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Furnas County is 74% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Furnas County is in compliance with generally accepted mass appraisal practices.

Special Valuation of Agricultural Land

It is my opinion that the level of value of the special valuation of the class of agricultural land in Furnas County is 74% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Furnas County is in compliance with generally accepted mass appraisal practices.

Recapture Valuation of Agricultural Land

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Furnas County is 74% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Furnas 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

**SPECIAL VALUE SECTION
CORRELATION for
Furnas County**

I. Agricultural Land Value Correlation

In Furnas County there are fifty-two qualified unimproved agricultural sales that are valued as having non-influenced value. Two of the three measures of central tendency are within the prescribed parameter, median (74.22) and arithmetic mean (72.31), the weighted mean is below at 67.63. Outlier(s) do not appear to be affecting these measures. For direct equalization purposes the median measure of central tendency will be used in determining the overall level of value. Both of the qualitative measures, coefficient of dispersion (17.01) and price related differential (106.92) are suggesting that the assessment of the agricultural unimproved class has been done in a uniform and proportionate manner. Even though the price related differential is above the range by approximately three points (3.92) it is not a concern because of the known assessment practices within Furnas County. A review of all available statistical data and administrative reports indicates that Furnas County has achieved an acceptable level of value and that the quality of assessment has been met.

There will be no adjustment recommended to the agricultural class of land in Furnas County.

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6545

Type: Qualified

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

NUMBER of Sales:	52	MEDIAN:	74	COV:	22.63	95% Median C.I.:	70.01 to 79.54	(! : Derived)
(AgLand) TOTAL Sales Price:	6,163,395	WGT. MEAN:	68	STD:	16.36	95% Wgt. Mean C.I.:	61.46 to 73.80	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,163,395	MEAN:	72	AVG.ABS.DEV:	12.63	95% Mean C.I.:	67.86 to 76.76	
(AgLand) TOTAL Assessed Value:	4,168,275							
AVG. Adj. Sales Price:	118,526	COD:	17.01	MAX Sales Ratio:	106.17			
AVG. Assessed Value:	80,159	PRD:	106.92	MIN Sales Ratio:	38.76			

Printed: 04/02/2008 16:37:33

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	5	78.32	82.37	80.97	7.96	101.73	73.53	91.53	N/A	108,900	88,171
10/01/04 TO 12/31/04	6	77.13	78.33	78.65	15.12	99.59	59.85	94.75	59.85 to 94.75	187,493	147,465
01/01/05 TO 03/31/05	3	64.17	65.40	65.18	6.31	100.34	59.94	72.08	N/A	137,675	89,730
04/01/05 TO 06/30/05	4	75.43	70.36	65.93	18.77	106.72	41.07	89.49	N/A	92,500	60,982
07/01/05 TO 09/30/05	5	78.24	73.65	64.06	22.91	114.97	38.76	106.17	N/A	80,690	51,691
10/01/05 TO 12/31/05	6	78.79	78.49	78.24	13.31	100.33	63.22	98.34	63.22 to 98.34	64,914	50,785
01/01/06 TO 03/31/06	7	73.32	71.21	65.46	8.19	108.79	47.20	79.75	47.20 to 79.75	135,500	88,700
04/01/06 TO 06/30/06	6	77.49	71.55	60.02	20.87	119.21	43.32	102.81	43.32 to 102.81	120,166	72,125
07/01/06 TO 09/30/06	1	80.00	80.00	80.00			80.00	80.00	N/A	41,975	33,580
10/01/06 TO 12/31/06	3	81.19	79.42	78.04	7.00	101.76	70.01	87.06	N/A	80,833	63,085
01/01/07 TO 03/31/07	2	54.60	54.60	54.94	1.94	99.38	53.54	55.66	N/A	177,000	97,242
04/01/07 TO 06/30/07	4	47.97	51.55	48.42	17.58	106.47	41.44	68.84	N/A	152,500	73,841
<u>Study Years</u>											
07/01/04 TO 06/30/05	18	75.59	75.52	74.98	14.35	100.73	41.07	94.75	66.63 to 89.49	136,249	102,153
07/01/05 TO 06/30/06	24	76.06	73.62	65.66	16.26	112.13	38.76	106.17	64.69 to 80.31	102,601	67,367
07/01/06 TO 06/30/07	10	62.25	63.37	57.08	22.58	111.01	41.44	87.06	44.80 to 81.19	124,847	71,268
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	18	74.10	73.16	68.29	18.25	107.12	38.76	106.17	63.22 to 83.65	87,553	59,793
01/01/06 TO 12/31/06	17	76.01	73.30	65.33	13.00	112.20	43.32	102.81	70.01 to 80.31	114,939	75,087
<u>ALL</u>											
	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6545

Type: Qualified

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

NUMBER of Sales:	52	MEDIAN:	74	COV:	22.63	95% Median C.I.:	70.01 to 79.54	(!: Derived)
(AgLand) TOTAL Sales Price:	6,163,395	WGT. MEAN:	68	STD:	16.36	95% Wgt. Mean C.I.:	61.46 to 73.80	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,163,395	MEAN:	72	AVG.ABS.DEV:	12.63	95% Mean C.I.:	67.86 to 76.76	
(AgLand) TOTAL Assessed Value:	4,168,275							
AVG. Adj. Sales Price:	118,526	COD:	17.01	MAX Sales Ratio:	106.17			
AVG. Assessed Value:	80,159	PRD:	106.92	MIN Sales Ratio:	38.76			

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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	
4103	1	73.53	73.53	73.53			73.53	73.53	N/A	37,500	27,575	
4105	3	44.80	55.29	49.43	28.97	111.86	41.07	80.00	N/A	74,825	36,985	
4107	2	75.01	75.01	55.75	37.07	134.53	47.20	102.81	N/A	195,000	108,717	
4109	1	59.94	59.94	59.94			59.94	59.94	N/A	135,625	81,290	
4111	3	66.63	72.35	75.68	19.56	95.60	55.66	94.75	N/A	327,195	247,610	
4264	1	53.54	53.54	53.54			53.54	53.54	N/A	120,000	64,250	
4265	2	84.30	84.30	82.92	3.35	101.66	81.47	87.12	N/A	64,500	53,482	
4267	4	72.32	71.13	69.76	7.67	101.98	59.85	80.05	N/A	146,375	102,106	
4271	2	78.93	78.93	78.52	0.77	100.52	78.32	79.54	N/A	108,000	84,800	
4273	5	76.01	65.24	57.83	17.11	112.81	41.44	79.75	N/A	150,700	87,147	
4343	1	78.24	78.24	78.24			78.24	78.24	N/A	45,000	35,210	
4345	2	78.54	78.54	75.34	10.86	104.24	70.01	87.06	N/A	65,250	49,160	
4347	3	89.49	78.58	63.29	18.78	124.16	47.91	98.34	N/A	121,000	76,581	
4349	2	77.83	77.83	75.44	3.74	103.17	74.92	80.74	N/A	46,087	34,767	
4511	7	68.84	71.48	64.45	19.44	110.91	43.32	106.17	43.32 to 106.17	101,762	65,581	
4513	5	64.69	67.76	65.69	21.69	103.15	38.76	94.48	N/A	107,700	70,748	
4515	3	90.81	84.81	82.03	7.14	103.39	72.08	91.53	N/A	87,000	71,363	
4517	3	72.77	72.63	72.71	0.88	99.88	71.59	73.52	N/A	86,066	62,581	
4519	2	82.42	82.42	82.20	1.49	100.27	81.19	83.65	N/A	94,750	77,880	
ALL	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159	
AREA (MARKET)												
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	51	74.92	72.92	68.15	16.30	107.01	38.76	106.17	71.32 to 79.54	118,546	80,784	
4	1	41.07	41.07	41.07			41.07	41.07	N/A	117,500	48,255	
ALL	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159	
STATUS: IMPROVED, UNIMPROVED & IOLL												
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159	
ALL	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159	

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6545

Type: Qualified

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

NUMBER of Sales:	52	MEDIAN:	74	COV:	22.63	95% Median C.I.:	70.01 to 79.54	(!: Derived)
(AgLand) TOTAL Sales Price:	6,163,395	WGT. MEAN:	68	STD:	16.36	95% Wgt. Mean C.I.:	61.46 to 73.80	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,163,395	MEAN:	72	AVG.ABS.DEV:	12.63	95% Mean C.I.:	67.86 to 76.76	
(AgLand) TOTAL Assessed Value:	4,168,275							
AVG. Adj. Sales Price:	118,526	COD:	17.01	MAX Sales Ratio:	106.17			
AVG. Assessed Value:	80,159	PRD:	106.92	MIN Sales Ratio:	38.76			

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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	4	67.97	64.44	56.95	20.50	113.15	41.07	80.74	N/A	81,949	46,672
DRY-N/A	22	78.28	78.11	74.75	11.47	104.49	38.76	102.81	71.59 to 87.06	89,504	66,904
GRASS	2	63.06	63.06	63.04	2.59	100.02	61.42	64.69	N/A	63,500	40,032
GRASS-N/A	15	76.11	72.71	68.48	13.75	106.18	51.13	94.48	59.85 to 81.47	117,063	80,165
IRRGTD	1	44.80	44.80	44.80			44.80	44.80	N/A	65,000	29,120
IRRGTD-N/A	8	57.27	65.29	62.44	35.49	104.56	41.44	106.17	41.44 to 106.17	239,817	149,753
ALL	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159

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	12	74.77	71.19	67.33	15.82	105.73	38.76	98.34	59.94 to 80.74	109,689	73,857
DRY-N/A	14	79.65	80.13	78.76	9.65	101.75	64.17	102.81	70.01 to 90.81	70,045	55,164
GRASS	3	64.69	68.70	67.26	9.57	102.15	61.42	80.00	N/A	56,325	37,881
GRASS-N/A	14	74.72	72.19	68.20	14.63	105.85	51.13	94.48	55.66 to 83.65	122,427	83,492
IRRGTD	3	47.20	62.25	71.14	35.28	87.50	44.80	94.75	N/A	267,362	190,201
IRRGTD-N/A	6	57.27	63.40	55.57	33.48	114.09	41.44	106.17	41.44 to 106.17	196,908	109,423
ALL	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159

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	26	77.94	76.01	72.21	12.72	105.26	38.76	102.81	71.59 to 80.31	88,342	63,791
GRASS	17	73.32	71.58	68.11	14.46	105.08	51.13	94.48	59.85 to 81.47	110,762	75,443
IRRGTD	7	47.91	64.13	63.51	39.99	100.97	41.44	106.17	41.44 to 106.17	241,505	153,382
IRRGTD-N/A	2	59.12	59.12	52.38	26.73	112.87	43.32	74.92	N/A	146,500	76,732
ALL	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
33-0018	8	69.13	68.53	61.08	24.06	112.20	44.80	102.81	44.80 to 102.81	135,325	82,657
33-0021	8	73.53	64.29	58.33	17.00	110.20	41.07	79.75	41.07 to 79.75	128,712	75,084
33-0540	28	74.12	74.17	70.80	18.25	104.76	38.76	106.17	64.69 to 81.47	123,003	87,089
42-0002	1	76.11	76.11	76.11			76.11	76.11	N/A	104,984	79,905
73-0179	7	78.24	77.79	77.28	6.85	100.66	70.01	87.06	70.01 to 87.06	71,714	55,417
NonValid School											
ALL	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6545

Type: Qualified

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

NUMBER of Sales:	52	MEDIAN:	74	COV:	22.63	95% Median C.I.:	70.01 to 79.54	(! : Derived)
(AgLand) TOTAL Sales Price:	6,163,395	WGT. MEAN:	68	STD:	16.36	95% Wgt. Mean C.I.:	61.46 to 73.80	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,163,395	MEAN:	72	AVG.ABS.DEV:	12.63	95% Mean C.I.:	67.86 to 76.76	
(AgLand) TOTAL Assessed Value:	4,168,275							
AVG. Adj. Sales Price:	118,526	COD:	17.01	MAX Sales Ratio:	106.17			
AVG. Assessed Value:	80,159	PRD:	106.92	MIN Sales Ratio:	38.76			

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	80.74	80.74	80.74			80.74	80.74	N/A	8,174	6,600
30.01 TO 50.00	1	44.80	44.80	44.80			44.80	44.80	N/A	65,000	29,120
50.01 TO 100.00	9	78.24	80.41	80.70	10.56	99.64	63.22	106.17	72.77 to 87.12	44,024	35,526
100.01 TO 180.00	21	71.59	70.52	61.62	22.25	114.44	38.76	102.81	59.94 to 83.65	102,396	63,095
180.01 TO 330.00	15	76.11	72.57	69.35	11.30	104.64	47.20	94.48	64.17 to 79.75	142,672	98,944
330.01 TO 650.00	5	66.63	68.30	71.51	18.39	95.51	51.13	94.75	N/A	280,717	200,731
ALL	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	80.74	80.74	80.74			80.74	80.74	N/A	8,174	6,600
Total \$											
1 TO 9999	1	80.74	80.74	80.74			80.74	80.74	N/A	8,174	6,600
30000 TO 59999	10	79.77	82.60	83.56	11.46	98.84	63.22	106.17	72.77 to 98.34	42,469	35,489
60000 TO 99999	17	80.05	78.05	78.07	13.39	99.98	44.80	102.81	68.84 to 90.81	72,984	56,977
100000 TO 149999	10	72.80	68.64	68.25	12.43	100.56	41.07	81.19	53.54 to 79.75	119,580	81,616
150000 TO 249999	10	57.76	59.01	58.54	20.18	100.81	38.76	78.32	43.32 to 77.65	196,040	114,757
250000 TO 499999	4	56.92	62.51	65.57	31.95	95.33	41.44	94.75	N/A	333,396	218,606
ALL	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	80.74	80.74	80.74			80.74	80.74	N/A	8,174	6,600
Total \$											
1 TO 9999	1	80.74	80.74	80.74			80.74	80.74	N/A	8,174	6,600
10000 TO 29999	5	73.53	69.64	65.84	15.95	105.78	44.80	87.12	N/A	42,000	27,651
30000 TO 59999	13	78.24	76.54	72.96	14.47	104.90	41.07	106.17	64.69 to 87.06	60,668	44,263
60000 TO 99999	22	75.52	74.13	69.47	16.10	106.71	38.76	102.81	64.17 to 83.65	109,474	76,047
100000 TO 149999	8	63.49	62.09	60.26	20.57	103.05	41.44	78.32	41.44 to 78.32	208,812	125,825
150000 TO 249999	2	56.92	56.92	57.06	17.07	99.74	47.20	66.63	N/A	335,250	191,305
250000 TO 499999	1	94.75	94.75	94.75			94.75	94.75	N/A	407,087	385,735
ALL	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159

**SPECIAL VALUE SECTION
CORRELATION for
Furnas County**

II. Special Value Correlation

Only a small portion of Furnas County is affected by special value, for purposes of valuation the value has been established from like uninfluenced agricultural sales that have occurred in the surrounding area and valued the same as other agricultural property in this market area.

PAD 2008 Special Value Statistics

Base Stat

Query: 6545

Type: Qualified

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

NUMBER of Sales:	52	MEDIAN:	74	COV:	22.63	95% Median C.I.:	70.01 to 79.54	(! : Derived)
(AgLand) TOTAL Sales Price:	6,163,395	WGT. MEAN:	68	STD:	16.36	95% Wgt. Mean C.I.:	61.46 to 73.80	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,163,395	MEAN:	72	AVG.ABS.DEV:	12.63	95% Mean C.I.:	67.86 to 76.76	
(AgLand) TOTAL Assessed Value:	4,168,275							
AVG. Adj. Sales Price:	118,526	COD:	17.01	MAX Sales Ratio:	106.17			
AVG. Assessed Value:	80,159	PRD:	106.92	MIN Sales Ratio:	38.76			

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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	5	78.32	82.37	80.97	7.96	101.73	73.53	91.53	N/A	108,900	88,171
10/01/04 TO 12/31/04	6	77.13	78.33	78.65	15.12	99.59	59.85	94.75	59.85 to 94.75	187,493	147,465
01/01/05 TO 03/31/05	3	64.17	65.40	65.18	6.31	100.34	59.94	72.08	N/A	137,675	89,730
04/01/05 TO 06/30/05	4	75.43	70.36	65.93	18.77	106.72	41.07	89.49	N/A	92,500	60,982
07/01/05 TO 09/30/05	5	78.24	73.65	64.06	22.91	114.97	38.76	106.17	N/A	80,690	51,691
10/01/05 TO 12/31/05	6	78.79	78.49	78.24	13.31	100.33	63.22	98.34	63.22 to 98.34	64,914	50,785
01/01/06 TO 03/31/06	7	73.32	71.21	65.46	8.19	108.79	47.20	79.75	47.20 to 79.75	135,500	88,700
04/01/06 TO 06/30/06	6	77.49	71.55	60.02	20.87	119.21	43.32	102.81	43.32 to 102.81	120,166	72,125
07/01/06 TO 09/30/06	1	80.00	80.00	80.00			80.00	80.00	N/A	41,975	33,580
10/01/06 TO 12/31/06	3	81.19	79.42	78.04	7.00	101.76	70.01	87.06	N/A	80,833	63,085
01/01/07 TO 03/31/07	2	54.60	54.60	54.94	1.94	99.38	53.54	55.66	N/A	177,000	97,242
04/01/07 TO 06/30/07	4	47.97	51.55	48.42	17.58	106.47	41.44	68.84	N/A	152,500	73,841
<u>Study Years</u>											
07/01/04 TO 06/30/05	18	75.59	75.52	74.98	14.35	100.73	41.07	94.75	66.63 to 89.49	136,249	102,153
07/01/05 TO 06/30/06	24	76.06	73.62	65.66	16.26	112.13	38.76	106.17	64.69 to 80.31	102,601	67,367
07/01/06 TO 06/30/07	10	62.25	63.37	57.08	22.58	111.01	41.44	87.06	44.80 to 81.19	124,847	71,268
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	18	74.10	73.16	68.29	18.25	107.12	38.76	106.17	63.22 to 83.65	87,553	59,793
01/01/06 TO 12/31/06	17	76.01	73.30	65.33	13.00	112.20	43.32	102.81	70.01 to 80.31	114,939	75,087
<u>ALL</u>											
	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159

PAD 2008 Special Value Statistics

Base Stat

Query: 6545

Type: Qualified

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

NUMBER of Sales:	52	MEDIAN:	74	COV:	22.63	95% Median C.I.:	70.01 to 79.54	(!: Derived)
(AgLand) TOTAL Sales Price:	6,163,395	WGT. MEAN:	68	STD:	16.36	95% Wgt. Mean C.I.:	61.46 to 73.80	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,163,395	MEAN:	72	AVG.ABS.DEV:	12.63	95% Mean C.I.:	67.86 to 76.76	
(AgLand) TOTAL Assessed Value:	4,168,275							
AVG. Adj. Sales Price:	118,526	COD:	17.01	MAX Sales Ratio:	106.17			
AVG. Assessed Value:	80,159	PRD:	106.92	MIN Sales Ratio:	38.76			

Printed: 04/02/2008 17:07:49

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4103	1	73.53	73.53	73.53			73.53	73.53	N/A	37,500	27,575	
4105	3	44.80	55.29	49.43	28.97	111.86	41.07	80.00	N/A	74,825	36,985	
4107	2	75.01	75.01	55.75	37.07	134.53	47.20	102.81	N/A	195,000	108,717	
4109	1	59.94	59.94	59.94			59.94	59.94	N/A	135,625	81,290	
4111	3	66.63	72.35	75.68	19.56	95.60	55.66	94.75	N/A	327,195	247,610	
4264	1	53.54	53.54	53.54			53.54	53.54	N/A	120,000	64,250	
4265	2	84.30	84.30	82.92	3.35	101.66	81.47	87.12	N/A	64,500	53,482	
4267	4	72.32	71.13	69.76	7.67	101.98	59.85	80.05	N/A	146,375	102,106	
4271	2	78.93	78.93	78.52	0.77	100.52	78.32	79.54	N/A	108,000	84,800	
4273	5	76.01	65.24	57.83	17.11	112.81	41.44	79.75	N/A	150,700	87,147	
4343	1	78.24	78.24	78.24			78.24	78.24	N/A	45,000	35,210	
4345	2	78.54	78.54	75.34	10.86	104.24	70.01	87.06	N/A	65,250	49,160	
4347	3	89.49	78.58	63.29	18.78	124.16	47.91	98.34	N/A	121,000	76,581	
4349	2	77.83	77.83	75.44	3.74	103.17	74.92	80.74	N/A	46,087	34,767	
4511	7	68.84	71.48	64.45	19.44	110.91	43.32	106.17	43.32 to 106.17	101,762	65,581	
4513	5	64.69	67.76	65.69	21.69	103.15	38.76	94.48	N/A	107,700	70,748	
4515	3	90.81	84.81	82.03	7.14	103.39	72.08	91.53	N/A	87,000	71,363	
4517	3	72.77	72.63	72.71	0.88	99.88	71.59	73.52	N/A	86,066	62,581	
4519	2	82.42	82.42	82.20	1.49	100.27	81.19	83.65	N/A	94,750	77,880	
ALL												
	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	51	74.92	72.92	68.15	16.30	107.01	38.76	106.17	71.32 to 79.54	118,546	80,784	
4	1	41.07	41.07	41.07			41.07	41.07	N/A	117,500	48,255	
ALL												
	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159	

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	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159	
ALL												
	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159	

PAD 2008 Special Value Statistics

Base Stat

Query: 6545

Type: Qualified

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

NUMBER of Sales:	52	MEDIAN:	74	COV:	22.63	95% Median C.I.:	70.01 to 79.54	(!: Derived)
(AgLand) TOTAL Sales Price:	6,163,395	WGT. MEAN:	68	STD:	16.36	95% Wgt. Mean C.I.:	61.46 to 73.80	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,163,395	MEAN:	72	AVG.ABS.DEV:	12.63	95% Mean C.I.:	67.86 to 76.76	
(AgLand) TOTAL Assessed Value:	4,168,275							
AVG. Adj. Sales Price:	118,526	COD:	17.01	MAX Sales Ratio:	106.17			
AVG. Assessed Value:	80,159	PRD:	106.92	MIN Sales Ratio:	38.76			

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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	4	67.97	64.44	56.95	20.50	113.15	41.07	80.74	N/A	81,949	46,672	
DRY-N/A	22	78.28	78.11	74.75	11.47	104.49	38.76	102.81	71.59 to 87.06	89,504	66,904	
GRASS	2	63.06	63.06	63.04	2.59	100.02	61.42	64.69	N/A	63,500	40,032	
GRASS-N/A	15	76.11	72.71	68.48	13.75	106.18	51.13	94.48	59.85 to 81.47	117,063	80,165	
IRRGTD	1	44.80	44.80	44.80			44.80	44.80	N/A	65,000	29,120	
IRRGTD-N/A	8	57.27	65.29	62.44	35.49	104.56	41.44	106.17	41.44 to 106.17	239,817	149,753	
ALL	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159	

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	12	74.77	71.19	67.33	15.82	105.73	38.76	98.34	59.94 to 80.74	109,689	73,857	
DRY-N/A	14	79.65	80.13	78.76	9.65	101.75	64.17	102.81	70.01 to 90.81	70,045	55,164	
GRASS	3	64.69	68.70	67.26	9.57	102.15	61.42	80.00	N/A	56,325	37,881	
GRASS-N/A	14	74.72	72.19	68.20	14.63	105.85	51.13	94.48	55.66 to 83.65	122,427	83,492	
IRRGTD	3	47.20	62.25	71.14	35.28	87.50	44.80	94.75	N/A	267,362	190,201	
IRRGTD-N/A	6	57.27	63.40	55.57	33.48	114.09	41.44	106.17	41.44 to 106.17	196,908	109,423	
ALL	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159	

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	26	77.94	76.01	72.21	12.72	105.26	38.76	102.81	71.59 to 80.31	88,342	63,791	
GRASS	17	73.32	71.58	68.11	14.46	105.08	51.13	94.48	59.85 to 81.47	110,762	75,443	
IRRGTD	7	47.91	64.13	63.51	39.99	100.97	41.44	106.17	41.44 to 106.17	241,505	153,382	
IRRGTD-N/A	2	59.12	59.12	52.38	26.73	112.87	43.32	74.92	N/A	146,500	76,732	
ALL	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
33-0018	8	69.13	68.53	61.08	24.06	112.20	44.80	102.81	44.80 to 102.81	135,325	82,657	
33-0021	8	73.53	64.29	58.33	17.00	110.20	41.07	79.75	41.07 to 79.75	128,712	75,084	
33-0540	28	74.12	74.17	70.80	18.25	104.76	38.76	106.17	64.69 to 81.47	123,003	87,089	
42-0002	1	76.11	76.11	76.11			76.11	76.11	N/A	104,984	79,905	
73-0179	7	78.24	77.79	77.28	6.85	100.66	70.01	87.06	70.01 to 87.06	71,714	55,417	
NonValid School												
ALL	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159	

PAD 2008 Special Value Statistics

Base Stat

Query: 6545

Type: Qualified

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

NUMBER of Sales:	52	MEDIAN:	74	COV:	22.63	95% Median C.I.:	70.01 to 79.54	(! : Derived)
(AgLand) TOTAL Sales Price:	6,163,395	WGT. MEAN:	68	STD:	16.36	95% Wgt. Mean C.I.:	61.46 to 73.80	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,163,395	MEAN:	72	AVG.ABS.DEV:	12.63	95% Mean C.I.:	67.86 to 76.76	
(AgLand) TOTAL Assessed Value:	4,168,275							
AVG. Adj. Sales Price:	118,526	COD:	17.01	MAX Sales Ratio:	106.17			
AVG. Assessed Value:	80,159	PRD:	106.92	MIN Sales Ratio:	38.76			

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	80.74	80.74	80.74			80.74	80.74	N/A	8,174	6,600
30.01 TO 50.00	1	44.80	44.80	44.80			44.80	44.80	N/A	65,000	29,120
50.01 TO 100.00	9	78.24	80.41	80.70	10.56	99.64	63.22	106.17	72.77 to 87.12	44,024	35,526
100.01 TO 180.00	21	71.59	70.52	61.62	22.25	114.44	38.76	102.81	59.94 to 83.65	102,396	63,095
180.01 TO 330.00	15	76.11	72.57	69.35	11.30	104.64	47.20	94.48	64.17 to 79.75	142,672	98,944
330.01 TO 650.00	5	66.63	68.30	71.51	18.39	95.51	51.13	94.75	N/A	280,717	200,731
ALL	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	80.74	80.74	80.74			80.74	80.74	N/A	8,174	6,600
Total \$											
1 TO 9999	1	80.74	80.74	80.74			80.74	80.74	N/A	8,174	6,600
30000 TO 59999	10	79.77	82.60	83.56	11.46	98.84	63.22	106.17	72.77 to 98.34	42,469	35,489
60000 TO 99999	17	80.05	78.05	78.07	13.39	99.98	44.80	102.81	68.84 to 90.81	72,984	56,977
100000 TO 149999	10	72.80	68.64	68.25	12.43	100.56	41.07	81.19	53.54 to 79.75	119,580	81,616
150000 TO 249999	10	57.76	59.01	58.54	20.18	100.81	38.76	78.32	43.32 to 77.65	196,040	114,757
250000 TO 499999	4	56.92	62.51	65.57	31.95	95.33	41.44	94.75	N/A	333,396	218,606
ALL	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	80.74	80.74	80.74			80.74	80.74	N/A	8,174	6,600
Total \$											
1 TO 9999	1	80.74	80.74	80.74			80.74	80.74	N/A	8,174	6,600
10000 TO 29999	5	73.53	69.64	65.84	15.95	105.78	44.80	87.12	N/A	42,000	27,651
30000 TO 59999	13	78.24	76.54	72.96	14.47	104.90	41.07	106.17	64.69 to 87.06	60,668	44,263
60000 TO 99999	22	75.52	74.13	69.47	16.10	106.71	38.76	102.81	64.17 to 83.65	109,474	76,047
100000 TO 149999	8	63.49	62.09	60.26	20.57	103.05	41.44	78.32	41.44 to 78.32	208,812	125,825
150000 TO 249999	2	56.92	56.92	57.06	17.07	99.74	47.20	66.63	N/A	335,250	191,305
250000 TO 499999	1	94.75	94.75	94.75			94.75	94.75	N/A	407,087	385,735
ALL	52	74.22	72.31	67.63	17.01	106.92	38.76	106.17	70.01 to 79.54	118,526	80,159

**SPECIAL VALUE SECTION
CORRELATION for
Furnas County**

III. Recapture Value Correlation

In Furnas County there was only one qualified unimproved agricultural sales that has a recapture value. For measurement purposes the sample is not sufficient and there is no other information available that would indicate that the recapture value of the agricultural class has not been met.

There will be no recommended adjustment to the recapture valuation of the class of agricultural land in Furnas County.

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6545

Type: Qualified

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

NUMBER of Sales:	1	MEDIAN:	67	COV:	0.00	95% Median C.I.:	N/A	(!: Derived)
(AgLand) TOTAL Sales Price:	394,000	WGT. MEAN:	67	STD:	0.00	95% Wgt. Mean C.I.:	N/A	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	394,000	MEAN:	67	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A	
(AgLand) TOTAL Assessed Value:	264,260							
AVG. Adj. Sales Price:	394,000	COD:	0.00	MAX Sales Ratio:	67.07			
AVG. Assessed Value:	264,260	PRD:	100.00	MIN Sales Ratio:	67.07			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Qrtrs											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07											
Study Years											
07/01/04 TO 06/30/05	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260
07/01/05 TO 06/30/06											
07/01/06 TO 06/30/07											
Calendar Yrs											
01/01/05 TO 12/31/05	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260
01/01/06 TO 12/31/06											
ALL											
	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260
GEO CODE / TOWNSHIP #											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
4105	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260
ALL											
	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260
AREA (MARKET)											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
4	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260
ALL											
	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260
STATUS: IMPROVED, UNIMPROVED & IOLL											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260
ALL											
	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6545

Type: Qualified

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

NUMBER of Sales:	1	MEDIAN:	67	COV:	0.00	95% Median C.I.:	N/A	(!: Derived)
(AgLand) TOTAL Sales Price:	394,000	WGT. MEAN:	67	STD:	0.00	95% Wgt. Mean C.I.:	N/A	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	394,000	MEAN:	67	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A	
(AgLand) TOTAL Assessed Value:	264,260							
AVG. Adj. Sales Price:	394,000	COD:	0.00	MAX Sales Ratio:	67.07			
AVG. Assessed Value:	264,260	PRD:	100.00	MIN Sales Ratio:	67.07			

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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	
GRASS-N/A	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260	
____ALL____	_____	_____	_____	_____			_____	_____	_____	_____	_____	
	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260	

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	
GRASS-N/A	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260	
____ALL____	_____	_____	_____	_____			_____	_____	_____	_____	_____	
	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260	

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	
GRASS-N/A	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260	
____ALL____	_____	_____	_____	_____			_____	_____	_____	_____	_____	
	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
33-0018	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260	
33-0021												
33-0540												
42-0002												
73-0179												
NonValid School												
____ALL____	_____	_____	_____	_____			_____	_____	_____	_____	_____	
	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
330.01 TO 650.00	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260	
____ALL____	_____	_____	_____	_____			_____	_____	_____	_____	_____	
	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260	

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 \$____	_____	_____	_____	_____			_____	_____	_____	_____	_____	
250000 TO 499999	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260	
____ALL____	_____	_____	_____	_____			_____	_____	_____	_____	_____	
	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260	

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6545

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	394,000	MEAN:	67	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A	
(AgLand) TOTAL Assessed Value:	264,260							
AVG. Adj. Sales Price:	394,000	COD:	0.00	MAX Sales Ratio:	67.07			
AVG. Assessed Value:	264,260	PRD:	100.00	MIN Sales Ratio:	67.07			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
_____ Low \$ _____	_____											
_____ Total \$ _____	_____											
250000 TO 499999	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260	
_____ ALL _____	1	67.07	67.07	67.07			67.07	67.07	N/A	394,000	264,260	

FURNAS COUNTY ASSESSOR

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308-268-3145

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2008 METHODOLOGY FOR FURNAS COUNTY SPECIAL VALUE

Furnas County implements greenbelt for properties within one mile of, and including the Republican River. Special value is set in these market areas along the river by using qualified, unimproved agricultural land sales in Furnas County.

For all Furnas County, special value is applied to all parcels of land primarily used for agricultural or horticultural purposes. Parcels are reviewed on a periodic basis to determine if special value is still applicable. All special values are set by using qualified, unimproved agricultural land sales in Furnas County for the prior 3-year period.

County 33 - Furnas

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,097	Value 339,887,525	Total Growth 19,492,090 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	376	389,380	18	48,725	19	16,760	413	454,865	
2. Res Improv Land	1,954	3,386,510	60	595,865	159	1,770,475	2,173	5,752,850	
3. Res Improvements	1,964	64,114,925	61	5,647,885	165	8,051,370	2,190	77,814,180	
4. Res Total	2,340	67,890,815	79	6,292,475	184	9,838,605	2,603	84,021,895	567,985
% of Total	89.89	80.80	3.03	7.48	7.06	11.70	42.69	24.72	2.91
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	2,340	67,890,815	79	6,292,475	184	9,838,605	2,603	84,021,895	567,985
% of Total	89.89	80.80	3.03	7.48	7.06	11.70	42.69	24.72	2.91

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Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,097	Value 339,887,525	Total Growth 19,492,090 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	83	90,685	5	7,105	2	4,425	90	102,215	
10. Comm Improv Land	286	465,535	15	67,340	7	16,770	308	549,645	
11. Comm Improvements	335	15,240,850	17	1,111,205	16	518,095	368	16,870,150	
12. Comm Total	418	15,797,070	22	1,185,650	18	539,290	458	17,522,010	1,516,265
% of Total	91.26	90.15	4.80	6.76	3.93	3.07	7.51	5.15	7.77
13. Ind UnImp Land	4	59,940	0	0	0	0	4	59,940	
14. Ind Improv Land	2	99,390	1	6,145	1	170,040	4	275,575	
15. Ind Improvements	3	16,926,240	1	321,260	1	440,000	5	17,687,500	
16. Ind Total	7	17,085,570	1	327,405	1	610,040	9	18,023,015	17,052,465
% of Total	77.77	94.79	11.11	1.81	11.11	3.38	0.14	5.30	87.48
Comm+Ind Total	425	32,882,640	23	1,513,055	19	1,149,330	467	35,545,025	18,568,730
% of Total	91.00	92.50	4.92	4.25	4.06	3.23	7.65	10.45	95.26
17. Taxable Total	2,765	100,773,455	102	7,805,530	203	10,987,935	3,070	119,566,920	19,136,715
% of Total	90.06	84.28	3.32	5.26	6.61	8.22	50.35	35.17	98.17

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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	7,085	521,815	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	7,085	521,815
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	7,085	521,815

Schedule III: Mineral Interest Records

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	9	643,260
24. Mineral Interest-Non-Producing	0	0	0	0	0	0
	Records	Total Value	Growth			
23. Mineral Interest-Producing	9	643,260	0			
24. Mineral Interest-Non-Producing	0	0	0			
25. Mineral Interest Total	9	643,260	0			

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	294	3	341	638

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	30,825	0	0	2,377	143,431,195	2,379	143,462,020
28. Ag-Improved Land	0	0	0	0	635	48,067,295	635	48,067,295
29. Ag-Improvements	0	0	0	0	639	28,148,030	639	28,148,030
30. Ag-Total Taxable							3,018	219,677,345

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
39. Road & Ditches		1.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	8	7.120	35,600	8	7.120	35,600	
32. HomeSite Improv Land	405	418.300	2,091,500	405	418.300	2,091,500	
33. HomeSite Improvements	362		9,119,880	362		9,119,880	205,240
34. HomeSite Total				370	425.420	11,246,980	
35. FarmSite UnImp Land	14	29.520	14,760	14	29.520	14,760	
36. FarmSite Impr Land	539	1,586.010	793,005	539	1,586.010	793,005	
37. FarmSite Improv	626		19,028,150	626		19,028,150	150,135
38. FarmSite Total				640	1,615.530	19,835,915	
39. Road & Ditches		7,502.520			7,503.520		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,010	9,544.470	31,082,895	355,375

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	204	21,831.420	11,205,160	204	21,831.420	11,205,160
44. Recapture Val			16,320,030			16,320,030

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	5.000	5,250	0.000	0	583.470	612,645	588.470	617,895
46. 1A	15.700	14,285	0.000	0	34,922.060	31,751,625	34,937.760	31,765,910
47. 2A1	0.000	0	0.000	0	2,599.000	2,053,210	2,599.000	2,053,210
48. 2A	0.000	0	0.000	0	1,643.120	1,230,990	1,643.120	1,230,990
49. 3A1	0.000	0	0.000	0	2,219.900	1,262,815	2,219.900	1,262,815
50. 3A	0.000	0	0.000	0	100.000	53,000	100.000	53,000
51. 4A1	4.000	1,800	0.000	0	3,073.610	1,382,540	3,077.610	1,384,340
52. 4A	0.000	0	0.000	0	3,495.140	1,292,290	3,495.140	1,292,290
53. Total	24.700	21,335	0.000	0	48,636.300	39,639,115	48,661.000	39,660,450
Dryland:								
54. 1D1	14.000	7,840	0.000	0	197.200	110,435	211.200	118,275
55. 1D	3.000	1,650	0.000	0	120,248.100	66,136,475	120,251.100	66,138,125
56. 2D1	0.000	0	0.000	0	7,426.670	3,379,145	7,426.670	3,379,145
57. 2D	0.000	0	0.000	0	3,726.520	1,527,870	3,726.520	1,527,870
58. 3D1	0.000	0	0.000	0	18,152.760	7,079,575	18,152.760	7,079,575
59. 3D	0.000	0	0.000	0	234.000	79,560	234.000	79,560
60. 4D1	0.000	0	0.000	0	23,311.030	7,459,530	23,311.030	7,459,530
61. 4D	0.000	0	0.000	0	12,574.010	3,646,465	12,574.010	3,646,465
62. Total	17.000	9,490	0.000	0	185,870.290	89,419,055	185,887.290	89,428,545
Grass:								
63. 1G1	0.000	0	0.000	0	56.000	21,280	56.000	21,280
64. 1G	0.000	0	0.000	0	13,373.650	5,015,145	13,373.650	5,015,145
65. 2G1	0.000	0	0.000	0	2,429.140	874,490	2,429.140	874,490
66. 2G	0.000	0	0.000	0	1,434.230	415,925	1,434.230	415,925
67. 3G1	0.000	0	0.000	0	2,544.500	674,295	2,544.500	674,295
68. 3G	0.000	0	0.000	0	37.000	9,435	37.000	9,435
69. 4G1	0.000	0	0.000	0	33,034.540	8,093,465	33,034.540	8,093,465
70. 4G	0.000	0	0.000	0	117,280.450	28,147,305	117,280.450	28,147,305
71. Total	0.000	0	0.000	0	170,189.510	43,251,340	170,189.510	43,251,340
72. Waste	0.000	0	0.000	0	5,198.950	389,925	5,198.950	389,925
73. Other	0.000	0	0.000	0	1,003.310	180,595	1,003.310	180,595
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	41.700	30,825	0.000	0	410,898.360	172,880,030	410,940.060	172,910,855

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	179.410	188,380	179.410	188,380
46. 1A	0.000	0	0.000	0	470.300	427,975	470.300	427,975
47. 2A1	0.000	0	0.000	0	107.900	85,240	107.900	85,240
48. 2A	0.000	0	0.000	0	584.000	438,000	584.000	438,000
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	70.000	37,100	70.000	37,100
51. 4A1	0.000	0	0.000	0	27.000	12,150	27.000	12,150
52. 4A	0.000	0	0.000	0	15.000	5,550	15.000	5,550
53. Total	0.000	0	0.000	0	1,453.610	1,194,395	1,453.610	1,194,395
Dryland:								
54. 1D1	0.000	0	0.000	0	241.000	134,960	241.000	134,960
55. 1D	0.000	0	0.000	0	262.300	144,265	262.300	144,265
56. 2D1	0.000	0	0.000	0	43.000	19,565	43.000	19,565
57. 2D	0.000	0	0.000	0	488.670	200,355	488.670	200,355
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	98.000	33,320	98.000	33,320
60. 4D1	0.000	0	0.000	0	194.000	62,080	194.000	62,080
61. 4D	0.000	0	0.000	0	15.000	4,350	15.000	4,350
62. Total	0.000	0	0.000	0	1,341.970	598,895	1,341.970	598,895
Grass:								
63. 1G1	0.000	0	0.000	0	42.000	15,960	42.000	15,960
64. 1G	0.000	0	0.000	0	23.710	8,890	23.710	8,890
65. 2G1	0.000	0	0.000	0	92.000	33,120	92.000	33,120
66. 2G	0.000	0	0.000	0	466.670	135,335	466.670	135,335
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	0.000	0	70.000	17,850	70.000	17,850
69. 4G1	0.000	0	0.000	0	143.000	35,035	143.000	35,035
70. 4G	0.000	0	0.000	0	148.400	35,615	148.400	35,615
71. Total	0.000	0	0.000	0	985.780	281,805	985.780	281,805
72. Waste	0.000	0	0.000	0	392.000	29,400	392.000	29,400
73. Other	0.000	0	0.000	0	1,083.000	194,940	1,083.000	194,940
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	5,256.360	2,299,435	5,256.360	2,299,435

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	511.800	537,390	511.800	537,390
46. 1A	0.000	0	0.000	0	1,027.850	935,340	1,027.850	935,340
47. 2A1	0.000	0	0.000	0	184.000	145,360	184.000	145,360
48. 2A	0.000	0	0.000	0	1,282.000	961,500	1,282.000	961,500
49. 3A1	0.000	0	0.000	0	3.000	1,710	3.000	1,710
50. 3A	0.000	0	0.000	0	201.000	106,530	201.000	106,530
51. 4A1	0.000	0	0.000	0	89.000	40,050	89.000	40,050
52. 4A	0.000	0	0.000	0	26.000	9,620	26.000	9,620
53. Total	0.000	0	0.000	0	3,324.650	2,737,500	3,324.650	2,737,500
Dryland:								
54. 1D1	0.000	0	0.000	0	55.000	30,800	55.000	30,800
55. 1D	0.000	0	0.000	0	328.000	180,400	328.000	180,400
56. 2D1	0.000	0	0.000	0	67.000	30,485	67.000	30,485
57. 2D	0.000	0	0.000	0	373.000	152,930	373.000	152,930
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	57.000	19,380	57.000	19,380
60. 4D1	0.000	0	0.000	0	120.000	38,400	120.000	38,400
61. 4D	0.000	0	0.000	0	54.000	15,660	54.000	15,660
62. Total	0.000	0	0.000	0	1,054.000	468,055	1,054.000	468,055
Grass:								
63. 1G1	0.000	0	0.000	0	27.000	10,260	27.000	10,260
64. 1G	0.000	0	0.000	0	93.100	34,915	93.100	34,915
65. 2G1	0.000	0	0.000	0	19.000	6,840	19.000	6,840
66. 2G	0.000	0	0.000	0	37.000	10,730	37.000	10,730
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	0.000	0	4.220	1,075	4.220	1,075
69. 4G1	0.000	0	0.000	0	236.000	57,825	236.000	57,825
70. 4G	0.000	0	0.000	0	672.610	161,430	672.610	161,430
71. Total	0.000	0	0.000	0	1,088.930	283,075	1,088.930	283,075
72. Waste	0.000	0	0.000	0	366.570	27,495	366.570	27,495
73. Other	0.000	0	0.000	0	665.800	119,845	665.800	119,845
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	6,499.950	3,635,970	6,499.950	3,635,970

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 5

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	1,983.530	2,082,705	1,983.530	2,082,705
46. 1A	0.000	0	0.000	0	2,523.340	2,296,240	2,523.340	2,296,240
47. 2A1	0.000	0	0.000	0	630.630	498,200	630.630	498,200
48. 2A	0.000	0	0.000	0	1,034.100	775,575	1,034.100	775,575
49. 3A1	0.000	0	0.000	0	6.000	3,420	6.000	3,420
50. 3A	0.000	0	0.000	0	518.000	274,540	518.000	274,540
51. 4A1	0.000	0	0.000	0	41.000	18,450	41.000	18,450
52. 4A	0.000	0	0.000	0	71.000	26,270	71.000	26,270
53. Total	0.000	0	0.000	0	6,807.600	5,975,400	6,807.600	5,975,400
Dryland:								
54. 1D1	0.000	0	0.000	0	433.940	243,005	433.940	243,005
55. 1D	0.000	0	0.000	0	363.100	199,705	363.100	199,705
56. 2D1	0.000	0	0.000	0	155.000	70,525	155.000	70,525
57. 2D	0.000	0	0.000	0	335.880	137,710	335.880	137,710
58. 3D1	0.000	0	0.000	0	4.000	1,560	4.000	1,560
59. 3D	0.000	0	0.000	0	191.000	64,940	191.000	64,940
60. 4D1	0.000	0	0.000	0	66.000	21,120	66.000	21,120
61. 4D	0.000	0	0.000	0	49.490	14,350	49.490	14,350
62. Total	0.000	0	0.000	0	1,598.410	752,915	1,598.410	752,915
Grass:								
63. 1G1	0.000	0	0.000	0	56.000	21,280	56.000	21,280
64. 1G	0.000	0	0.000	0	64.500	24,190	64.500	24,190
65. 2G1	0.000	0	0.000	0	39.800	14,330	39.800	14,330
66. 2G	0.000	0	0.000	0	69.000	20,010	69.000	20,010
67. 3G1	0.000	0	0.000	0	3.000	795	3.000	795
68. 3G	0.000	0	0.000	0	38.000	9,690	38.000	9,690
69. 4G1	0.000	0	0.000	0	220.280	53,970	220.280	53,970
70. 4G	0.000	0	0.000	0	1,431.460	343,550	1,431.460	343,550
71. Total	0.000	0	0.000	0	1,922.040	487,815	1,922.040	487,815
72. Waste	0.000	0	0.000	0	896.850	77,065	896.850	77,065
73. Other	0.000	0	0.000	0	2,466.190	465,335	2,466.190	465,335
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	13,691.090	7,758,530	13,691.090	7,758,530

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area:

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Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	205.000	215,250	205.000	215,250
46. 1A	0.000	0	0.000	0	537.110	488,770	537.110	488,770
47. 2A1	0.000	0	0.000	0	125.000	98,750	125.000	98,750
48. 2A	0.000	0	0.000	0	448.000	336,000	448.000	336,000
49. 3A1	0.000	0	0.000	0	3.000	1,710	3.000	1,710
50. 3A	0.000	0	0.000	0	356.000	188,680	356.000	188,680
51. 4A1	0.000	0	0.000	0	19.000	8,550	19.000	8,550
52. 4A	0.000	0	0.000	0	6.000	2,220	6.000	2,220
53. Total	0.000	0	0.000	0	1,699.110	1,339,930	1,699.110	1,339,930
Dryland:								
54. 1D1	0.000	0	0.000	0	74.000	41,440	74.000	41,440
55. 1D	0.000	0	0.000	0	58.410	32,125	58.410	32,125
56. 2D1	0.000	0	0.000	0	21.000	9,555	21.000	9,555
57. 2D	0.000	0	0.000	0	246.000	100,860	246.000	100,860
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	162.000	55,080	162.000	55,080
60. 4D1	0.000	0	0.000	0	18.000	5,760	18.000	5,760
61. 4D	0.000	0	0.000	0	1.000	290	1.000	290
62. Total	0.000	0	0.000	0	580.410	245,110	580.410	245,110
Grass:								
63. 1G1	0.000	0	0.000	0	8.000	3,040	8.000	3,040
64. 1G	0.000	0	0.000	0	17.000	6,375	17.000	6,375
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	38.000	11,020	38.000	11,020
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	0.000	0	37.000	9,435	37.000	9,435
69. 4G1	0.000	0	0.000	0	49.000	12,005	49.000	12,005
70. 4G	0.000	0	0.000	0	733.000	175,920	733.000	175,920
71. Total	0.000	0	0.000	0	882.000	217,795	882.000	217,795
72. Waste	0.000	0	0.000	0	345.000	25,875	345.000	25,875
73. Other	0.000	0	0.000	0	811.500	160,950	811.500	160,950
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	4,318.020	1,989,660	4,318.020	1,989,660

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	24.700	21,335	0.000	0	61,921.270	50,886,340	61,945.970	50,907,675
77.Dry Land	17.000	9,490	0.000	0	190,445.080	91,484,030	190,462.080	91,493,520
78.Grass	0.000	0	0.000	0	175,068.260	44,521,830	175,068.260	44,521,830
79.Waste	0.000	0	0.000	0	7,199.370	549,760	7,199.370	549,760
80.Other	0.000	0	0.000	0	6,029.800	1,121,665	6,029.800	1,121,665
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	41.700	30,825	0.000	0	440,663.780	188,563,625	440,705.480	188,594,450

2008 Agricultural Land Detail

County 33 - Furnas

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	588.470	1.21%	617,895	1.56%	1,050.002
1A	34,937.760	71.80%	31,765,910	80.09%	909.214
2A1	2,599.000	5.34%	2,053,210	5.18%	790.000
2A	1,643.120	3.38%	1,230,990	3.10%	749.178
3A1	2,219.900	4.56%	1,262,815	3.18%	568.861
3A	100.000	0.21%	53,000	0.13%	530.000
4A1	3,077.610	6.32%	1,384,340	3.49%	449.810
4A	3,495.140	7.18%	1,292,290	3.26%	369.739
Irrigated Total	48,661.000	100.00%	39,660,450	100.00%	815.035

Dry:

1D1	211.200	0.11%	118,275	0.13%	560.014
1D	120,251.100	64.69%	66,138,125	73.96%	550.000
2D1	7,426.670	4.00%	3,379,145	3.78%	455.001
2D	3,726.520	2.00%	1,527,870	1.71%	409.999
3D1	18,152.760	9.77%	7,079,575	7.92%	389.999
3D	234.000	0.13%	79,560	0.09%	340.000
4D1	23,311.030	12.54%	7,459,530	8.34%	320.000
4D	12,574.010	6.76%	3,646,465	4.08%	290.000
Dry Total	185,887.290	100.00%	89,428,545	100.00%	481.090

Grass:

1G1	56.000	0.03%	21,280	0.05%	380.000
1G	13,373.650	7.86%	5,015,145	11.60%	375.001
2G1	2,429.140	1.43%	874,490	2.02%	359.999
2G	1,434.230	0.84%	415,925	0.96%	289.998
3G1	2,544.500	1.50%	674,295	1.56%	265.000
3G	37.000	0.02%	9,435	0.02%	255.000
4G1	33,034.540	19.41%	8,093,465	18.71%	245.000
4G	117,280.450	68.91%	28,147,305	65.08%	239.999
Grass Total	170,189.510	100.00%	43,251,340	100.00%	254.136

Irrigated Total	48,661.000	11.84%	39,660,450	22.94%	815.035
Dry Total	185,887.290	45.23%	89,428,545	51.72%	481.090
Grass Total	170,189.510	41.41%	43,251,340	25.01%	254.136
Waste	5,198.950	1.27%	389,925	0.23%	75.000
Other	1,003.310	0.24%	180,595	0.10%	179.999
Exempt	0.000	0.00%			
Market Area Total	410,940.060	100.00%	172,910,855	100.00%	420.769

As Related to the County as a Whole

Irrigated Total	48,661.000	78.55%	39,660,450	77.91%	
Dry Total	185,887.290	97.60%	89,428,545	97.74%	
Grass Total	170,189.510	97.21%	43,251,340	97.15%	
Waste	5,198.950	72.21%	389,925	70.93%	
Other	1,003.310	16.64%	180,595	16.10%	
Exempt	0.000	0.00%			
Market Area Total	410,940.060	93.25%	172,910,855	91.68%	

2008 Agricultural Land Detail

County 33 - Furnas

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	179.410	12.34%	188,380	15.77%	1,049.997
1A	470.300	32.35%	427,975	35.83%	910.004
2A1	107.900	7.42%	85,240	7.14%	789.990
2A	584.000	40.18%	438,000	36.67%	750.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	70.000	4.82%	37,100	3.11%	530.000
4A1	27.000	1.86%	12,150	1.02%	450.000
4A	15.000	1.03%	5,550	0.46%	370.000
Irrigated Total	1,453.610	100.00%	1,194,395	100.00%	821.675

Dry:

1D1	241.000	17.96%	134,960	22.53%	560.000
1D	262.300	19.55%	144,265	24.09%	550.000
2D1	43.000	3.20%	19,565	3.27%	455.000
2D	488.670	36.41%	200,355	33.45%	410.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	98.000	7.30%	33,320	5.56%	340.000
4D1	194.000	14.46%	62,080	10.37%	320.000
4D	15.000	1.12%	4,350	0.73%	290.000
Dry Total	1,341.970	100.00%	598,895	100.00%	446.280

Grass:

1G1	42.000	4.26%	15,960	5.66%	380.000
1G	23.710	2.41%	8,890	3.15%	374.947
2G1	92.000	9.33%	33,120	11.75%	360.000
2G	466.670	47.34%	135,335	48.02%	290.001
3G1	0.000	0.00%	0	0.00%	0.000
3G	70.000	7.10%	17,850	6.33%	255.000
4G1	143.000	14.51%	35,035	12.43%	245.000
4G	148.400	15.05%	35,615	12.64%	239.993
Grass Total	985.780	100.00%	281,805	100.00%	285.870

Irrigated Total	1,453.610	27.65%	1,194,395	51.94%	821.675
Dry Total	1,341.970	25.53%	598,895	26.05%	446.280
Grass Total	985.780	18.75%	281,805	12.26%	285.870
Waste	392.000	7.46%	29,400	1.28%	75.000
Other	1,083.000	20.60%	194,940	8.48%	180.000
Exempt	0.000	0.00%			
Market Area Total	5,256.360	100.00%	2,299,435	100.00%	437.457

As Related to the County as a Whole

Irrigated Total	1,453.610	2.35%	1,194,395	2.35%	
Dry Total	1,341.970	0.70%	598,895	0.65%	
Grass Total	985.780	0.56%	281,805	0.63%	
Waste	392.000	5.44%	29,400	5.35%	
Other	1,083.000	17.96%	194,940	17.38%	
Exempt	0.000	0.00%			
Market Area Total	5,256.360	1.19%	2,299,435	1.22%	

2008 Agricultural Land Detail

County 33 - Furnas

Market Area: **4**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	511.800	15.39%	537,390	19.63%	1,050.000
1A	1,027.850	30.92%	935,340	34.17%	909.996
2A1	184.000	5.53%	145,360	5.31%	790.000
2A	1,282.000	38.56%	961,500	35.12%	750.000
3A1	3.000	0.09%	1,710	0.06%	570.000
3A	201.000	6.05%	106,530	3.89%	530.000
4A1	89.000	2.68%	40,050	1.46%	450.000
4A	26.000	0.78%	9,620	0.35%	370.000
Irrigated Total	3,324.650	100.00%	2,737,500	100.00%	823.394

Dry:

1D1	55.000	5.22%	30,800	6.58%	560.000
1D	328.000	31.12%	180,400	38.54%	550.000
2D1	67.000	6.36%	30,485	6.51%	455.000
2D	373.000	35.39%	152,930	32.67%	410.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	57.000	5.41%	19,380	4.14%	340.000
4D1	120.000	11.39%	38,400	8.20%	320.000
4D	54.000	5.12%	15,660	3.35%	290.000
Dry Total	1,054.000	100.00%	468,055	100.00%	444.074

Grass:

1G1	27.000	2.48%	10,260	3.62%	380.000
1G	93.100	8.55%	34,915	12.33%	375.026
2G1	19.000	1.74%	6,840	2.42%	360.000
2G	37.000	3.40%	10,730	3.79%	290.000
3G1	0.000	0.00%	0	0.00%	0.000
3G	4.220	0.39%	1,075	0.38%	254.739
4G1	236.000	21.67%	57,825	20.43%	245.021
4G	672.610	61.77%	161,430	57.03%	240.005
Grass Total	1,088.930	100.00%	283,075	100.00%	259.957

Irrigated Total	3,324.650	51.15%	2,737,500	75.29%	823.394
Dry Total	1,054.000	16.22%	468,055	12.87%	444.074
Grass Total	1,088.930	16.75%	283,075	7.79%	259.957
Waste	366.570	5.64%	27,495	0.76%	75.006
Other	665.800	10.24%	119,845	3.30%	180.001
Exempt	0.000	0.00%			
Market Area Total	6,499.950	100.00%	3,635,970	100.00%	559.384

As Related to the County as a Whole

Irrigated Total	3,324.650	5.37%	2,737,500	5.38%	
Dry Total	1,054.000	0.55%	468,055	0.51%	
Grass Total	1,088.930	0.62%	283,075	0.64%	
Waste	366.570	5.09%	27,495	5.00%	
Other	665.800	11.04%	119,845	10.68%	
Exempt	0.000	0.00%			
Market Area Total	6,499.950	1.47%	3,635,970	1.93%	

2008 Agricultural Land Detail

County 33 - Furnas

Market Area: **5**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,983.530	29.14%	2,082,705	34.85%	1,049.999
1A	2,523.340	37.07%	2,296,240	38.43%	910.000
2A1	630.630	9.26%	498,200	8.34%	790.003
2A	1,034.100	15.19%	775,575	12.98%	750.000
3A1	6.000	0.09%	3,420	0.06%	570.000
3A	518.000	7.61%	274,540	4.59%	530.000
4A1	41.000	0.60%	18,450	0.31%	450.000
4A	71.000	1.04%	26,270	0.44%	370.000
Irrigated Total	6,807.600	100.00%	5,975,400	100.00%	877.754

Dry:

1D1	433.940	27.15%	243,005	32.28%	559.996
1D	363.100	22.72%	199,705	26.52%	550.000
2D1	155.000	9.70%	70,525	9.37%	455.000
2D	335.880	21.01%	137,710	18.29%	409.997
3D1	4.000	0.25%	1,560	0.21%	390.000
3D	191.000	11.95%	64,940	8.63%	340.000
4D1	66.000	4.13%	21,120	2.81%	320.000
4D	49.490	3.10%	14,350	1.91%	289.957
Dry Total	1,598.410	100.00%	752,915	100.00%	471.039

Grass:

1G1	56.000	2.91%	21,280	4.36%	380.000
1G	64.500	3.36%	24,190	4.96%	375.038
2G1	39.800	2.07%	14,330	2.94%	360.050
2G	69.000	3.59%	20,010	4.10%	290.000
3G1	3.000	0.16%	795	0.16%	265.000
3G	38.000	1.98%	9,690	1.99%	255.000
4G1	220.280	11.46%	53,970	11.06%	245.006
4G	1,431.460	74.48%	343,550	70.43%	239.999
Grass Total	1,922.040	100.00%	487,815	100.00%	253.800

Irrigated Total	6,807.600	49.72%	5,975,400	77.02%	877.754
Dry Total	1,598.410	11.67%	752,915	9.70%	471.039
Grass Total	1,922.040	14.04%	487,815	6.29%	253.800
Waste	896.850	6.55%	77,065	0.99%	85.928
Other	2,466.190	18.01%	465,335	6.00%	188.685
Exempt	0.000	0.00%			
Market Area Total	13,691.090	100.00%	7,758,530	100.00%	566.684

As Related to the County as a Whole

Irrigated Total	6,807.600	10.99%	5,975,400	11.74%	
Dry Total	1,598.410	0.84%	752,915	0.82%	
Grass Total	1,922.040	1.10%	487,815	1.10%	
Waste	896.850	12.46%	77,065	14.02%	
Other	2,466.190	40.90%	465,335	41.49%	
Exempt	0.000	0.00%			
Market Area Total	13,691.090	3.11%	7,758,530	4.11%	

2008 Agricultural Land Detail

County 33 - Furnas

Market Area: **6**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	205.000	12.07%	215,250	16.06%	1,050.000
1A	537.110	31.61%	488,770	36.48%	909.999
2A1	125.000	7.36%	98,750	7.37%	790.000
2A	448.000	26.37%	336,000	25.08%	750.000
3A1	3.000	0.18%	1,710	0.13%	570.000
3A	356.000	20.95%	188,680	14.08%	530.000
4A1	19.000	1.12%	8,550	0.64%	450.000
4A	6.000	0.35%	2,220	0.17%	370.000
Irrigated Total	1,699.110	100.00%	1,339,930	100.00%	788.606

Dry:

1D1	74.000	12.75%	41,440	16.91%	560.000
1D	58.410	10.06%	32,125	13.11%	549.991
2D1	21.000	3.62%	9,555	3.90%	455.000
2D	246.000	42.38%	100,860	41.15%	410.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	162.000	27.91%	55,080	22.47%	340.000
4D1	18.000	3.10%	5,760	2.35%	320.000
4D	1.000	0.17%	290	0.12%	290.000
Dry Total	580.410	100.00%	245,110	100.00%	422.304

Grass:

1G1	8.000	0.91%	3,040	1.40%	380.000
1G	17.000	1.93%	6,375	2.93%	375.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	38.000	4.31%	11,020	5.06%	290.000
3G1	0.000	0.00%	0	0.00%	0.000
3G	37.000	4.20%	9,435	4.33%	255.000
4G1	49.000	5.56%	12,005	5.51%	245.000
4G	733.000	83.11%	175,920	80.77%	240.000
Grass Total	882.000	100.00%	217,795	100.00%	246.933

Irrigated Total	1,699.110	39.35%	1,339,930	67.34%	788.606
Dry Total	580.410	13.44%	245,110	12.32%	422.304
Grass Total	882.000	20.43%	217,795	10.95%	246.933
Waste	345.000	7.99%	25,875	1.30%	75.000
Other	811.500	18.79%	160,950	8.09%	198.336
Exempt	0.000	0.00%			
Market Area Total	4,318.020	100.00%	1,989,660	100.00%	460.780

As Related to the County as a Whole

Irrigated Total	1,699.110	2.74%	1,339,930	2.63%	
Dry Total	580.410	0.30%	245,110	0.27%	
Grass Total	882.000	0.50%	217,795	0.49%	
Waste	345.000	4.79%	25,875	4.71%	
Other	811.500	13.46%	160,950	14.35%	
Exempt	0.000	0.00%			
Market Area Total	4,318.020	0.98%	1,989,660	1.05%	

2008 Agricultural Land Detail

County 33 - Furnas

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	24.700	21,335	0.000	0	61,921.270	50,886,340
Dry	17.000	9,490	0.000	0	190,445.080	91,484,030
Grass	0.000	0	0.000	0	175,068.260	44,521,830
Waste	0.000	0	0.000	0	7,199.370	549,760
Other	0.000	0	0.000	0	6,029.800	1,121,665
Exempt	0.000	0	0.000	0	0.000	0
Total	41.700	30,825	0.000	0	440,663.780	188,563,625

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	61,945.970	50,907,675	61,945.970	14.06%	50,907,675	26.99%	821.807
Dry	190,462.080	91,493,520	190,462.080	43.22%	91,493,520	48.51%	480.376
Grass	175,068.260	44,521,830	175,068.260	39.72%	44,521,830	23.61%	254.311
Waste	7,199.370	549,760	7,199.370	1.63%	549,760	0.29%	76.362
Other	6,029.800	1,121,665	6,029.800	1.37%	1,121,665	0.59%	186.020
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	440,705.480	188,594,450	440,705.480	100.00%	188,594,450	100.00%	427.937

* 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)**

33 Furnas

	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	83,071,995	84,021,895	949,900	1.14	567,985	0.46
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	10,298,490	11,246,980	948,490	9.21	*-----	9.21
4. Total Residential (sum lines 1-3)	93,370,485	95,268,875	1,898,390	2.03	567,985	1.42
5. Commercial	16,403,895	17,522,010	1,118,115	6.82	1,516,265	-2.43
6. Industrial	741,395	18,023,015	17,281,620	2330.96	17,052,465	30.91
7. Ag-Farmsite Land, Outbuildings	19,938,805	19,835,915	-102,890	-0.52	355,375	-2.3
8. Minerals	504,620	643,260	138,640	27.47	0	27.47
9. Total Commercial (sum lines 5-8)	37,588,715	56,024,200	18,435,485	49.05	18,718,865	-0.75
10. Total Non-Agland Real Property	130,959,200	151,293,075	20,333,875	15.53	19,492,090	0.64
11. Irrigated	49,354,460	50,907,675	1,553,215	3.15		
12. Dryland	92,225,675	91,493,520	-732,155	-0.79		
13. Grassland	44,641,005	44,521,830	-119,175	-0.27		
14. Wasteland	553,735	549,760	-3,975	-0.72		
15. Other Agland	1,141,105	1,141,105	-19,440	-1.7		
16. Total Agricultural Land	187,915,980	188,594,450	678,470	0.36		
17. Total Value of All Real Property (Locally Assessed)	318,875,180	339,887,525	21,012,345	6.59	19,492,090	0.48

*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.

2007 Plan of Assessment for Furnas County
Assessment Years 2008, 2009 and 2010
Date: June 15, 2007

Plan of Assessment Requirements:

Pursuant to Nebr. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and the quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Reference, Neb. Rev. Stat. 77-201 (R.S.Supp 2004).

General Description of Real Property in Furnas County:

Per the 2007 County Abstract, Furnas County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Minerals	8		.001
Residential	2602	42.69	26.04
Commercial	450	7.38	5.13
Industrial	8	.13	.23
Recreational	0		
Agricultural	3027	48.06	68.4
Special Value	204	3.24	3.4

Agricultural land – 440777.10 taxable acres. 13.65% irrigated, 43.48% dry, 39.83% grassland, 1.65% waste and 1.39% timber.

Other pertinent facts – 41% residential, 07% commercial and 51% agricultural (including special value)

For more information see 2007 Reports and Opinions, Abstract and Assessor Survey.

Current Resources

A. Assessor's Office staff includes:

- Melody Crawford, Assessor
- Bobbi Noel, Deputy
- Gerald Eugene Witte, Appraiser
- Sherry Thooft, ½ time Office Clerk

The Assessor and Deputy both hold Assessor's Certificates and will attend necessary training to obtain hours needed to keep certificates current. The high cost of approved training is a budgetary concern for Furnas County

The County Appraiser is a Registered Nebraska Appraiser, and also holds a Nebraska Real Estate License. He is responsible for gathering information on any new improvements and additions or alterations to existing improvements from Building Permits, County-wide zoning permits and any Assessor notes. His rotating review work involves looking at all improvements on each parcel, checking as to measurements of buildings, quality of construction, depreciation percentage and all information shown in Assessor's records for accuracy. Inspection of the interior of houses is done whenever possible.

B Cadastral Maps and aerial photos are in need of replacement, as they are both around 30 years old. The most current source is the FSA CD

C Property Record Cards contain Cama pricing sheets and pictures, Lot size drawing, MIPS county solutions yearly values.

Current Assessment Procedures for Real Property

- A Both Assessor and Deputy Assessor handle transfers each month.
A verification form is mailed out.
- B. Office pulls property record cards for Appraiser to review information.
- C. All arm length sales are entered in a Computer by type such as Residential, Commercial or Agriculture. Under each type is a more detailed description. Residential by year construction, Quality and Style. Commercial by City, School Dist, Type or use. Ag by major land use, acres, Geo code, Land Area & School dist.
- D. Approaches to Value
 - 1) Market Approach: Sales comparison,
 - 2) Cost Approach: Marshall Swift manual - Commercial 2006, Residential 2005.
 - 3) Land valuation studies are used to establish market areas, special value for agricultural land and agricultural land.
- E. Reconciliation of Final Value and documentation
- F. Review assessment sales ratio studies after assessment actions.
- G. Notices and Public Relations

Level of value, Quality, and Uniformity of assessment year 2007:

Property Class	Median	Cod*	PRD*
Residential	97.42	23.47	108.27
Commercial	96.47	10.86	110.38
Agricultural Land	75.00	15.20	104.99
Special Value Agland	75.00	15.20	104.99
Recapture Value	67.00		100.00

*COD means coefficient of dispersion and PRD means price related Differential. For more information regarding statistical measures see 2007 Reports and Opinions.

Assessment actions planned for Assessment year 2008

2008 Assessment year Assessor & Office Staff

Residential

1. Complete pickup work by March 1, 2008.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from the Appraisers review work such as date of inspection.
4. Get the review work ready for the next year.

Commercial

1. Complete pickup work by March 1, 2008
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from the Appraisers review work such as date of inspection.
4. Get the review work ready for the next year.

Agricultural

1. Complete pickup work by March 1, 2008
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Use current FSA CD to update land use, if available.
4. Work on identification of CREP & EQIP acres on property record cards
5. Work on updating certified irrigated acres as per NRD records

County Appraiser

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of all improvements in the Rural not done along with towns and take digital pictures of improvements as needed.
3. Review all property protests with the Commissioner
4. Attend Board of Equalization hearings.

Assessment actions Planned for Assessment year 2009

2009 Assessment year Assessor & Office Staff

Residential

1. Complete pickup work by March 1, 2009.
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales.
3. Update files from the Appraisers review work such as date of inspection.
4. Get the review work ready for the next year.

Commercial

1. Complete pickup work by March 1, 2009
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Update files from the Appraisers review work such as date of inspection.
4. Get the review work ready for the next year.

Agricultural

1. Complete pickup work by March 1, 2009
2. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
3. Use current FSA CD to update land use, if available.

County Appraiser

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of Cambridge, Holbrook, Arapahoe, Edison, and rural improvements in those areas of the county. New pictures are taken when needed.
3. Review all property protests with the Commissioners
4. Attend Board of Equalization hearings

Assessment actions Planned for Assessment year 2010

2010 Assessment year Assessor & Office Staff

Residential

1. Obtain pricing updates on CAMA program to be applied to residential homes and outbuildings.
2. Complete pickup work by March 1, 2010.
3. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct and verify sales
4. Update files from the Appraisers review work such as date of inspection.
5. Get the review work ready for the next year.

Commercial

1. Reprice commercial properties on new Marshall & Swift manual
2. Complete pickup work by March 1, 2010
3. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
4. Update files from the Appraisers review work such as date of inspection.
5. Get the review work ready for the next year.

Agricultural

1. Obtain pricing updates on CAMA program to be applied to rural homes and outbuildings.
2. Complete pickup work by March 1, 2010
3. Complete study of current sales ratio reports to determine if level of value and quality of assessment is correct.
4. Use current FSA CD to update land use, if available.

County Appraiser

1. Complete pickup work using Building Permits, County wide zoning and Assessors notes.
2. Complete door to door review of Oxford, Beaver City, Hendley and Wilsonville and rural improvements in those areas of the county. New pictures are taken when needed.
3. Review all property protests with the Commissioner
4. Attend Board of Equalization hearings

Other functions preformed by the assessor's office, but not limited to:

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare the following Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters & annual Assessed value update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report.
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report.
3. Personal Property; administer annual filing of approximately 694 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemption: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property- annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer approximately 292 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

11. Tax List Corrections- prepare tax list correction documents for county board approval
12. County Board of Equalization – attend county board of equalization meetings for valuation protests-assemble and provide information
13. TERC Appeals- prepare information attend taxpayer appeal hearings before TERC, defend valuation
14. TERC Statewide Equalization- attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor Education – attend meetings, workshops, and educational classes to obtain 60 hours of continuing education to maintain assessor certification

Conclusion:

Estimated Appraisal Budget needs for 2007-2008 include:

Appraisal Budget	\$18000
Prichard & Abbott	\$600
Gene Witte	\$14400
Mileage (est)	\$2300
Ethanol Appraisal	\$1000

Respectfully submitted:

Assessor: Melody L. Crawford Date: June 15, 2007

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2008 Assessment Survey for Furnas County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	An appraiser has been hired to work 5 days a month, but may choose to save and use the days to best suit his work schedule.
3.	Other full-time employees
	0
4.	Other part-time employees
	1
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$ 68,638
7.	Part of the budget that is dedicated to the computer system
	All computer expenses are allocated out of the county general budget.
8.	Adopted budget, or granted budget if different from above
	\$ 68,526
9.	Amount of the total budget set aside for appraisal work
	\$ - 0 -
10.	Amount of the total budget set aside for education/workshops
	\$ 1,000
11.	Appraisal/Reappraisal budget, if not part of the total budget
	\$ 19,000 is allocated from the county general fund for appraisal work.
12.	Other miscellaneous funds
	\$ - 0 -

13.	Total budget
	\$ 68,526
a.	Was any of last year's budget not used:
	No

B. Computer, Automation Information and GIS

1.	Administrative software
	MIPS
2.	CAMA software
	MIPS
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Assessor
5.	Does the county have GIS software?
	No
6.	Who maintains the GIS software and maps?
	Non-applicable
7.	Personal Property software:
	MIPS

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?
	Arapahoe, Beaver City, Cambridge, and Oxford

4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services
	The firm of Pritchard & Abbott has been contracted to do the oil and gas mineral appraisals within the county. Another professional appraiser has been contracted to appraise the ethanol plant that is near completion in Cambridge.
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 Furnas County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5654.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts