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## 2009 Commission Summary

### 26 Dixon

#### Residential Real Property - Current

|                        |             |                                       |          |
|------------------------|-------------|---------------------------------------|----------|
| Number of Sales        | 101         | COD                                   | 12.82    |
| Total Sales Price      | \$5,892,015 | PRD                                   | 103.46   |
| Total Adj. Sales Price | \$5,896,960 | COV                                   | 19.99    |
| Total Assessed Value   | \$5,444,680 | STD                                   | 19.10    |
| Avg. Adj. Sales Price  | \$58,386    | Avg. Absolute Deviation               | 12.48    |
| Avg. Assessed Value    | \$53,908    | Average Assessed Value<br>of the Base | \$49,023 |
| Median                 | 97          | Wgt. Mean                             | 92       |
| Mean                   | 96          | Max                                   | 187      |
| Min                    | 39.11       |                                       |          |

#### Confidence Interval - Current

|                   |                |
|-------------------|----------------|
| 95% Median C.I    | 95.32 to 98.42 |
| 95% Mean C.I      | 91.80 to 99.25 |
| 95% Wgt. Mean C.I | 88.01 to 96.65 |

|  |       |
|--|-------|
| % of Value of the Class of all Real Property Value in the County | 18.59 |
| % of Records Sold in the Study Period                            | 4.48  |
| % of Value Sold in the Study Period                              | 4.93  |

#### Residential Real Property - History

| Year | Number of Sales | Median | COD   | PRD    |
|------|-----------------|--------|-------|--------|
| 2008 | 118             | 96     | 14.08 | 103.87 |
| 2007 | 157             | 96     | 19.53 | 104.76 |
| 2006 | 193             | 96     | 25.13 | 107.34 |
| 2005 | 164             | 96     | 24.48 | 105.67 |

## 2009 Commission Summary

### 26 Dixon

#### Commercial Real Property - Current

|                        |             |                                       |           |
|------------------------|-------------|---------------------------------------|-----------|
| Number of Sales        | 43          | COD                                   | 16.48     |
| Total Sales Price      | \$2,046,822 | PRD                                   | 99.89     |
| Total Adj. Sales Price | \$2,040,822 | COV                                   | 25.16     |
| Total Assessed Value   | \$1,992,920 | STD                                   | 24.54     |
| Avg. Adj. Sales Price  | \$47,461    | Avg. Absolute Deviation               | 15.79     |
| Avg. Assessed Value    | \$46,347    | Average Assessed Value<br>of the Base | \$117,774 |
| Median                 | 96          | Wgt. Mean                             | 98        |
| Mean                   | 98          | Max                                   | 175       |
| Min                    | 55          |                                       |           |

#### Confidence Interval - Current

|                   |                 |
|-------------------|-----------------|
| 95% Median C.I    | 91.84 to 100.00 |
| 95% Mean C.I      | 90.21 to 104.88 |
| 95% Wgt. Mean C.I | 92.30 to 103.01 |

% of Value of the Class of all Real Property Value in the County 6.64

% of Records Sold in the Study Period 12.84

% of Value Sold in the Study Period 5.05

#### Commercial Real Property - History

| Year | Number of Sales | Median | COD   | PRD    |
|------|-----------------|--------|-------|--------|
| 2008 | 45              | 97     | 24.49 | 101.32 |
| 2007 | 35              | 96     | 26.73 | 99.06  |
| 2006 | 22              | 94     | 22.02 | 91.99  |
| 2005 | 22              | 94     | 34.64 | 99.09  |

## 2009 Commission Summary

### 26 Dixon

#### Agricultural Land - Current

|                        |              |                                       |           |
|------------------------|--------------|---------------------------------------|-----------|
| Number of Sales        | 66           | COD                                   | 23.00     |
| Total Sales Price      | \$21,047,801 | PRD                                   | 122.57    |
| Total Adj. Sales Price | \$21,047,801 | COV                                   | 29.89     |
| Total Assessed Value   | \$12,968,945 | STD                                   | 22.57     |
| Avg. Adj. Sales Price  | \$318,906    | Avg. Absolute Deviation               | 16.74     |
| Avg. Assessed Value    | \$196,499    | Average Assessed Value<br>of the Base | \$153,465 |
| Median                 | 73           | Wgt. Mean                             | 62        |
| Mean                   | 76           | Max                                   | 154.08    |
| Min                    | 40.60        |                                       |           |

#### Confidence Interval - Current

|                   |                |
|-------------------|----------------|
| 95% Median C.I    | 66.43 to 79.18 |
| 95% Mean C.I      | 70.08 to 80.97 |
| 95% Wgt. Mean C.I | 49.55 to 73.68 |

|  |       |
|--|-------|
| % of Value of the Class of all Real Property Value in the County | 74.76 |
| % of Records Sold in the Study Period                            | 2.28  |
| % of Value Sold in the Study Period                              | 4.43  |

#### Agricultural Land - History

| Year | Number of Sales | Median | COD   | PRD    |
|------|-----------------|--------|-------|--------|
| 2008 | 73              | 73     | 24.59 | 103.49 |
| 2007 | 53              | 71     | 17.83 | 104.33 |
| 2006 | 63              | 75     | 18.24 | 105.66 |
| 2005 | 56              | 76     | 17.67 | 103.91 |



## **2009 Opinions of the Property Tax Administrator for Dixon County**

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My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within this Reports and Opinions of the Property Tax Administrator. The resource used regarding the quality of assessment for each class of real property in this county are the performance standards issued by the International Association of Assessing Officers (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 Dixon County is 97.00% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Dixon 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 Dixon County is 96.00% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Dixon County is in compliance with generally accepted mass appraisal practices.

### **Agricultural Land or Special Valuation of Agricultural Land**

It is my opinion that the level of value of the class of agricultural or special value land in Dixon County is 73.00% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Dixon County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2009.



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

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Ruth A. Sorensen  
Property Tax Administrator





## PAD 2009 Preliminary Statistics

Base Stat

PAGE:1 of 4

Type: Qualified

State Stat Run

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/22/2009

|                        |           |                |           |                  |        |                     |                 |               |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|-----------------|---------------|
| NUMBER of Sales:       | 102       | <b>MEDIAN:</b> | <b>98</b> | COV:             | 25.69  | 95% Median C.I.:    | 93.27 to 99.00  | (! : Derived) |
| TOTAL Sales Price:     | 5,929,015 | WGT. MEAN:     | 92        | STD:             | 24.96  | 95% Wgt. Mean C.I.: | 87.90 to 96.86  |               |
| TOTAL Adj.Sales Price: | 5,933,960 | MEAN:          | 97        | AVG.ABS.DEV:     | 15.94  | 95% Mean C.I.:      | 92.28 to 101.97 |               |
| TOTAL Assessed Value:  | 5,481,940 |                |           |                  |        |                     |                 |               |
| AVG. Adj. Sales Price: | 58,176    | COD:           | 16.34     | MAX Sales Ratio: | 227.35 |                     |                 |               |
| AVG. Assessed Value:   | 53,744    | PRD:           | 105.13    | MIN Sales Ratio: | 39.11  |                     |                 |               |

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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____        |       |        |        |           |       |        |       |        |                 |                      |               |
| 07/01/06 TO 09/30/06 | 11    | 95.92  | 94.43  | 93.09     | 11.90 | 101.44 | 56.16 | 119.07 | 78.89 to 116.43 | 71,614               | 66,662        |
| 10/01/06 TO 12/31/06 | 13    | 95.68  | 105.12 | 100.32    | 13.74 | 104.78 | 85.19 | 186.55 | 92.77 to 106.63 | 48,096               | 48,251        |
| 01/01/07 TO 03/31/07 | 12    | 97.55  | 98.31  | 96.54     | 9.74  | 101.83 | 75.61 | 124.76 | 89.62 to 109.90 | 59,183               | 57,138        |
| 04/01/07 TO 06/30/07 | 16    | 90.57  | 88.22  | 86.30     | 20.35 | 102.22 | 39.11 | 132.00 | 72.68 to 103.30 | 71,359               | 61,584        |
| 07/01/07 TO 09/30/07 | 14    | 88.67  | 87.92  | 81.36     | 16.96 | 108.07 | 51.83 | 115.86 | 75.23 to 104.30 | 65,871               | 53,590        |
| 10/01/07 TO 12/31/07 | 7     | 82.50  | 88.85  | 80.46     | 24.21 | 110.43 | 52.75 | 132.03 | 52.75 to 132.03 | 61,528               | 49,506        |
| 01/01/08 TO 03/31/08 | 13    | 99.00  | 106.06 | 102.31    | 13.34 | 103.67 | 77.93 | 166.08 | 91.34 to 119.90 | 39,669               | 40,585        |
| 04/01/08 TO 06/30/08 | 16    | 101.71 | 104.90 | 103.19    | 21.52 | 101.66 | 62.64 | 227.35 | 80.11 to 109.93 | 50,025               | 51,621        |
| ____Study Years____  |       |        |        |           |       |        |       |        |                 |                      |               |
| 07/01/06 TO 06/30/07 | 52    | 95.80  | 96.08  | 92.85     | 14.33 | 103.48 | 39.11 | 186.55 | 92.77 to 98.67  | 62,787               | 58,299        |
| 07/01/07 TO 06/30/08 | 50    | 97.87  | 98.20  | 91.81     | 18.54 | 106.97 | 51.83 | 227.35 | 91.20 to 102.83 | 53,380               | 49,007        |
| ____Calendar Yrs____ |       |        |        |           |       |        |       |        |                 |                      |               |
| 01/01/07 TO 12/31/07 | 49    | 94.67  | 90.70  | 86.36     | 16.85 | 105.02 | 39.11 | 132.03 | 82.50 to 97.75  | 65,405               | 56,486        |
| ____ALL____          |       |        |        |           |       |        |       |        |                 |                      |               |
|                      | 102   | 97.51  | 97.12  | 92.38     | 16.34 | 105.13 | 39.11 | 227.35 | 93.27 to 99.00  | 58,176               | 53,744        |

| ASSESSOR LOCATION | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| ALLEN             | 9     | 109.90 | 114.67 | 109.76    | 25.01 | 104.47 | 63.65 | 227.35 | 74.75 to 127.54 | 38,955               | 42,758        |
| CONCORD           | 7     | 91.20  | 87.67  | 86.44     | 8.23  | 101.42 | 67.64 | 97.34  | 67.64 to 97.34  | 44,000               | 38,034        |
| DIXON             | 4     | 97.85  | 118.82 | 115.53    | 24.48 | 102.85 | 93.03 | 186.55 | N/A             | 12,250               | 14,152        |
| EMERSON           | 9     | 95.08  | 91.50  | 92.62     | 8.48  | 98.79  | 75.71 | 103.37 | 77.26 to 100.38 | 43,394               | 40,190        |
| MARTINSBURG       | 5     | 85.19  | 102.72 | 87.49     | 27.63 | 117.40 | 72.68 | 166.08 | N/A             | 42,100               | 36,835        |
| MASKELL           | 3     | 82.50  | 77.20  | 47.44     | 28.64 | 162.76 | 39.11 | 110.00 | N/A             | 15,400               | 7,305         |
| NEWCASTLE         | 4     | 82.81  | 84.02  | 82.47     | 10.33 | 101.87 | 75.13 | 95.32  | N/A             | 42,875               | 35,358        |
| PONCA             | 18    | 98.02  | 98.25  | 96.73     | 12.62 | 101.56 | 62.64 | 132.00 | 97.53 to 107.48 | 68,264               | 66,035        |
| RURAL             | 25    | 92.77  | 90.55  | 86.62     | 17.78 | 104.54 | 51.83 | 124.89 | 78.89 to 99.26  | 94,786               | 82,102        |
| WAKEFIELD         | 18    | 101.44 | 102.71 | 101.81    | 10.13 | 100.89 | 80.11 | 132.31 | 93.08 to 106.27 | 44,955               | 45,768        |
| ____ALL____       |       |        |        |           |       |        |       |        |                 |                      |               |
|                   | 102   | 97.51  | 97.12  | 92.38     | 16.34 | 105.13 | 39.11 | 227.35 | 93.27 to 99.00  | 58,176               | 53,744        |

| LOCATIONS: URBAN, SUBURBAN & RURAL | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| 1                                  | 77    | 97.75  | 99.26 | 96.21     | 15.95 | 103.16 | 39.11 | 227.35 | 94.67 to 99.75  | 46,289               | 44,537        |
| 3                                  | 25    | 92.77  | 90.55 | 86.62     | 17.78 | 104.54 | 51.83 | 124.89 | 78.89 to 99.26  | 94,786               | 82,102        |
| ____ALL____                        |       |        |       |           |       |        |       |        |                 |                      |               |
|                                    | 102   | 97.51  | 97.12 | 92.38     | 16.34 | 105.13 | 39.11 | 227.35 | 93.27 to 99.00  | 58,176               | 53,744        |

## PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/22/2009

|                        |           |                |           |                  |        |                     |                 |               |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|-----------------|---------------|
| NUMBER of Sales:       | 102       | <b>MEDIAN:</b> | <b>98</b> | COV:             | 25.69  | 95% Median C.I.:    | 93.27 to 99.00  | (! : Derived) |
| TOTAL Sales Price:     | 5,929,015 | WGT. MEAN:     | 92        | STD:             | 24.96  | 95% Wgt. Mean C.I.: | 87.90 to 96.86  |               |
| TOTAL Adj.Sales Price: | 5,933,960 | MEAN:          | 97        | AVG.ABS.DEV:     | 15.94  | 95% Mean C.I.:      | 92.28 to 101.97 |               |
| TOTAL Assessed Value:  | 5,481,940 |                |           |                  |        |                     |                 |               |
| AVG. Adj. Sales Price: | 58,176    | COD:           | 16.34     | MAX Sales Ratio: | 227.35 |                     |                 |               |
| AVG. Assessed Value:   | 53,744    | PRD:           | 105.13    | MIN Sales Ratio: | 39.11  |                     |                 |               |

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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           | 91    | 97.53  | 97.38 | 92.38     | 16.75 | 105.41 | 39.11 | 227.35 | 93.08 to 99.42  | 64,542               | 59,626        |
| 2           | 11    | 95.08  | 94.99 | 92.37     | 13.06 | 102.84 | 63.65 | 132.00 | 74.75 to 110.00 | 5,504                | 5,084         |
| ____ALL____ |       |        |       |           |       |        |       |        |                 |                      |               |
|             | 102   | 97.51  | 97.12 | 92.38     | 16.34 | 105.13 | 39.11 | 227.35 | 93.27 to 99.00  | 58,176               | 53,744        |

**PROPERTY TYPE \***

| RANGE       | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| 01          | 102   | 97.51  | 97.12 | 92.38     | 16.34 | 105.13 | 39.11 | 227.35 | 93.27 to 99.00  | 58,176               | 53,744        |
| 06          |       |        |       |           |       |        |       |        |                 |                      |               |
| 07          |       |        |       |           |       |        |       |        |                 |                      |               |
| ____ALL____ |       |        |       |           |       |        |       |        |                 |                      |               |
|             | 102   | 97.51  | 97.12 | 92.38     | 16.34 | 105.13 | 39.11 | 227.35 | 93.27 to 99.00  | 58,176               | 53,744        |

**SCHOOL DISTRICT \***

| RANGE           | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank)         |       |        |        |           |       |        |       |        |                 |                      |               |
| 14-0008         |       |        |        |           |       |        |       |        |                 |                      |               |
| 14-0054         | 15    | 95.66  | 97.94  | 86.62     | 16.90 | 113.08 | 51.83 | 186.55 | 89.40 to 99.00  | 46,583               | 40,349        |
| 14-0101         |       |        |        |           |       |        |       |        |                 |                      |               |
| 26-0001         | 25    | 98.00  | 99.70  | 96.22     | 14.19 | 103.62 | 62.64 | 166.08 | 97.49 to 106.63 | 70,050               | 67,399        |
| 26-0024         | 10    | 88.67  | 86.44  | 85.89     | 16.27 | 100.64 | 39.11 | 116.43 | 75.13 to 110.00 | 46,010               | 39,518        |
| 26-0070         | 18    | 98.76  | 101.29 | 94.09     | 23.73 | 107.66 | 52.75 | 227.35 | 85.19 to 109.93 | 60,644               | 57,059        |
| 26-0561         | 11    | 93.27  | 87.82  | 84.79     | 11.54 | 103.57 | 67.28 | 103.37 | 75.23 to 100.38 | 54,777               | 46,443        |
| 90-0017         | 2     | 86.77  | 86.77  | 82.07     | 14.97 | 105.72 | 73.78 | 99.75  | N/A             | 73,450               | 60,282        |
| 90-0560         | 21    | 100.05 | 100.85 | 96.21     | 12.65 | 104.82 | 65.75 | 132.31 | 91.34 to 106.27 | 56,324               | 54,190        |
| NonValid School |       |        |        |           |       |        |       |        |                 |                      |               |
| ____ALL____     |       |        |        |           |       |        |       |        |                 |                      |               |
|                 | 102   | 97.51  | 97.12  | 92.38     | 16.34 | 105.13 | 39.11 | 227.35 | 93.27 to 99.00  | 58,176               | 53,744        |

## PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/22/2009

|                        |           |                |           |                  |        |                     |                 |               |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|-----------------|---------------|
| NUMBER of Sales:       | 102       | <b>MEDIAN:</b> | <b>98</b> | COV:             | 25.69  | 95% Median C.I.:    | 93.27 to 99.00  | (! : Derived) |
| TOTAL Sales Price:     | 5,929,015 | WGT. MEAN:     | 92        | STD:             | 24.96  | 95% Wgt. Mean C.I.: | 87.90 to 96.86  |               |
| TOTAL Adj.Sales Price: | 5,933,960 | MEAN:          | 97        | AVG.ABS.DEV:     | 15.94  | 95% Mean C.I.:      | 92.28 to 101.97 |               |
| TOTAL Assessed Value:  | 5,481,940 |                |           |                  |        |                     |                 |               |
| AVG. Adj. Sales Price: | 58,176    | COD:           | 16.34     | MAX Sales Ratio: | 227.35 |                     |                 |               |
| AVG. Assessed Value:   | 53,744    | PRD:           | 105.13    | MIN Sales Ratio: | 39.11  |                     |                 |               |

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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      | 12    | 94.79  | 94.14  | 90.95     | 12.91 | 103.51 | 63.65 | 132.00 | 82.50 to 104.20 | 6,212                | 5,650         |
| Prior TO 1860   |       |        |        |           |       |        |       |        |                 |                      |               |
| 1860 TO 1899    | 3     | 98.20  | 97.08  | 97.81     | 2.37  | 99.25  | 93.03 | 100.00 | N/A             | 27,035               | 26,443        |
| 1900 TO 1919    | 21    | 97.34  | 103.59 | 94.36     | 28.07 | 109.78 | 39.11 | 227.35 | 80.11 to 116.32 | 48,492               | 45,760        |
| 1920 TO 1939    | 22    | 94.29  | 92.78  | 90.71     | 14.41 | 102.28 | 62.64 | 132.31 | 77.93 to 102.43 | 62,461               | 56,660        |
| 1940 TO 1949    | 5     | 88.05  | 86.87  | 75.05     | 17.55 | 115.75 | 51.83 | 111.73 | N/A             | 71,500               | 53,658        |
| 1950 TO 1959    | 9     | 103.30 | 106.17 | 104.70    | 11.50 | 101.40 | 75.71 | 132.03 | 94.67 to 119.93 | 56,911               | 59,585        |
| 1960 TO 1969    | 8     | 100.13 | 94.54  | 89.27     | 13.68 | 105.90 | 52.75 | 124.89 | 52.75 to 124.89 | 79,000               | 70,523        |
| 1970 TO 1979    | 12    | 97.66  | 97.35  | 97.36     | 6.15  | 99.98  | 75.13 | 116.43 | 92.76 to 99.26  | 81,291               | 79,149        |
| 1980 TO 1989    | 6     | 81.57  | 94.13  | 81.28     | 26.27 | 115.82 | 67.28 | 166.08 | 67.28 to 166.08 | 92,233               | 74,966        |
| 1990 TO 1994    | 1     | 85.19  | 85.19  | 85.19     |       |        | 85.19 | 85.19  | N/A             | 37,000               | 31,520        |
| 1995 TO 1999    | 3     | 99.56  | 101.60 | 102.91    | 3.26  | 98.72  | 97.75 | 107.48 | N/A             | 106,066              | 109,155       |
| 2000 TO Present |       |        |        |           |       |        |       |        |                 |                      |               |
| ALL             | 102   | 97.51  | 97.12  | 92.38     | 16.34 | 105.13 | 39.11 | 227.35 | 93.27 to 99.00  | 58,176               | 53,744        |

## 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     | 94.79  | 95.38  | 97.12     | 6.31  | 98.20  | 82.50  | 110.00 | 82.50 to 110.00 | 2,491                | 2,420         |
| 5000 TO 9999     | 2     | 118.10 | 118.10 | 120.88    | 11.77 | 97.70  | 104.20 | 132.00 | N/A             | 6,250                | 7,555         |
| Total \$         |       |        |        |           |       |        |        |        |                 |                      |               |
| 1 TO 9999        | 8     | 97.04  | 101.06 | 107.94    | 10.55 | 93.62  | 82.50  | 132.00 | 82.50 to 132.00 | 3,431                | 3,703         |
| 10000 TO 29999   | 16    | 98.10  | 114.46 | 112.35    | 29.84 | 101.87 | 63.65  | 227.35 | 84.82 to 132.31 | 16,806               | 18,882        |
| 30000 TO 59999   | 36    | 98.03  | 95.81  | 96.07     | 16.04 | 99.73  | 39.11  | 132.03 | 87.71 to 104.30 | 46,986               | 45,139        |
| 60000 TO 99999   | 26    | 97.74  | 94.70  | 95.01     | 9.67  | 99.67  | 56.16  | 124.89 | 91.34 to 99.56  | 75,373               | 71,614        |
| 100000 TO 149999 | 13    | 92.77  | 87.95  | 87.50     | 12.68 | 100.52 | 65.75  | 109.89 | 73.78 to 98.67  | 117,876              | 103,138       |
| 150000 TO 249999 | 3     | 52.75  | 70.69  | 71.01     | 35.17 | 99.55  | 51.83  | 107.48 | N/A             | 151,333              | 107,460       |
| ALL              | 102   | 97.51  | 97.12  | 92.38     | 16.34 | 105.13 | 39.11  | 227.35 | 93.27 to 99.00  | 58,176               | 53,744        |

## PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/22/2009

|                        |           |                |           |                  |        |                     |                 |               |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|-----------------|---------------|
| NUMBER of Sales:       | 102       | <b>MEDIAN:</b> | <b>98</b> | COV:             | 25.69  | 95% Median C.I.:    | 93.27 to 99.00  | (! : Derived) |
| TOTAL Sales Price:     | 5,929,015 | WGT. MEAN:     | 92        | STD:             | 24.96  | 95% Wgt. Mean C.I.: | 87.90 to 96.86  |               |
| TOTAL Adj.Sales Price: | 5,933,960 | MEAN:          | 97        | AVG.ABS.DEV:     | 15.94  | 95% Mean C.I.:      | 92.28 to 101.97 |               |
| TOTAL Assessed Value:  | 5,481,940 |                |           |                  |        |                     |                 |               |
| AVG. Adj. Sales Price: | 58,176    | COD:           | 16.34     | MAX Sales Ratio: | 227.35 |                     |                 |               |
| AVG. Assessed Value:   | 53,744    | PRD:           | 105.13    | MIN Sales Ratio: | 39.11  |                     |                 |               |

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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        | 6     | 94.79  | 95.38  | 97.12     | 6.31  | 98.20  | 82.50  | 110.00 | 82.50 to 110.00 | 2,491                | 2,420         |
| 5000 TO 9999     | 4     | 89.47  | 93.65  | 88.24     | 27.33 | 106.13 | 63.65  | 132.00 | N/A             | 8,400                | 7,412         |
| Total \$         |       |        |        |           |       |        |        |        |                 |                      |               |
| 1 TO 9999        | 10    | 94.79  | 94.69  | 90.98     | 14.10 | 104.08 | 63.65  | 132.00 | 74.75 to 110.00 | 4,855                | 4,417         |
| 10000 TO 29999   | 16    | 97.35  | 109.86 | 97.72     | 30.39 | 112.42 | 39.11  | 227.35 | 84.82 to 120.66 | 20,425               | 19,958        |
| 30000 TO 59999   | 32    | 95.05  | 93.64  | 91.33     | 16.17 | 102.54 | 56.16  | 132.31 | 80.11 to 102.83 | 47,320               | 43,215        |
| 60000 TO 99999   | 35    | 97.75  | 95.13  | 90.49     | 13.50 | 105.13 | 51.83  | 132.03 | 92.77 to 99.88  | 83,913               | 75,936        |
| 100000 TO 149999 | 8     | 97.54  | 96.02  | 95.68     | 6.28  | 100.36 | 78.89  | 109.89 | 78.89 to 109.89 | 119,175              | 114,028       |
| 150000 TO 249999 | 1     | 107.48 | 107.48 | 107.48    |       |        | 107.48 | 107.48 | N/A             | 154,000              | 165,520       |
| ALL              |       |        |        |           |       |        |        |        |                 |                      |               |
|                  | 102   | 97.51  | 97.12  | 92.38     | 16.34 | 105.13 | 39.11  | 227.35 | 93.27 to 99.00  | 58,176               | 53,744        |

## QUALITY

| RANGE   | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|---------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank) | 12    | 94.79  | 94.14 | 90.95     | 12.91 | 103.51 | 63.65 | 132.00 | 82.50 to 104.20 | 6,212                | 5,650         |
| 10      | 1     | 85.19  | 85.19 | 85.19     |       |        | 85.19 | 85.19  | N/A             | 37,000               | 31,520        |
| 20      | 36    | 97.57  | 94.88 | 88.51     | 18.69 | 107.19 | 39.11 | 186.55 | 87.71 to 102.83 | 53,391               | 47,259        |
| 30      | 53    | 97.73  | 99.55 | 94.38     | 15.54 | 105.47 | 52.75 | 227.35 | 92.76 to 99.88  | 73,590               | 69,458        |
| ALL     |       |        |       |           |       |        |       |        |                 |                      |               |
|         | 102   | 97.51  | 97.12 | 92.38     | 16.34 | 105.13 | 39.11 | 227.35 | 93.27 to 99.00  | 58,176               | 53,744        |

## STYLE

| RANGE   | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|---------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank) | 12    | 94.79  | 94.14  | 90.95     | 12.91 | 103.51 | 63.65 | 132.00 | 82.50 to 104.20 | 6,212                | 5,650         |
| 101     | 59    | 98.04  | 101.58 | 95.14     | 17.03 | 106.77 | 52.75 | 227.35 | 94.67 to 100.38 | 62,938               | 59,877        |
| 102     | 9     | 95.92  | 93.38  | 92.58     | 12.06 | 100.86 | 71.95 | 115.86 | 73.78 to 106.27 | 71,105               | 65,827        |
| 104     | 22    | 93.51  | 88.34  | 85.58     | 18.25 | 103.22 | 39.11 | 127.54 | 77.93 to 100.00 | 68,459               | 58,588        |
| ALL     |       |        |        |           |       |        |       |        |                 |                      |               |
|         | 102   | 97.51  | 97.12  | 92.38     | 16.34 | 105.13 | 39.11 | 227.35 | 93.27 to 99.00  | 58,176               | 53,744        |

## CONDITION

| RANGE   | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|---------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank) | 12    | 94.79  | 94.14 | 90.95     | 12.91 | 103.51 | 63.65 | 132.00 | 82.50 to 104.20 | 6,212                | 5,650         |
| 20      | 4     | 85.01  | 79.86 | 75.50     | 15.47 | 105.78 | 56.16 | 93.27  | N/A             | 35,625               | 26,896        |
| 30      | 86    | 97.74  | 98.34 | 92.82     | 16.69 | 105.95 | 39.11 | 227.35 | 95.32 to 99.75  | 66,475               | 61,704        |
| ALL     |       |        |       |           |       |        |       |        |                 |                      |               |
|         | 102   | 97.51  | 97.12 | 92.38     | 16.34 | 105.13 | 39.11 | 227.35 | 93.27 to 99.00  | 58,176               | 53,744        |

**Dixon County 2009 Assessment Actions taken to address the  
following property classes/subclasses:**

**Residential**

Concord – Adjustment to all remodeled homes

Martinsburg – All properties revalued

Allen – Adjusted properties with no basements and poor condition properties.

Newcastle – The sales are not representative of the village of Newcastle and no adjustments were made to the residential class.

No other changes were done in the other cities and villages with the exception of the completion of the pick up work.

## 2009 Assessment Survey for Dixon County

### Residential Appraisal Information

*(Includes Urban, Suburban and Rural Residential)*

|     |   |
|-----|---|
| 1.  | <b>Data collection done by:</b>   |
|     | Assessor/clerk  |
| 2.  | <b>Valuation done by:</b>   |
|     | Assessor/clerk  |
| 3.  | <b>Pickup work done by whom:</b>  |
|     | Assessor/clerk  |
| 4.  | <b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>   |
|     | 2005/2006   |
| 5.  | <b>What was the last year a depreciation schedule for this property class was developed using market-derived information?</b>   |
|     | It is dependent on market analysis of each town.  |
| 6.  | <b>What approach to value is used in this class or subclasses to estimate the market value of properties?</b>   |
|     | Market and sales approach   |
| 7.  | <b>Number of Market Areas/Neighborhoods/Assessor Locations?</b>   |
|     | 11  |
| 8.  | <b>How are these Market Areas/Neighborhoods/Assessor Locations defined?</b>   |
|     | They are based on cities/villages   |
| 9.  | <b>Is "Market Area/Neighborhoods/Assessor Locations" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?</b>  |
|     | Yes   |
| 10. | <b>Is there unique market significance of the suburban location as defined in Reg. 10-001.07B? (Suburban shall mean a parcel of real estate property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)</b> |
|     | Yes, treated like the town the class is within the boundary of.   |
| 11. | <b>Are dwellings on agricultural parcels and dwellings on rural residential parcels valued in a manner that would provide the same relationship to the market? Explain?</b>   |
|     | Yes, exactly the same based on township locations   |

### Residential Permit Numbers:

| Permits | Information Statements | Other | Total |
|---------|------------------------|-------|-------|
| 46      | 74                     | 0     | 120   |

## PAD 2009 R&amp;O Statistics

Base Stat

Type: Qualified

State Stat Run

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

|                        |           |                |           |                  |        |                     |                |               |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|---------------|
| NUMBER of Sales:       | 101       | <b>MEDIAN:</b> | <b>97</b> | COV:             | 19.99  | 95% Median C.I.:    | 95.32 to 98.42 | (! : Derived) |
| TOTAL Sales Price:     | 5,892,015 | WGT. MEAN:     | 92        | STD:             | 19.10  | 95% Wgt. Mean C.I.: | 88.01 to 96.65 |               |
| TOTAL Adj.Sales Price: | 5,896,960 | MEAN:          | 96        | AVG.ABS.DEV:     | 12.48  | 95% Mean C.I.:      | 91.80 to 99.25 |               |
| TOTAL Assessed Value:  | 5,444,680 |                |           |                  |        |                     |                |               |
| AVG. Adj. Sales Price: | 58,385    | COD:           | 12.82     | MAX Sales Ratio: | 186.55 |                     |                |               |
| AVG. Assessed Value:   | 53,907    | PRD:           | 103.46    | MIN Sales Ratio: | 39.11  |                     |                |               |

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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____        |       |        |        |           |       |        |       |        |                 |                      |               |
| 07/01/06 TO 09/30/06 | 11    | 95.92  | 94.43  | 93.09     | 11.90 | 101.44 | 56.16 | 119.07 | 78.89 to 116.43 | 71,614               | 66,662        |
| 10/01/06 TO 12/31/06 | 12    | 97.76  | 107.12 | 101.95    | 12.67 | 105.07 | 92.77 | 186.55 | 94.50 to 104.20 | 49,020               | 49,977        |
| 01/01/07 TO 03/31/07 | 12    | 97.55  | 98.31  | 96.54     | 9.74  | 101.83 | 75.61 | 124.76 | 89.62 to 109.90 | 59,183               | 57,138        |
| 04/01/07 TO 06/30/07 | 16    | 93.65  | 91.16  | 88.58     | 16.67 | 102.91 | 39.11 | 132.00 | 74.09 to 103.30 | 71,359               | 63,209        |
| 07/01/07 TO 09/30/07 | 14    | 94.38  | 89.40  | 82.97     | 15.55 | 107.75 | 51.83 | 115.86 | 75.23 to 110.33 | 65,871               | 54,651        |
| 10/01/07 TO 12/31/07 | 7     | 82.50  | 83.98  | 76.11     | 18.30 | 110.35 | 52.75 | 110.00 | 52.75 to 110.00 | 61,528               | 46,827        |
| 01/01/08 TO 03/31/08 | 13    | 98.00  | 99.43  | 98.98     | 3.47  | 100.45 | 91.34 | 119.90 | 96.61 to 101.20 | 39,669               | 39,263        |
| 04/01/08 TO 06/30/08 | 16    | 101.71 | 97.11  | 101.36    | 13.86 | 95.81  | 62.64 | 132.31 | 80.11 to 107.70 | 50,025               | 50,706        |
| ____Study Years____  |       |        |        |           |       |        |       |        |                 |                      |               |
| 07/01/06 TO 06/30/07 | 51    | 97.32  | 97.30  | 93.87     | 13.01 | 103.65 | 39.11 | 186.55 | 93.27 to 98.67  | 63,293               | 59,412        |
| 07/01/07 TO 06/30/08 | 50    | 97.57  | 93.71  | 90.47     | 12.58 | 103.59 | 51.83 | 132.31 | 94.67 to 99.75  | 53,380               | 48,292        |
| ____Calendar Yrs____ |       |        |        |           |       |        |       |        |                 |                      |               |
| 01/01/07 TO 12/31/07 | 49    | 94.67  | 91.38  | 87.05     | 15.00 | 104.97 | 39.11 | 132.00 | 88.05 to 97.93  | 65,405               | 56,937        |
| ____ALL____          |       |        |        |           |       |        |       |        |                 |                      |               |
|                      | 101   | 97.34  | 95.52  | 92.33     | 12.82 | 103.46 | 39.11 | 186.55 | 95.32 to 98.42  | 58,385               | 53,907        |

| ASSESSOR LOCATION | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| ALLEN             | 9     | 99.56  | 97.58  | 102.72    | 11.85 | 94.99  | 63.65 | 119.90 | 74.75 to 109.90 | 38,955               | 40,016        |
| CONCORD           | 7     | 96.61  | 96.55  | 96.15     | 1.84  | 100.42 | 93.23 | 101.20 | 93.23 to 101.20 | 44,000               | 42,305        |
| DIXON             | 4     | 97.85  | 118.82 | 115.53    | 24.48 | 102.85 | 93.03 | 186.55 | N/A             | 12,250               | 14,152        |
| EMERSON           | 9     | 95.08  | 91.65  | 92.83     | 8.32  | 98.73  | 75.71 | 103.37 | 77.26 to 100.38 | 43,394               | 40,281        |
| MARTINSBURG       | 4     | 94.79  | 95.14  | 94.44     | 1.12  | 100.74 | 94.06 | 96.92  | N/A             | 43,375               | 40,963        |
| MASKELL           | 3     | 82.50  | 77.20  | 47.44     | 28.64 | 162.76 | 39.11 | 110.00 | N/A             | 15,400               | 7,305         |
| NEWCASTLE         | 4     | 82.81  | 84.02  | 82.47     | 10.33 | 101.87 | 75.13 | 95.32  | N/A             | 42,875               | 35,358        |
| PONCA             | 18    | 98.36  | 98.13  | 96.57     | 12.42 | 101.61 | 62.64 | 132.00 | 97.53 to 107.48 | 68,264               | 65,923        |
| RURAL             | 25    | 92.77  | 90.34  | 86.38     | 17.56 | 104.59 | 51.83 | 124.89 | 78.89 to 98.09  | 94,786               | 81,875        |
| WAKEFIELD         | 18    | 100.03 | 101.15 | 99.92     | 8.95  | 101.23 | 80.11 | 132.31 | 93.08 to 106.27 | 44,955               | 44,919        |
| ____ALL____       |       |        |        |           |       |        |       |        |                 |                      |               |
|                   | 101   | 97.34  | 95.52  | 92.33     | 12.82 | 103.46 | 39.11 | 186.55 | 95.32 to 98.42  | 58,385               | 53,907        |

| 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                                  | 76    | 97.84  | 97.23 | 96.33     | 11.30 | 100.94 | 39.11 | 186.55 | 95.47 to 99.47  | 46,411               | 44,707        |
| 3                                  | 25    | 92.77  | 90.34 | 86.38     | 17.56 | 104.59 | 51.83 | 124.89 | 78.89 to 98.09  | 94,786               | 81,875        |
| ____ALL____                        |       |        |       |           |       |        |       |        |                 |                      |               |
|                                    | 101   | 97.34  | 95.52 | 92.33     | 12.82 | 103.46 | 39.11 | 186.55 | 95.32 to 98.42  | 58,385               | 53,907        |



## PAD 2009 R&amp;O Statistics

Base Stat

Type: Qualified

State Stat Run

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

|                        |           |                |           |                  |        |                     |                |               |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|---------------|
| NUMBER of Sales:       | 101       | <b>MEDIAN:</b> | <b>97</b> | COV:             | 19.99  | 95% Median C.I.:    | 95.32 to 98.42 | (! : Derived) |
| TOTAL Sales Price:     | 5,892,015 | WGT. MEAN:     | 92        | STD:             | 19.10  | 95% Wgt. Mean C.I.: | 88.01 to 96.65 |               |
| TOTAL Adj.Sales Price: | 5,896,960 | MEAN:          | 96        | AVG.ABS.DEV:     | 12.48  | 95% Mean C.I.:      | 91.80 to 99.25 |               |
| TOTAL Assessed Value:  | 5,444,680 |                |           |                  |        |                     |                |               |
| AVG. Adj. Sales Price: | 58,385    | COD:           | 12.82     | MAX Sales Ratio: | 186.55 |                     |                |               |
| AVG. Assessed Value:   | 53,907    | PRD:           | 103.46    | MIN Sales Ratio: | 39.11  |                     |                |               |

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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           | 90    | 97.33  | 95.48 | 92.33     | 12.82 | 103.42 | 39.11 | 186.55 | 95.32 to 98.42  | 64,849               | 59,872        |
| 2           | 11    | 98.00  | 95.90 | 92.78     | 12.61 | 103.36 | 63.65 | 132.00 | 74.75 to 110.00 | 5,504                | 5,107         |
| ____ALL____ |       |        |       |           |       |        |       |        |                 |                      |               |
|             | 101   | 97.34  | 95.52 | 92.33     | 12.82 | 103.46 | 39.11 | 186.55 | 95.32 to 98.42  | 58,385               | 53,907        |

**PROPERTY TYPE \***

| RANGE       | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| 01          | 101   | 97.34  | 95.52 | 92.33     | 12.82 | 103.46 | 39.11 | 186.55 | 95.32 to 98.42  | 58,385               | 53,907        |
| 06          |       |        |       |           |       |        |       |        |                 |                      |               |
| 07          |       |        |       |           |       |        |       |        |                 |                      |               |
| ____ALL____ |       |        |       |           |       |        |       |        |                 |                      |               |
|             | 101   | 97.34  | 95.52 | 92.33     | 12.82 | 103.46 | 39.11 | 186.55 | 95.32 to 98.42  | 58,385               | 53,907        |

**SCHOOL DISTRICT \***

| RANGE           | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank)         |       |        |        |           |       |        |       |        |                 |                      |               |
| 14-0008         |       |        |        |           |       |        |       |        |                 |                      |               |
| 14-0054         | 15    | 96.70  | 102.09 | 90.90     | 13.31 | 112.32 | 51.83 | 186.55 | 94.50 to 101.20 | 46,583               | 42,342        |
| 14-0101         |       |        |        |           |       |        |       |        |                 |                      |               |
| 26-0001         | 25    | 97.60  | 97.49  | 96.42     | 9.59  | 101.12 | 62.64 | 132.00 | 95.68 to 99.47  | 70,050               | 67,540        |
| 26-0024         | 10    | 88.67  | 86.44  | 85.89     | 16.27 | 100.64 | 39.11 | 116.43 | 75.13 to 110.00 | 46,010               | 39,518        |
| 26-0070         | 17    | 98.42  | 93.19  | 92.06     | 15.23 | 101.23 | 52.75 | 119.90 | 74.75 to 109.89 | 62,035               | 57,110        |
| 26-0561         | 11    | 93.27  | 87.94  | 84.92     | 11.40 | 103.56 | 67.28 | 103.37 | 75.23 to 100.38 | 54,777               | 46,517        |
| 90-0017         | 2     | 86.77  | 86.77  | 82.07     | 14.97 | 105.72 | 73.78 | 99.75  | N/A             | 73,450               | 60,282        |
| 90-0560         | 21    | 100.00 | 99.51  | 94.92     | 11.52 | 104.84 | 65.75 | 132.31 | 91.34 to 106.27 | 56,324               | 53,462        |
| NonValid School |       |        |        |           |       |        |       |        |                 |                      |               |
| ____ALL____     |       |        |        |           |       |        |       |        |                 |                      |               |
|                 | 101   | 97.34  | 95.52  | 92.33     | 12.82 | 103.46 | 39.11 | 186.55 | 95.32 to 98.42  | 58,385               | 53,907        |

## PAD 2009 R&amp;O Statistics

Base Stat

Type: Qualified

State Stat Run

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

|                        |           |                |           |                  |        |                     |                |               |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|---------------|
| NUMBER of Sales:       | 101       | <b>MEDIAN:</b> | <b>97</b> | COV:             | 19.99  | 95% Median C.I.:    | 95.32 to 98.42 | (! : Derived) |
| TOTAL Sales Price:     | 5,892,015 | WGT. MEAN:     | 92        | STD:             | 19.10  | 95% Wgt. Mean C.I.: | 88.01 to 96.65 |               |
| TOTAL Adj.Sales Price: | 5,896,960 | MEAN:          | 96        | AVG.ABS.DEV:     | 12.48  | 95% Mean C.I.:      | 91.80 to 99.25 |               |
| TOTAL Assessed Value:  | 5,444,680 |                |           |                  |        |                     |                |               |
| AVG. Adj. Sales Price: | 58,385    | COD:           | 12.82     | MAX Sales Ratio: | 186.55 |                     |                |               |
| AVG. Assessed Value:   | 53,907    | PRD:           | 103.46    | MIN Sales Ratio: | 39.11  |                     |                |               |

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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      | 12    | 96.54  | 94.98  | 91.29     | 12.87 | 104.04 | 63.65 | 132.00 | 82.50 to 104.20 | 6,212                | 5,671         |
| Prior TO 1860   |       |        |        |           |       |        |       |        |                 |                      |               |
| 1860 TO 1899    | 3     | 98.20  | 97.08  | 97.81     | 2.37  | 99.25  | 93.03 | 100.00 | N/A             | 27,035               | 26,443        |
| 1900 TO 1919    | 21    | 95.92  | 98.45  | 94.17     | 20.56 | 104.55 | 39.11 | 186.55 | 83.07 to 115.86 | 48,492               | 45,663        |
| 1920 TO 1939    | 22    | 95.50  | 91.90  | 90.02     | 11.65 | 102.08 | 62.64 | 132.31 | 78.89 to 98.42  | 62,461               | 56,227        |
| 1940 TO 1949    | 5     | 94.10  | 89.15  | 77.69     | 15.28 | 114.76 | 51.83 | 111.73 | N/A             | 71,500               | 55,545        |
| 1950 TO 1959    | 9     | 102.83 | 102.38 | 101.04    | 8.98  | 101.33 | 75.71 | 119.93 | 94.67 to 119.90 | 56,911               | 57,501        |
| 1960 TO 1969    | 8     | 100.13 | 97.96  | 91.85     | 11.76 | 106.66 | 52.75 | 124.89 | 52.75 to 124.89 | 79,000               | 72,559        |
| 1970 TO 1979    | 12    | 97.85  | 98.05  | 98.14     | 5.51  | 99.91  | 75.13 | 116.43 | 95.66 to 99.47  | 81,291               | 79,780        |
| 1980 TO 1989    | 6     | 81.57  | 82.61  | 79.65     | 12.14 | 103.71 | 67.28 | 96.92  | 67.28 to 96.92  | 92,233               | 73,468        |
| 1990 TO 1994    |       |        |        |           |       |        |       |        |                 |                      |               |
| 1995 TO 1999    | 3     | 99.56  | 101.60 | 102.91    | 3.26  | 98.72  | 97.75 | 107.48 | N/A             | 106,066              | 109,155       |
| 2000 TO Present |       |        |        |           |       |        |       |        |                 |                      |               |
| ALL             | 101   | 97.34  | 95.52  | 92.33     | 12.82 | 103.46 | 39.11 | 186.55 | 95.32 to 98.42  | 58,385               | 53,907        |

## 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     | 97.04  | 97.05  | 98.80     | 6.55  | 98.23  | 82.50  | 110.00 | 82.50 to 110.00 | 2,491                | 2,461         |
| 5000 TO 9999     | 2     | 118.10 | 118.10 | 120.88    | 11.77 | 97.70  | 104.20 | 132.00 | N/A             | 6,250                | 7,555         |
| Total \$         |       |        |        |           |       |        |        |        |                 |                      |               |
| 1 TO 9999        | 8     | 100.10 | 102.31 | 108.85    | 9.53  | 93.99  | 82.50  | 132.00 | 82.50 to 132.00 | 3,431                | 3,735         |
| 10000 TO 29999   | 16    | 96.81  | 101.70 | 103.05    | 17.39 | 98.69  | 63.65  | 186.55 | 84.82 to 111.73 | 16,806               | 17,319        |
| 30000 TO 59999   | 35    | 97.93  | 95.75  | 96.15     | 13.11 | 99.58  | 39.11  | 124.76 | 92.76 to 102.83 | 47,271               | 45,452        |
| 60000 TO 99999   | 26    | 97.90  | 96.19  | 96.41     | 7.97  | 99.77  | 56.16  | 124.89 | 94.10 to 99.56  | 75,373               | 72,667        |
| 100000 TO 149999 | 13    | 92.77  | 87.55  | 87.13     | 12.25 | 100.49 | 65.75  | 109.89 | 73.78 to 97.60  | 117,876              | 102,702       |
| 150000 TO 249999 | 3     | 52.75  | 70.69  | 71.01     | 35.17 | 99.55  | 51.83  | 107.48 | N/A             | 151,333              | 107,460       |
| ALL              | 101   | 97.34  | 95.52  | 92.33     | 12.82 | 103.46 | 39.11  | 186.55 | 95.32 to 98.42  | 58,385               | 53,907        |

## PAD 2009 R&amp;O Statistics

Base Stat

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Type: Qualified

State Stat Run

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

|                        |           |                |           |                  |        |                     |                |               |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|---------------|
| NUMBER of Sales:       | 101       | <b>MEDIAN:</b> | <b>97</b> | COV:             | 19.99  | 95% Median C.I.:    | 95.32 to 98.42 | (!/: Derived) |
| TOTAL Sales Price:     | 5,892,015 | WGT. MEAN:     | 92        | STD:             | 19.10  | 95% Wgt. Mean C.I.: | 88.01 to 96.65 |               |
| TOTAL Adj.Sales Price: | 5,896,960 | MEAN:          | 96        | AVG.ABS.DEV:     | 12.48  | 95% Mean C.I.:      | 91.80 to 99.25 |               |
| TOTAL Assessed Value:  | 5,444,680 |                |           |                  |        |                     |                |               |
| AVG. Adj. Sales Price: | 58,385    | COD:           | 12.82     | MAX Sales Ratio: | 186.55 |                     |                |               |
| AVG. Assessed Value:   | 53,907    | PRD:           | 103.46    | MIN Sales Ratio: | 39.11  |                     |                |               |

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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        | 6     | 97.04  | 97.05  | 98.80     | 6.55  | 98.23  | 82.50  | 110.00 | 82.50 to 110.00 | 2,491                | 2,461         |
| 5000 TO 9999     | 4     | 89.47  | 93.65  | 88.24     | 27.33 | 106.13 | 63.65  | 132.00 | N/A             | 8,400                | 7,412         |
| Total \$         |       |        |        |           |       |        |        |        |                 |                      |               |
| 1 TO 9999        | 10    | 97.04  | 95.69  | 91.49     | 14.01 | 104.58 | 63.65  | 132.00 | 74.75 to 110.00 | 4,855                | 4,442         |
| 10000 TO 29999   | 16    | 96.09  | 97.10  | 90.06     | 17.68 | 107.81 | 39.11  | 186.55 | 84.82 to 103.89 | 20,425               | 18,395        |
| 30000 TO 59999   | 31    | 97.34  | 94.94  | 92.99     | 12.50 | 102.09 | 56.16  | 132.31 | 88.05 to 100.00 | 47,572               | 44,238        |
| 60000 TO 99999   | 35    | 98.04  | 94.97  | 90.58     | 12.16 | 104.85 | 51.83  | 124.89 | 94.10 to 99.88  | 83,984               | 76,070        |
| 100000 TO 149999 | 8     | 97.38  | 95.38  | 95.09     | 5.68  | 100.31 | 78.89  | 109.89 | 78.89 to 109.89 | 119,175              | 113,319       |
| 150000 TO 249999 | 1     | 107.48 | 107.48 | 107.48    |       |        | 107.48 | 107.48 | N/A             | 154,000              | 165,520       |
| ALL              |       |        |        |           |       |        |        |        |                 |                      |               |
|                  | 101   | 97.34  | 95.52  | 92.33     | 12.82 | 103.46 | 39.11  | 186.55 | 95.32 to 98.42  | 58,385               | 53,907        |

## QUALITY

| RANGE   | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|---------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank) | 12    | 96.54  | 94.98 | 91.29     | 12.87 | 104.04 | 63.65 | 132.00 | 82.50 to 104.20 | 6,212                | 5,671         |
| 20      | 36    | 96.99  | 95.02 | 88.63     | 17.60 | 107.21 | 39.11 | 186.55 | 93.03 to 100.05 | 53,391               | 47,322        |
| 30      | 53    | 97.49  | 95.99 | 94.17     | 9.60  | 101.93 | 52.75 | 124.89 | 94.67 to 99.26  | 73,590               | 69,301        |
| ALL     |       |        |       |           |       |        |       |        |                 |                      |               |
|         | 101   | 97.34  | 95.52 | 92.33     | 12.82 | 103.46 | 39.11 | 186.55 | 95.32 to 98.42  | 58,385               | 53,907        |

## STYLE

| RANGE   | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|---------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank) | 12    | 96.54  | 94.98 | 91.29     | 12.87 | 104.04 | 63.65 | 132.00 | 82.50 to 104.20 | 6,212                | 5,671         |
| 101     | 58    | 97.84  | 98.81 | 95.05     | 12.21 | 103.95 | 52.75 | 186.55 | 95.47 to 99.56  | 63,385               | 60,250        |
| 102     | 9     | 95.92  | 92.96 | 91.82     | 11.30 | 101.24 | 71.95 | 115.86 | 73.78 to 106.27 | 71,105               | 65,288        |
| 104     | 22    | 96.15  | 88.21 | 85.95     | 14.86 | 102.63 | 39.11 | 119.07 | 78.89 to 98.53  | 68,459               | 58,841        |
| ALL     |       |        |       |           |       |        |       |        |                 |                      |               |
|         | 101   | 97.34  | 95.52 | 92.33     | 12.82 | 103.46 | 39.11 | 186.55 | 95.32 to 98.42  | 58,385               | 53,907        |

## CONDITION

| RANGE   | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|---------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank) | 12    | 96.54  | 94.98 | 91.29     | 12.87 | 104.04 | 63.65 | 132.00 | 82.50 to 104.20 | 6,212                | 5,671         |
| 20      | 4     | 85.01  | 79.86 | 75.50     | 15.47 | 105.78 | 56.16 | 93.27  | N/A             | 35,625               | 26,896        |
| 30      | 85    | 97.53  | 96.34 | 92.77     | 12.55 | 103.85 | 39.11 | 186.55 | 95.66 to 99.26  | 66,822               | 61,988        |
| ALL     |       |        |       |           |       |        |       |        |                 |                      |               |
|         | 101   | 97.34  | 95.52 | 92.33     | 12.82 | 103.46 | 39.11 | 186.55 | 95.32 to 98.42  | 58,385               | 53,907        |



**2009 Correlation Section  
for Dixon County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: The county reported in the assessment actions portion of the survey that they made adjustments to remodeled homes in the village of Concord. The village of Martinsburg was revalued and the town of Allen was adjusted based on structural conditions. Minimal changes were done in the remainder of the residential class.

Analysis of all six tables indicates that the county has achieved an acceptable level of value for the 2009 assessment year. Based on the information available and the assessment practices of the county I believe that the best indicator of the level of value is the median for the 2009 assessment year.

**2009 Correlation Section  
for Dixon County**

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## **II. Analysis of Percentage of Sales Used**

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. 77-1327(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.

|             | <b>Total Sales</b> | <b>Qualified Sales</b> | <b>Percent Used</b> |
|-------------|--------------------|------------------------|---------------------|
| <b>2009</b> | <b>203</b>         | <b>101</b>             | <b>49.75</b>        |
| <b>2008</b> | <b>229</b>         | <b>118</b>             | <b>51.53</b>        |
| <b>2007</b> | <b>256</b>         | <b>157</b>             | <b>61.33</b>        |
| <b>2006</b> | <b>277</b>         | <b>193</b>             | <b>69.68</b>        |
| <b>2005</b> | <b>243</b>         | <b>164</b>             | <b>67.49</b>        |

RESIDENTIAL: After reviewing the non qualified sales, there is no reason to believe that the county has unreasonably trimmed the residential sales. In the non qualified sales the typical reasons for the transaction not being an arm's length sale included parcels that were substantially changed since the date of the sale, parcels included in family transactions and foreclosures.

The current practice in the county concerning reviewing sales is that a verification form is mailed to the buyer in a self-addressed stamped envelope. They also contact the seller, realtor or physically inspect the parcels sold if more information is needed. Approximately 85% of the verification forms are returned to the county.

**2009 Correlation Section**  
**for Dixon County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2009 Correlation Section  
for Dixon County**

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

|             | <b>Preliminary<br/>Median</b> | <b>% Change in Assessed<br/>Value (excl. growth)</b> | <b>Trended<br/>Preliminary Ratio</b> | <b>R&amp;O<br/>Median</b> |
|-------------|-------------------------------|--|--------------------------------------|---------------------------|
| <b>2009</b> | <b>98</b>                     | <b>2.20</b>  | <b>100</b>                           | <b>97</b>                 |
| <b>2008</b> | <b>94.39</b>                  | <b>3.65</b>  | <b>98</b>                            | <b>95.57</b>              |
| <b>2007</b> | <b>94</b>                     | <b>5.56</b>  | <b>99</b>                            | <b>96</b>                 |
| <b>2006</b> | <b>95</b>                     | <b>2.03</b>  | <b>97</b>                            | <b>96</b>                 |
| <b>2005</b> | <b>95</b>                     | <b>0.92</b>  | <b>95</b>                            | <b>96</b>                 |

RESIDENTIAL: The trended preliminary median ratio and the R&O median ratio are three percentage points apart. Both the trended and R&O median are within the acceptable range. There is no information available to suggest that the median ratio is not the best representation of the level of value for the residential class.



**2009 Correlation Section**  
**for Dixon County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2009 Preliminary Statistical Reports and the 2009 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 2008 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.

**2009 Correlation Section  
for Dixon County**

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

| <b>% Change in Total<br/>Assessed Value in the Sales File</b> |             | <b>% Change in Total Assessed<br/>Value (excl. growth)</b> |
|---|-------------|--|
| <b>-2.17</b>  | <b>2009</b> | <b>2.20</b>  |
| <b>8.62</b>   | <b>2008</b> | <b>3.65</b>  |
| <b>3.40</b>   | <b>2007</b> | <b>5.56</b>  |
| <b>0.74</b>   | <b>2006</b> | <b>2.03</b>  |
| <b>2.67</b>   | <b>2005</b> | <b>0.92</b>  |

RESIDENTIAL: The difference between the percent change to the sales file and the percent change to the assessed value base is not unreasonable and is reflective of the assessment actions in the various assessor locations that the county adjusted.

**2009 Correlation Section  
for Dixon County**

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

There are three measures of central tendency calculated by the 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.

**2009 Correlation Section  
for Dixon County**

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

|                           | <b>Median</b> | <b>Wgt. Mean</b> | <b>Mean</b> |
|---------------------------|---------------|------------------|-------------|
| <b>R&amp;O Statistics</b> | <b>97</b>     | <b>92</b>        | <b>96</b>   |

RESIDENTIAL: All three measures of central tendency are within the acceptable range and support the assessment actions of the county.

**2009 Correlation Section  
for Dixon County**

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

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller spread or dispersion of the ratios in the sales file. 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.

|                           | <b>COD</b>   | <b>PRD</b>    |
|---------------------------|--------------|---------------|
| <b>R&amp;O Statistics</b> | <b>12.82</b> | <b>103.46</b> |
| <b>Difference</b>         | <b>0.00</b>  | <b>0.46</b>   |

RESIDENTIAL: The measures of the quality of assessment indicate that the coefficient of dispersion is within the acceptable range and the price related differential is slightly outside the acceptable parameters but not unreasonable.

**2009 Correlation Section  
for Dixon County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

|                        | Preliminary Statistics | R&O Statistics | Change        |
|------------------------|------------------------|----------------|---------------|
| <b>Number of Sales</b> | <b>102</b>             | <b>101</b>     | <b>-1</b>     |
| <b>Median</b>          | <b>98</b>              | <b>97</b>      | <b>-1</b>     |
| <b>Wgt. Mean</b>       | <b>92</b>              | <b>92</b>      | <b>0</b>      |
| <b>Mean</b>            | <b>97</b>              | <b>96</b>      | <b>-1</b>     |
| <b>COD</b>             | <b>16.34</b>           | <b>12.82</b>   | <b>-3.52</b>  |
| <b>PRD</b>             | <b>105.13</b>          | <b>103.46</b>  | <b>-1.67</b>  |
| <b>Minimum</b>         | <b>39.11</b>           | <b>39.11</b>   | <b>0.00</b>   |
| <b>Maximum</b>         | <b>227.35</b>          | <b>186.55</b>  | <b>-40.80</b> |

RESIDENTIAL: The number of qualified sales between the preliminary statistics and the final statistics was reduced by one sale due to the sale being substantially changed. The remainder of the table is a reflection of the assessment actions taken by the county for the 2009 assessment year and support that the county has improved the assessment of residential property.

**2009 Correlation Section  
for Dixon County**

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**VIII. Trended Ratio Analysis**

In order to be meaningful, statistical inferences must be based on a representative and proportionate sample of the population. If the sales are representative of the population and the sales have been appraised in a similar manner to the unsold properties, statistical inferences should be substantially the same as statistics developed from actual assessed value. This comparison is to provide additional information to the analyst in determining the reliability of the statistical inference.

|                        | <b>R&amp;O Statistics</b> | <b>Trended Ratio</b> | <b>Difference</b> |
|------------------------|---------------------------|----------------------|-------------------|
| <b>Number of Sales</b> | <b>101</b>                | <b>99</b>            | <b>2</b>          |
| <b>Median</b>          | <b>97</b>                 | <b>100</b>           | <b>-3</b>         |
| <b>Wgt. Mean</b>       | <b>92</b>                 | <b>94</b>            | <b>-2</b>         |
| <b>Mean</b>            | <b>96</b>                 | <b>101</b>           | <b>-5</b>         |
| <b>COD</b>             | <b>12.82</b>              | <b>24.14</b>         | <b>-11.32</b>     |
| <b>PRD</b>             | <b>103.46</b>             | <b>106.65</b>        | <b>-3.19</b>      |
| <b>Minimum</b>         | <b>39.11</b>              | <b>33.00</b>         | <b>6.11</b>       |
| <b>Maximum</b>         | <b>186.55</b>             | <b>254.22</b>        | <b>-67.67</b>     |

The three measures of central tendency, the median, mean and weighted mean are all reasonably close in comparison between the R&O statistics and the trended ratio statistics. Based on the knowledge of the assessment practices in Dixon County my opinion of the level of value would be consistent with the statistics generated from the assessed value update.





## PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

(!: AVTot=0)

(!: Derived)

|                        |           |                |           |                  |        |                     |                |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|
| NUMBER of Sales:       | 44        | <b>MEDIAN:</b> | <b>92</b> | COV:             | 33.79  | 95% Median C.I.:    | 75.04 to 99.47 |
| TOTAL Sales Price:     | 2,146,822 | WGT. MEAN:     | 87        | STD:             | 30.29  | 95% Wgt. Mean C.I.: | 74.18 to 99.00 |
| TOTAL Adj.Sales Price: | 2,140,822 | MEAN:          | 90        | AVG.ABS.DEV:     | 22.20  | 95% Mean C.I.:      | 80.68 to 98.58 |
| TOTAL Assessed Value:  | 1,853,780 |                |           |                  |        |                     |                |
| AVG. Adj. Sales Price: | 48,655    | COD:           | 24.26     | MAX Sales Ratio: | 175.10 |                     |                |
| AVG. Assessed Value:   | 42,131    | PRD:           | 103.51    | MIN Sales Ratio: | 13.66  |                     |                |

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| DATE OF SALE *       |       |        |        |           |       |        |       |        |                 |  | Avg. Adj.<br>Sale Price | Avg.<br>Assd Val |
|----------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|--|-------------------------|------------------|
| RANGE                | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. |  |                         |                  |
| ____Qrtrs____        |       |        |        |           |       |        |       |        |                 |  |                         |                  |
| 07/01/05 TO 09/30/05 | 5     | 100.00 | 93.08  | 105.08    | 18.22 | 88.58  | 62.33 | 119.86 | N/A             |  | 93,800                  | 98,564           |
| 10/01/05 TO 12/31/05 | 2     | 107.74 | 107.74 | 101.06    | 16.53 | 106.61 | 89.93 | 125.55 | N/A             |  | 16,000                  | 16,170           |
| 01/01/06 TO 03/31/06 | 1     | 95.70  | 95.70  | 95.70     |       |        | 95.70 | 95.70  | N/A             |  | 13,600                  | 13,015           |
| 04/01/06 TO 06/30/06 | 8     | 95.19  | 99.04  | 95.71     | 17.44 | 103.48 | 67.33 | 169.00 | 67.33 to 169.00 |  | 45,187                  | 43,246           |
| 07/01/06 TO 09/30/06 | 3     | 75.47  | 84.58  | 83.18     | 30.15 | 101.69 | 55.00 | 123.27 | N/A             |  | 14,533                  | 12,088           |
| 10/01/06 TO 12/31/06 | 2     | 78.60  | 78.60  | 86.01     | 30.02 | 91.38  | 55.00 | 102.19 | N/A             |  | 26,250                  | 22,577           |
| 01/01/07 TO 03/31/07 | 2     | 99.82  | 99.82  | 94.73     | 5.83  | 105.37 | 94.00 | 105.63 | N/A             |  | 32,000                  | 30,312           |
| 04/01/07 TO 06/30/07 | 6     | 89.35  | 98.76  | 95.81     | 36.00 | 103.08 | 57.71 | 175.10 | 57.71 to 175.10 |  | 73,083                  | 70,020           |
| 07/01/07 TO 09/30/07 | 2     | 65.37  | 65.37  | 64.49     | 18.85 | 101.36 | 53.05 | 77.69  | N/A             |  | 70,000                  | 45,145           |
| 10/01/07 TO 12/31/07 | 7     | 93.15  | 93.61  | 89.21     | 21.12 | 104.93 | 55.28 | 142.00 | 55.28 to 142.00 |  | 22,285                  | 19,881           |
| 01/01/08 TO 03/31/08 | 1     | 44.13  | 44.13  | 44.13     |       |        | 44.13 | 44.13  | N/A             |  | 120,000                 | 52,960           |
| 04/01/08 TO 06/30/08 | 5     | 86.63  | 68.36  | 49.99     | 21.25 | 136.73 | 13.66 | 86.80  | N/A             |  | 50,024                  | 25,009           |
| ____Study Years____  |       |        |        |           |       |        |       |        |                 |  |                         |                  |
| 07/01/05 TO 06/30/06 | 16    | 95.91  | 98.05  | 100.92    | 17.19 | 97.16  | 62.33 | 169.00 | 75.04 to 108.38 |  | 54,756                  | 55,259           |
| 07/01/06 TO 06/30/07 | 13    | 94.00  | 92.55  | 93.91     | 27.71 | 98.55  | 55.00 | 175.10 | 57.71 to 114.01 |  | 46,046                  | 43,243           |
| 07/01/07 TO 06/30/08 | 15    | 84.59  | 78.13  | 61.17     | 25.16 | 127.73 | 13.66 | 142.00 | 55.28 to 93.15  |  | 44,408                  | 27,164           |
| ____Calendar Yrs____ |       |        |        |           |       |        |       |        |                 |  |                         |                  |
| 01/01/06 TO 12/31/06 | 14    | 94.98  | 92.78  | 93.47     | 20.19 | 99.27  | 55.00 | 169.00 | 67.33 to 102.19 |  | 33,657                  | 31,457           |
| 01/01/07 TO 12/31/07 | 17    | 93.15  | 92.84  | 88.94     | 25.23 | 104.38 | 53.05 | 175.10 | 67.04 to 108.45 |  | 46,970                  | 41,776           |
| ____ALL____          |       |        |        |           |       |        |       |        |                 |  |                         |                  |
|                      | 44    | 91.52  | 89.63  | 86.59     | 24.26 | 103.51 | 13.66 | 175.10 | 75.04 to 99.47  |  | 48,655                  | 42,131           |

## ASSESSOR LOCATION

| RANGE       | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. |  | Avg. Adj.<br>Sale Price | Avg.<br>Assd Val |
|-------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|--|-------------------------|------------------|
| ALLEN       | 7     | 99.47  | 119.08 | 101.45    | 28.81 | 117.38 | 86.80  | 175.10 | 86.80 to 175.10 |  | 16,446                  | 16,685           |
| EMERSON     | 4     | 69.80  | 65.41  | 85.27     | 44.53 | 76.71  | 13.66  | 108.38 | N/A             |  | 118,500                 | 101,042          |
| MARTINSBURG | 1     | 55.00  | 55.00  | 55.00     |       |        | 55.00  | 55.00  | N/A             |  | 1,100                   | 605              |
| NEWCASTLE   | 7     | 94.26  | 96.16  | 91.58     | 16.86 | 104.99 | 72.34  | 142.00 | 72.34 to 142.00 |  | 17,714                  | 16,223           |
| PONCA       | 10    | 98.94  | 92.69  | 101.58    | 17.13 | 91.25  | 55.28  | 119.86 | 62.33 to 114.01 |  | 46,710                  | 47,448           |
| RURAL       | 1     | 125.55 | 125.55 | 125.55    |       |        | 125.55 | 125.55 | N/A             |  | 10,000                  | 12,555           |
| WAKEFIELD   | 14    | 75.04  | 76.30  | 77.05     | 19.40 | 99.02  | 44.13  | 100.00 | 57.71 to 96.13  |  | 67,821                  | 52,257           |
| ____ALL____ |       |        |        |           |       |        |        |        |                 |  |                         |                  |
|             | 44    | 91.52  | 89.63  | 86.59     | 24.26 | 103.51 | 13.66  | 175.10 | 75.04 to 99.47  |  | 48,655                  | 42,131           |

## PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

|                        |           |                |           |                  |        |                     |                |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|
| NUMBER of Sales:       | 44        | <b>MEDIAN:</b> | <b>92</b> | COV:             | 33.79  | 95% Median C.I.:    | 75.04 to 99.47 |
| TOTAL Sales Price:     | 2,146,822 | WGT. MEAN:     | 87        | STD:             | 30.29  | 95% Wgt. Mean C.I.: | 74.18 to 99.00 |
| TOTAL Adj.Sales Price: | 2,140,822 | MEAN:          | 90        | AVG.ABS.DEV:     | 22.20  | 95% Mean C.I.:      | 80.68 to 98.58 |
| TOTAL Assessed Value:  | 1,853,780 |                |           |                  |        |                     |                |
| AVG. Adj. Sales Price: | 48,655    | COD:           | 24.26     | MAX Sales Ratio: | 175.10 |                     |                |
| AVG. Assessed Value:   | 42,131    | PRD:           | 103.51    | MIN Sales Ratio: | 13.66  |                     |                |

(!: AVTot=0)

(!: Derived)

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## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

| RANGE       | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| 1           | 43    | 89.93  | 88.80  | 86.41     | 24.34 | 102.77 | 13.66  | 175.10 | 75.04 to 97.42  | 49,554               | 42,819        |
| 3           | 1     | 125.55 | 125.55 | 125.55    |       |        | 125.55 | 125.55 | N/A             | 10,000               | 12,555        |
| ____ALL____ | 44    | 91.52  | 89.63  | 86.59     | 24.26 | 103.51 | 13.66  | 175.10 | 75.04 to 99.47  | 48,655               | 42,131        |

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

| RANGE       | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| 1           | 40    | 93.58  | 92.21 | 86.87     | 22.97 | 106.15 | 13.66 | 175.10 | 84.59 to 100.00 | 52,455               | 45,568        |
| 2           | 4     | 62.52  | 63.88 | 72.91     | 12.03 | 87.61  | 55.00 | 75.47  | N/A             | 10,650               | 7,765         |
| ____ALL____ | 44    | 91.52  | 89.63 | 86.59     | 24.26 | 103.51 | 13.66 | 175.10 | 75.04 to 99.47  | 48,655               | 42,131        |

## SCHOOL DISTRICT \*

| RANGE           | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank)         |       |        |        |           |       |        |       |        |                 |                      |               |
| 14-0008         |       |        |        |           |       |        |       |        |                 |                      |               |
| 14-0054         |       |        |        |           |       |        |       |        |                 |                      |               |
| 14-0101         |       |        |        |           |       |        |       |        |                 |                      |               |
| 26-0001         | 11    | 95.70  | 89.26  | 101.47    | 19.96 | 87.97  | 55.00 | 119.86 | 55.28 to 114.01 | 42,563               | 43,189        |
| 26-0024         | 7     | 94.26  | 96.16  | 91.58     | 16.86 | 104.99 | 72.34 | 142.00 | 72.34 to 142.00 | 17,714               | 16,223        |
| 26-0070         | 8     | 111.37 | 119.89 | 103.38    | 25.44 | 115.97 | 86.80 | 175.10 | 86.80 to 175.10 | 15,640               | 16,168        |
| 26-0561         | 4     | 69.80  | 65.41  | 85.27     | 44.53 | 76.71  | 13.66 | 108.38 | N/A             | 118,500              | 101,042       |
| 90-0017         |       |        |        |           |       |        |       |        |                 |                      |               |
| 90-0560         | 14    | 75.04  | 76.30  | 77.05     | 19.40 | 99.02  | 44.13 | 100.00 | 57.71 to 96.13  | 67,821               | 52,257        |
| NonValid School |       |        |        |           |       |        |       |        |                 |                      |               |
| ____ALL____     | 44    | 91.52  | 89.63  | 86.59     | 24.26 | 103.51 | 13.66 | 175.10 | 75.04 to 99.47  | 48,655               | 42,131        |

## PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

|                        |           |                |           |                  |        |                     |                |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|
| NUMBER of Sales:       | 44        | <b>MEDIAN:</b> | <b>92</b> | COV:             | 33.79  | 95% Median C.I.:    | 75.04 to 99.47 |
| TOTAL Sales Price:     | 2,146,822 | WGT. MEAN:     | 87        | STD:             | 30.29  | 95% Wgt. Mean C.I.: | 74.18 to 99.00 |
| TOTAL Adj.Sales Price: | 2,140,822 | MEAN:          | 90        | AVG.ABS.DEV:     | 22.20  | 95% Mean C.I.:      | 80.68 to 98.58 |
| TOTAL Assessed Value:  | 1,853,780 |                |           |                  |        |                     |                |
| AVG. Adj. Sales Price: | 48,655    | COD:           | 24.26     | MAX Sales Ratio: | 175.10 |                     |                |
| AVG. Assessed Value:   | 42,131    | PRD:           | 103.51    | MIN Sales Ratio: | 13.66  |                     |                |

(!: AVTot=0)  
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## YEAR BUILT \*

| RANGE           | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd Val |
|-----------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|-------------------------|------------------|
| 0 OR Blank      | 6     | 67.19  | 71.82  | 95.07     | 17.72 | 75.55  | 55.00  | 108.38 | 55.00 to 108.38 | 83,600                  | 79,477           |
| Prior TO 1860   |       |        |        |           |       |        |        |        |                 |                         |                  |
| 1860 TO 1899    | 1     | 55.28  | 55.28  | 55.28     |       |        | 55.28  | 55.28  | N/A             | 27,000                  | 14,925           |
| 1900 TO 1919    | 13    | 86.63  | 86.20  | 71.43     | 26.32 | 120.68 | 13.66  | 142.00 | 67.90 to 119.86 | 39,423                  | 28,158           |
| 1920 TO 1939    | 1     | 53.05  | 53.05  | 53.05     |       |        | 53.05  | 53.05  | N/A             | 75,000                  | 39,790           |
| 1940 TO 1949    | 5     | 86.80  | 93.20  | 92.23     | 8.39  | 101.05 | 84.59  | 105.63 | N/A             | 20,524                  | 18,930           |
| 1950 TO 1959    | 2     | 112.00 | 112.00 | 85.24     | 50.89 | 131.39 | 55.00  | 169.00 | N/A             | 12,250                  | 10,442           |
| 1960 TO 1969    | 7     | 93.11  | 83.08  | 81.97     | 15.35 | 101.35 | 44.13  | 100.00 | 44.13 to 100.00 | 70,428                  | 57,732           |
| 1970 TO 1979    | 2     | 98.44  | 98.44  | 98.52     | 1.04  | 99.93  | 97.42  | 99.47  | N/A             | 14,000                  | 13,792           |
| 1980 TO 1989    | 4     | 106.05 | 108.34 | 105.10    | 8.17  | 103.08 | 95.70  | 125.55 | N/A             | 43,150                  | 45,348           |
| 1990 TO 1994    | 1     | 114.01 | 114.01 | 114.01    |       |        | 114.01 | 114.01 | N/A             | 160,000                 | 182,410          |
| 1995 TO 1999    |       |        |        |           |       |        |        |        |                 |                         |                  |
| 2000 TO Present | 2     | 134.13 | 134.13 | 102.47    | 30.55 | 130.90 | 93.15  | 175.10 | N/A             | 22,000                  | 22,542           |
| ALL             | 44    | 91.52  | 89.63  | 86.59     | 24.26 | 103.51 | 13.66  | 175.10 | 75.04 to 99.47  | 48,655                  | 42,131           |

## SALE PRICE \*

| RANGE            | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd Val |
|------------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|-------------------------|------------------|
| Low \$           |       |        |        |           |       |        |        |        |                 |                         |                  |
| 1 TO 4999        | 4     | 62.52  | 71.42  | 76.47     | 24.09 | 93.40  | 55.00  | 105.63 | N/A             | 2,900                   | 2,217            |
| 5000 TO 9999     | 6     | 132.64 | 126.39 | 122.24    | 26.87 | 103.40 | 62.33  | 175.10 | 62.33 to 175.10 | 7,083                   | 8,658            |
| Total \$         |       |        |        |           |       |        |        |        |                 |                         |                  |
| 1 TO 9999        | 10    | 96.13  | 104.40 | 112.42    | 40.15 | 92.86  | 55.00  | 175.10 | 57.71 to 169.00 | 5,410                   | 6,082            |
| 10000 TO 29999   | 16    | 86.80  | 87.63  | 85.58     | 17.59 | 102.40 | 55.00  | 125.55 | 74.83 to 99.47  | 19,763                  | 16,913           |
| 30000 TO 59999   | 4     | 93.71  | 91.27  | 91.65     | 7.42  | 99.58  | 75.47  | 102.19 | N/A             | 40,875                  | 37,461           |
| 60000 TO 99999   | 7     | 94.00  | 87.71  | 88.57     | 10.98 | 99.03  | 53.05  | 100.00 | 53.05 to 100.00 | 78,285                  | 69,341           |
| 100000 TO 149999 | 5     | 67.04  | 59.28  | 60.65     | 33.94 | 97.73  | 13.66  | 103.65 | N/A             | 113,000                 | 68,538           |
| 150000 TO 249999 | 1     | 114.01 | 114.01 | 114.01    |       |        | 114.01 | 114.01 | N/A             | 160,000                 | 182,410          |
| 250000 TO 499999 | 1     | 108.38 | 108.38 | 108.38    |       |        | 108.38 | 108.38 | N/A             | 334,000                 | 362,005          |
| ALL              | 44    | 91.52  | 89.63  | 86.59     | 24.26 | 103.51 | 13.66  | 175.10 | 75.04 to 99.47  | 48,655                  | 42,131           |

## PAD 2009 Preliminary Statistics

Base Stat

PAGE:4 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

|                        |           |                |           |                  |        |                     |                |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|
| NUMBER of Sales:       | 44        | <b>MEDIAN:</b> | <b>92</b> | COV:             | 33.79  | 95% Median C.I.:    | 75.04 to 99.47 |
| TOTAL Sales Price:     | 2,146,822 | WGT. MEAN:     | 87        | STD:             | 30.29  | 95% Wgt. Mean C.I.: | 74.18 to 99.00 |
| TOTAL Adj.Sales Price: | 2,140,822 | MEAN:          | 90        | AVG.ABS.DEV:     | 22.20  | 95% Mean C.I.:      | 80.68 to 98.58 |
| TOTAL Assessed Value:  | 1,853,780 |                |           |                  |        |                     |                |
| AVG. Adj. Sales Price: | 48,655    | COD:           | 24.26     | MAX Sales Ratio: | 175.10 |                     |                |
| AVG. Assessed Value:   | 42,131    | PRD:           | 103.51    | MIN Sales Ratio: | 13.66  |                     |                |

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

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## ASSESSED VALUE \*

| RANGE            | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd Val |
|------------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|-------------------------|------------------|
| Low \$           |       |        |        |           |       |        |        |        |                 |                         |                  |
| 1 TO 4999        | 5     | 62.33  | 69.60  | 70.92     | 19.33 | 98.14  | 55.00  | 105.63 | N/A             | 3,820                   | 2,709            |
| 5000 TO 9999     | 4     | 104.95 | 110.00 | 90.47     | 37.34 | 121.59 | 55.00  | 175.10 | N/A             | 9,625                   | 8,707            |
| Total \$         |       |        |        |           |       |        |        |        |                 |                         |                  |
| 1 TO 9999        | 9     | 67.33  | 87.56  | 83.98     | 43.00 | 104.25 | 55.00  | 175.10 | 55.00 to 123.27 | 6,400                   | 5,375            |
| 10000 TO 29999   | 18    | 86.80  | 91.04  | 69.66     | 26.41 | 130.70 | 13.66  | 169.00 | 75.04 to 99.47  | 23,262                  | 16,204           |
| 30000 TO 59999   | 8     | 93.58  | 83.37  | 74.25     | 17.48 | 112.28 | 44.13  | 108.45 | 44.13 to 108.45 | 59,687                  | 44,316           |
| 60000 TO 99999   | 6     | 94.62  | 87.36  | 85.58     | 11.99 | 102.08 | 67.04  | 100.00 | 67.04 to 100.00 | 95,500                  | 81,733           |
| 100000 TO 149999 | 1     | 103.65 | 103.65 | 103.65    |       |        | 103.65 | 103.65 | N/A             | 120,000                 | 124,375          |
| 150000 TO 249999 | 1     | 114.01 | 114.01 | 114.01    |       |        | 114.01 | 114.01 | N/A             | 160,000                 | 182,410          |
| 250000 TO 499999 | 1     | 108.38 | 108.38 | 108.38    |       |        | 108.38 | 108.38 | N/A             | 334,000                 | 362,005          |
| ALL              | 44    | 91.52  | 89.63  | 86.59     | 24.26 | 103.51 | 13.66  | 175.10 | 75.04 to 99.47  | 48,655                  | 42,131           |

## COST RANK

| RANGE   | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd Val |
|---------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|-------------------------|------------------|
| (blank) | 4     | 62.52  | 63.88 | 72.91     | 12.03 | 87.61  | 55.00 | 75.47  | N/A             | 10,650                  | 7,765            |
| 10      | 11    | 86.63  | 92.86 | 92.00     | 27.62 | 100.93 | 53.05 | 169.00 | 62.33 to 119.86 | 65,318                  | 60,095           |
| 20      | 29    | 94.00  | 91.96 | 84.20     | 21.61 | 109.23 | 13.66 | 175.10 | 84.59 to 100.00 | 47,576                  | 40,057           |
| ALL     | 44    | 91.52  | 89.63 | 86.59     | 24.26 | 103.51 | 13.66 | 175.10 | 75.04 to 99.47  | 48,655                  | 42,131           |

## PAD 2009 Preliminary Statistics

Base Stat

PAGE:5 of 5

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

|                        |           |                |           |                  |        |                     |                |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|----------------|
| NUMBER of Sales:       | 44        | <b>MEDIAN:</b> | <b>92</b> | COV:             | 33.79  | 95% Median C.I.:    | 75.04 to 99.47 |
| TOTAL Sales Price:     | 2,146,822 | WGT. MEAN:     | 87        | STD:             | 30.29  | 95% Wgt. Mean C.I.: | 74.18 to 99.00 |
| TOTAL Adj.Sales Price: | 2,140,822 | MEAN:          | 90        | AVG.ABS.DEV:     | 22.20  | 95% Mean C.I.:      | 80.68 to 98.58 |
| TOTAL Assessed Value:  | 1,853,780 |                |           |                  |        |                     |                |
| AVG. Adj. Sales Price: | 48,655    | COD:           | 24.26     | MAX Sales Ratio: | 175.10 |                     |                |
| AVG. Assessed Value:   | 42,131    | PRD:           | 103.51    | MIN Sales Ratio: | 13.66  |                     |                |

(!: AVTot=0)

(!: Derived)

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## OCCUPANCY CODE

| RANGE       | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd Val |
|-------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|-------------------------|------------------|
| (blank)     | 6     | 71.19  | 68.04  | 75.66     | 11.28 | 89.93  | 55.00  | 77.69  | 55.00 to 77.69  | 22,100                  | 16,720           |
| 339         | 1     | 72.34  | 72.34  | 72.34     |       |        | 72.34  | 72.34  | N/A             | 16,000                  | 11,575           |
| 343         | 1     | 114.01 | 114.01 | 114.01    |       |        | 114.01 | 114.01 | N/A             | 160,000                 | 182,410          |
| 344         | 4     | 102.55 | 112.29 | 96.81     | 24.41 | 115.98 | 75.04  | 169.00 | N/A             | 12,625                  | 12,222           |
| 346         | 1     | 94.26  | 94.26  | 94.26     |       |        | 94.26  | 94.26  | N/A             | 55,000                  | 51,845           |
| 350         | 3     | 96.13  | 90.82  | 77.50     | 24.35 | 117.19 | 53.05  | 123.27 | N/A             | 54,166                  | 41,978           |
| 352         | 3     | 102.19 | 83.32  | 77.45     | 19.41 | 107.59 | 44.13  | 103.65 | N/A             | 91,500                  | 70,863           |
| 353         | 4     | 93.88  | 106.30 | 79.01     | 43.87 | 134.53 | 62.33  | 175.10 | N/A             | 32,750                  | 25,876           |
| 383         | 1     | 55.28  | 55.28  | 55.28     |       |        | 55.28  | 55.28  | N/A             | 27,000                  | 14,925           |
| 384         | 1     | 108.45 | 108.45 | 108.45    |       |        | 108.45 | 108.45 | N/A             | 29,000                  | 31,450           |
| 406         | 4     | 89.89  | 93.19  | 105.18    | 8.43  | 88.60  | 84.59  | 108.38 | N/A             | 100,750                 | 105,968          |
| 419         | 1     | 74.83  | 74.83  | 74.83     |       |        | 74.83  | 74.83  | N/A             | 20,000                  | 14,965           |
| 442         | 1     | 94.00  | 94.00  | 94.00     |       |        | 94.00  | 94.00  | N/A             | 60,000                  | 56,400           |
| 446         | 2     | 86.80  | 86.80  | 86.80     | 0.00  | 100.01 | 86.80  | 86.80  | N/A             | 21,061                  | 18,280           |
| 460         | 1     | 95.70  | 95.70  | 95.70     |       |        | 95.70  | 95.70  | N/A             | 13,600                  | 13,015           |
| 471         | 1     | 125.55 | 125.55 | 125.55    |       |        | 125.55 | 125.55 | N/A             | 10,000                  | 12,555           |
| 477         | 1     | 55.00  | 55.00  | 55.00     |       |        | 55.00  | 55.00  | N/A             | 18,000                  | 9,900            |
| 494         | 1     | 13.66  | 13.66  | 13.66     |       |        | 13.66  | 13.66  | N/A             | 100,000                 | 13,655           |
| 526         | 1     | 97.42  | 97.42  | 97.42     |       |        | 97.42  | 97.42  | N/A             | 13,000                  | 12,665           |
| 528         | 1     | 142.00 | 142.00 | 142.00    |       |        | 142.00 | 142.00 | N/A             | 8,000                   | 11,360           |
| 531         | 4     | 96.56  | 90.04  | 87.94     | 10.32 | 102.39 | 67.04  | 100.00 | N/A             | 98,250                  | 86,400           |
| 76          | 1     | 89.93  | 89.93  | 89.93     |       |        | 89.93  | 89.93  | N/A             | 22,000                  | 19,785           |
| ____ALL____ | 44    | 91.52  | 89.63  | 86.59     | 24.26 | 103.51 | 13.66  | 175.10 | 75.04 to 99.47  | 48,655                  | 42,131           |

## PROPERTY TYPE \*

| RANGE       | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd Val |
|-------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|-------------------------|------------------|
| 02          | 1     | 75.47  | 75.47 | 75.47     |       |        | 75.47 | 75.47  | N/A             | 35,000                  | 26,415           |
| 03          | 43    | 93.11  | 89.96 | 86.78     | 23.96 | 103.67 | 13.66 | 175.10 | 75.04 to 99.47  | 48,972                  | 42,496           |
| 04          |       |        |       |           |       |        |       |        |                 |                         |                  |
| ____ALL____ | 44    | 91.52  | 89.63 | 86.59     | 24.26 | 103.51 | 13.66 | 175.10 | 75.04 to 99.47  | 48,655                  | 42,131           |

**Dixon County 2009 Assessment Actions taken to address the  
following property classes/subclasses:**

**Commercial**

Revalued Wakefield commercial properties consisting of Apartments, Restaurants, and the vacant lots.

Nothing else was down in the remainder of the county other than the completion of the pick up work.

## 2009 Assessment Survey for Dixon County

### Commercial/Industrial Appraisal Information

|     |   |
|-----|---|
| 1.  | <b>Data collection done by:</b>   |
|     | Assessor/clerk  |
| 2.  | <b>Valuation done by:</b>   |
|     | Assessor/clerk  |
| 3.  | <b>Pickup work done by whom:</b>  |
|     | Assessor/clerk  |
| 4.  | <b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>   |
|     | 1999 and 2005   |
| 5.  | <b>What was the last year a depreciation schedule for this property class was developed using market-derived information?</b>   |
|     | 1999, 2005, 2008  |
| 6.  | <b>When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>  |
|     | Income and expense data was gathered, but there was insufficient rental information   |
| 7.  | <b>What approach to value is used in this class or subclasses to estimate the market value of properties?</b>   |
|     | Market and sales comparison approach is utilized when preparing individual taxpayer protests.   |
| 8.  | <b>Number of Market Areas/Neighborhoods/Assessor Locations?</b>   |
|     | 11  |
| 9.  | <b>How are these Market Areas/Neighborhoods/Assessor Locations defined?</b>   |
|     | Towns/rural   |
| 10. | <b>Is "Market Area/Neighborhood/Assessor Location" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?</b>  |
|     | Assessor location   |
| 11. | <b>Do the various subclasses of Commercial Property such as convenience stores, warehouses, hotels, etc. have common value characteristics?</b>   |
|     | Yes, only within the market areas they are located  |
| 12. | <b>Is there unique 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>)</b> |
|     | Yes   |

### Commercial Permit Numbers:

| Permits | Information Statements | Other | Total |
|---------|------------------------|-------|-------|
| 7       |                        |       | 7     |

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:1 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

|                        |           |                |           |                  |        |                     |                 |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|-----------------|
| NUMBER of Sales:       | 43        | <b>MEDIAN:</b> | <b>96</b> | COV:             | 25.16  | 95% Median C.I.:    | 91.84 to 100.00 |
| TOTAL Sales Price:     | 2,046,822 | WGT. MEAN:     | 98        | STD:             | 24.54  | 95% Wgt. Mean C.I.: | 92.30 to 103.01 |
| TOTAL Adj.Sales Price: | 2,040,822 | MEAN:          | 98        | AVG.ABS.DEV:     | 15.79  | 95% Mean C.I.:      | 90.21 to 104.88 |
| TOTAL Assessed Value:  | 1,992,920 |                |           |                  |        |                     |                 |
| AVG. Adj. Sales Price: | 47,460    | COD:           | 16.48     | MAX Sales Ratio: | 175.10 |                     |                 |
| AVG. Assessed Value:   | 46,346    | PRD:           | 99.89     | MIN Sales Ratio: | 55.00  |                     |                 |

(!: AVTot=0)

(!: Derived)

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| DATE OF SALE *       |       |        |        |           |       |        |       |        |                 |  | Avg. Adj.<br>Sale Price | Avg.<br>Assd Val |
|----------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|--|-------------------------|------------------|
| RANGE                | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. |  |                         |                  |
| ____Qrtrs____        |       |        |        |           |       |        |       |        |                 |  |                         |                  |
| 07/01/05 TO 09/30/05 | 5     | 100.00 | 93.08  | 105.08    | 18.22 | 88.58  | 62.33 | 119.86 | N/A             |  | 93,800                  | 98,564           |
| 10/01/05 TO 12/31/05 | 2     | 107.74 | 107.74 | 101.06    | 16.53 | 106.61 | 89.93 | 125.55 | N/A             |  | 16,000                  | 16,170           |
| 01/01/06 TO 03/31/06 | 1     | 95.70  | 95.70  | 95.70     |       |        | 95.70 | 95.70  | N/A             |  | 13,600                  | 13,015           |
| 04/01/06 TO 06/30/06 | 8     | 96.71  | 106.58 | 96.79     | 12.95 | 110.12 | 92.88 | 169.00 | 92.88 to 169.00 |  | 45,187                  | 43,736           |
| 07/01/06 TO 09/30/06 | 3     | 75.47  | 84.58  | 83.18     | 30.15 | 101.69 | 55.00 | 123.27 | N/A             |  | 14,533                  | 12,088           |
| 10/01/06 TO 12/31/06 | 2     | 78.60  | 78.60  | 86.01     | 30.02 | 91.38  | 55.00 | 102.19 | N/A             |  | 26,250                  | 22,577           |
| 01/01/07 TO 03/31/07 | 2     | 100.90 | 100.90 | 96.76     | 4.69  | 104.28 | 96.17 | 105.63 | N/A             |  | 32,000                  | 30,962           |
| 04/01/07 TO 06/30/07 | 6     | 99.83  | 112.48 | 104.36    | 18.47 | 107.78 | 91.84 | 175.10 | 91.84 to 175.10 |  | 73,083                  | 76,273           |
| 07/01/07 TO 09/30/07 | 2     | 95.22  | 95.22  | 95.26     | 0.63  | 99.96  | 94.62 | 95.82  | N/A             |  | 70,000                  | 66,682           |
| 10/01/07 TO 12/31/07 | 7     | 96.59  | 94.10  | 90.07     | 20.37 | 104.48 | 55.28 | 142.00 | 55.28 to 142.00 |  | 22,285                  | 20,072           |
| 01/01/08 TO 03/31/08 | 1     | 91.75  | 91.75  | 91.75     |       |        | 91.75 | 91.75  | N/A             |  | 120,000                 | 110,100          |
| 04/01/08 TO 06/30/08 | 4     | 86.72  | 84.16  | 79.86     | 3.05  | 105.38 | 76.40 | 86.80  | N/A             |  | 37,530                  | 29,972           |
| ____Study Years____  |       |        |        |           |       |        |       |        |                 |  |                         |                  |
| 07/01/05 TO 06/30/06 | 16    | 96.71  | 101.83 | 101.37    | 14.94 | 100.46 | 62.33 | 169.00 | 92.88 to 110.00 |  | 54,756                  | 55,504           |
| 07/01/06 TO 06/30/07 | 13    | 96.17  | 99.05  | 100.40    | 20.50 | 98.65  | 55.00 | 175.10 | 75.47 to 114.01 |  | 46,046                  | 46,229           |
| 07/01/07 TO 06/30/08 | 14    | 89.28  | 91.25  | 89.00     | 14.39 | 102.53 | 55.28 | 142.00 | 76.40 to 99.47  |  | 40,437                  | 35,990           |
| ____Calendar Yrs____ |       |        |        |           |       |        |       |        |                 |  |                         |                  |
| 01/01/06 TO 12/31/06 | 14    | 95.85  | 97.09  | 94.30     | 17.62 | 102.96 | 55.00 | 169.00 | 75.47 to 110.00 |  | 33,657                  | 31,737           |
| 01/01/07 TO 12/31/07 | 17    | 96.17  | 101.52 | 99.37     | 15.91 | 102.17 | 55.28 | 175.10 | 91.84 to 108.45 |  | 46,970                  | 46,672           |
| ____ALL____          |       |        |        |           |       |        |       |        |                 |  |                         |                  |
|                      | 43    | 95.82  | 97.54  | 97.65     | 16.48 | 99.89  | 55.00 | 175.10 | 91.84 to 100.00 |  | 47,460                  | 46,346           |

## ASSESSOR LOCATION

| RANGE       | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. |  | Avg. Adj.<br>Sale Price | Avg.<br>Assd Val |
|-------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|--|-------------------------|------------------|
| ALLEN       | 7     | 99.47  | 119.58 | 102.62    | 28.32 | 116.53 | 86.80  | 175.10 | 86.80 to 175.10 |  | 16,446                  | 16,876           |
| EMERSON     | 3     | 84.59  | 82.66  | 104.42    | 21.03 | 79.16  | 55.00  | 108.38 | N/A             |  | 124,666                 | 130,171          |
| MARTINSBURG | 1     | 55.00  | 55.00  | 55.00     |       |        | 55.00  | 55.00  | N/A             |  | 1,100                   | 605              |
| NEWCASTLE   | 7     | 94.26  | 96.16  | 91.58     | 16.86 | 104.99 | 72.34  | 142.00 | 72.34 to 142.00 |  | 17,714                  | 16,223           |
| PONCA       | 10    | 98.94  | 92.69  | 101.58    | 17.13 | 91.25  | 55.28  | 119.86 | 62.33 to 114.01 |  | 46,710                  | 47,448           |
| RURAL       | 1     | 125.55 | 125.55 | 125.55    |       |        | 125.55 | 125.55 | N/A             |  | 10,000                  | 12,555           |
| WAKEFIELD   | 14    | 95.22  | 94.92  | 93.00     | 4.43  | 102.06 | 76.40  | 110.00 | 91.84 to 100.00 |  | 67,821                  | 63,076           |
| ____ALL____ |       |        |        |           |       |        |        |        |                 |  |                         |                  |
|             | 43    | 95.82  | 97.54  | 97.65     | 16.48 | 99.89  | 55.00  | 175.10 | 91.84 to 100.00 |  | 47,460                  | 46,346           |



## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:2 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales: 43 **MEDIAN: 96** COV: 25.16 95% Median C.I.: 91.84 to 100.00  
TOTAL Sales Price: 2,046,822 WGT. MEAN: 98 STD: 24.54 95% Wgt. Mean C.I.: 92.30 to 103.01  
TOTAL Adj.Sales Price: 2,040,822 MEAN: 98 AVG.ABS.DEV: 15.79 95% Mean C.I.: 90.21 to 104.88  
TOTAL Assessed Value: 1,992,920  
AVG. Adj. Sales Price: 47,460 COD: 16.48 MAX Sales Ratio: 175.10  
AVG. Assessed Value: 46,346 PRD: 99.89 MIN Sales Ratio: 55.00

(!: AVTot=0)

(!: Derived)

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## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

| RANGE       | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD   | MIN    | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------|-------|--------|--------|-----------|-------|-------|--------|--------|-----------------|----------------------|---------------|
| 1           | 42    | 95.76  | 96.88  | 97.52     | 16.14 | 99.35 | 55.00  | 175.10 | 91.84 to 99.47  | 48,352               | 47,151        |
| 3           | 1     | 125.55 | 125.55 | 125.55    |       |       | 125.55 | 125.55 | N/A             | 10,000               | 12,555        |
| ____ALL____ | 43    | 95.82  | 97.54  | 97.65     | 16.48 | 99.89 | 55.00  | 175.10 | 91.84 to 100.00 | 47,460               | 46,346        |

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

| RANGE       | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| 1           | 39    | 96.00  | 98.97 | 98.05     | 16.07 | 100.93 | 55.00 | 175.10 | 91.84 to 100.00 | 51,236               | 50,238        |
| 2           | 4     | 84.88  | 83.69 | 78.92     | 21.74 | 106.04 | 55.00 | 110.00 | N/A             | 10,650               | 8,405         |
| ____ALL____ | 43    | 95.82  | 97.54 | 97.65     | 16.48 | 99.89  | 55.00 | 175.10 | 91.84 to 100.00 | 47,460               | 46,346        |

## SCHOOL DISTRICT \*

| RANGE           | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank)         |       |        |        |           |       |        |       |        |                 |                      |               |
| 14-0008         |       |        |        |           |       |        |       |        |                 |                      |               |
| 14-0054         |       |        |        |           |       |        |       |        |                 |                      |               |
| 14-0101         |       |        |        |           |       |        |       |        |                 |                      |               |
| 26-0001         | 11    | 95.70  | 89.26  | 101.47    | 19.96 | 87.97  | 55.00 | 119.86 | 55.28 to 114.01 | 42,563               | 43,189        |
| 26-0024         | 7     | 94.26  | 96.16  | 91.58     | 16.86 | 104.99 | 72.34 | 142.00 | 72.34 to 142.00 | 17,714               | 16,223        |
| 26-0070         | 8     | 111.37 | 120.32 | 104.45    | 25.06 | 115.20 | 86.80 | 175.10 | 86.80 to 175.10 | 15,640               | 16,336        |
| 26-0561         | 3     | 84.59  | 82.66  | 104.42    | 21.03 | 79.16  | 55.00 | 108.38 | N/A             | 124,666              | 130,171       |
| 90-0017         |       |        |        |           |       |        |       |        |                 |                      |               |
| 90-0560         | 14    | 95.22  | 94.92  | 93.00     | 4.43  | 102.06 | 76.40 | 110.00 | 91.84 to 100.00 | 67,821               | 63,076        |
| NonValid School |       |        |        |           |       |        |       |        |                 |                      |               |
| ____ALL____     | 43    | 95.82  | 97.54  | 97.65     | 16.48 | 99.89  | 55.00 | 175.10 | 91.84 to 100.00 | 47,460               | 46,346        |

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:3 of 5

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

|                        |           |                |           |                  |        |                     |                 |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|-----------------|
| NUMBER of Sales:       | 43        | <b>MEDIAN:</b> | <b>96</b> | COV:             | 25.16  | 95% Median C.I.:    | 91.84 to 100.00 |
| TOTAL Sales Price:     | 2,046,822 | WGT. MEAN:     | 98        | STD:             | 24.54  | 95% Wgt. Mean C.I.: | 92.30 to 103.01 |
| TOTAL Adj.Sales Price: | 2,040,822 | MEAN:          | 98        | AVG.ABS.DEV:     | 15.79  | 95% Mean C.I.:      | 90.21 to 104.88 |
| TOTAL Assessed Value:  | 1,992,920 |                |           |                  |        |                     |                 |
| AVG. Adj. Sales Price: | 47,460    | COD:           | 16.48     | MAX Sales Ratio: | 175.10 |                     |                 |
| AVG. Assessed Value:   | 46,346    | PRD:           | 99.89     | MIN Sales Ratio: | 55.00  |                     |                 |

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

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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     | 93.07  | 89.16  | 101.76    | 16.18 | 87.62  | 55.00  | 110.00 | 55.00 to 110.00 | 83,600               | 85,070        |
| Prior TO 1860   |       |        |        |           |       |        |        |        |                 |                      |               |
| 1860 TO 1899    | 1     | 55.28  | 55.28  | 55.28     |       |        | 55.28  | 55.28  | N/A             | 27,000               | 14,925        |
| 1900 TO 1919    | 12    | 91.41  | 94.27  | 89.84     | 18.81 | 104.93 | 62.33  | 142.00 | 74.83 to 119.86 | 34,375               | 30,884        |
| 1920 TO 1939    | 1     | 95.82  | 95.82  | 95.82     |       |        | 95.82  | 95.82  | N/A             | 75,000               | 71,865        |
| 1940 TO 1949    | 5     | 86.80  | 93.20  | 92.23     | 8.39  | 101.05 | 84.59  | 105.63 | N/A             | 20,524               | 18,930        |
| 1950 TO 1959    | 2     | 112.00 | 112.00 | 85.24     | 50.89 | 131.39 | 55.00  | 169.00 | N/A             | 12,250               | 10,442        |
| 1960 TO 1969    | 7     | 96.00  | 95.87  | 95.69     | 2.51  | 100.19 | 91.75  | 100.00 | 91.75 to 100.00 | 70,428               | 67,392        |
| 1970 TO 1979    | 2     | 98.44  | 98.44  | 98.52     | 1.04  | 99.93  | 97.42  | 99.47  | N/A             | 14,000               | 13,792        |
| 1980 TO 1989    | 4     | 106.05 | 108.34 | 105.10    | 8.17  | 103.08 | 95.70  | 125.55 | N/A             | 43,150               | 45,348        |
| 1990 TO 1994    | 1     | 114.01 | 114.01 | 114.01    |       |        | 114.01 | 114.01 | N/A             | 160,000              | 182,410       |
| 1995 TO 1999    |       |        |        |           |       |        |        |        |                 |                      |               |
| 2000 TO Present | 2     | 135.85 | 135.85 | 105.51    | 28.90 | 128.75 | 96.59  | 175.10 | N/A             | 22,000               | 23,212        |
| ALL             | 43    | 95.82  | 97.54  | 97.65     | 16.48 | 99.89  | 55.00  | 175.10 | 91.84 to 100.00 | 47,460               | 46,346        |

## 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        | 4     | 99.96  | 91.23  | 98.53     | 16.59 | 92.59  | 55.00  | 110.00 | N/A             | 2,900                | 2,857         |
| 5000 TO 9999     | 6     | 132.64 | 126.39 | 122.24    | 26.87 | 103.40 | 62.33  | 175.10 | 62.33 to 175.10 | 7,083                | 8,658         |
| Total \$         |       |        |        |           |       |        |        |        |                 |                      |               |
| 1 TO 9999        | 10    | 107.82 | 112.33 | 117.15    | 29.26 | 95.88  | 55.00  | 175.10 | 62.33 to 169.00 | 5,410                | 6,338         |
| 10000 TO 29999   | 16    | 92.82  | 90.25  | 88.89     | 15.68 | 101.53 | 55.00  | 125.55 | 74.83 to 99.47  | 19,763               | 17,568        |
| 30000 TO 59999   | 4     | 95.43  | 92.13  | 92.47     | 7.61  | 99.63  | 75.47  | 102.19 | N/A             | 40,875               | 37,796        |
| 60000 TO 99999   | 7     | 95.82  | 96.09  | 96.20     | 2.32  | 99.88  | 92.88  | 100.00 | 92.88 to 100.00 | 78,285               | 75,309        |
| 100000 TO 149999 | 4     | 91.80  | 90.91  | 91.54     | 7.45  | 99.31  | 76.40  | 103.65 | N/A             | 116,250              | 106,418       |
| 150000 TO 249999 | 1     | 114.01 | 114.01 | 114.01    |       |        | 114.01 | 114.01 | N/A             | 160,000              | 182,410       |
| 250000 TO 499999 | 1     | 108.38 | 108.38 | 108.38    |       |        | 108.38 | 108.38 | N/A             | 334,000              | 362,005       |
| ALL              | 43    | 95.82  | 97.54  | 97.65     | 16.48 | 99.89  | 55.00  | 175.10 | 91.84 to 100.00 | 47,460               | 46,346        |

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE: 4 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

|                        |           |                |           |                  |        |                     |                 |
|------------------------|-----------|----------------|-----------|------------------|--------|---------------------|-----------------|
| NUMBER of Sales:       | 43        | <b>MEDIAN:</b> | <b>96</b> | COV:             | 25.16  | 95% Median C.I.:    | 91.84 to 100.00 |
| TOTAL Sales Price:     | 2,046,822 | WGT. MEAN:     | 98        | STD:             | 24.54  | 95% Wgt. Mean C.I.: | 92.30 to 103.01 |
| TOTAL Adj.Sales Price: | 2,040,822 | MEAN:          | 98        | AVG.ABS.DEV:     | 15.79  | 95% Mean C.I.:      | 90.21 to 104.88 |
| TOTAL Assessed Value:  | 1,992,920 |                |           |                  |        |                     |                 |
| AVG. Adj. Sales Price: | 47,460    | COD:           | 16.48     | MAX Sales Ratio: | 175.10 |                     |                 |
| AVG. Assessed Value:   | 46,346    | PRD:           | 99.89     | MIN Sales Ratio: | 55.00  |                     |                 |

(!: AVTot=0)

(!: Derived)

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## ASSESSED VALUE \*

| RANGE            | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd Val |
|------------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|-------------------------|------------------|
| Low \$           |       |        |        |           |       |        |        |        |                 |                         |                  |
| 1 TO 4999        | 5     | 94.29  | 85.45  | 84.32     | 20.85 | 101.34 | 55.00  | 110.00 | N/A             | 3,820                   | 3,221            |
| 5000 TO 9999     | 4     | 104.95 | 110.00 | 90.47     | 37.34 | 121.59 | 55.00  | 175.10 | N/A             | 9,625                   | 8,707            |
| Total \$         |       |        |        |           |       |        |        |        |                 |                         |                  |
| 1 TO 9999        | 9     | 94.29  | 96.36  | 88.43     | 30.05 | 108.97 | 55.00  | 175.10 | 55.00 to 123.27 | 6,400                   | 5,659            |
| 10000 TO 29999   | 17    | 95.70  | 98.06  | 90.52     | 19.62 | 108.33 | 55.28  | 169.00 | 75.47 to 119.86 | 18,748                  | 16,971           |
| 30000 TO 59999   | 5     | 96.59  | 99.53  | 98.35     | 4.18  | 101.20 | 94.26  | 108.45 | N/A             | 43,500                  | 42,784           |
| 60000 TO 99999   | 7     | 94.62  | 93.26  | 92.83     | 5.05  | 100.46 | 76.40  | 100.00 | 76.40 to 100.00 | 84,000                  | 77,980           |
| 100000 TO 149999 | 3     | 91.84  | 95.75  | 95.69     | 4.32  | 100.06 | 91.75  | 103.65 | N/A             | 121,666                 | 116,425          |
| 150000 TO 249999 | 1     | 114.01 | 114.01 | 114.01    |       |        | 114.01 | 114.01 | N/A             | 160,000                 | 182,410          |
| 250000 TO 499999 | 1     | 108.38 | 108.38 | 108.38    |       |        | 108.38 | 108.38 | N/A             | 334,000                 | 362,005          |
| ALL              |       |        |        |           |       |        |        |        |                 |                         |                  |
|                  | 43    | 95.82  | 97.54  | 97.65     | 16.48 | 99.89  | 55.00  | 175.10 | 91.84 to 100.00 | 47,460                  | 46,346           |

## COST RANK

| RANGE   | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd Val |
|---------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|-------------------------|------------------|
| (blank) | 4     | 84.88  | 83.69 | 78.92     | 21.74 | 106.04 | 55.00 | 110.00 | N/A             | 10,650                  | 8,405            |
| 10      | 11    | 94.62  | 98.76 | 98.82     | 19.76 | 99.94  | 62.33 | 169.00 | 74.83 to 119.86 | 65,318                  | 64,547           |
| 20      | 28    | 96.09  | 99.05 | 97.62     | 14.66 | 101.46 | 55.00 | 175.10 | 91.84 to 100.00 | 45,704                  | 44,616           |
| ALL     |       |        |       |           |       |        |       |        |                 |                         |                  |
|         | 43    | 95.82  | 97.54 | 97.65     | 16.48 | 99.89  | 55.00 | 175.10 | 91.84 to 100.00 | 47,460                  | 46,346           |

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:5 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales: 43 **MEDIAN: 96** COV: 25.16 95% Median C.I.: 91.84 to 100.00  
TOTAL Sales Price: 2,046,822 WGT. MEAN: 98 STD: 24.54 95% Wgt. Mean C.I.: 92.30 to 103.01  
TOTAL Adj.Sales Price: 2,040,822 MEAN: 98 AVG.ABS.DEV: 15.79 95% Mean C.I.: 90.21 to 104.88  
TOTAL Assessed Value: 1,992,920  
AVG. Adj. Sales Price: 47,460 COD: 16.48 MAX Sales Ratio: 175.10  
AVG. Assessed Value: 46,346 PRD: 99.89 MIN Sales Ratio: 55.00

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

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## OCCUPANCY CODE

| RANGE   | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd Val |
|---------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|-------------------------|------------------|
| (blank) | 6     | 94.46  | 87.56  | 89.83     | 13.39 | 97.47  | 55.00  | 110.00 | 55.00 to 110.00 | 22,100                  | 19,853           |
| 339     | 1     | 72.34  | 72.34  | 72.34     |       |        | 72.34  | 72.34  | N/A             | 16,000                  | 11,575           |
| 343     | 1     | 114.01 | 114.01 | 114.01    |       |        | 114.01 | 114.01 | N/A             | 160,000                 | 182,410          |
| 344     | 4     | 102.55 | 117.53 | 107.19    | 19.30 | 109.64 | 96.00  | 169.00 | N/A             | 12,625                  | 13,532           |
| 346     | 1     | 94.26  | 94.26  | 94.26     |       |        | 94.26  | 94.26  | N/A             | 55,000                  | 51,845           |
| 350     | 3     | 95.82  | 103.99 | 95.64     | 10.57 | 108.73 | 92.88  | 123.27 | N/A             | 54,166                  | 51,803           |
| 352     | 3     | 102.19 | 99.20  | 98.26     | 3.88  | 100.95 | 91.75  | 103.65 | N/A             | 91,500                  | 89,910           |
| 353     | 4     | 98.13  | 108.42 | 85.50     | 39.80 | 126.81 | 62.33  | 175.10 | N/A             | 32,750                  | 28,001           |
| 383     | 1     | 55.28  | 55.28  | 55.28     |       |        | 55.28  | 55.28  | N/A             | 27,000                  | 14,925           |
| 384     | 1     | 108.45 | 108.45 | 108.45    |       |        | 108.45 | 108.45 | N/A             | 29,000                  | 31,450           |
| 406     | 4     | 91.61  | 94.05  | 105.51    | 9.21  | 89.13  | 84.59  | 108.38 | N/A             | 100,750                 | 106,303          |
| 419     | 1     | 74.83  | 74.83  | 74.83     |       |        | 74.83  | 74.83  | N/A             | 20,000                  | 14,965           |
| 442     | 1     | 96.17  | 96.17  | 96.17     |       |        | 96.17  | 96.17  | N/A             | 60,000                  | 57,700           |
| 446     | 2     | 86.80  | 86.80  | 86.80     | 0.00  | 100.01 | 86.80  | 86.80  | N/A             | 21,061                  | 18,280           |
| 460     | 1     | 95.70  | 95.70  | 95.70     |       |        | 95.70  | 95.70  | N/A             | 13,600                  | 13,015           |
| 471     | 1     | 125.55 | 125.55 | 125.55    |       |        | 125.55 | 125.55 | N/A             | 10,000                  | 12,555           |
| 477     | 1     | 55.00  | 55.00  | 55.00     |       |        | 55.00  | 55.00  | N/A             | 18,000                  | 9,900            |
| 526     | 1     | 97.42  | 97.42  | 97.42     |       |        | 97.42  | 97.42  | N/A             | 13,000                  | 12,665           |
| 528     | 1     | 142.00 | 142.00 | 142.00    |       |        | 142.00 | 142.00 | N/A             | 8,000                   | 11,360           |
| 531     | 4     | 96.56  | 96.24  | 95.83     | 3.90  | 100.43 | 91.84  | 100.00 | N/A             | 98,250                  | 94,150           |
| 76      | 1     | 89.93  | 89.93  | 89.93     |       |        | 89.93  | 89.93  | N/A             | 22,000                  | 19,785           |
| ALL     | 43    | 95.82  | 97.54  | 97.65     | 16.48 | 99.89  | 55.00  | 175.10 | 91.84 to 100.00 | 47,460                  | 46,346           |

## PROPERTY TYPE \*

| RANGE | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd Val |
|-------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|-------------------------|------------------|
| 02    | 1     | 75.47  | 75.47 | 75.47     |       |        | 75.47 | 75.47  | N/A             | 35,000                  | 26,415           |
| 03    | 42    | 95.91  | 98.07 | 98.04     | 16.35 | 100.03 | 55.00 | 175.10 | 92.88 to 100.00 | 47,757                  | 46,821           |
| 04    |       |        |       |           |       |        |       |        |                 |                         |                  |
| ALL   | 43    | 95.82  | 97.54 | 97.65     | 16.48 | 99.89  | 55.00 | 175.10 | 91.84 to 100.00 | 47,460                  | 46,346           |



**2009 Correlation Section**  
**for Dixon County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: The county reported changes were implemented to the commercial class of property concentrating in the city of Wakefield for the 2009 assessment year.

Analysis of all six tables indicates that the county has achieved an acceptable level of value for the 2009 assessment year. Based on the assessment practices of Dixon County the median appears to be the most reliable indicator of the level of value.

**2009 Correlation Section  
for Dixon County**

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## **II. Analysis of Percentage of Sales Used**

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. 77-1327(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.

|             | <b>Total Sales</b> | <b>Qualified Sales</b> | <b>Percent Used</b> |
|-------------|--------------------|------------------------|---------------------|
| <b>2009</b> | <b>64</b>          | <b>43</b>              | <b>67.19</b>        |
| <b>2008</b> | <b>56</b>          | <b>45</b>              | <b>80.36</b>        |
| <b>2007</b> | <b>44</b>          | <b>35</b>              | <b>79.55</b>        |
| <b>2006</b> | <b>40</b>          | <b>22</b>              | <b>55.00</b>        |
| <b>2005</b> | <b>41</b>          | <b>22</b>              | <b>53.66</b>        |

COMMERCIAL: After reviewing the non qualified sales, there is no reason to believe that the county has unreasonably trimmed the residential sales. In the non qualified sales the typical reasons for the transaction not being an arm's length sale included parcels that were substantially changed since the date of the sale, parcels included in family transactions and foreclosures.

The current practice in the county concerning reviewing sales is that a verification form is mailed to the buyer in a self-addressed stamped envelope. They also contact the seller, realtor or physically inspect the parcels sold if more information is needed. Approximately 85% of the verification forms are returned to the county.

**2009 Correlation Section**  
**for Dixon County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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



**2009 Correlation Section  
for Dixon County**

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

|             | <b>Preliminary<br/>Median</b> | <b>% Change in Assessed<br/>Value (excl. growth)</b> | <b>Trended<br/>Preliminary Ratio</b> | <b>R&amp;O<br/>Median</b> |
|-------------|-------------------------------|--|--------------------------------------|---------------------------|
| <b>2009</b> | <b>92</b>                     | <b>0.55</b>  | <b>93</b>                            | <b>96</b>                 |
| <b>2008</b> | <b>96.13</b>                  | <b>1.97</b>  | <b>98</b>                            | <b>97.42</b>              |
| <b>2007</b> | <b>87</b>                     | <b>0.55</b>  | <b>87</b>                            | <b>96</b>                 |
| <b>2006</b> | <b>95</b>                     | <b>-0.04</b>   | <b>95</b>                            | <b>94</b>                 |
| <b>2005</b> | <b>74</b>                     | <b>0.23</b>  | <b>74</b>                            | <b>94</b>                 |

COMMERCIAL: The trended preliminary median ratio and the R&O median ratio are reasonably close.

There is no information available to suggest that the median ratio is not the best representation of the level of value for the commercial class.

**2009 Correlation Section**  
**for Dixon County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2009 Preliminary Statistical Reports and the 2009 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 2008 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.

**2009 Correlation Section  
for Dixon County**

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

| <b>% Change in Total<br/>Assessed Value in the Sales File</b> |             | <b>% Change in Total Assessed<br/>Value (excl. growth)</b> |
|---|-------------|--|
| <b>45.9</b>   | <b>2009</b> | <b>0.55</b>  |
| <b>0.00</b>   | <b>2008</b> | <b>1.97</b>  |
| <b>14.53</b>  | <b>2007</b> | <b>0.55</b>  |
| <b>-0.42</b>  | <b>2006</b> | <b>-0.04</b>   |
| <b>0.00</b>   | <b>2005</b> | <b>0.23</b>  |

COMMERCIAL: There is a drastic percentage change in the sales file. Review of the information reveals that there was one sale removed from the sales file during the time frame utilized to develop this information. That parcel was Book 92 page 408. With the removal of that sale the percentage change is closer to 27.95%. This is still extremely high in comparison to the percent of assessed value change. The county reported that properties in Wakefield were increased based on occupancy codes of apartments and restaurants. There were 14 sales out of 43 total qualified sales represented in Wakefield and four of them were in the last year study period. Due to the fact that the county reported the major changes to Wakefield, the remainder of the county was changed very little. The city of Wakefield also represents approximately 25% of the commercial base of assessed value. This is the only explanation available for the large percentage change to the sales file base.

**2009 Correlation Section  
for Dixon County**

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

There are three measures of central tendency calculated by the 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.

**2009 Correlation Section  
for Dixon County**

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

|                | Median | Wgt. Mean | Mean |
|----------------|--------|-----------|------|
| R&O Statistics | 96     | 98        | 98   |

COMMERCIAL: All three measures of central tendency are within the acceptable range. There is no other information available at this time to suggest that the median is not the acceptable level of value.

**2009 Correlation Section  
for Dixon County**

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

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller spread or dispersion of the ratios in the sales file. 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.

|                           | <b>COD</b>   | <b>PRD</b>   |
|---------------------------|--------------|--------------|
| <b>R&amp;O Statistics</b> | <b>16.48</b> | <b>99.89</b> |
| <b>Difference</b>         | <b>0.00</b>  | <b>0.00</b>  |

COMMERCIAL:Both the coefficient of dispersion and the price related differential are within the acceptable range and support the assessment actions.

**2009 Correlation Section  
for Dixon County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

|                        | Preliminary Statistics | R&O Statistics | Change       |
|------------------------|------------------------|----------------|--------------|
| <b>Number of Sales</b> | <b>44</b>              | <b>43</b>      | <b>-1</b>    |
| <b>Median</b>          | <b>92</b>              | <b>96</b>      | <b>4</b>     |
| <b>Wgt. Mean</b>       | <b>87</b>              | <b>98</b>      | <b>11</b>    |
| <b>Mean</b>            | <b>90</b>              | <b>98</b>      | <b>8</b>     |
| <b>COD</b>             | <b>24.26</b>           | <b>16.48</b>   | <b>-7.78</b> |
| <b>PRD</b>             | <b>103.51</b>          | <b>99.89</b>   | <b>-3.62</b> |
| <b>Minimum</b>         | <b>13.66</b>           | <b>55.00</b>   | <b>41.34</b> |
| <b>Maximum</b>         | <b>175.10</b>          | <b>175.10</b>  | <b>0.00</b>  |

COMMERCIAL: The above table indicates that there was a decrease of one sale due to a parcel being substantially changed since the sale. The remainder of the table is reflective of the assessment actions for the 2009 assessment year.

**Agricultural or  
Special Valuation Reports**



# PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

|                                 |            |                |           |                  |        |                     |                |                  |
|---------------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|------------------|
| NUMBER of Sales:                | 66         | <b>MEDIAN:</b> | <b>64</b> | COV:             | 30.40  | 95% Median C.I.:    | 60.90 to 73.01 | (! : Derived)    |
| (AgLand) TOTAL Sales Price:     | 21,047,801 | WGT. MEAN:     | 55        | STD:             | 20.67  | 95% Wgt. Mean C.I.: | 43.78 to 66.31 | (! : land+NAT=0) |
| (AgLand) TOTAL Adj.Sales Price: | 21,047,801 | MEAN:          | 68        | AVG.ABS.DEV:     | 15.47  | 95% Mean C.I.:      | 63.00 to 72.97 |                  |
| (AgLand) TOTAL Assessed Value:  | 11,585,890 |                |           |                  |        |                     |                |                  |
| AVG. Adj. Sales Price:          | 318,906    | COD:           | 24.16     | MAX Sales Ratio: | 140.45 |                     |                |                  |
| AVG. Assessed Value:            | 175,543    | PRD:           | 123.51    | MIN Sales Ratio: | 35.27  |                     |                |                  |

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| DATE OF SALE *       |       |        |       |           |       |        |       |        |                 |  | Avg. Adj.  | Avg.     |
|----------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|--|------------|----------|
| RANGE                | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. |  | Sale Price | Assd Val |
| ____Qrtrs____        |       |        |       |           |       |        |       |        |                 |  |            |          |
| 07/01/05 TO 09/30/05 | 2     | 91.66  | 91.66 | 90.87     | 1.57  | 100.88 | 90.23 | 93.10  | N/A             |  | 148,904    | 135,302  |
| 10/01/05 TO 12/31/05 | 3     | 73.15  | 93.85 | 76.66     | 33.04 | 122.42 | 67.94 | 140.45 | N/A             |  | 283,665    | 217,463  |
| 01/01/06 TO 03/31/06 | 8     | 67.18  | 68.60 | 65.18     | 15.00 | 105.25 | 53.13 | 88.52  | 53.13 to 88.52  |  | 174,146    | 113,507  |
| 04/01/06 TO 06/30/06 | 2     | 64.50  | 64.50 | 68.75     | 12.43 | 93.82  | 56.48 | 72.52  | N/A             |  | 236,300    | 162,445  |
| 07/01/06 TO 09/30/06 | 6     | 72.55  | 74.48 | 74.49     | 21.80 | 99.99  | 51.75 | 100.47 | 51.75 to 100.47 |  | 238,357    | 177,542  |
| 10/01/06 TO 12/31/06 | 6     | 82.68  | 75.40 | 65.51     | 24.51 | 115.10 | 41.62 | 102.12 | 41.62 to 102.12 |  | 232,372    | 152,227  |
| 01/01/07 TO 03/31/07 | 9     | 63.24  | 70.83 | 62.67     | 29.04 | 113.01 | 35.57 | 123.69 | 51.44 to 101.91 |  | 205,275    | 128,650  |
| 04/01/07 TO 06/30/07 | 6     | 68.86  | 70.22 | 62.58     | 19.65 | 112.21 | 46.73 | 103.11 | 46.73 to 103.11 |  | 212,415    | 132,940  |
| 07/01/07 TO 09/30/07 | 1     | 63.63  | 63.63 | 63.63     |       |        | 63.63 | 63.63  | N/A             |  | 175,000    | 111,355  |
| 10/01/07 TO 12/31/07 | 6     | 59.91  | 65.59 | 62.49     | 13.10 | 104.95 | 55.85 | 83.49  | 55.85 to 83.49  |  | 171,488    | 107,169  |
| 01/01/08 TO 03/31/08 | 8     | 59.63  | 56.32 | 58.91     | 13.07 | 95.60  | 40.53 | 66.63  | 40.53 to 66.63  |  | 278,045    | 163,786  |
| 04/01/08 TO 06/30/08 | 9     | 44.61  | 53.18 | 39.63     | 31.80 | 134.20 | 35.27 | 78.27  | 38.89 to 76.41  |  | 962,063    | 381,241  |
| ____Study Years____  |       |        |       |           |       |        |       |        |                 |  |            |          |
| 07/01/05 TO 06/30/06 | 15    | 72.52  | 76.18 | 71.52     | 19.68 | 106.52 | 53.13 | 140.45 | 62.40 to 88.52  |  | 200,971    | 143,729  |
| 07/01/06 TO 06/30/07 | 27    | 70.38  | 72.52 | 66.16     | 25.01 | 109.61 | 35.57 | 123.69 | 58.94 to 88.23  |  | 220,235    | 145,707  |
| 07/01/07 TO 06/30/08 | 24    | 58.69  | 57.76 | 45.47     | 19.11 | 127.04 | 35.27 | 83.49  | 44.61 to 66.26  |  | 503,619    | 228,993  |
| ____Calendar Yrs____ |       |        |       |           |       |        |       |        |                 |  |            |          |
| 01/01/06 TO 12/31/06 | 22    | 71.01  | 71.69 | 68.47     | 20.50 | 104.69 | 41.62 | 102.12 | 56.48 to 88.23  |  | 213,188    | 145,980  |
| 01/01/07 TO 12/31/07 | 22    | 63.44  | 68.91 | 62.64     | 21.54 | 110.00 | 35.57 | 123.69 | 58.60 to 74.83  |  | 196,632    | 123,175  |
| ____ALL____          |       |        |       |           |       |        |       |        |                 |  |            |          |
|                      | 66    | 64.02  | 67.99 | 55.05     | 24.16 | 123.51 | 35.27 | 140.45 | 60.90 to 73.01  |  | 318,906    | 175,543  |

# PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

|                                 |            |                |           |                  |        |                     |                |                 |
|---------------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales:                | 66         | <b>MEDIAN:</b> | <b>64</b> | COV:             | 30.40  | 95% Median C.I.:    | 60.90 to 73.01 | (!: Derived)    |
| (AgLand) TOTAL Sales Price:     | 21,047,801 | WGT. MEAN:     | 55        | STD:             | 20.67  | 95% Wgt. Mean C.I.: | 43.78 to 66.31 | (!: land+NAT=0) |
| (AgLand) TOTAL Adj.Sales Price: | 21,047,801 | MEAN:          | 68        | AVG.ABS.DEV:     | 15.47  | 95% Mean C.I.:      | 63.00 to 72.97 |                 |
| (AgLand) TOTAL Assessed Value:  | 11,585,890 |                |           |                  |        |                     |                |                 |
| AVG. Adj. Sales Price:          | 318,906    | COD:           | 24.16     | MAX Sales Ratio: | 140.45 |                     |                |                 |
| AVG. Assessed Value:            | 175,543    | PRD:           | 123.51    | MIN Sales Ratio: | 35.27  |                     |                |                 |

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| GEO CODE / TOWNSHIP # |       |        |       |           |       |        |       |        |                 |  | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|--|----------------------|---------------|
| RANGE                 | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. |  |                      |               |
| 447                   | 4     | 65.71  | 68.05 | 62.62     | 17.34 | 108.68 | 52.28 | 88.52  | N/A             |  | 203,385              | 127,357       |
| 449                   | 7     | 58.77  | 61.12 | 54.90     | 31.03 | 111.34 | 35.57 | 88.23  | 35.57 to 88.23  |  | 156,439              | 85,879        |
| 691                   | 3     | 92.35  | 82.60 | 80.89     | 10.69 | 102.12 | 62.92 | 92.54  | N/A             |  | 226,701              | 183,378       |
| 693                   | 7     | 76.41  | 85.55 | 83.27     | 24.25 | 102.74 | 58.94 | 140.45 | 58.94 to 140.45 |  | 105,782              | 88,082        |
| 695                   | 3     | 58.60  | 62.57 | 58.91     | 29.20 | 106.21 | 38.89 | 90.23  | N/A             |  | 273,133              | 160,913       |
| 709                   | 3     | 50.77  | 47.94 | 43.56     | 6.45  | 110.07 | 41.62 | 51.44  | N/A             |  | 248,611              | 108,288       |
| 711                   | 6     | 69.71  | 70.83 | 73.48     | 16.74 | 96.40  | 53.13 | 100.47 | 53.13 to 100.47 |  | 402,772              | 295,942       |
| 713                   | 5     | 53.71  | 52.49 | 51.58     | 9.53  | 101.76 | 39.82 | 61.31  | N/A             |  | 323,427              | 166,817       |
| 957                   | 6     | 73.54  | 75.29 | 68.79     | 12.14 | 109.44 | 60.90 | 103.11 | 60.90 to 103.11 |  | 242,386              | 166,740       |
| 959                   | 6     | 69.22  | 70.04 | 67.95     | 10.45 | 103.07 | 62.38 | 82.18  | 62.38 to 82.18  |  | 149,945              | 101,893       |
| 983                   | 2     | 45.80  | 45.80 | 41.61     | 14.41 | 110.08 | 39.20 | 52.40  | N/A             |  | 658,759              | 274,087       |
| 985                   | 6     | 62.21  | 56.48 | 38.13     | 16.04 | 148.10 | 35.27 | 69.50  | 35.27 to 69.50  |  | 1,072,530            | 409,000       |
| 987                   | 8     | 70.23  | 77.37 | 63.45     | 29.10 | 121.93 | 46.73 | 123.69 | 46.73 to 123.69 |  | 251,613              | 159,657       |
| ALL                   | 66    | 64.02  | 67.99 | 55.05     | 24.16 | 123.51 | 35.27 | 140.45 | 60.90 to 73.01  |  | 318,906              | 175,543       |

| AREA (MARKET) |       |        |       |           |       |        |       |        |                 |  | Avg. Adj. Sale Price | Avg. Assd Val |
|---------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|--|----------------------|---------------|
| RANGE         | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. |  |                      |               |
| 1             | 28    | 65.75  | 68.62 | 48.61     | 20.90 | 141.17 | 35.27 | 123.69 | 61.17 to 73.75  |  | 432,842              | 210,401       |
| 2             | 23    | 66.26  | 70.76 | 67.00     | 25.13 | 105.61 | 38.89 | 140.45 | 58.09 to 76.41  |  | 240,690              | 161,272       |
| 3             | 15    | 58.77  | 62.54 | 58.53     | 26.73 | 106.86 | 35.57 | 92.54  | 44.61 to 81.88  |  | 226,154              | 132,358       |
| ALL           | 66    | 64.02  | 67.99 | 55.05     | 24.16 | 123.51 | 35.27 | 140.45 | 60.90 to 73.01  |  | 318,906              | 175,543       |

| STATUS: IMPROVED, UNIMPROVED & IOLL |       |        |       |           |       |        |       |        |                 |  | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|--|----------------------|---------------|
| RANGE                               | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. |  |                      |               |
| 2                                   | 66    | 64.02  | 67.99 | 55.05     | 24.16 | 123.51 | 35.27 | 140.45 | 60.90 to 73.01  |  | 318,906              | 175,543       |
| ALL                                 | 66    | 64.02  | 67.99 | 55.05     | 24.16 | 123.51 | 35.27 | 140.45 | 60.90 to 73.01  |  | 318,906              | 175,543       |

# PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

|                                 |            |                |           |                  |        |                     |                |                 |
|---------------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales:                | 66         | <b>MEDIAN:</b> | <b>64</b> | COV:             | 30.40  | 95% Median C.I.:    | 60.90 to 73.01 | (!: Derived)    |
| (AgLand) TOTAL Sales Price:     | 21,047,801 | WGT. MEAN:     | 55        | STD:             | 20.67  | 95% Wgt. Mean C.I.: | 43.78 to 66.31 | (!: land+NAT=0) |
| (AgLand) TOTAL Adj.Sales Price: | 21,047,801 | MEAN:          | 68        | AVG.ABS.DEV:     | 15.47  | 95% Mean C.I.:      | 63.00 to 72.97 |                 |
| (AgLand) TOTAL Assessed Value:  | 11,585,890 |                |           |                  |        |                     |                |                 |
| AVG. Adj. Sales Price:          | 318,906    | COD:           | 24.16     | MAX Sales Ratio: | 140.45 |                     |                |                 |
| AVG. Assessed Value:            | 175,543    | PRD:           | 123.51    | MIN Sales Ratio: | 35.27  |                     |                |                 |

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| SCHOOL DISTRICT * |       |        |       |           |       |        |       |        |                 | Avg. Adj.  | Avg.     |
|-------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|----------|
| RANGE             | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Sale Price | Assd Val |
| (blank)           |       |        |       |           |       |        |       |        |                 |            |          |
| 14-0008           |       |        |       |           |       |        |       |        |                 |            |          |
| 14-0054           | 10    | 58.38  | 58.20 | 56.67     | 14.78 | 102.70 | 39.82 | 73.75  | 46.73 to 73.32  | 344,213    | 195,067  |
| 14-0101           |       |        |       |           |       |        |       |        |                 |            |          |
| 26-0001           | 5     | 58.60  | 67.93 | 72.67     | 34.26 | 93.48  | 38.89 | 100.47 | N/A             | 254,041    | 184,605  |
| 26-0024           | 17    | 73.01  | 72.85 | 65.18     | 25.24 | 111.77 | 35.57 | 140.45 | 52.28 to 88.23  | 162,118    | 105,672  |
| 26-0070           | 19    | 66.26  | 69.70 | 66.46     | 18.05 | 104.88 | 41.62 | 103.11 | 58.94 to 75.77  | 227,886    | 151,446  |
| 26-0561           | 2     | 45.80  | 45.80 | 41.61     | 14.41 | 110.08 | 39.20 | 52.40  | N/A             | 658,759    | 274,087  |
| 90-0017           |       |        |       |           |       |        |       |        |                 |            |          |
| 90-0560           | 13    | 66.63  | 70.08 | 44.00     | 24.58 | 159.28 | 35.27 | 123.69 | 56.48 to 93.10  | 610,160    | 268,470  |
| NonValid School   |       |        |       |           |       |        |       |        |                 |            |          |
| ALL               | 66    | 64.02  | 67.99 | 55.05     | 24.16 | 123.51 | 35.27 | 140.45 | 60.90 to 73.01  | 318,906    | 175,543  |

| ACRES IN SALE    |       |        |       |           |       |        |       |        |                 | Avg. Adj.  | Avg.      |
|------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE            | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Sale Price | Assd Val  |
| 10.01 TO 30.00   | 2     | 66.81  | 66.81 | 65.59     | 23.01 | 101.86 | 51.44 | 82.18  | N/A             | 23,902     | 15,677    |
| 30.01 TO 50.00   | 13    | 66.63  | 75.64 | 69.86     | 27.97 | 108.26 | 43.06 | 123.69 | 56.48 to 101.91 | 84,500     | 59,035    |
| 50.01 TO 100.00  | 20    | 69.94  | 72.29 | 68.99     | 19.28 | 104.79 | 44.61 | 140.45 | 62.38 to 74.83  | 152,718    | 105,357   |
| 100.01 TO 180.00 | 20    | 58.69  | 60.31 | 58.37     | 19.31 | 103.32 | 35.57 | 90.23  | 52.28 to 67.94  | 315,324    | 184,051   |
| 180.01 TO 330.00 | 9     | 73.15  | 68.52 | 60.62     | 26.58 | 113.02 | 39.20 | 100.47 | 40.53 to 92.54  | 422,348    | 256,041   |
| 330.01 TO 650.00 | 1     | 66.26  | 66.26 | 66.26     |       |        | 66.26 | 66.26  | N/A             | 1,025,000  | 679,160   |
| 650.01 +         | 1     | 35.27  | 35.27 | 35.27     |       |        | 35.27 | 35.27  | N/A             | 5,714,506  | 2,015,365 |
| ALL              | 66    | 64.02  | 67.99 | 55.05     | 24.16 | 123.51 | 35.27 | 140.45 | 60.90 to 73.01  | 318,906    | 175,543   |

| 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                     | 27    | 63.24  | 67.45 | 48.27     | 24.65 | 139.74 | 35.27 | 123.69 | 52.40 to 74.83  | 398,543    | 192,373  |
| DRY-N/A                 | 21    | 66.26  | 68.69 | 57.27     | 26.08 | 119.94 | 38.89 | 140.45 | 55.85 to 78.27  | 278,412    | 159,442  |
| GRASS                   | 3     | 73.88  | 76.36 | 73.97     | 4.14  | 103.23 | 73.01 | 82.18  | N/A             | 160,666    | 118,838  |
| GRASS-N/A               | 9     | 61.31  | 67.28 | 70.10     | 27.61 | 95.98  | 35.57 | 100.47 | 40.53 to 92.54  | 235,274    | 164,918  |
| IRRGTD-N/A              | 6     | 63.90  | 64.81 | 65.33     | 9.73  | 99.21  | 53.71 | 73.32  | 53.71 to 73.32  | 306,833    | 200,455  |
| ALL                     | 66    | 64.02  | 67.99 | 55.05     | 24.16 | 123.51 | 35.27 | 140.45 | 60.90 to 73.01  | 318,906    | 175,543  |

# PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

|                                 |            |                |           |                  |        |                     |                |                  |
|---------------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|------------------|
| NUMBER of Sales:                | 66         | <b>MEDIAN:</b> | <b>64</b> | COV:             | 30.40  | 95% Median C.I.:    | 60.90 to 73.01 | (! : Derived)    |
| (AgLand) TOTAL Sales Price:     | 21,047,801 | WGT. MEAN:     | 55        | STD:             | 20.67  | 95% Wgt. Mean C.I.: | 43.78 to 66.31 | (! : land+NAT=0) |
| (AgLand) TOTAL Adj.Sales Price: | 21,047,801 | MEAN:          | 68        | AVG.ABS.DEV:     | 15.47  | 95% Mean C.I.:      | 63.00 to 72.97 |                  |
| (AgLand) TOTAL Assessed Value:  | 11,585,890 |                |           |                  |        |                     |                |                  |
| AVG. Adj. Sales Price:          | 318,906    | COD:           | 24.16     | MAX Sales Ratio: | 140.45 |                     |                |                  |
| AVG. Assessed Value:            | 175,543    | PRD:           | 123.51    | MIN Sales Ratio: | 35.27  |                     |                |                  |

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## MAJORITY LAND USE > 80%

| RANGE      | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| DRY        | 39    | 63.63  | 67.06 | 50.39     | 24.88 | 133.08 | 35.27 | 123.69 | 55.85 to 73.75  | 387,309              | 195,168       |
| DRY-N/A    | 9     | 64.86  | 72.02 | 61.96     | 29.24 | 116.25 | 38.89 | 140.45 | 50.77 to 81.88  | 166,919              | 103,420       |
| GRASS      | 4     | 73.44  | 66.16 | 63.11     | 16.16 | 104.83 | 35.57 | 82.18  | N/A             | 168,000              | 106,026       |
| GRASS-N/A  | 8     | 62.12  | 71.24 | 73.50     | 25.48 | 96.93  | 40.53 | 100.47 | 40.53 to 100.47 | 240,933              | 177,084       |
| IRRGTD     | 3     | 60.90  | 60.41 | 58.94     | 7.07  | 102.50 | 53.71 | 66.63  | N/A             | 308,833              | 182,031       |
| IRRGTD-N/A | 3     | 73.15  | 69.21 | 71.80     | 5.54  | 96.39  | 61.17 | 73.32  | N/A             | 304,833              | 218,880       |
| ALL        | 66    | 64.02  | 67.99 | 55.05     | 24.16 | 123.51 | 35.27 | 140.45 | 60.90 to 73.01  | 318,906              | 175,543       |

## 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    | 48    | 64.02  | 67.99 | 51.44     | 25.69 | 132.18 | 35.27 | 140.45 | 56.56 to 73.75  | 345,986              | 177,966       |
| GRASS  | 12    | 67.97  | 69.55 | 70.81     | 23.82 | 98.21  | 35.57 | 100.47 | 58.77 to 92.35  | 216,622              | 153,398       |
| IRRGTD | 6     | 63.90  | 64.81 | 65.33     | 9.73  | 99.21  | 53.71 | 73.32  | 53.71 to 73.32  | 306,833              | 200,455       |
| ALL    | 66    | 64.02  | 67.99 | 55.05     | 24.16 | 123.51 | 35.27 | 140.45 | 60.90 to 73.01  | 318,906              | 175,543       |

## SALE PRICE \*

| RANGE            | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| Low \$           |       |        |       |           |       |        |       |        |                 |                      |               |
| Total \$         |       |        |       |           |       |        |       |        |                 |                      |               |
| 10000 TO 29999   | 2     | 66.81  | 66.81 | 65.59     | 23.01 | 101.86 | 51.44 | 82.18  | N/A             | 23,902               | 15,677        |
| 30000 TO 59999   | 2     | 92.50  | 92.50 | 94.66     | 11.48 | 97.71  | 81.88 | 103.11 | N/A             | 45,260               | 42,845        |
| 60000 TO 99999   | 7     | 93.10  | 94.04 | 91.52     | 25.61 | 102.75 | 58.94 | 140.45 | 58.94 to 140.45 | 72,683               | 66,521        |
| 100000 TO 149999 | 14    | 61.11  | 67.00 | 66.28     | 20.49 | 101.08 | 43.06 | 102.12 | 53.13 to 83.49  | 120,372              | 79,787        |
| 150000 TO 249999 | 18    | 69.94  | 69.03 | 69.08     | 17.30 | 99.91  | 35.57 | 92.54  | 62.38 to 74.83  | 186,078              | 128,551       |
| 250000 TO 499999 | 18    | 61.11  | 61.15 | 61.59     | 18.19 | 99.28  | 38.89 | 100.47 | 52.28 to 72.52  | 357,959              | 220,482       |
| 500000 +         | 5     | 41.62  | 45.82 | 40.39     | 18.51 | 113.45 | 35.27 | 66.26  | N/A             | 1,784,561            | 720,712       |
| ALL              | 66    | 64.02  | 67.99 | 55.05     | 24.16 | 123.51 | 35.27 | 140.45 | 60.90 to 73.01  | 318,906              | 175,543       |

**PAD 2009 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

|                                 |            |                |           |                  |        |                     |                |                  |
|---------------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|------------------|
| NUMBER of Sales:                | 66         | <b>MEDIAN:</b> | <b>64</b> | COV:             | 30.40  | 95% Median C.I.:    | 60.90 to 73.01 | (! : Derived)    |
| (AgLand) TOTAL Sales Price:     | 21,047,801 | WGT. MEAN:     | 55        | STD:             | 20.67  | 95% Wgt. Mean C.I.: | 43.78 to 66.31 | (! : land+NAT=0) |
| (AgLand) TOTAL Adj.Sales Price: | 21,047,801 | MEAN:          | 68        | AVG.ABS.DEV:     | 15.47  | 95% Mean C.I.:      | 63.00 to 72.97 |                  |
| (AgLand) TOTAL Assessed Value:  | 11,585,890 |                |           |                  |        |                     |                |                  |
| AVG. Adj. Sales Price:          | 318,906    | COD:           | 24.16     | MAX Sales Ratio: | 140.45 |                     |                |                  |
| AVG. Assessed Value:            | 175,543    | PRD:           | 123.51    | MIN Sales Ratio: | 35.27  |                     |                |                  |

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**ASSESSED VALUE \***

| RANGE            | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd Val |
|------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|-------------------------|------------------|
| Low \$ _____     |       |        |       |           |       |        |       |        |                 |                         |                  |
| Total \$ _____   |       |        |       |           |       |        |       |        |                 |                         |                  |
| 10000 TO 29999   | 3     | 81.88  | 71.83 | 72.59     | 12.51 | 98.96  | 51.44 | 82.18  | N/A             | 27,935                  | 20,276           |
| 30000 TO 59999   | 4     | 61.68  | 69.90 | 66.02     | 22.48 | 105.87 | 53.13 | 103.11 | N/A             | 79,123                  | 52,240           |
| 60000 TO 99999   | 17    | 61.17  | 72.11 | 64.94     | 33.45 | 111.04 | 35.57 | 140.45 | 50.77 to 93.10  | 114,412                 | 74,294           |
| 100000 TO 149999 | 18    | 69.94  | 68.93 | 64.24     | 17.28 | 107.29 | 38.89 | 102.12 | 62.38 to 74.83  | 185,657                 | 119,270          |
| 150000 TO 249999 | 15    | 61.31  | 63.19 | 59.03     | 22.07 | 107.04 | 39.82 | 92.54  | 51.75 to 73.88  | 331,861                 | 195,904          |
| 250000 TO 499999 | 7     | 72.52  | 68.02 | 62.39     | 17.78 | 109.01 | 39.20 | 100.47 | 39.20 to 100.47 | 520,459                 | 324,732          |
| 500000 +         | 2     | 50.77  | 50.77 | 39.98     | 30.52 | 126.97 | 35.27 | 66.26  | N/A             | 3,369,753               | 1,347,262        |
| ALL _____        |       |        |       |           |       |        |       |        |                 |                         |                  |
|                  | 66    | 64.02  | 67.99 | 55.05     | 24.16 | 123.51 | 35.27 | 140.45 | 60.90 to 73.01  | 318,906                 | 175,543          |

# PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

|                        |            |                |           |                  |        |                     |                |                 |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales:       | 78         | <b>MEDIAN:</b> | <b>64</b> | COV:             | 30.43  | 95% Median C.I.:    | 58.94 to 72.52 | (!: Derived)    |
| TOTAL Sales Price:     | 26,325,436 | WGT. MEAN:     | 57        | STD:             | 20.40  | 95% Wgt. Mean C.I.: | 46.95 to 67.03 | (!: land+NAT=0) |
| TOTAL Adj.Sales Price: | 26,062,198 | MEAN:          | 67        | AVG.ABS.DEV:     | 15.33  | 95% Mean C.I.:      | 62.53 to 71.59 |                 |
| TOTAL Assessed Value:  | 14,852,360 |                |           |                  |        |                     |                |                 |
| AVG. Adj. Sales Price: | 334,130    | COD:           | 23.95     | MAX Sales Ratio: | 140.45 |                     |                |                 |
| AVG. Assessed Value:   | 190,414    | PRD:           | 117.67    | MIN Sales Ratio: | 21.42  |                     |                |                 |

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| DATE OF SALE *       |       |        |       |           |       |        |       |        |                 |  | Avg. Adj.<br>Sale Price | Avg.<br>Assd Val |
|----------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|--|-------------------------|------------------|
| RANGE                | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. |  |                         |                  |
| ____Qrtrs____        |       |        |       |           |       |        |       |        |                 |  |                         |                  |
| 07/01/05 TO 09/30/05 | 2     | 91.66  | 91.66 | 90.87     | 1.57  | 100.88 | 90.23 | 93.10  | N/A             |  | 148,904                 | 135,302          |
| 10/01/05 TO 12/31/05 | 3     | 73.15  | 93.85 | 76.66     | 33.04 | 122.42 | 67.94 | 140.45 | N/A             |  | 283,665                 | 217,463          |
| 01/01/06 TO 03/31/06 | 9     | 69.50  | 69.21 | 66.88     | 13.62 | 103.48 | 53.13 | 88.52  | 53.71 to 81.88  |  | 187,773                 | 125,582          |
| 04/01/06 TO 06/30/06 | 4     | 64.50  | 66.14 | 66.27     | 22.39 | 99.81  | 46.91 | 88.64  | N/A             |  | 369,796                 | 245,050          |
| 07/01/06 TO 09/30/06 | 6     | 72.55  | 74.48 | 74.49     | 21.80 | 99.99  | 51.75 | 100.47 | 51.75 to 100.47 |  | 238,357                 | 177,542          |
| 10/01/06 TO 12/31/06 | 7     | 87.77  | 77.17 | 68.98     | 19.79 | 111.87 | 41.62 | 102.12 | 41.62 to 102.12 |  | 234,241                 | 161,576          |
| 01/01/07 TO 03/31/07 | 12    | 62.07  | 67.96 | 61.69     | 26.73 | 110.16 | 35.57 | 123.69 | 51.44 to 74.31  |  | 269,408                 | 166,200          |
| 04/01/07 TO 06/30/07 | 8     | 61.68  | 66.70 | 60.60     | 19.81 | 110.07 | 46.73 | 103.11 | 46.73 to 103.11 |  | 259,043                 | 156,978          |
| 07/01/07 TO 09/30/07 | 1     | 63.63  | 63.63 | 63.63     |       |        | 63.63 | 63.63  | N/A             |  | 175,000                 | 111,355          |
| 10/01/07 TO 12/31/07 | 7     | 61.04  | 65.60 | 63.28     | 12.10 | 103.67 | 55.85 | 83.49  | 55.85 to 83.49  |  | 188,898                 | 119,526          |
| 01/01/08 TO 03/31/08 | 10    | 59.63  | 54.06 | 62.03     | 18.39 | 87.16  | 21.42 | 68.69  | 40.53 to 66.63  |  | 321,331                 | 199,319          |
| 04/01/08 TO 06/30/08 | 9     | 44.61  | 53.18 | 39.63     | 31.80 | 134.20 | 35.27 | 78.27  | 38.89 to 76.41  |  | 962,063                 | 381,241          |
| ____Study Years____  |       |        |       |           |       |        |       |        |                 |  |                         |                  |
| 07/01/05 TO 06/30/06 | 18    | 72.84  | 75.13 | 70.25     | 19.63 | 106.94 | 46.91 | 140.45 | 62.40 to 88.52  |  | 239,886                 | 168,524          |
| 07/01/06 TO 06/30/07 | 33    | 64.41  | 70.79 | 65.03     | 26.17 | 108.86 | 35.57 | 123.69 | 57.44 to 74.83  |  | 253,790                 | 165,046          |
| 07/01/07 TO 06/30/08 | 27    | 58.77  | 57.11 | 47.66     | 20.37 | 119.82 | 21.42 | 83.49  | 44.61 to 66.26  |  | 495,154                 | 236,014          |
| ____Calendar Yrs____ |       |        |       |           |       |        |       |        |                 |  |                         |                  |
| 01/01/06 TO 12/31/06 | 26    | 72.77  | 72.09 | 69.03     | 20.02 | 104.44 | 41.62 | 102.12 | 61.31 to 87.77  |  | 239,960                 | 165,643          |
| 01/01/07 TO 12/31/07 | 28    | 62.14  | 66.85 | 61.72     | 20.18 | 108.32 | 35.57 | 123.69 | 57.44 to 73.32  |  | 242,947                 | 149,938          |
| ____ALL____          |       |        |       |           |       |        |       |        |                 |  |                         |                  |
|                      | 78    | 64.02  | 67.06 | 56.99     | 23.95 | 117.67 | 21.42 | 140.45 | 58.94 to 72.52  |  | 334,130                 | 190,414          |

## PAD 2009 Preliminary Statistics

Base Stat

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Type: Qualified

State Stat Run

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

|                        |            |                |           |                  |        |                     |                |                 |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales:       | 78         | <b>MEDIAN:</b> | <b>64</b> | COV:             | 30.43  | 95% Median C.I.:    | 58.94 to 72.52 | (!: Derived)    |
| TOTAL Sales Price:     | 26,325,436 | WGT. MEAN:     | 57        | STD:             | 20.40  | 95% Wgt. Mean C.I.: | 46.95 to 67.03 | (!: land+NAT=0) |
| TOTAL Adj.Sales Price: | 26,062,198 | MEAN:          | 67        | AVG.ABS.DEV:     | 15.33  | 95% Mean C.I.:      | 62.53 to 71.59 |                 |
| TOTAL Assessed Value:  | 14,852,360 |                |           |                  |        |                     |                |                 |
| AVG. Adj. Sales Price: | 334,130    | COD:           | 23.95     | MAX Sales Ratio: | 140.45 |                     |                |                 |
| AVG. Assessed Value:   | 190,414    | PRD:           | 117.67    | MIN Sales Ratio: | 21.42  |                     |                |                 |

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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 |
| 445                   | 1     | 46.91  | 46.91 | 47.19     |       |        | 46.91 | 46.91  | N/A             | 571,585    | 269,710  |
| 447                   | 5     | 65.65  | 67.57 | 63.52     | 13.89 | 106.38 | 52.28 | 88.52  | N/A             | 221,379    | 140,620  |
| 449                   | 8     | 51.69  | 56.16 | 53.66     | 39.91 | 104.67 | 21.42 | 88.23  | 21.42 to 88.23  | 142,294    | 76,349   |
| 691                   | 4     | 77.63  | 73.83 | 67.53     | 23.98 | 109.33 | 47.49 | 92.54  | N/A             | 295,246    | 199,371  |
| 693                   | 7     | 76.41  | 85.55 | 83.27     | 24.25 | 102.74 | 58.94 | 140.45 | 58.94 to 140.45 | 105,782    | 88,082   |
| 695                   | 3     | 58.60  | 62.57 | 58.91     | 29.20 | 106.21 | 38.89 | 90.23  | N/A             | 273,133    | 160,913  |
| 709                   | 4     | 51.11  | 57.90 | 54.73     | 22.90 | 105.79 | 41.62 | 87.77  | N/A             | 247,821    | 135,633  |
| 711                   | 7     | 66.26  | 68.92 | 70.96     | 17.00 | 97.12  | 53.13 | 100.47 | 53.13 to 100.47 | 409,552    | 290,608  |
| 713                   | 5     | 53.71  | 52.49 | 51.58     | 9.53  | 101.76 | 39.82 | 61.31  | N/A             | 323,427    | 166,817  |
| 957                   | 7     | 73.32  | 74.34 | 69.74     | 11.34 | 106.60 | 60.90 | 103.11 | 60.90 to 103.11 | 342,856    | 239,100  |
| 959                   | 7     | 63.63  | 67.87 | 65.02     | 11.72 | 104.38 | 54.83 | 82.18  | 54.83 to 82.18  | 178,184    | 115,849  |
| 983                   | 2     | 45.80  | 45.80 | 41.61     | 14.41 | 110.08 | 39.20 | 52.40  | N/A             | 658,759    | 274,087  |
| 985                   | 8     | 62.21  | 60.47 | 42.15     | 18.54 | 143.46 | 35.27 | 88.64  | 35.27 to 88.64  | 908,647    | 382,993  |
| 987                   | 10    | 73.29  | 76.73 | 66.70     | 22.76 | 115.04 | 46.73 | 123.69 | 56.48 to 101.91 | 279,522    | 186,430  |
| ALL                   |       |        |       |           |       |        |       |        |                 |            |          |
|                       | 78    | 64.02  | 67.06 | 56.99     | 23.95 | 117.67 | 21.42 | 140.45 | 58.94 to 72.52  | 334,130    | 190,414  |

| AREA (MARKET) |       |        |       |           |       |        |       |        |                 | Avg. Adj.  | Avg.     |
|---------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|----------|
| RANGE         | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Sale Price | Assd Val |
| 1             | 34    | 67.29  | 68.77 | 52.97     | 19.50 | 129.82 | 35.27 | 123.69 | 61.17 to 74.06  | 442,035    | 234,149  |
| 2             | 27    | 65.65  | 69.83 | 65.51     | 24.40 | 106.59 | 38.89 | 140.45 | 57.44 to 76.41  | 262,833    | 172,182  |
| 3             | 17    | 55.85  | 59.24 | 56.96     | 29.64 | 103.99 | 21.42 | 92.54  | 40.53 to 81.88  | 231,557    | 131,903  |
| ALL           |       |        |       |           |       |        |       |        |                 |            |          |
|               | 78    | 64.02  | 67.06 | 56.99     | 23.95 | 117.67 | 21.42 | 140.45 | 58.94 to 72.52  | 334,130    | 190,414  |

| STATUS: IMPROVED, UNIMPROVED & IOLL |       |        |       |           |       |        |       |        |                 | Avg. Adj.  | Avg.     |
|-------------------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|----------|
| RANGE                               | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Sale Price | Assd Val |
| 1                                   | 7     | 54.83  | 56.91 | 60.40     | 29.16 | 94.23  | 21.42 | 87.77  | 21.42 to 87.77  | 355,385    | 214,640  |
| 2                                   | 71    | 64.41  | 68.06 | 56.63     | 23.49 | 120.18 | 35.27 | 140.45 | 60.90 to 73.01  | 332,035    | 188,026  |
| ALL                                 |       |        |       |           |       |        |       |        |                 |            |          |
|                                     | 78    | 64.02  | 67.06 | 56.99     | 23.95 | 117.67 | 21.42 | 140.45 | 58.94 to 72.52  | 334,130    | 190,414  |

## PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

|                        |            |                |           |                  |        |                     |                |                 |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales:       | 78         | <b>MEDIAN:</b> | <b>64</b> | COV:             | 30.43  | 95% Median C.I.:    | 58.94 to 72.52 | (!: Derived)    |
| TOTAL Sales Price:     | 26,325,436 | WGT. MEAN:     | 57        | STD:             | 20.40  | 95% Wgt. Mean C.I.: | 46.95 to 67.03 | (!: land+NAT=0) |
| TOTAL Adj.Sales Price: | 26,062,198 | MEAN:          | 67        | AVG.ABS.DEV:     | 15.33  | 95% Mean C.I.:      | 62.53 to 71.59 |                 |
| TOTAL Assessed Value:  | 14,852,360 |                |           |                  |        |                     |                |                 |
| AVG. Adj. Sales Price: | 334,130    | COD:           | 23.95     | MAX Sales Ratio: | 140.45 |                     |                |                 |
| AVG. Assessed Value:   | 190,414    | PRD:           | 117.67    | MIN Sales Ratio: | 21.42  |                     |                |                 |

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## SCHOOL DISTRICT \*

| RANGE           | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd Val |
|-----------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|-------------------------|------------------|
| (blank)         |       |        |       |           |       |        |       |        |                 |                         |                  |
| 14-0008         |       |        |       |           |       |        |       |        |                 |                         |                  |
| 14-0054         | 11    | 60.90  | 59.66 | 58.95     | 14.88 | 101.20 | 39.82 | 74.31  | 46.73 to 73.75  | 357,060                 | 210,502          |
| 14-0101         |       |        |       |           |       |        |       |        |                 |                         |                  |
| 26-0001         | 6     | 55.02  | 64.42 | 64.76     | 33.95 | 99.48  | 38.89 | 100.47 | 38.89 to 100.47 | 306,965                 | 198,789          |
| 26-0024         | 20    | 68.02  | 68.65 | 62.53     | 28.85 | 109.79 | 21.42 | 140.45 | 52.28 to 81.88  | 179,676                 | 112,354          |
| 26-0070         | 22    | 65.34  | 68.42 | 66.01     | 17.39 | 103.65 | 41.62 | 103.11 | 58.09 to 74.83  | 276,062                 | 182,223          |
| 26-0561         | 3     | 52.40  | 59.79 | 49.00     | 30.90 | 122.02 | 39.20 | 87.77  | N/A             | 520,989                 | 255,281          |
| 90-0017         |       |        |       |           |       |        |       |        |                 |                         |                  |
| 90-0560         | 16    | 67.29  | 70.62 | 47.69     | 23.47 | 148.09 | 35.27 | 123.69 | 56.48 to 88.64  | 566,429                 | 270,140          |
| NonValid School |       |        |       |           |       |        |       |        |                 |                         |                  |
| ALL             | 78    | 64.02  | 67.06 | 56.99     | 23.95 | 117.67 | 21.42 | 140.45 | 58.94 to 72.52  | 334,130                 | 190,414          |

## ACRES IN SALE

| RANGE            | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd Val |
|------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|-------------------------|------------------|
| 10.01 TO 30.00   | 3     | 51.44  | 51.68 | 45.01     | 39.37 | 114.82 | 21.42 | 82.18  | N/A             | 30,360                  | 13,665           |
| 30.01 TO 50.00   | 13    | 66.63  | 75.64 | 69.86     | 27.97 | 108.26 | 43.06 | 123.69 | 56.48 to 101.91 | 84,500                  | 59,035           |
| 50.01 TO 100.00  | 20    | 69.94  | 72.29 | 68.99     | 19.28 | 104.79 | 44.61 | 140.45 | 62.38 to 74.83  | 152,718                 | 105,357          |
| 100.01 TO 180.00 | 25    | 58.77  | 61.79 | 60.07     | 19.35 | 102.86 | 35.57 | 90.23  | 54.83 to 67.94  | 315,548                 | 189,539          |
| 180.01 TO 330.00 | 13    | 73.15  | 68.04 | 62.77     | 24.50 | 108.40 | 39.20 | 100.47 | 41.62 to 92.35  | 436,368                 | 273,906          |
| 330.01 TO 650.00 | 3     | 66.26  | 60.62 | 63.81     | 10.96 | 95.01  | 46.91 | 68.69  | N/A             | 847,420                 | 540,708          |
| 650.01 +         | 1     | 35.27  | 35.27 | 35.27     |       |        | 35.27 | 35.27  | N/A             | 5,714,506               | 2,015,365        |
| ALL              | 78    | 64.02  | 67.06 | 56.99     | 23.95 | 117.67 | 21.42 | 140.45 | 58.94 to 72.52  | 334,130                 | 190,414          |

## MAJORITY LAND USE &gt; 95%

| RANGE      | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd Val |
|------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|-------------------------|------------------|
| DRY        | 30    | 63.44  | 67.25 | 50.06     | 23.20 | 134.32 | 35.27 | 123.69 | 56.23 to 74.31  | 397,952                 | 199,232          |
| DRY-N/A    | 27    | 66.26  | 67.86 | 59.62     | 24.27 | 113.81 | 38.89 | 140.45 | 55.85 to 76.41  | 322,370                 | 192,196          |
| GRASS      | 3     | 73.88  | 76.36 | 73.97     | 4.14  | 103.23 | 73.01 | 82.18  | N/A             | 160,666                 | 118,838          |
| GRASS-N/A  | 10    | 61.18  | 62.69 | 69.14     | 31.43 | 90.68  | 21.42 | 100.47 | 35.57 to 92.54  | 216,074                 | 149,390          |
| IRRGTD-N/A | 8     | 63.90  | 65.63 | 66.11     | 15.35 | 99.27  | 47.49 | 88.64  | 47.49 to 88.64  | 347,110                 | 229,460          |
| ALL        | 78    | 64.02  | 67.06 | 56.99     | 23.95 | 117.67 | 21.42 | 140.45 | 58.94 to 72.52  | 334,130                 | 190,414          |



## PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

|                        |            |                |           |                  |        |                     |                |                 |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales:       | 78         | <b>MEDIAN:</b> | <b>64</b> | COV:             | 30.43  | 95% Median C.I.:    | 58.94 to 72.52 | (!: Derived)    |
| TOTAL Sales Price:     | 26,325,436 | WGT. MEAN:     | 57        | STD:             | 20.40  | 95% Wgt. Mean C.I.: | 46.95 to 67.03 | (!: land+NAT=0) |
| TOTAL Adj.Sales Price: | 26,062,198 | MEAN:          | 67        | AVG.ABS.DEV:     | 15.33  | 95% Mean C.I.:      | 62.53 to 71.59 |                 |
| TOTAL Assessed Value:  | 14,852,360 |                |           |                  |        |                     |                |                 |
| AVG. Adj. Sales Price: | 334,130    | COD:           | 23.95     | MAX Sales Ratio: | 140.45 |                     |                |                 |
| AVG. Assessed Value:   | 190,414    | PRD:           | 117.67    | MIN Sales Ratio: | 21.42  |                     |                |                 |

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## MAJORITY LAND USE &gt; 80%

| RANGE      | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| DRY        | 46    | 65.03  | 67.32 | 53.58     | 22.88 | 125.66 | 35.27 | 123.69 | 56.48 to 73.75  | 393,879              | 211,025       |
| DRY-N/A    | 11    | 58.60  | 68.42 | 57.81     | 29.44 | 118.35 | 38.89 | 140.45 | 46.91 to 81.88  | 229,463              | 132,645       |
| GRASS      | 4     | 73.44  | 66.16 | 63.11     | 16.16 | 104.83 | 35.57 | 82.18  | N/A             | 168,000              | 106,026       |
| GRASS-N/A  | 9     | 61.31  | 65.71 | 72.37     | 30.18 | 90.79  | 21.42 | 100.47 | 40.53 to 92.54  | 218,971              | 158,479       |
| IRRGTD     | 3     | 60.90  | 60.41 | 58.94     | 7.07  | 102.50 | 53.71 | 66.63  | N/A             | 308,833              | 182,031       |
| IRRGTD-N/A | 5     | 73.15  | 68.75 | 69.69     | 14.57 | 98.65  | 47.49 | 88.64  | N/A             | 370,076              | 257,918       |
| ALL        | 78    | 64.02  | 67.06 | 56.99     | 23.95 | 117.67 | 21.42 | 140.45 | 58.94 to 72.52  | 334,130              | 190,414       |

## MAJORITY LAND USE &gt; 50%

| RANGE   | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|---------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| DRY     | 56    | 64.63  | 67.90 | 54.29     | 23.83 | 125.07 | 35.27 | 140.45 | 58.09 to 72.52  | 358,410              | 194,581       |
| DRY-N/A | 1     | 46.91  | 46.91 | 47.19     |       |        | 46.91 | 46.91  | N/A             | 571,585              | 269,710       |
| GRASS   | 13    | 62.92  | 65.85 | 70.02     | 28.83 | 94.04  | 21.42 | 100.47 | 40.53 to 92.35  | 203,287              | 142,340       |
| IRRGTD  | 8     | 63.90  | 65.63 | 66.11     | 15.35 | 99.27  | 47.49 | 88.64  | 47.49 to 88.64  | 347,110              | 229,460       |
| ALL     | 78    | 64.02  | 67.06 | 56.99     | 23.95 | 117.67 | 21.42 | 140.45 | 58.94 to 72.52  | 334,130              | 190,414       |

## SALE PRICE \*

| RANGE            | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| Low \$           |       |        |       |           |       |        |       |        |                 |                      |               |
| Total \$         |       |        |       |           |       |        |       |        |                 |                      |               |
| 10000 TO 29999   | 2     | 66.81  | 66.81 | 65.59     | 23.01 | 101.86 | 51.44 | 82.18  | N/A             | 23,902               | 15,677        |
| 30000 TO 59999   | 3     | 81.88  | 68.80 | 71.25     | 33.26 | 96.57  | 21.42 | 103.11 | N/A             | 44,598               | 31,776        |
| 60000 TO 99999   | 7     | 93.10  | 94.04 | 91.52     | 25.61 | 102.75 | 58.94 | 140.45 | 58.94 to 140.45 | 72,683               | 66,521        |
| 100000 TO 149999 | 14    | 61.11  | 67.00 | 66.28     | 20.49 | 101.08 | 43.06 | 102.12 | 53.13 to 83.49  | 120,372              | 79,787        |
| 150000 TO 249999 | 19    | 70.38  | 70.01 | 70.42     | 17.59 | 99.42  | 35.57 | 92.54  | 62.38 to 87.77  | 189,202              | 133,242       |
| 250000 TO 499999 | 25    | 61.31  | 62.87 | 63.57     | 17.81 | 98.90  | 38.89 | 100.47 | 55.85 to 72.52  | 366,031              | 232,701       |
| 500000 +         | 8     | 46.82  | 49.02 | 43.82     | 17.76 | 111.88 | 35.27 | 68.69  | 35.27 to 68.69  | 1,367,618            | 599,234       |
| ALL              | 78    | 64.02  | 67.06 | 56.99     | 23.95 | 117.67 | 21.42 | 140.45 | 58.94 to 72.52  | 334,130              | 190,414       |

# PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

|                        |            |                |           |                  |        |                     |                |                  |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|------------------|
| NUMBER of Sales:       | 78         | <b>MEDIAN:</b> | <b>64</b> | COV:             | 30.43  | 95% Median C.I.:    | 58.94 to 72.52 | (! : Derived)    |
| TOTAL Sales Price:     | 26,325,436 | WGT. MEAN:     | 57        | STD:             | 20.40  | 95% Wgt. Mean C.I.: | 46.95 to 67.03 | (! : land+NAT=0) |
| TOTAL Adj.Sales Price: | 26,062,198 | MEAN:          | 67        | AVG.ABS.DEV:     | 15.33  | 95% Mean C.I.:      | 62.53 to 71.59 |                  |
| TOTAL Assessed Value:  | 14,852,360 |                |           |                  |        |                     |                |                  |
| AVG. Adj. Sales Price: | 334,130    | COD:           | 23.95     | MAX Sales Ratio: | 140.45 |                     |                |                  |
| AVG. Assessed Value:   | 190,414    | PRD:           | 117.67    | MIN Sales Ratio: | 21.42  |                     |                |                  |

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## ASSESSED VALUE \*

| RANGE              | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd Val |
|--------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|-------------------------|------------------|
| _____Low \$_____   | _____ |        |       |           |       |        |       |        |                 |                         |                  |
| _____Total \$_____ | _____ |        |       |           |       |        |       |        |                 |                         |                  |
| 10000 TO 29999     | 4     | 66.66  | 59.23 | 55.45     | 34.20 | 106.81 | 21.42 | 82.18  | N/A             | 31,770                  | 17,617           |
| 30000 TO 59999     | 4     | 61.68  | 69.90 | 66.02     | 22.48 | 105.87 | 53.13 | 103.11 | N/A             | 79,123                  | 52,240           |
| 60000 TO 99999     | 17    | 61.17  | 72.11 | 64.94     | 33.45 | 111.04 | 35.57 | 140.45 | 50.77 to 93.10  | 114,412                 | 74,294           |
| 100000 TO 149999   | 18    | 69.94  | 68.93 | 64.24     | 17.28 | 107.29 | 38.89 | 102.12 | 62.38 to 74.83  | 185,657                 | 119,270          |
| 150000 TO 249999   | 20    | 62.12  | 64.32 | 60.91     | 20.77 | 105.59 | 39.82 | 92.54  | 53.71 to 73.88  | 328,006                 | 199,800          |
| 250000 TO 499999   | 12    | 66.71  | 65.91 | 62.42     | 21.72 | 105.59 | 39.20 | 100.47 | 47.49 to 74.31  | 507,204                 | 316,604          |
| 500000 +           | 3     | 66.26  | 56.74 | 43.82     | 16.81 | 129.48 | 35.27 | 68.69  | N/A             | 2,561,727               | 1,122,593        |
| _____ALL_____      | _____ |        |       |           |       |        |       |        |                 |                         |                  |
|                    | 78    | 64.02  | 67.06 | 56.99     | 23.95 | 117.67 | 21.42 | 140.45 | 58.94 to 72.52  | 334,130                 | 190,414          |

**Dixon County 2009 Assessment Actions taken to address the following property classes/subclasses:**

**Agricultural**

Market Area 1 - 10% increase to irrigated values, 5% increase to dry values and no change in the grassland values.

Market Area 2 – 10% increase to irrigated, dry and grassland values

Market Area 3 – Irrigated values increased, dry values increased 25% and grassland values increased 18%. Waste values increased to \$150 per acre

## 2009 Assessment Survey for Dixon County

### Agricultural Appraisal Information

|     |   |
|-----|---|
| 1.  | <b>Data collection done by:</b>   |
|     | Assessor/clerk  |
| 2.  | <b>Valuation done by:</b>   |
|     | Assessor/clerk  |
| 3.  | <b>Pickup work done by whom:</b>  |
|     | Assessor/clerk  |
| 4.  | <b>Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?</b>         |
|     | No  |
| a.  | <b>How is agricultural land defined in this county?</b>   |
|     | Land use  |
| 5.  | <b>When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>            |
|     | NA  |
| 6.  | <b>If the income approach was used, what Capitalization Rate was used?</b>  |
|     | NA  |
| 7.  | <b>What is the date of the soil survey currently used?</b>  |
|     | 1978 conversion date of 8/23/95, new conversion not implemented   |
| 8.  | <b>What date was the last countywide land use study completed?</b>  |
|     | On going  |
| a.  | <b>By what method? (Physical inspection, FSA maps, etc.)</b>  |
|     | Physical inspection, FSA and GIS  |
| b.  | <b>By whom?</b>   |
|     | Assessor, deputy, and clerk   |
| c.  | <b>What proportion is complete / implemented at this time?</b>  |
|     | 100%  |
| 9.  | <b>Number of Market Areas/Neighborhoods/Assessor Locations in the agricultural property class:</b>  |
|     | 3   |
| 10. | <b>How are Market Areas/Neighborhoods/Assessor Locations developed?</b>   |
|     | Market analysis, soil types and topography  |
| 11. | <b>In the assessor's opinion, are there any other class or subclass groupings, other than LCG groupings, that are more appropriate for valuation?</b> |
|     | <b>Yes or No</b>  |
|     | No  |
| a.  | <b>If yes, list.</b>  |
|     |   |

|     |   |
|-----|---|
| 12. | <b>In your opinion, what is the level of value of these groupings?</b>  |
|     | NA  |
| 13. | <b>Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?</b> |
|     | No  |

**Agricultural Permit Numbers:**

| <b>Permits</b> | <b>Information Statements</b> | <b>Other</b> | <b>Total</b> |
|----------------|-------------------------------|--------------|--------------|
| 70             | 38                            |              | 108          |

**PAD 2009 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

|                                 |            |                |           |                  |        |                     |                |                  |
|---------------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|------------------|
| NUMBER of Sales:                | 66         | <b>MEDIAN:</b> | <b>73</b> | COV:             | 29.89  | 95% Median C.I.:    | 66.43 to 79.18 | (! : Derived)    |
| (AgLand) TOTAL Sales Price:     | 21,047,801 | WGT. MEAN:     | 62        | STD:             | 22.57  | 95% Wgt. Mean C.I.: | 49.55 to 73.68 | (! : land+NAT=0) |
| (AgLand) TOTAL Adj.Sales Price: | 21,047,801 | MEAN:          | 76        | AVG.ABS.DEV:     | 16.74  | 95% Mean C.I.:      | 70.08 to 80.97 |                  |
| (AgLand) TOTAL Assessed Value:  | 12,968,945 |                |           |                  |        |                     |                |                  |
| AVG. Adj. Sales Price:          | 318,906    | COD:           | 23.00     | MAX Sales Ratio: | 154.08 |                     |                |                  |
| AVG. Assessed Value:            | 196,499    | PRD:           | 122.57    | MIN Sales Ratio: | 40.60  |                     |                |                  |

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| DATE OF SALE *       |       |        |        |           |       |        |       |        |                 |  | Avg. Adj.<br>Sale Price | Avg.<br>Assd Val |
|----------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|--|-------------------------|------------------|
| RANGE                | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. |  |                         |                  |
| ____Qrtrs____        |       |        |        |           |       |        |       |        |                 |  |                         |                  |
| 07/01/05 TO 09/30/05 | 2     | 94.01  | 94.01  | 91.90     | 4.02  | 102.29 | 90.23 | 97.79  | N/A             |  | 148,904                 | 136,847          |
| 10/01/05 TO 12/31/05 | 3     | 82.06  | 105.55 | 87.27     | 29.89 | 120.94 | 80.50 | 154.08 | N/A             |  | 283,665                 | 247,551          |
| 01/01/06 TO 03/31/06 | 8     | 70.82  | 76.35  | 72.42     | 15.84 | 105.42 | 58.00 | 100.60 | 58.00 to 100.60 |  | 174,146                 | 126,113          |
| 04/01/06 TO 06/30/06 | 2     | 67.17  | 67.17  | 71.34     | 11.72 | 94.16  | 59.30 | 75.04  | N/A             |  | 236,300                 | 168,565          |
| 07/01/06 TO 09/30/06 | 6     | 79.02  | 86.48  | 87.59     | 18.24 | 98.73  | 64.61 | 110.58 | 64.61 to 110.58 |  | 238,357                 | 208,787          |
| 10/01/06 TO 12/31/06 | 6     | 94.46  | 85.55  | 74.44     | 26.35 | 114.93 | 45.81 | 112.42 | 45.81 to 112.42 |  | 232,372                 | 172,974          |
| 01/01/07 TO 03/31/07 | 9     | 66.58  | 76.42  | 67.44     | 28.86 | 113.31 | 41.74 | 135.41 | 56.62 to 107.11 |  | 205,275                 | 138,440          |
| 04/01/07 TO 06/30/07 | 6     | 74.69  | 75.11  | 66.71     | 18.07 | 112.58 | 49.07 | 108.25 | 49.07 to 108.25 |  | 212,415                 | 141,710          |
| 07/01/07 TO 09/30/07 | 1     | 79.49  | 79.49  | 79.49     |       |        | 79.49 | 79.49  | N/A             |  | 175,000                 | 139,115          |
| 10/01/07 TO 12/31/07 | 6     | 70.07  | 73.91  | 71.78     | 9.72  | 102.96 | 64.54 | 91.96  | 64.54 to 91.96  |  | 171,488                 | 123,093          |
| 01/01/08 TO 03/31/08 | 8     | 64.64  | 61.57  | 64.80     | 12.19 | 95.03  | 45.23 | 73.15  | 45.23 to 73.15  |  | 278,045                 | 180,163          |
| 04/01/08 TO 06/30/08 | 9     | 55.70  | 60.96  | 45.05     | 28.95 | 135.32 | 40.60 | 96.32  | 41.05 to 83.83  |  | 962,063                 | 433,420          |
| ____Study Years____  |       |        |        |           |       |        |       |        |                 |  |                         |                  |
| 07/01/05 TO 06/30/06 | 15    | 79.56  | 83.32  | 78.37     | 19.71 | 106.32 | 58.00 | 154.08 | 67.29 to 97.42  |  | 200,971                 | 157,492          |
| 07/01/06 TO 06/30/07 | 27    | 77.10  | 80.39  | 73.77     | 24.34 | 108.97 | 41.74 | 135.41 | 64.78 to 107.11 |  | 220,235                 | 162,473          |
| 07/01/07 TO 06/30/08 | 24    | 65.90  | 65.17  | 51.46     | 19.00 | 126.65 | 40.60 | 96.32  | 55.70 to 73.15  |  | 503,619                 | 259,156          |
| ____Calendar Yrs____ |       |        |        |           |       |        |       |        |                 |  |                         |                  |
| 01/01/06 TO 12/31/06 | 22    | 75.80  | 80.79  | 77.54     | 21.48 | 104.19 | 45.81 | 112.42 | 66.26 to 100.60 |  | 213,188                 | 165,300          |
| 01/01/07 TO 12/31/07 | 22    | 70.81  | 75.52  | 68.75     | 19.80 | 109.85 | 41.74 | 135.41 | 64.78 to 79.49  |  | 196,632                 | 135,177          |
| ____ALL____          |       |        |        |           |       |        |       |        |                 |  |                         |                  |
|                      | 66    | 72.77  | 75.52  | 61.62     | 23.00 | 122.57 | 40.60 | 154.08 | 66.43 to 79.18  |  | 318,906                 | 196,499          |

**PAD 2009 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

|                                 |            |                |           |                  |        |                     |                |                 |
|---------------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales:                | 66         | <b>MEDIAN:</b> | <b>73</b> | COV:             | 29.89  | 95% Median C.I.:    | 66.43 to 79.18 | (!: Derived)    |
| (AgLand) TOTAL Sales Price:     | 21,047,801 | WGT. MEAN:     | 62        | STD:             | 22.57  | 95% Wgt. Mean C.I.: | 49.55 to 73.68 | (!: land+NAT=0) |
| (AgLand) TOTAL Adj.Sales Price: | 21,047,801 | MEAN:          | 76        | AVG.ABS.DEV:     | 16.74  | 95% Mean C.I.:      | 70.08 to 80.97 |                 |
| (AgLand) TOTAL Assessed Value:  | 12,968,945 |                |           |                  |        |                     |                |                 |
| AVG. Adj. Sales Price:          | 318,906    | COD:           | 23.00     | MAX Sales Ratio: | 154.08 |                     |                |                 |
| AVG. Assessed Value:            | 196,499    | PRD:           | 122.57    | MIN Sales Ratio: | 40.60  |                     |                |                 |

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| GEO CODE / TOWNSHIP # |       |        |       |           |       |        |       |        |                 |  | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|--|----------------------|---------------|
| RANGE                 | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. |  |                      |               |
| 447                   | 4     | 72.35  | 74.91 | 68.92     | 17.32 | 108.70 | 57.51 | 97.42  | N/A             |  | 203,385              | 140,163       |
| 449                   | 7     | 70.64  | 74.73 | 66.85     | 32.59 | 111.79 | 41.74 | 109.91 | 41.74 to 109.91 |  | 156,439              | 104,580       |
| 691                   | 3     | 108.59 | 98.26 | 96.41     | 10.58 | 101.91 | 75.86 | 110.33 | N/A             |  | 226,701              | 218,573       |
| 693                   | 7     | 83.83  | 94.05 | 91.56     | 24.26 | 102.73 | 64.78 | 154.08 | 64.78 to 154.08 |  | 105,782              | 96,850        |
| 695                   | 3     | 64.54  | 65.86 | 62.28     | 24.49 | 105.74 | 42.81 | 90.23  | N/A             |  | 273,133              | 170,115       |
| 709                   | 3     | 55.85  | 52.76 | 47.94     | 6.45  | 110.06 | 45.81 | 56.62  | N/A             |  | 248,611              | 119,175       |
| 711                   | 6     | 76.69  | 77.87 | 80.83     | 16.90 | 96.33  | 58.00 | 110.58 | 58.00 to 110.58 |  | 402,772              | 325,564       |
| 713                   | 5     | 68.97  | 65.66 | 64.56     | 9.04  | 101.70 | 49.46 | 75.74  | N/A             |  | 323,427              | 208,799       |
| 957                   | 6     | 78.14  | 79.66 | 73.45     | 11.94 | 108.45 | 66.58 | 108.25 | 66.58 to 108.25 |  | 242,386              | 178,038       |
| 959                   | 6     | 78.94  | 75.22 | 74.00     | 6.58  | 101.64 | 65.42 | 82.18  | 65.42 to 82.18  |  | 149,945              | 110,960       |
| 983                   | 2     | 49.26  | 49.26 | 44.04     | 16.67 | 111.85 | 41.05 | 57.47  | N/A             |  | 658,759              | 290,132       |
| 985                   | 6     | 66.40  | 60.74 | 43.29     | 15.07 | 140.30 | 40.60 | 73.15  | 40.60 to 73.15  |  | 1,072,530            | 464,334       |
| 987                   | 8     | 78.55  | 83.14 | 68.41     | 28.59 | 121.53 | 49.07 | 135.41 | 49.07 to 135.41 |  | 251,613              | 172,130       |
| ALL                   | 66    | 72.77  | 75.52 | 61.62     | 23.00 | 122.57 | 40.60 | 154.08 | 66.43 to 79.18  |  | 318,906              | 196,499       |

| AREA (MARKET) |       |        |       |           |       |        |       |        |                 |  | Avg. Adj. Sale Price | Avg. Assd Val |
|---------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|--|----------------------|---------------|
| RANGE         | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. |  |                      |               |
| 1             | 28    | 72.91  | 73.47 | 53.44     | 20.14 | 137.48 | 40.60 | 135.41 | 66.26 to 79.49  |  | 432,842              | 231,332       |
| 2             | 23    | 72.87  | 77.44 | 73.34     | 24.59 | 105.59 | 42.81 | 154.08 | 63.85 to 83.83  |  | 240,690              | 176,515       |
| 3             | 15    | 70.64  | 76.41 | 71.68     | 26.34 | 106.60 | 41.74 | 110.33 | 55.70 to 100.60 |  | 226,154              | 162,118       |
| ALL           | 66    | 72.77  | 75.52 | 61.62     | 23.00 | 122.57 | 40.60 | 154.08 | 66.43 to 79.18  |  | 318,906              | 196,499       |

| STATUS: IMPROVED, UNIMPROVED & IOLL |       |        |       |           |       |        |       |        |                 |  | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|--|----------------------|---------------|
| RANGE                               | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. |  |                      |               |
| 2                                   | 66    | 72.77  | 75.52 | 61.62     | 23.00 | 122.57 | 40.60 | 154.08 | 66.43 to 79.18  |  | 318,906              | 196,499       |
| ALL                                 | 66    | 72.77  | 75.52 | 61.62     | 23.00 | 122.57 | 40.60 | 154.08 | 66.43 to 79.18  |  | 318,906              | 196,499       |

**PAD 2009 R&O Statistics**

Base Stat

Type: Qualified

State Stat Run

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

|                                 |            |                |           |                  |        |                     |                |                  |
|---------------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|------------------|
| NUMBER of Sales:                | 66         | <b>MEDIAN:</b> | <b>73</b> | COV:             | 29.89  | 95% Median C.I.:    | 66.43 to 79.18 | (! : Derived)    |
| (AgLand) TOTAL Sales Price:     | 21,047,801 | WGT. MEAN:     | 62        | STD:             | 22.57  | 95% Wgt. Mean C.I.: | 49.55 to 73.68 | (! : land+NAT=0) |
| (AgLand) TOTAL Adj.Sales Price: | 21,047,801 | MEAN:          | 76        | AVG.ABS.DEV:     | 16.74  | 95% Mean C.I.:      | 70.08 to 80.97 |                  |
| (AgLand) TOTAL Assessed Value:  | 12,968,945 |                |           |                  |        |                     |                |                  |
| AVG. Adj. Sales Price:          | 318,906    | COD:           | 23.00     | MAX Sales Ratio: | 154.08 |                     |                |                  |
| AVG. Assessed Value:            | 196,499    | PRD:           | 122.57    | MIN Sales Ratio: | 40.60  |                     |                |                  |

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**SCHOOL DISTRICT \***

| RANGE           | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank)         |       |        |       |           |       |        |       |        |                 |                      |               |
| 14-0008         |       |        |       |           |       |        |       |        |                 |                      |               |
| 14-0054         | 10    | 68.13  | 66.75 | 64.91     | 10.79 | 102.84 | 49.07 | 79.18  | 49.46 to 77.10  | 344,213              | 223,417       |
| 14-0101         |       |        |       |           |       |        |       |        |                 |                      |               |
| 26-0001         | 5     | 64.54  | 72.96 | 78.33     | 31.42 | 93.14  | 42.81 | 110.58 | N/A             | 254,041              | 198,983       |
| 26-0024         | 17    | 80.32  | 83.60 | 74.91     | 25.79 | 111.61 | 41.74 | 154.08 | 57.51 to 100.60 | 162,118              | 121,441       |
| 26-0070         | 19    | 78.39  | 76.42 | 73.56     | 16.52 | 103.89 | 45.81 | 110.33 | 64.78 to 81.40  | 227,886              | 167,644       |
| 26-0561         | 2     | 49.26  | 49.26 | 44.04     | 16.67 | 111.85 | 41.05 | 57.47  | N/A             | 658,759              | 290,132       |
| 90-0017         |       |        |       |           |       |        |       |        |                 |                      |               |
| 90-0560         | 13    | 72.66  | 75.42 | 49.29     | 24.70 | 153.01 | 40.60 | 135.41 | 59.30 to 97.79  | 610,160              | 300,757       |
| NonValid School |       |        |       |           |       |        |       |        |                 |                      |               |
| ALL             | 66    | 72.77  | 75.52 | 61.62     | 23.00 | 122.57 | 40.60 | 154.08 | 66.43 to 79.18  | 318,906              | 196,499       |

**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   | 2     | 69.40  | 69.40 | 68.38     | 18.41 | 101.49 | 56.62 | 82.18  | N/A             | 23,902               | 16,345        |
| 30.01 TO 50.00   | 13    | 73.15  | 82.04 | 75.34     | 27.77 | 108.90 | 45.23 | 135.41 | 59.30 to 107.11 | 84,500               | 63,658        |
| 50.01 TO 100.00  | 20    | 77.28  | 79.15 | 75.44     | 18.57 | 104.91 | 55.70 | 154.08 | 66.26 to 80.32  | 152,718              | 115,207       |
| 100.01 TO 180.00 | 20    | 68.13  | 69.03 | 66.01     | 18.69 | 104.57 | 41.74 | 109.91 | 59.32 to 75.74  | 315,324              | 208,140       |
| 180.01 TO 330.00 | 9     | 80.50  | 78.04 | 67.74     | 27.60 | 115.21 | 41.05 | 110.58 | 45.81 to 110.33 | 422,348              | 286,080       |
| 330.01 TO 650.00 | 1     | 72.87  | 72.87 | 72.87     |       |        | 72.87 | 72.87  | N/A             | 1,025,000            | 746,905       |
| 650.01 +         | 1     | 40.60  | 40.60 | 40.60     |       |        | 40.60 | 40.60  | N/A             | 5,714,506            | 2,320,110     |
| ALL              | 66    | 72.77  | 75.52 | 61.62     | 23.00 | 122.57 | 40.60 | 154.08 | 66.43 to 79.18  | 318,906              | 196,499       |

**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        | 27    | 66.43  | 73.24 | 53.72     | 24.57 | 136.34 | 40.60 | 135.41 | 58.00 to 79.56  | 398,543              | 214,084       |
| DRY-N/A    | 21    | 72.66  | 77.12 | 63.63     | 27.33 | 121.20 | 41.05 | 154.08 | 63.85 to 96.32  | 278,412              | 177,165       |
| GRASS      | 3     | 81.40  | 81.30 | 81.08     | 0.76  | 100.27 | 80.32 | 82.18  | N/A             | 160,666              | 130,265       |
| GRASS-N/A  | 9     | 75.74  | 78.77 | 81.67     | 26.04 | 96.45  | 41.74 | 110.58 | 48.23 to 110.33 | 235,274              | 192,146       |
| IRRGTD-N/A | 6     | 71.06  | 72.46 | 73.22     | 7.25  | 98.95  | 66.37 | 80.50  | 66.37 to 80.50  | 306,833              | 224,678       |
| ALL        | 66    | 72.77  | 75.52 | 61.62     | 23.00 | 122.57 | 40.60 | 154.08 | 66.43 to 79.18  | 318,906              | 196,499       |



**PAD 2009 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

|                                 |            |                |           |                  |        |                     |                |                  |
|---------------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|------------------|
| NUMBER of Sales:                | 66         | <b>MEDIAN:</b> | <b>73</b> | COV:             | 29.89  | 95% Median C.I.:    | 66.43 to 79.18 | (! : Derived)    |
| (AgLand) TOTAL Sales Price:     | 21,047,801 | WGT. MEAN:     | 62        | STD:             | 22.57  | 95% Wgt. Mean C.I.: | 49.55 to 73.68 | (! : land+NAT=0) |
| (AgLand) TOTAL Adj.Sales Price: | 21,047,801 | MEAN:          | 76        | AVG.ABS.DEV:     | 16.74  | 95% Mean C.I.:      | 70.08 to 80.97 |                  |
| (AgLand) TOTAL Assessed Value:  | 12,968,945 |                |           |                  |        |                     |                |                  |
| AVG. Adj. Sales Price:          | 318,906    | COD:           | 23.00     | MAX Sales Ratio: | 154.08 |                     |                |                  |
| AVG. Assessed Value:            | 196,499    | PRD:           | 122.57    | MIN Sales Ratio: | 40.60  |                     |                |                  |

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**MAJORITY LAND USE > 80%**

| RANGE      | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| DRY        | 39    | 70.98  | 73.53 | 56.10     | 23.57 | 131.08 | 40.60 | 135.41 | 59.32 to 79.49  | 387,309              | 217,266       |
| DRY-N/A    | 9     | 67.29  | 81.02 | 68.39     | 34.31 | 118.47 | 42.81 | 154.08 | 55.85 to 100.60 | 166,919              | 114,152       |
| GRASS      | 4     | 80.86  | 71.41 | 69.96     | 12.84 | 102.08 | 41.74 | 82.18  | N/A             | 168,000              | 117,527       |
| GRASS-N/A  | 8     | 75.80  | 83.40 | 85.60     | 23.66 | 97.43  | 48.23 | 110.58 | 48.23 to 110.58 | 240,933              | 206,250       |
| IRRGTD     | 3     | 68.97  | 69.57 | 68.22     | 3.18  | 101.98 | 66.58 | 73.15  | N/A             | 308,833              | 210,675       |
| IRRGTD-N/A | 3     | 79.18  | 75.35 | 78.30     | 5.95  | 96.23  | 66.37 | 80.50  | N/A             | 304,833              | 238,681       |
| ALL        | 66    | 72.77  | 75.52 | 61.62     | 23.00 | 122.57 | 40.60 | 154.08 | 66.43 to 79.18  | 318,906              | 196,499       |

**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    | 48    | 70.24  | 74.94 | 57.21     | 25.63 | 130.99 | 40.60 | 154.08 | 64.54 to 79.49  | 345,986              | 197,932       |
| GRASS  | 12    | 78.09  | 79.41 | 81.56     | 20.70 | 97.36  | 41.74 | 110.58 | 67.25 to 108.59 | 216,622              | 176,676       |
| IRRGTD | 6     | 71.06  | 72.46 | 73.22     | 7.25  | 98.95  | 66.37 | 80.50  | 66.37 to 80.50  | 306,833              | 224,678       |
| ALL    | 66    | 72.77  | 75.52 | 61.62     | 23.00 | 122.57 | 40.60 | 154.08 | 66.43 to 79.18  | 318,906              | 196,499       |

**SALE PRICE \***

| RANGE            | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| Low \$           |       |        |        |           |       |        |        |        |                 |                      |               |
| Total \$         |       |        |        |           |       |        |        |        |                 |                      |               |
| 10000 TO 29999   | 2     | 69.40  | 69.40  | 68.38     | 18.41 | 101.49 | 56.62  | 82.18  | N/A             | 23,902               | 16,345        |
| 30000 TO 59999   | 2     | 104.43 | 104.43 | 105.21    | 3.66  | 99.26  | 100.60 | 108.25 | N/A             | 45,260               | 47,617        |
| 60000 TO 99999   | 7     | 97.79  | 101.38 | 98.67     | 26.49 | 102.75 | 64.78  | 154.08 | 64.78 to 154.08 | 72,683               | 71,720        |
| 100000 TO 149999 | 14    | 68.94  | 74.40  | 73.69     | 21.75 | 100.97 | 45.23  | 112.42 | 58.00 to 96.32  | 120,372              | 88,698        |
| 150000 TO 249999 | 18    | 77.28  | 76.76  | 76.70     | 17.75 | 100.07 | 41.74  | 110.33 | 65.42 to 80.32  | 186,078              | 142,719       |
| 250000 TO 499999 | 18    | 69.24  | 69.70  | 69.77     | 16.46 | 99.90  | 42.81  | 110.58 | 59.32 to 79.18  | 357,959              | 249,751       |
| 500000 +         | 5     | 45.81  | 49.88  | 45.20     | 17.59 | 110.36 | 40.60  | 72.87  | N/A             | 1,784,561            | 806,543       |
| ALL              | 66    | 72.77  | 75.52  | 61.62     | 23.00 | 122.57 | 40.60  | 154.08 | 66.43 to 79.18  | 318,906              | 196,499       |

**PAD 2009 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

|                                 |            |                |           |                  |        |                     |                |                  |
|---------------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|------------------|
| NUMBER of Sales:                | 66         | <b>MEDIAN:</b> | <b>73</b> | COV:             | 29.89  | 95% Median C.I.:    | 66.43 to 79.18 | (! : Derived)    |
| (AgLand) TOTAL Sales Price:     | 21,047,801 | WGT. MEAN:     | 62        | STD:             | 22.57  | 95% Wgt. Mean C.I.: | 49.55 to 73.68 | (! : land+NAT=0) |
| (AgLand) TOTAL Adj.Sales Price: | 21,047,801 | MEAN:          | 76        | AVG.ABS.DEV:     | 16.74  | 95% Mean C.I.:      | 70.08 to 80.97 |                  |
| (AgLand) TOTAL Assessed Value:  | 12,968,945 |                |           |                  |        |                     |                |                  |
| AVG. Adj. Sales Price:          | 318,906    | COD:           | 23.00     | MAX Sales Ratio: | 154.08 |                     |                |                  |
| AVG. Assessed Value:            | 196,499    | PRD:           | 122.57    | MIN Sales Ratio: | 40.60  |                     |                |                  |

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**ASSESSED VALUE \***

| RANGE            | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| Low \$           |       |        |       |           |       |        |       |        |                 |                      |               |
| Total \$         |       |        |       |           |       |        |       |        |                 |                      |               |
| 10000 TO 29999   | 2     | 69.40  | 69.40 | 68.38     | 18.41 | 101.49 | 56.62 | 82.18  | N/A             | 23,902               | 16,345        |
| 30000 TO 59999   | 5     | 70.98  | 80.52 | 74.57     | 24.25 | 107.98 | 58.00 | 108.25 | N/A             | 70,499               | 52,573        |
| 60000 TO 99999   | 14    | 66.81  | 72.78 | 66.12     | 25.96 | 110.07 | 41.74 | 135.41 | 55.70 to 97.79  | 115,965              | 76,678        |
| 100000 TO 149999 | 19    | 78.39  | 81.54 | 75.54     | 18.79 | 107.95 | 48.23 | 154.08 | 66.26 to 91.96  | 165,688              | 125,155       |
| 150000 TO 249999 | 13    | 69.50  | 73.99 | 69.51     | 21.15 | 106.44 | 42.81 | 109.91 | 57.51 to 90.23  | 292,414              | 203,262       |
| 250000 TO 499999 | 11    | 75.04  | 72.68 | 65.84     | 24.33 | 110.40 | 41.05 | 110.58 | 45.81 to 110.33 | 485,001              | 319,320       |
| 500000 +         | 2     | 56.74  | 56.74 | 45.51     | 28.44 | 124.67 | 40.60 | 72.87  | N/A             | 3,369,753            | 1,533,507     |
| ALL              | 66    | 72.77  | 75.52 | 61.62     | 23.00 | 122.57 | 40.60 | 154.08 | 66.43 to 79.18  | 318,906              | 196,499       |

**PAD 2009 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

|                        |            |                |           |                  |        |                     |                |                 |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales:       | 79         | <b>MEDIAN:</b> | <b>72</b> | COV:             | 29.68  | 95% Median C.I.:    | 66.43 to 77.45 | (!: Derived)    |
| TOTAL Sales Price:     | 26,624,216 | WGT. MEAN:     | 63        | STD:             | 22.16  | 95% Wgt. Mean C.I.: | 52.99 to 74.00 | (!: land+NAT=0) |
| TOTAL Adj.Sales Price: | 26,360,978 | MEAN:          | 75        | AVG.ABS.DEV:     | 16.47  | 95% Mean C.I.:      | 69.76 to 79.53 |                 |
| TOTAL Assessed Value:  | 16,737,755 |                |           |                  |        |                     |                |                 |
| AVG. Adj. Sales Price: | 333,683    | COD:           | 22.78     | MAX Sales Ratio: | 154.08 |                     |                |                 |
| AVG. Assessed Value:   | 211,870    | PRD:           | 117.56    | MIN Sales Ratio: | 25.93  |                     |                |                 |

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| DATE OF SALE *       |       |        |        |           |       |        |       |        |                 |            | Avg. Adj. | Avg. |
|----------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE                | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Sale Price | Assd Val  |      |
| <u>Qrtrs</u>         |       |        |        |           |       |        |       |        |                 |            |           |      |
| 07/01/05 TO 09/30/05 | 2     | 94.01  | 94.01  | 91.90     | 4.02  | 102.29 | 90.23 | 97.79  | N/A             | 148,904    | 136,847   |      |
| 10/01/05 TO 12/31/05 | 3     | 82.06  | 105.55 | 87.27     | 29.89 | 120.94 | 80.50 | 154.08 | N/A             | 283,665    | 247,551   |      |
| 01/01/06 TO 03/31/06 | 10    | 74.99  | 78.51  | 75.91     | 15.84 | 103.43 | 58.00 | 100.60 | 66.26 to 97.42  | 190,317    | 144,463   |      |
| 04/01/06 TO 06/30/06 | 4     | 67.17  | 70.62  | 71.08     | 22.50 | 99.34  | 51.71 | 96.41  | N/A             | 370,650    | 263,470   |      |
| 07/01/06 TO 09/30/06 | 6     | 79.02  | 86.48  | 87.59     | 18.24 | 98.73  | 64.61 | 110.58 | 64.61 to 110.58 | 238,357    | 208,787   |      |
| 10/01/06 TO 12/31/06 | 7     | 96.61  | 87.13  | 77.79     | 22.09 | 112.02 | 45.81 | 112.42 | 45.81 to 112.42 | 234,605    | 182,490   |      |
| 01/01/07 TO 03/31/07 | 12    | 66.51  | 74.17  | 67.49     | 24.20 | 109.90 | 41.74 | 135.41 | 59.32 to 77.91  | 271,529    | 183,242   |      |
| 04/01/07 TO 06/30/07 | 8     | 67.88  | 71.42  | 64.35     | 18.83 | 110.98 | 49.07 | 108.25 | 49.07 to 108.25 | 261,091    | 168,010   |      |
| 07/01/07 TO 09/30/07 | 1     | 79.49  | 79.49  | 79.49     |       |        | 79.49 | 79.49  | N/A             | 175,000    | 139,115   |      |
| 10/01/07 TO 12/31/07 | 7     | 70.64  | 73.67  | 71.89     | 8.59  | 102.48 | 64.54 | 91.96  | 64.54 to 91.96  | 189,133    | 135,974   |      |
| 01/01/08 TO 03/31/08 | 10    | 64.64  | 59.05  | 66.41     | 16.87 | 88.91  | 25.93 | 73.15  | 45.23 to 72.87  | 324,943    | 215,801   |      |
| 04/01/08 TO 06/30/08 | 9     | 55.70  | 60.96  | 45.05     | 28.95 | 135.32 | 40.60 | 96.32  | 41.05 to 83.83  | 962,063    | 433,420   |      |
| <u>Study Years</u>   |       |        |        |           |       |        |       |        |                 |            |           |      |
| 07/01/05 TO 06/30/06 | 19    | 79.56  | 82.75  | 77.51     | 19.82 | 106.76 | 51.71 | 154.08 | 67.29 to 97.04  | 238,662    | 184,992   |      |
| 07/01/06 TO 06/30/07 | 33    | 75.86  | 78.49  | 72.13     | 23.54 | 108.81 | 41.74 | 135.41 | 64.61 to 80.32  | 255,135    | 184,035   |      |
| 07/01/07 TO 06/30/08 | 27    | 66.37  | 64.24  | 53.33     | 19.66 | 120.45 | 25.93 | 96.32  | 55.70 to 72.87  | 496,553    | 264,804   |      |
| <u>Calendar Yrs</u>  |       |        |        |           |       |        |       |        |                 |            |           |      |
| 01/01/06 TO 12/31/06 | 27    | 77.32  | 81.35  | 77.87     | 21.31 | 104.47 | 45.81 | 112.42 | 67.29 to 97.04  | 239,191    | 186,247   |      |
| 01/01/07 TO 12/31/07 | 28    | 70.07  | 73.45  | 67.69     | 18.09 | 108.51 | 41.74 | 135.41 | 64.54 to 77.91  | 244,500    | 165,497   |      |
| <u>ALL</u>           |       |        |        |           |       |        |       |        |                 |            |           |      |
|                      | 79    | 72.29  | 74.64  | 63.49     | 22.78 | 117.56 | 25.93 | 154.08 | 66.43 to 77.45  | 333,683    | 211,870   |      |

## PAD 2009 R&amp;O Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

|                        |            |                |           |                  |        |                     |                |                 |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales:       | 79         | <b>MEDIAN:</b> | <b>72</b> | COV:             | 29.68  | 95% Median C.I.:    | 66.43 to 77.45 | (!: Derived)    |
| TOTAL Sales Price:     | 26,624,216 | WGT. MEAN:     | 63        | STD:             | 22.16  | 95% Wgt. Mean C.I.: | 52.99 to 74.00 | (!: land+NAT=0) |
| TOTAL Adj.Sales Price: | 26,360,978 | MEAN:          | 75        | AVG.ABS.DEV:     | 16.47  | 95% Mean C.I.:      | 69.76 to 79.53 |                 |
| TOTAL Assessed Value:  | 16,737,755 |                |           |                  |        |                     |                |                 |
| AVG. Adj. Sales Price: | 333,683    | COD:           | 22.78     | MAX Sales Ratio: | 154.08 |                     |                |                 |
| AVG. Assessed Value:   | 211,870    | PRD:           | 117.56    | MIN Sales Ratio: | 25.93  |                     |                |                 |

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## GEO CODE / TOWNSHIP #

| RANGE | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| 445   | 1     | 51.71  | 51.71 | 51.71     |       |        | 51.71 | 51.71  | N/A             | 575,000              | 297,350       |
| 447   | 6     | 74.87  | 78.16 | 74.15     | 16.66 | 105.41 | 57.51 | 97.42  | 57.51 to 97.42  | 219,757              | 162,948       |
| 449   | 8     | 63.17  | 68.63 | 65.24     | 40.74 | 105.21 | 25.93 | 109.91 | 25.93 to 109.91 | 142,509              | 92,966        |
| 691   | 4     | 92.22  | 88.94 | 81.04     | 22.26 | 109.75 | 60.96 | 110.33 | N/A             | 300,247              | 243,307       |
| 693   | 7     | 83.83  | 94.05 | 91.56     | 24.26 | 102.73 | 64.78 | 154.08 | 64.78 to 154.08 | 105,782              | 96,850        |
| 695   | 3     | 64.54  | 65.86 | 62.28     | 24.49 | 105.74 | 42.81 | 90.23  | N/A             | 273,133              | 170,115       |
| 709   | 4     | 56.24  | 63.72 | 60.08     | 22.93 | 106.06 | 45.81 | 96.61  | N/A             | 248,458              | 149,278       |
| 711   | 7     | 72.87  | 75.77 | 78.06     | 17.14 | 97.06  | 58.00 | 110.58 | 58.00 to 110.58 | 409,552              | 319,707       |
| 713   | 5     | 68.97  | 65.66 | 64.56     | 9.04  | 101.70 | 49.46 | 75.74  | N/A             | 323,427              | 208,799       |
| 957   | 7     | 77.10  | 78.55 | 72.84     | 11.33 | 107.84 | 66.58 | 108.25 | 66.58 to 108.25 | 347,770              | 253,323       |
| 959   | 7     | 78.39  | 72.68 | 69.24     | 9.49  | 104.97 | 57.49 | 82.18  | 57.49 to 82.18  | 180,525              | 125,002       |
| 983   | 2     | 49.26  | 49.26 | 44.04     | 16.67 | 111.85 | 41.05 | 57.47  | N/A             | 658,759              | 290,132       |
| 985   | 8     | 66.40  | 65.53 | 47.57     | 17.52 | 137.74 | 40.60 | 96.41  | 40.60 to 96.41  | 908,647              | 432,287       |
| 987   | 10    | 77.61  | 82.03 | 71.03     | 23.22 | 115.49 | 49.07 | 135.41 | 59.30 to 107.11 | 280,388              | 199,154       |
| ALL   | 79    | 72.29  | 74.64 | 63.49     | 22.78 | 117.56 | 25.93 | 154.08 | 66.43 to 77.45  | 333,683              | 211,870       |

## AREA (MARKET)

| RANGE | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| 1     | 34    | 72.91  | 73.58 | 57.52     | 18.96 | 127.93 | 40.60 | 135.41 | 66.26 to 79.18  | 443,783              | 255,246       |
| 2     | 28    | 72.58  | 77.21 | 72.44     | 24.19 | 106.59 | 42.81 | 154.08 | 63.85 to 83.83  | 261,218              | 189,228       |
| 3     | 17    | 69.50  | 72.53 | 69.75     | 28.13 | 103.99 | 25.93 | 110.33 | 49.46 to 100.60 | 232,835              | 162,409       |
| ALL   | 79    | 72.29  | 74.64 | 63.49     | 22.78 | 117.56 | 25.93 | 154.08 | 66.43 to 77.45  | 333,683              | 211,870       |

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

| RANGE | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| 1     | 8     | 66.63  | 67.49 | 68.21     | 27.72 | 98.95  | 25.93 | 97.04  | 25.93 to 97.04  | 343,609              | 234,369       |
| 2     | 71    | 72.66  | 75.45 | 62.95     | 22.34 | 119.86 | 40.60 | 154.08 | 66.43 to 78.39  | 332,564              | 209,335       |
| ALL   | 79    | 72.29  | 74.64 | 63.49     | 22.78 | 117.56 | 25.93 | 154.08 | 66.43 to 77.45  | 333,683              | 211,870       |

## PAD 2009 R&amp;O Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

|                        |            |                |           |                  |        |                     |                |                 |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales:       | 79         | <b>MEDIAN:</b> | <b>72</b> | COV:             | 29.68  | 95% Median C.I.:    | 66.43 to 77.45 | (!: Derived)    |
| TOTAL Sales Price:     | 26,624,216 | WGT. MEAN:     | 63        | STD:             | 22.16  | 95% Wgt. Mean C.I.: | 52.99 to 74.00 | (!: land+NAT=0) |
| TOTAL Adj.Sales Price: | 26,360,978 | MEAN:          | 75        | AVG.ABS.DEV:     | 16.47  | 95% Mean C.I.:      | 69.76 to 79.53 |                 |
| TOTAL Assessed Value:  | 16,737,755 |                |           |                  |        |                     |                |                 |
| AVG. Adj. Sales Price: | 333,683    | COD:           | 22.78     | MAX Sales Ratio: | 154.08 |                     |                |                 |
| AVG. Assessed Value:   | 211,870    | PRD:           | 117.56    | MIN Sales Ratio: | 25.93  |                     |                |                 |

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## SCHOOL DISTRICT \*

| RANGE           | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank)         |       |        |       |           |       |        |       |        |                 |                      |               |
| 14-0008         |       |        |       |           |       |        |       |        |                 |                      |               |
| 14-0054         | 11    | 68.97  | 67.76 | 66.53     | 10.86 | 101.86 | 49.07 | 79.18  | 49.46 to 77.91  | 357,556              | 237,883       |
| 14-0101         |       |        |       |           |       |        |       |        |                 |                      |               |
| 26-0001         | 6     | 60.58  | 69.42 | 70.03     | 31.42 | 99.12  | 42.81 | 110.58 | 42.81 to 110.58 | 307,534              | 215,377       |
| 26-0024         | 21    | 77.45  | 79.88 | 73.45     | 27.53 | 108.76 | 25.93 | 154.08 | 60.96 to 97.04  | 182,233              | 133,843       |
| 26-0070         | 22    | 72.41  | 74.76 | 71.59     | 17.42 | 104.43 | 45.81 | 110.33 | 63.85 to 80.50  | 278,370              | 199,277       |
| 26-0561         | 3     | 57.47  | 65.04 | 52.37     | 32.23 | 124.20 | 41.05 | 96.61  | N/A             | 521,839              | 273,285       |
| 90-0017         |       |        |       |           |       |        |       |        |                 |                      |               |
| 90-0560         | 16    | 72.91  | 76.10 | 53.10     | 23.23 | 143.31 | 40.60 | 135.41 | 59.32 to 96.41  | 566,630              | 300,881       |
| NonValid School |       |        |       |           |       |        |       |        |                 |                      |               |
| ALL             | 79    | 72.29  | 74.64 | 63.49     | 22.78 | 117.56 | 25.93 | 154.08 | 66.43 to 77.45  | 333,683              | 211,870       |

## 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   | 3     | 56.62  | 54.91 | 47.80     | 33.12 | 114.88 | 25.93 | 82.18  | N/A             | 30,935               | 14,786        |
| 30.01 TO 50.00   | 13    | 73.15  | 82.04 | 75.34     | 27.77 | 108.90 | 45.23 | 135.41 | 59.30 to 107.11 | 84,500               | 63,658        |
| 50.01 TO 100.00  | 20    | 77.28  | 79.15 | 75.44     | 18.57 | 104.91 | 55.70 | 154.08 | 66.26 to 80.32  | 152,718              | 115,207       |
| 100.01 TO 180.00 | 26    | 69.24  | 70.95 | 67.88     | 18.84 | 104.52 | 41.74 | 109.91 | 63.38 to 77.32  | 312,403              | 212,059       |
| 180.01 TO 330.00 | 13    | 77.91  | 76.99 | 69.82     | 24.95 | 110.26 | 41.05 | 110.58 | 48.23 to 108.59 | 438,326              | 306,057       |
| 330.01 TO 650.00 | 3     | 71.94  | 65.51 | 67.80     | 9.80  | 96.62  | 51.71 | 72.87  | N/A             | 860,023              | 583,096       |
| 650.01 +         | 1     | 40.60  | 40.60 | 40.60     |       |        | 40.60 | 40.60  | N/A             | 5,714,506            | 2,320,110     |
| ALL              | 79    | 72.29  | 74.64 | 63.49     | 22.78 | 117.56 | 25.93 | 154.08 | 66.43 to 77.45  | 333,683              | 211,870       |

## MAJORITY LAND USE &gt; 95%

| RANGE      | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| DRY        | 31    | 70.98  | 73.81 | 56.21     | 22.14 | 131.30 | 40.60 | 135.41 | 59.32 to 79.54  | 392,117              | 220,411       |
| DRY-N/A    | 27    | 71.94  | 75.48 | 64.90     | 25.29 | 116.29 | 41.05 | 154.08 | 63.20 to 83.83  | 324,591              | 210,675       |
| GRASS      | 3     | 81.40  | 81.30 | 81.08     | 0.76  | 100.27 | 80.32 | 82.18  | N/A             | 160,666              | 130,265       |
| GRASS-N/A  | 10    | 73.19  | 73.49 | 80.51     | 31.06 | 91.28  | 25.93 | 110.58 | 41.74 to 110.33 | 216,246              | 174,099       |
| IRRGTD-N/A | 8     | 71.06  | 74.02 | 74.55     | 11.67 | 99.29  | 60.96 | 96.41  | 60.96 to 96.41  | 349,610              | 260,622       |
| ALL        | 79    | 72.29  | 74.64 | 63.49     | 22.78 | 117.56 | 25.93 | 154.08 | 66.43 to 77.45  | 333,683              | 211,870       |

## PAD 2009 R&amp;O Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

|                        |            |                |           |                  |        |                     |                |                 |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales:       | 79         | <b>MEDIAN:</b> | <b>72</b> | COV:             | 29.68  | 95% Median C.I.:    | 66.43 to 77.45 | (!: Derived)    |
| TOTAL Sales Price:     | 26,624,216 | WGT. MEAN:     | 63        | STD:             | 22.16  | 95% Wgt. Mean C.I.: | 52.99 to 74.00 | (!: land+NAT=0) |
| TOTAL Adj.Sales Price: | 26,360,978 | MEAN:          | 75        | AVG.ABS.DEV:     | 16.47  | 95% Mean C.I.:      | 69.76 to 79.53 |                 |
| TOTAL Assessed Value:  | 16,737,755 |                |           |                  |        |                     |                |                 |
| AVG. Adj. Sales Price: | 333,683    | COD:           | 22.78     | MAX Sales Ratio: | 154.08 |                     |                |                 |
| AVG. Assessed Value:   | 211,870    | PRD:           | 117.56    | MIN Sales Ratio: | 25.93  |                     |                |                 |

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## MAJORITY LAND USE &gt; 80%

| RANGE      | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| DRY        | 47    | 72.29  | 74.08 | 59.33     | 21.71 | 124.86 | 40.60 | 135.41 | 64.78 to 77.91  | 391,321              | 232,163       |
| DRY-N/A    | 11    | 64.54  | 76.73 | 63.67     | 31.65 | 120.52 | 42.81 | 154.08 | 51.71 to 100.60 | 229,774              | 146,299       |
| GRASS      | 4     | 80.86  | 71.41 | 69.96     | 12.84 | 102.08 | 41.74 | 82.18  | N/A             | 168,000              | 117,527       |
| GRASS-N/A  | 9     | 75.74  | 77.02 | 84.24     | 28.36 | 91.42  | 25.93 | 110.58 | 48.23 to 110.33 | 219,162              | 184,630       |
| IRRGTD     | 3     | 68.97  | 69.57 | 68.22     | 3.18  | 101.98 | 66.58 | 73.15  | N/A             | 308,833              | 210,675       |
| IRRGTD-N/A | 5     | 79.18  | 76.68 | 77.68     | 12.52 | 98.72  | 60.96 | 96.41  | N/A             | 374,077              | 290,591       |
| ALL        | 79    | 72.29  | 74.64 | 63.49     | 22.78 | 117.56 | 25.93 | 154.08 | 66.43 to 77.45  | 333,683              | 211,870       |

## MAJORITY LAND USE &gt; 50%

| RANGE   | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|---------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| DRY     | 57    | 71.94  | 74.98 | 60.08     | 23.39 | 124.80 | 40.60 | 154.08 | 64.61 to 77.91  | 356,923              | 214,449       |
| DRY-N/A | 1     | 51.71  | 51.71 | 51.71     |       |        | 51.71 | 51.71  | N/A             | 575,000              | 297,350       |
| GRASS   | 13    | 75.86  | 75.29 | 80.61     | 24.73 | 93.40  | 25.93 | 110.58 | 48.23 to 108.59 | 203,420              | 163,983       |
| IRRGTD  | 8     | 71.06  | 74.02 | 74.55     | 11.67 | 99.29  | 60.96 | 96.41  | 60.96 to 96.41  | 349,610              | 260,622       |
| ALL     | 79    | 72.29  | 74.64 | 63.49     | 22.78 | 117.56 | 25.93 | 154.08 | 66.43 to 77.45  | 333,683              | 211,870       |

## SALE PRICE \*

| RANGE            | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| Low \$           |       |        |        |           |       |        |       |        |                 |                      |               |
| Total \$         |       |        |        |           |       |        |       |        |                 |                      |               |
| 10000 TO 29999   | 2     | 69.40  | 69.40  | 68.38     | 18.41 | 101.49 | 56.62 | 82.18  | N/A             | 23,902               | 16,345        |
| 30000 TO 59999   | 3     | 100.60 | 78.26  | 78.89     | 27.28 | 99.21  | 25.93 | 108.25 | N/A             | 45,173               | 35,635        |
| 60000 TO 99999   | 7     | 97.79  | 101.38 | 98.67     | 26.49 | 102.75 | 64.78 | 154.08 | 64.78 to 154.08 | 72,683               | 71,720        |
| 100000 TO 149999 | 14    | 68.94  | 74.40  | 73.69     | 21.75 | 100.97 | 45.23 | 112.42 | 58.00 to 96.32  | 120,372              | 88,698        |
| 150000 TO 249999 | 20    | 77.92  | 78.76  | 79.12     | 18.33 | 99.55  | 41.74 | 110.33 | 66.26 to 90.23  | 190,370              | 150,615       |
| 250000 TO 499999 | 25    | 69.50  | 70.51  | 70.71     | 15.85 | 99.71  | 42.81 | 110.58 | 63.38 to 77.32  | 367,099              | 259,576       |
| 500000 +         | 8     | 50.39  | 54.25  | 48.67     | 20.08 | 111.48 | 40.60 | 72.87  | 40.60 to 72.87  | 1,374,845            | 669,076       |
| ALL              | 79    | 72.29  | 74.64  | 63.49     | 22.78 | 117.56 | 25.93 | 154.08 | 66.43 to 77.45  | 333,683              | 211,870       |

# PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

|                        |            |                |           |                  |        |                     |                |                  |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|------------------|
| NUMBER of Sales:       | 79         | <b>MEDIAN:</b> | <b>72</b> | COV:             | 29.68  | 95% Median C.I.:    | 66.43 to 77.45 | (! : Derived)    |
| TOTAL Sales Price:     | 26,624,216 | WGT. MEAN:     | 63        | STD:             | 22.16  | 95% Wgt. Mean C.I.: | 52.99 to 74.00 | (! : land+NAT=0) |
| TOTAL Adj.Sales Price: | 26,360,978 | MEAN:          | 75        | AVG.ABS.DEV:     | 16.47  | 95% Mean C.I.:      | 69.76 to 79.53 |                  |
| TOTAL Assessed Value:  | 16,737,755 |                |           |                  |        |                     |                |                  |
| AVG. Adj. Sales Price: | 333,683    | COD:           | 22.78     | MAX Sales Ratio: | 154.08 |                     |                |                  |
| AVG. Assessed Value:   | 211,870    | PRD:           | 117.56    | MIN Sales Ratio: | 25.93  |                     |                |                  |

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## ASSESSED VALUE \*

| RANGE            | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| Low \$           |       |        |       |           |       |        |       |        |                 |                      |               |
| Total \$         |       |        |       |           |       |        |       |        |                 |                      |               |
| 10000 TO 29999   | 3     | 56.62  | 54.91 | 47.80     | 33.12 | 114.88 | 25.93 | 82.18  | N/A             | 30,935               | 14,786        |
| 30000 TO 59999   | 5     | 70.98  | 80.52 | 74.57     | 24.25 | 107.98 | 58.00 | 108.25 | N/A             | 70,499               | 52,573        |
| 60000 TO 99999   | 14    | 66.81  | 72.78 | 66.12     | 25.96 | 110.07 | 41.74 | 135.41 | 55.70 to 97.79  | 115,965              | 76,678        |
| 100000 TO 149999 | 19    | 78.39  | 81.54 | 75.54     | 18.79 | 107.95 | 48.23 | 154.08 | 66.26 to 91.96  | 165,688              | 125,155       |
| 150000 TO 249999 | 18    | 74.02  | 75.70 | 71.67     | 19.72 | 105.62 | 42.81 | 109.91 | 64.61 to 90.23  | 289,910              | 207,791       |
| 250000 TO 499999 | 17    | 66.58  | 71.36 | 66.62     | 24.52 | 107.11 | 41.05 | 110.58 | 51.71 to 82.06  | 482,712              | 321,575       |
| 500000 +         | 3     | 71.94  | 61.80 | 48.86     | 14.95 | 126.48 | 40.60 | 72.87  | N/A             | 2,573,192            | 1,257,350     |
| ALL              | 79    | 72.29  | 74.64 | 63.49     | 22.78 | 117.56 | 25.93 | 154.08 | 66.43 to 77.45  | 333,683              | 211,870       |

## Agricultural Correlation



**2009 Correlation Section  
for Dixon County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: The county reported that after an analysis was completed of the agricultural class, valuation changes were implemented in all three market areas to achieve a level of value within the acceptable range. The information provided in the tables supports that the county has increased value to achieve an acceptable level of value. The county is well aware of the increased sale prices in the last year of the study.

Analysis of all six tables indicates that the county has achieved an acceptable level of value for the 2009 assessment year. Based on the assessment practices of Dixon County it is believed that the median level of value is the most reliable indicator of the level of value for the agricultural class.

**2009 Correlation Section  
for Dixon County**

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## **II. Analysis of Percentage of Sales Used**

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. 77-1327(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.

|             | <b>Total Sales</b> | <b>Qualified Sales</b> | <b>Percent Used</b> |
|-------------|--------------------|------------------------|---------------------|
| <b>2009</b> | <b>141</b>         | <b>66</b>              | <b>46.81</b>        |
| <b>2008</b> | <b>142</b>         | <b>73</b>              | <b>51.41</b>        |
| <b>2007</b> | <b>118</b>         | <b>53</b>              | <b>44.92</b>        |
| <b>2006</b> | <b>127</b>         | <b>63</b>              | <b>49.61</b>        |
| <b>2005</b> | <b>139</b>         | <b>56</b>              | <b>40.29</b>        |

AGRICULTURAL UNIMPROVED:After reviewing the non qualified sales, there is no reason to believe that the county has unreasonably trimmed the residential sales. In the non qualified sales the typical reasons for the transaction not being an arm's length sale included parcels that were substantially changed since the date of the sale, parcels included in family transactions and foreclosures.

The current practice in the county concerning reviewing sales is that a verification form is mailed to the buyer in a self-addressed stamped envelope. They also contact the seller, realtor or physically inspect the parcels sold if more information is needed. Approximately 85% of the verification forms are returned to the county.

**2009 Correlation Section**  
**for Dixon County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2009 Correlation Section  
for Dixon County**

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

|             | <b>Preliminary<br/>Median</b> | <b>% Change in Assessed<br/>Value (excl. growth)</b> | <b>Trended<br/>Preliminary Ratio</b> | <b>R&amp;O<br/>Median</b> |
|-------------|-------------------------------|--|--------------------------------------|---------------------------|
| <b>2009</b> | <b>64</b>                     | <b>11.59</b>   | <b>71</b>                            | <b>73</b>                 |
| <b>2008</b> | <b>61.19</b>                  | <b>20.80</b>   | <b>74</b>                            | <b>73.12</b>              |
| <b>2007</b> | <b>67</b>                     | <b>5.66</b>  | <b>71</b>                            | <b>71</b>                 |
| <b>2006</b> | <b>66</b>                     | <b>12.01</b>   | <b>74</b>                            | <b>75</b>                 |
| <b>2005</b> | <b>71</b>                     | <b>6.26</b>  | <b>75</b>                            | <b>76</b>                 |

AGRICULTURAL UNIMPROVED: The trended preliminary ratio is relatively the close to the indicated R&O median ratio and supportive of each other.

**2009 Correlation Section**  
**for Dixon County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2009 Preliminary Statistical Reports and the 2009 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 2008 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.

**2009 Correlation Section  
for Dixon County**

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

| <b>% Change in Total<br/>Assessed Value in the Sales File</b> |             | <b>% Change in Total Assessed<br/>Value (excl. growth)</b> |
|---|-------------|--|
| <b>13.33</b>  | <b>2009</b> | <b>11.59</b>   |
| <b>26.66</b>  | <b>2008</b> | <b>20.80</b>   |
| <b>8.03</b>   | <b>2007</b> | <b>5.66</b>  |
| <b>14.13</b>  | <b>2006</b> | <b>12.01</b>   |
| <b>7.05</b>   | <b>2005</b> | <b>6.26</b>  |

AGRICULTURAL UNIMPROVED: The difference between the percent change to the sales file and the percent change to the assessed value base is minimal. After analyzing the sales file and the assessment actions of the county, this percentage is not unreasonable.

**2009 Correlation Section  
for Dixon County**

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

There are three measures of central tendency calculated by the 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.

**2009 Correlation Section  
for Dixon County**

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

|                | Median | Wgt. Mean | Mean |
|----------------|--------|-----------|------|
| R&O Statistics | 73     | 62        | 76   |

AGRICULTURAL UNIMPROVED: The median and mean measures of central tendency are all within the range. The weighted mean is considerably lower than the other two measures. This is a reflection of the sale price per acre increasing dramatically in the last year of study period.



**2009 Correlation Section  
for Dixon County**

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

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller spread or dispersion of the ratios in the sales file. 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.

|                           | <b>COD</b>   | <b>PRD</b>    |
|---------------------------|--------------|---------------|
| <b>R&amp;O Statistics</b> | <b>23.00</b> | <b>122.57</b> |
| <b>Difference</b>         | <b>3.00</b>  | <b>19.57</b>  |

**AGRICULTURAL UNIMPROVED:**The coefficient of dispersion is slightly outside the acceptable parameter. The price related differential is considerably above the acceptable parameter. The increase in the sale prices in the last year of the study period has a strong influence on the PRD.

**2009 Correlation Section  
for Dixon County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

|                        | Preliminary Statistics | R&O Statistics | Change       |
|------------------------|------------------------|----------------|--------------|
| <b>Number of Sales</b> | <b>66</b>              | <b>66</b>      | <b>0</b>     |
| <b>Median</b>          | <b>64</b>              | <b>73</b>      | <b>9</b>     |
| <b>Wgt. Mean</b>       | <b>55</b>              | <b>62</b>      | <b>7</b>     |
| <b>Mean</b>            | <b>68</b>              | <b>76</b>      | <b>8</b>     |
| <b>COD</b>             | <b>24.16</b>           | <b>23.00</b>   | <b>-1.16</b> |
| <b>PRD</b>             | <b>123.51</b>          | <b>122.57</b>  | <b>-0.94</b> |
| <b>Minimum</b>         | <b>35.27</b>           | <b>40.60</b>   | <b>5.33</b>  |
| <b>Maximum</b>         | <b>140.45</b>          | <b>154.08</b>  | <b>13.63</b> |

AGRICULTURAL UNIMPROVED: The table of Changes in Statistics Due to Assessor Actions reflects the assessment actions in the county. The county has reported that percentage increases to the land capability values were implemented to achieve the level of value.



**Total Real Property**  
Sum Lines 17, 25, & 30

Records : 5,480

Value : 593,826,840

Growth 4,251,834

Sum Lines 17, 25, &amp; 41

## Schedule I : Non-Agricultural Records

|                                 | Urban   |            | SubUrban |            | Rural   |            | Total   |             | Growth    |
|---------------------------------|---------|------------|----------|------------|---------|------------|---------|-------------|-----------|
|                                 | Records | Value      | Records  | Value      | Records | Value      | Records | Value       |           |
| <b>01. Res UnImp Land</b>       | 185     | 675,310    | 73       | 228,880    | 19      | 59,605     | 277     | 963,795     |           |
| <b>02. Res Improve Land</b>     | 1,328   | 6,242,440  | 116      | 781,130    | 351     | 2,982,820  | 1,795   | 10,006,390  |           |
| <b>03. Res Improvements</b>     | 1,362   | 63,192,460 | 118      | 6,196,850  | 369     | 29,159,820 | 1,849   | 98,549,130  |           |
| <b>04. Res Total</b>            | 1,547   | 70,110,210 | 191      | 7,206,860  | 388     | 32,202,245 | 2,126   | 109,519,315 | 1,586,277 |
| <b>% of Res Total</b>           | 72.77   | 64.02      | 8.98     | 6.58       | 18.25   | 29.40      | 38.80   | 18.44       | 37.31     |
| <b>05. Com UnImp Land</b>       | 54      | 120,230    | 11       | 30,805     | 7       | 54,405     | 72      | 205,440     |           |
| <b>06. Com Improve Land</b>     | 198     | 661,825    | 20       | 115,420    | 20      | 135,860    | 238     | 913,105     |           |
| <b>07. Com Improvements</b>     | 204     | 6,548,555  | 21       | 3,484,555  | 26      | 1,529,050  | 251     | 11,562,160  |           |
| <b>08. Com Total</b>            | 258     | 7,330,610  | 32       | 3,630,780  | 33      | 1,719,315  | 323     | 12,680,705  | 415,887   |
| <b>% of Com Total</b>           | 79.88   | 57.81      | 9.91     | 28.63      | 10.22   | 13.56      | 5.89    | 2.14        | 9.78      |
| <b>09. Ind UnImp Land</b>       | 1       | 4,035      | 0        | 0          | 0       | 0          | 1       | 4,035       |           |
| <b>10. Ind Improve Land</b>     | 0       | 0          | 4        | 55,120     | 7       | 665,060    | 11      | 720,180     |           |
| <b>11. Ind Improvements</b>     | 0       | 0          | 4        | 8,500,760  | 7       | 17,548,730 | 11      | 26,049,490  |           |
| <b>12. Ind Total</b>            | 1       | 4,035      | 4        | 8,555,880  | 7       | 18,213,790 | 12      | 26,773,705  | 0         |
| <b>% of Ind Total</b>           | 8.33    | 0.02       | 33.33    | 31.96      | 58.33   | 68.03      | 0.22    | 4.51        | 0.00      |
| <b>13. Rec UnImp Land</b>       | 0       | 0          | 0        | 0          | 0       | 0          | 0       | 0           |           |
| <b>14. Rec Improve Land</b>     | 0       | 0          | 0        | 0          | 2       | 7,625      | 2       | 7,625       |           |
| <b>15. Rec Improvements</b>     | 0       | 0          | 0        | 0          | 126     | 871,830    | 126     | 871,830     |           |
| <b>16. Rec Total</b>            | 0       | 0          | 0        | 0          | 126     | 879,455    | 126     | 879,455     | 22,910    |
| <b>% of Rec Total</b>           | 0.00    | 0.00       | 0.00     | 0.00       | 100.00  | 100.00     | 2.30    | 0.15        | 0.54      |
| <b>Res &amp; Rec Total</b>      | 1,547   | 70,110,210 | 191      | 7,206,860  | 514     | 33,081,700 | 2,252   | 110,398,770 | 1,609,187 |
| <b>% of Res &amp; Rec Total</b> | 68.69   | 63.51      | 8.48     | 6.53       | 22.82   | 29.97      | 41.09   | 18.59       | 37.85     |
| <b>Com &amp; Ind Total</b>      | 259     | 7,334,645  | 36       | 12,186,660 | 40      | 19,933,105 | 335     | 39,454,410  | 415,887   |
| <b>% of Com &amp; Ind Total</b> | 77.31   | 18.59      | 10.75    | 30.89      | 11.94   | 50.52      | 6.11    | 6.64        | 9.78      |
| <b>17. Taxable Total</b>        | 1,806   | 77,444,855 | 227      | 19,393,520 | 554     | 53,014,805 | 2,587   | 149,853,180 | 2,025,074 |
| <b>% of Taxable Total</b>       | 69.81   | 51.68      | 8.77     | 12.94      | 21.41   | 35.38      | 47.21   | 25.24       | 47.63     |

## Schedule II : Tax Increment Financing (TIF)

|                  | Records | Urban<br>Value Base | Value Excess |  | Records | SubUrban<br>Value Base | Value Excess |
|------------------|---------|---------------------|--------------|--|---------|------------------------|--------------|
| 18. Residential  | 54      | 931,745             | 462,505      |  | 7       | 119,655                | 1,655        |
| 19. Commercial   | 9       | 70,610              | 3,875        |  | 0       | 0                      | 0            |
| 20. Industrial   | 0       | 0                   | 0            |  | 0       | 0                      | 0            |
| 21. Other        | 0       | 0                   | 0            |  | 0       | 0                      | 0            |
|                  | Records | Rural<br>Value Base | Value Excess |  | Records | Total<br>Value Base    | Value Excess |
| 18. Residential  | 0       | 0                   | 0            |  | 61      | 1,051,400              | 464,160      |
| 19. Commercial   | 0       | 0                   | 0            |  | 9       | 70,610                 | 3,875        |
| 20. Industrial   | 0       | 0                   | 0            |  | 0       | 0                      | 0            |
| 21. Other        | 0       | 0                   | 0            |  | 0       | 0                      | 0            |
| 22. Total Sch II |         |                     |              |  | 70      | 1,122,010              | 468,035      |

## Schedule III : Mineral Interest Records

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

## Schedule IV : Exempt Records : Non-Agricultural

|               | Urban<br>Records | SubUrban<br>Records | Rural<br>Records | Total<br>Records |
|---------------|------------------|---------------------|------------------|------------------|
| 26. Producing | 222              | 25                  | 311              | 558              |

## Schedule V : Agricultural Records

|                      | Records | Urban<br>Value | Records | SubUrban<br>Value | Records | Rural<br>Value | Records | Total<br>Value |
|----------------------|---------|----------------|---------|-------------------|---------|----------------|---------|----------------|
| 27. Ag-Vacant Land   | 10      | 15,870         | 6       | 48,115            | 1,974   | 242,252,475    | 1,990   | 242,316,460    |
| 28. Ag-Improved Land | 0       | 0              | 2       | 144,385           | 934     | 158,154,460    | 936     | 158,298,845    |
| 29. Ag Improvements  | 5       | 31,895         | 1       | 79,080            | 897     | 43,247,380     | 903     | 43,358,355     |
| 30. Ag Total         |         |                |         |                   |         |                | 2,893   | 443,973,660    |

## Schedule VI : Agricultural Records :Non-Agricultural Detail

|                           | Urban   |          |            | SubUrban |          |            |           |
|---------------------------|---------|----------|------------|----------|----------|------------|-----------|
|                           | Records | Acres    | Value      | Records  | Acres    | Value      |           |
| 31. HomeSite UnImp Land   | 0       | 0.00     | 0          | 0        | 0.00     | 0          |           |
| 32. HomeSite Improv Land  | 0       | 0.00     | 0          | 1        | 1.00     | 6,500      |           |
| 33. HomeSite Improvements | 0       | 0.00     | 0          | 1        | 0.00     | 79,080     |           |
| 34. HomeSite Total        |         |          |            |          |          |            |           |
| 35. FarmSite UnImp Land   | 0       | 0.00     | 0          | 0        | 0.00     | 0          |           |
| 36. FarmSite Improv Land  | 0       | 0.00     | 0          | 0        | 0.00     | 0          |           |
| 37. FarmSite Improvements | 5       | 0.00     | 31,895     | 0        | 0.00     | 0          |           |
| 38. FarmSite Total        |         |          |            |          |          |            |           |
| 39. Road & Ditches        | 0       | 0.00     | 0          | 0        | 0.50     | 0          |           |
| 40. Other- Non Ag Use     | 0       | 0.00     | 0          | 0        | 0.00     | 0          |           |
|                           | Rural   |          |            | Total    |          |            | Growth    |
|                           | Records | Acres    | Value      | Records  | Acres    | Value      |           |
| 31. HomeSite UnImp Land   | 2       | 2.00     | 13,000     | 2        | 2.00     | 13,000     |           |
| 32. HomeSite Improv Land  | 598     | 602.03   | 3,913,195  | 599      | 603.03   | 3,919,695  |           |
| 33. HomeSite Improvements | 596     | 0.00     | 31,234,730 | 597      | 0.00     | 31,313,810 | 244,010   |
| 34. HomeSite Total        |         |          |            | 599      | 605.03   | 35,246,505 |           |
| 35. FarmSite UnImp Land   | 37      | 141.51   | 77,840     | 37       | 141.51   | 77,840     |           |
| 36. FarmSite Improv Land  | 768     | 3,777.61 | 2,077,855  | 768      | 3,777.61 | 2,077,855  |           |
| 37. FarmSite Improvements | 763     | 0.00     | 12,012,650 | 768      | 0.00     | 12,044,545 | 1,982,750 |
| 38. FarmSite Total        |         |          |            | 805      | 3,919.12 | 14,200,240 |           |
| 39. Road & Ditches        | 0       | 5,472.44 | 0          | 0        | 5,472.94 | 0          |           |
| 40. Other- Non Ag Use     | 0       | 0.00     | 0          | 0        | 0.00     | 0          |           |
| 41. Total Section VI      |         |          |            | 1,404    | 9,997.09 | 49,446,745 | 2,226,760 |

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

|                  | Urban   |       |       | SubUrban |       |       |
|------------------|---------|-------|-------|----------|-------|-------|
|                  | Records | Acres | Value | Records  | Acres | Value |
| 42. Game & Parks | 0       | 0.00  | 0     | 0        | 0.00  | 0     |
|                  | Rural   |       |       | Total    |       |       |
|                  | Records | Acres | Value | Records  | Acres | Value |
| 42. Game & Parks | 0       | 0.00  | 0     | 0        | 0.00  | 0     |

Schedule VIII : Agricultural Records : Special Value

|                         | Urban   |       |       | SubUrban |       |       |
|-------------------------|---------|-------|-------|----------|-------|-------|
|                         | Records | Acres | Value | Records  | Acres | Value |
| 43. Special Value       | 0       | 0.00  | 0     | 0        | 0.00  | 0     |
| 44. Recapture Value N/A | 0       | 0.00  | 0     | 0        | 0.00  | 0     |
|                         | Rural   |       |       | Total    |       |       |
|                         | Records | Acres | Value | Records  | Acres | Value |
| 43. Special Value       | 0       | 0.00  | 0     | 0        | 0.00  | 0     |
| 44. Recapture Value     | 0       | 0     | 0     | 0        | 0     | 0     |

\* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

## Market Area 1

| Irrigated         | Acres      | % of Acres* | Value       | % of Value* | Average Assessed Value* |
|-------------------|------------|-------------|-------------|-------------|-------------------------|
| 45. 1A1           | 2,285.62   | 15.91%      | 5,542,615   | 18.33%      | 2,424.99                |
| 46. 1A            | 2,379.12   | 16.56%      | 5,471,980   | 18.09%      | 2,300.00                |
| 47. 2A1           | 1,233.40   | 8.58%       | 2,713,490   | 8.97%       | 2,200.01                |
| 48. 2A            | 2,709.29   | 18.86%      | 5,662,415   | 18.72%      | 2,090.00                |
| 49. 3A1           | 2,859.52   | 19.90%      | 5,776,235   | 19.10%      | 2,020.00                |
| 50. 3A            | 1,334.93   | 9.29%       | 2,496,340   | 8.25%       | 1,870.02                |
| 51. 4A1           | 1,559.07   | 10.85%      | 2,572,480   | 8.51%       | 1,650.01                |
| 52. 4A            | 7.99       | 0.06%       | 10,545      | 0.03%       | 1,319.77                |
| 53. Total         | 14,368.94  | 100.00%     | 30,246,100  | 100.00%     | 2,104.96                |
| Dry               |            |             |             |             |                         |
| 54. 1D1           | 3,418.15   | 4.42%       | 7,349,070   | 5.53%       | 2,150.01                |
| 55. 1D            | 15,252.51  | 19.74%      | 32,412,345  | 24.38%      | 2,125.05                |
| 56. 2D1           | 4,187.84   | 5.42%       | 7,580,035   | 5.70%       | 1,810.01                |
| 57. 2D            | 6,081.95   | 7.87%       | 10,765,110  | 8.10%       | 1,770.01                |
| 58. 3D1           | 20,329.47  | 26.31%      | 35,983,220  | 27.07%      | 1,770.00                |
| 59. 3D            | 9,201.64   | 11.91%      | 13,526,420  | 10.18%      | 1,470.00                |
| 60. 4D1           | 17,942.16  | 23.22%      | 24,491,085  | 18.42%      | 1,365.00                |
| 61. 4D            | 862.97     | 1.12%       | 824,125     | 0.62%       | 954.99                  |
| 62. Total         | 77,276.69  | 100.00%     | 132,931,410 | 100.00%     | 1,720.20                |
| Grass             |            |             |             |             |                         |
| 63. 1G1           | 149.04     | 0.00%       | 201,215     | 2.80%       | 1,350.07                |
| 64. 1G            | 1,349.23   | 17.07%      | 1,740,515   | 24.22%      | 1,290.01                |
| 65. 2G1           | 974.86     | 12.33%      | 1,016,110   | 14.14%      | 1,042.31                |
| 66. 2G            | 1,732.64   | 21.92%      | 1,654,690   | 23.03%      | 955.01                  |
| 67. 3G1           | 994.69     | 12.59%      | 820,625     | 11.42%      | 825.01                  |
| 68. 3G            | 579.23     | 7.33%       | 408,600     | 5.69%       | 705.42                  |
| 69. 4G1           | 1,729.38   | 21.88%      | 1,123,690   | 15.64%      | 649.76                  |
| 70. 4G            | 394.21     | 4.99%       | 220,760     | 3.07%       | 560.01                  |
| 71. Total         | 7,903.28   | 100.00%     | 7,186,205   | 100.00%     | 909.27                  |
|                   |            |             |             |             |                         |
| Irrigated Total   | 14,368.94  | 14.35%      | 30,246,100  | 17.75%      | 2,104.96                |
| Dry Total         | 77,276.69  | 77.17%      | 132,931,410 | 77.99%      | 1,720.20                |
| Grass Total       | 7,903.28   | 7.89%       | 7,186,205   | 4.22%       | 909.27                  |
| Waste             | 590.09     | 0.59%       | 72,955      | 0.04%       | 123.63                  |
| Other             | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| Exempt            | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| Market Area Total | 100,139.00 | 100.00%     | 170,436,670 | 100.00%     | 1,702.00                |



## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

| Irrigated         | Acres      | % of Acres* | Value       | % of Value* | Average Assessed Value* |
|-------------------|------------|-------------|-------------|-------------|-------------------------|
| 45. 1A1           | 1,006.23   | 20.84%      | 2,158,365   | 25.19%      | 2,145.00                |
| 46. 1A            | 222.03     | 4.60%       | 450,720     | 5.26%       | 2,030.00                |
| 47. 2A1           | 1,725.45   | 35.74%      | 3,347,360   | 39.07%      | 1,939.99                |
| 48. 2A            | 68.54      | 1.42%       | 121,310     | 1.42%       | 1,769.92                |
| 49. 3A1           | 735.82     | 15.24%      | 1,173,645   | 13.70%      | 1,595.02                |
| 50. 3A            | 142.43     | 2.95%       | 212,930     | 2.49%       | 1,494.98                |
| 51. 4A1           | 870.56     | 18.03%      | 1,053,390   | 12.30%      | 1,210.01                |
| 52. 4A            | 56.49      | 1.17%       | 49,715      | 0.58%       | 880.07                  |
| 53. Total         | 4,827.55   | 100.00%     | 8,567,435   | 100.00%     | 1,774.70                |
| Dry               |            |             |             |             |                         |
| 54. 1D1           | 3,399.27   | 4.89%       | 6,917,540   | 6.75%       | 2,035.01                |
| 55. 1D            | 12,698.79  | 18.25%      | 25,207,195  | 24.60%      | 1,985.01                |
| 56. 2D1           | 6,100.46   | 8.77%       | 10,462,375  | 10.21%      | 1,715.01                |
| 57. 2D            | 137.63     | 0.20%       | 231,225     | 0.23%       | 1,680.05                |
| 58. 3D1           | 14,002.48  | 20.13%      | 21,843,875  | 21.32%      | 1,560.00                |
| 59. 3D            | 3,627.36   | 5.21%       | 4,516,110   | 4.41%       | 1,245.01                |
| 60. 4D1           | 23,009.75  | 33.08%      | 26,461,685  | 25.83%      | 1,150.02                |
| 61. 4D            | 6,589.21   | 9.47%       | 6,819,900   | 6.66%       | 1,035.01                |
| 62. Total         | 69,564.95  | 100.00%     | 102,459,905 | 100.00%     | 1,472.87                |
| Grass             |            |             |             |             |                         |
| 63. 1G1           | 243.10     | 0.00%       | 301,855     | 1.22%       | 1,241.69                |
| 64. 1G            | 3,675.00   | 12.79%      | 4,562,865   | 18.42%      | 1,241.60                |
| 65. 2G1           | 1,373.24   | 4.78%       | 1,552,575   | 6.27%       | 1,130.59                |
| 66. 2G            | 79.15      | 0.28%       | 89,065      | 0.36%       | 1,125.27                |
| 67. 3G1           | 3,460.94   | 12.04%      | 3,471,185   | 14.01%      | 1,002.96                |
| 68. 3G            | 610.09     | 2.12%       | 553,805     | 2.24%       | 907.74                  |
| 69. 4G1           | 8,797.32   | 30.61%      | 6,846,745   | 27.63%      | 778.28                  |
| 70. 4G            | 10,503.51  | 36.54%      | 7,399,430   | 29.86%      | 704.47                  |
| 71. Total         | 28,742.35  | 100.00%     | 24,777,525  | 100.00%     | 862.06                  |
|                   |            |             |             |             |                         |
| Irrigated Total   | 4,827.55   | 4.48%       | 8,567,435   | 6.28%       | 1,774.70                |
| Dry Total         | 69,564.95  | 64.51%      | 102,459,905 | 75.16%      | 1,472.87                |
| Grass Total       | 28,742.35  | 26.65%      | 24,777,525  | 18.18%      | 862.06                  |
| Waste             | 4,707.12   | 4.36%       | 522,470     | 0.38%       | 111.00                  |
| Other             | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| Exempt            | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| Market Area Total | 107,841.97 | 100.00%     | 136,327,335 | 100.00%     | 1,264.14                |

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

| Irrigated         | Acres     | % of Acres* | Value      | % of Value* | Average Assessed Value* |
|-------------------|-----------|-------------|------------|-------------|-------------------------|
| 45. 1A1           | 317.28    | 3.95%       | 680,570    | 5.07%       | 2,145.01                |
| 46. 1A            | 2,080.49  | 25.89%      | 4,223,415  | 31.45%      | 2,030.01                |
| 47. 2A1           | 718.09    | 8.94%       | 1,393,080  | 10.37%      | 1,939.98                |
| 48. 2A            | 360.57    | 4.49%       | 638,205    | 4.75%       | 1,769.99                |
| 49. 3A1           | 1,993.51  | 24.81%      | 3,179,670  | 23.68%      | 1,595.01                |
| 50. 3A            | 768.61    | 9.56%       | 1,149,070  | 8.56%       | 1,495.00                |
| 51. 4A1           | 1,767.10  | 21.99%      | 2,138,215  | 15.92%      | 1,210.01                |
| 52. 4A            | 30.02     | 0.37%       | 26,420     | 0.20%       | 880.08                  |
| 53. Total         | 8,035.67  | 100.00%     | 13,428,645 | 100.00%     | 1,671.13                |
| Dry               |           |             |            |             |                         |
| 54. 1D1           | 1,132.70  | 2.57%       | 2,191,790  | 3.62%       | 1,935.01                |
| 55. 1D            | 9,687.22  | 21.95%      | 17,485,425 | 28.86%      | 1,805.00                |
| 56. 2D1           | 4,234.11  | 9.60%       | 6,605,250  | 10.90%      | 1,560.01                |
| 57. 2D            | 1,054.90  | 2.39%       | 1,608,725  | 2.66%       | 1,525.00                |
| 58. 3D1           | 10,558.43 | 23.93%      | 14,887,440 | 24.57%      | 1,410.01                |
| 59. 3D            | 3,103.91  | 7.03%       | 3,507,460  | 5.79%       | 1,130.01                |
| 60. 4D1           | 11,764.33 | 26.66%      | 12,293,785 | 20.29%      | 1,045.01                |
| 61. 4D            | 2,587.75  | 5.86%       | 2,005,640  | 3.31%       | 775.05                  |
| 62. Total         | 44,123.35 | 100.00%     | 60,585,515 | 100.00%     | 1,373.09                |
| Grass             |           |             |            |             |                         |
| 63. 1G1           | 127.66    | 0.00%       | 135,575    | 1.01%       | 1,062.00                |
| 64. 1G            | 2,504.73  | 12.52%      | 2,687,535  | 20.01%      | 1,072.98                |
| 65. 2G1           | 1,060.66  | 5.30%       | 1,001,585  | 7.46%       | 944.30                  |
| 66. 2G            | 116.58    | 0.58%       | 104,330    | 0.78%       | 894.92                  |
| 67. 3G1           | 2,720.89  | 13.60%      | 2,103,665  | 15.67%      | 773.15                  |
| 68. 3G            | 596.53    | 2.98%       | 387,365    | 2.88%       | 649.36                  |
| 69. 4G1           | 6,334.42  | 31.65%      | 3,539,315  | 26.36%      | 558.74                  |
| 70. 4G            | 6,549.34  | 32.73%      | 3,468,360  | 25.83%      | 529.57                  |
| 71. Total         | 20,010.81 | 100.00%     | 13,427,730 | 100.00%     | 671.02                  |
|                   |           |             |            |             |                         |
| Irrigated Total   | 8,035.67  | 10.76%      | 13,428,645 | 15.30%      | 1,671.13                |
| Dry Total         | 44,123.35 | 59.09%      | 60,585,515 | 69.03%      | 1,373.09                |
| Grass Total       | 20,010.81 | 26.80%      | 13,427,730 | 15.30%      | 671.02                  |
| Waste             | 2,507.33  | 3.36%       | 325,045    | 0.37%       | 129.64                  |
| Other             | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| Exempt            | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| Market Area Total | 74,677.16 | 100.00%     | 87,766,935 | 100.00%     | 1,175.28                |

## Schedule X : Agricultural Records :Ag Land Total

|               | Urban |        | SubUrban |         | Rural      |             | Total      |             |
|---------------|-------|--------|----------|---------|------------|-------------|------------|-------------|
|               | Acres | Value  | Acres    | Value   | Acres      | Value       | Acres      | Value       |
| 76. Irrigated | 0.00  | 0      | 0.00     | 0       | 27,232.16  | 52,242,180  | 27,232.16  | 52,242,180  |
| 77. Dry Land  | 8.05  | 15,870 | 95.23    | 174,040 | 190,861.71 | 295,786,920 | 190,964.99 | 295,976,830 |
| 78. Grass     | 0.00  | 0      | 11.90    | 11,285  | 56,644.54  | 45,380,175  | 56,656.44  | 45,391,460  |
| 79. Waste     | 0.00  | 0      | 4.50     | 675     | 7,800.04   | 919,795     | 7,804.54   | 920,470     |
| 80. Other     | 0.00  | 0      | 0.00     | 0       | 0.00       | 0           | 0.00       | 0           |
| 81. Exempt    | 0.00  | 0      | 0.00     | 0       | 0.00       | 0           | 0.00       | 0           |
| 82. Total     | 8.05  | 15,870 | 111.63   | 186,000 | 282,538.45 | 394,329,070 | 282,658.13 | 394,530,940 |

|           | Acres      | % of Acres* | Value       | % of Value* | Average Assessed Value* |
|-----------|------------|-------------|-------------|-------------|-------------------------|
| Irrigated | 27,232.16  | 9.63%       | 52,242,180  | 13.24%      | 1,918.40                |
| Dry Land  | 190,964.99 | 67.56%      | 295,976,830 | 75.02%      | 1,549.90                |
| Grass     | 56,656.44  | 20.04%      | 45,391,460  | 11.51%      | 801.17                  |
| Waste     | 7,804.54   | 2.76%       | 920,470     | 0.23%       | 117.94                  |
| Other     | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| Exempt    | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| Total     | 282,658.13 | 100.00%     | 394,530,940 | 100.00%     | 1,395.79                |

## 2009 County Abstract of Assessment for Real Property, Form 45 Compared with the 2008 Certificate of Taxes Levied (CTL)

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F3

|   | 2008 CTL<br>County Total | 2009 Form 45<br>County Total | Value Difference<br>(2009 form 45 - 2008 CTL) | Percent<br>Change | 2009 Growth<br>(New Construction Value) | Percent Change<br>excl. Growth |
|---|--------------------------|------------------------------|---|-------------------|---|--------------------------------|
| 01. Residential   | 105,576,425              | 109,519,315                  | 3,942,890                                     | 3.73%             | 1,586,277                               | 2.23%                          |
| 02. Recreational  | 874,100                  | 879,455                      | 5,355   | 0.61%             | 22,910                                  | -2.01%                         |
| 03. Ag-Homesite Land, Ag-Res Dwelling                             | 36,584,890               | 35,246,505                   | -1,338,385                                    | -3.66%            | 244,010                                 | -4.33%                         |
| <b>04. Total Residential (sum lines 1-3)</b>                      | <b>143,035,415</b>       | <b>145,645,275</b>           | <b>2,609,860</b>                              | <b>1.82%</b>      | <b>1,853,197</b>                        | <b>0.53%</b>                   |
| 05. Commercial  | 12,052,335               | 12,680,705                   | 628,370                                       | 5.21%             | 415,887                                 | 1.76%                          |
| 06. Industrial  | 26,773,705               | 26,773,705                   | 0   | 0.00%             | 0                                       | 0.00%                          |
| 07. Ag-Farmsite Land, Outbuildings                                | 12,770,515               | 14,200,240                   | 1,429,725                                     | 11.20%            | 1,982,750                               | -4.33%                         |
| 08. Minerals  | 0                        | 0                            | 0   |                   | 0                                       |                                |
| <b>09. Total Commercial (sum lines 5-8)</b>                       | <b>51,596,555</b>        | <b>53,654,650</b>            | <b>2,058,095</b>                              | <b>3.99%</b>      | <b>2,398,637</b>                        | <b>-0.66%</b>                  |
| <b>10. Total Non-Agland Real Property</b>                         | <b>194,631,970</b>       | <b>199,299,925</b>           | <b>4,667,955</b>                              | <b>2.40%</b>      | <b>4,251,834</b>                        | <b>0.21%</b>                   |
| 11. Irrigated   | 44,154,225               | 52,242,180                   | 8,087,955                                     | 18.32%            |   |                                |
| 12. Dryland   | 265,979,065              | 295,976,830                  | 29,997,765                                    | 11.28%            |   |                                |
| 13. Grassland   | 42,188,895               | 45,391,460                   | 3,202,565                                     | 7.59%             |   |                                |
| 14. Wasteland   | 1,247,305                | 920,470                      | -326,835                                      | -26.20%           |   |                                |
| 15. Other Agland  | 0                        | 0                            | 0   |                   |   |                                |
| <b>16. Total Agricultural Land</b>                                | <b>353,569,490</b>       | <b>394,530,940</b>           | <b>40,961,450</b>                             | <b>11.59%</b>     |   |                                |
| <b>17. Total Value of all Real Property</b><br>(Locally Assessed) | <b>548,201,460</b>       | <b>593,826,840</b>           | <b>45,625,380</b>                             | <b>8.32%</b>      | <b>4,251,834</b>                        | <b>7.55%</b>                   |

# **AMY WATCHORN**

## **DIXON COUNTY ASSESSOR**

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**302 3<sup>RD</sup> ST**  
**PO BOX 369**  
**PONCA, NE 68770**

**GRETA KRAEMER, DEPUTY**  
**PHONE: (402) 755-5601**  
**FAX: (402) 755-5650**

## **DIXON COUNTY 2008**

### **3 YEAR PLAN OF ASSESSMENT**

Purpose – Submit plan to the County Board of Equalization and the Department Of Property Assessment & Taxation on or before September 1, 2008.

#### **GENERAL DESCRIPTION OF THE COUNTY**

In 2008 Dixon County has a total of 6097 parcels, of that approximately 6% are commercial and approximately industrial, 9% are exempt, approximately 35% are residential and 50% are agricultural. 692 Personal property schedules were filed in the county this year and 282 Homesteads Applications were accepted. Dixon County's total valuation for 2008 is 573,305,019.

#### **BUDGET**

2008 General Budget = \$ 98,359.09  
(Salaries for one clerk, county deputy and the county assessor salary, office supplies, mileage, schooling, postage, misc.)

2008 Reappraisal Budget = 41,720.00  
(One clerks salary, postage, computer expense, mileage, schooling, dues, and supplies, GIS)

#### **RESPONSIBILITIES**

The office currently has 3 employees besides myself. The Deputy Assessor this positions duties include: filling out the green sheets, assists with pickup work, enters information in the CAMA system, prices out buildings using the Marshall & Swift pricing, she also prices out the commercial property and also assisting with personal property and homestead filings.

Two clerks work 5 days a week. One of the clerks handles all transfer statements, land splits and keeps the cadastral maps current, as well as keeping the property record cards current. These duties are done as soon as the paperwork is received from the County Clerk's Office. This clerk is also responsible for the GIS system. She also assists with personal property and homesteads.

The other clerk handles the majority of the personal property and homestead filings. The clerk handles the majority of phone calls and faxes that come into the office.

As the Assessor I file all reports when they are due following the statutes, Assist with pickup work, enter information into the CAMA system, price out improvements, and calculate depreciation percentages for improvements. I and one of my staff do all the data collection and physically inspect property as needed. We perform sales ratio studies in-house as well as doing our own modeling for depreciation tables. We use the cost approach and get our depreciations from the market. I also calculate all valuation changes for agland, residential and commercial properties. We currently have our administrative and cama packages with MIPS. We do not have any other contracts for pickup work or appraisal services.

All the staff in the office is able to assist the taxpayer with any questions or concerns they may have. We have developed sales books, which are helpful to both the taxpayers and appraisers who come into our office. Along with the valuation notices that were sent out, we sent a flyer for land sales and rural homes. This seemed to be a very helpful tool for getting information to people who may not come in the office informed of what the market is in their town. We make an effort to make the public feel comfortable when they come into our office and are very honest with them about what is going on with them and their values. I believe this has helped a great deal during protest time. I also think this is the reason we have relatively few protest. We attempt to talk to every taxpayer requesting a protest form. We show them how there values were arrived at and many times they don't protest because we have shown them why their value changed and what the changes were based upon. Our hope is that they leave the office more informed about what this office does and why these things have to be done.

## **GENERAL DESCRIPTION**

SEE ATTACHED REPORT 2007 COUNTY ABSTRACT OF ASSESSMENT FOR REAL PROPERTY IN DIXON COUNTY.

## **RESIDENTIAL**

Dixon County had a complete residential reappraisal in 1997 using 1996 Marshall & Swift pricing. Since that time we have revalued the majority of our towns to meet the changing trends in the market.

We will continue to use the CAMA system to reappraise our towns as needed. Currently the median in our towns look pretty good, we will continue to monitor this and make the changes necessary to improve our assessment practices. We have valued lots using the square foot method at the same time we revalue the town so we can have a more accurate picture of the properties true market value. The CAMA pricing being used on all the houses is 6-1- 2005. MIPS is working on a new administrative package which we will be getting as soon as it is available to the counties. While we are sure this will be a great tool we are also sure it will not come without some added work. Two of the staff will have to be trained in use of the appraisal side as this information is currently not available on their computers. We are working on having new rural flights taken to assist us in a rural review; we have not got the funding secured at this time.

2008 – Appraisal maintenance

2009 – Ponca, Martinsburg

2010 – Area 1 & 2 Rural Residence

2011 – Area 3 Rural Residence, Wakefield City

## **COMMERCIAL**

A complete reappraisal of commercial properties was completed in 1999 by the Assessor's office staff. Industrial properties were reappraised in 2001. Pricing was done on the 1999 Marshall & Swift computer program. Final valuation is by the sales comparison approach. Income and expense data was gathered but there was insufficient rental information to utilize the income approach to value. Commercial properties will continue to be monitored and adjustments made when deemed necessary by the market. Beginning in 2008 we will be starting a review of our Commercial properties. We will be waiting on the new administrative package before the reappraisal can be completed. We intend for this to all be in place by 2009.

2008 – Reappraisal of Commercial Property

2009 – Reappraisal of Commercial Property

2010 – Appraisal maintenance

2011 – Appraisal maintenance

## **AGRICULTURAL**

Rural residences were reappraised in 1997 and updated in 2005 using 2000 Marshall & Swift computer pricing. We are also studying the market to see how distance from pavement, towns etc. are impacting rural sales. Site values will continue to be studied.

Agricultural land will continue to be reviewed annually as will the current market areas, for changes in the market. We no longer go to the FSA office to review land use changes, we will begin getting their CD's and using the GIS to update each year of land use changes. Land use changes, which we are made aware of or discover will be treated as pick up work and revalued for the year the change occurred. We also will continue to study market area lines to ensure they are appropriate for current sales.

2008 – FSA Office, GIS land uses & Monitor market by LCG

2009 – FSA Office, GIS land uses & Monitor market by LCG

2010 – Monitor market by LCG

2011 – Monitor market by LCG

## **SALES REVIEW**

Dixon County currently reviews all sales by sending a verification form to the buyer in a self-addressed stamp envelope. We have also contacted the seller, realtor, or physically inspected the property sold if we need more information than we were able to obtain from the buyer. We have approximately an 85% return on our verification form.

## **CONCLUSION**

We purchased a GIS system for the county in late 2004. This has taken a majority of one of my Clerk's time. We feel this will make our office more efficient and accurate when completed. Also, it will make it much easier to get the taxpayer current maps. Once all the information is put into the GIS system and the CAMA system we will be looking at the costs for going on line with our information. While this may not be feasible for some time, it is a goal to have the information available on line as soon as we are able. Each year our office reviews all statistical information to ensure that our values are within the acceptable ranges. **We will also try to improve our PRD & COD on all types of property each year. We use a good deal of our sales throwing out only the sales we feel are not arms length transactions. This office does everything in-house with the number of employees that we have, we do all the TERC Appeal, County Board of Equalization Meetings, prepare tax lists, consolidate levies, etc. We also have exceeded the educational hours required every year since they were enacted. I find this report to be absolutely ridiculous, and a total waste of my time. The items DPAT has asked for in the new 3 year plan can be found in the Assessor's survey, Abstract and Reports and Opinions, to regurgitate them into this report instead of using them as an attachment is busy work.**

Sincerely,

Amy Watchorn  
Dixon County Assessor



**DIXON COUNTY  
6 YEAR REVIEW CYCLE**

**2008 –COMMERCIAL PROPERTY**

**2009 –PONCA, MARTINSBURG**

**20010- AREA 1 & 2 RURAL RESIDENCE**

**2011- AREA 3 RURAL RESIDENCE, WAKEFIELD CITY**

**2012- CONCORD, DIXON, MASKELL**

**2013 – ALLEN, EMERSON, NEWCASTLE, WATERBURY**

**AGRICULTURAL LAND IS REVIEWED YEARLY FOR USE CHANGES  
AND THE MARKETS MONITORED ON A YEARLY BASIS  
During these years property is to be reviewed, not necessarily revalued.**

## 2009 Assessment Survey for Dixon County

### I. General Information

#### A. Staffing and Funding Information

|     |  |
|-----|--|
| 1.  | <b>Deputy(ies) on staff</b>  |
|     | 1  |
| 2.  | <b>Appraiser(s) on staff</b>   |
|     | 0  |
| 3.  | <b>Other full-time employees</b>   |
|     | 2  |
| 4.  | <b>Other part-time employees</b>   |
|     | 0  |
| 5.  | <b>Number of shared employees</b>  |
|     | 0  |
| 6.  | <b>Assessor's requested budget for current fiscal year</b>                 |
|     | \$98,360   |
| 7.  | <b>Part of the budget that is dedicated to the computer system</b>         |
|     | Budgeted through the county general.                                       |
| 8.  | <b>Adopted budget, or granted budget if different from above</b>           |
|     | \$98,360   |
| 9.  | <b>Amount of the total budget set aside for appraisal work</b>             |
|     | \$0  |
| 10. | <b>Amount of the total budget set aside for education/workshops</b>        |
|     | \$0  |
| 11. | <b>Appraisal/Reappraisal budget, if not part of the total budget</b>       |
|     | \$41,720   |
| 12. | <b>Other miscellaneous funds</b>   |
|     | \$0  |
| 13. | <b>Total budget</b>  |
|     | \$140,080  |
| a.  | <b>Was any of last year's budget not used:</b>                             |
|     | No, I am paying for GIS all leftover funds go to the county to pay for GIS |

#### B. Computer, Automation Information and GIS

|    |                                |
|----|--------------------------------|
| 1. | <b>Administrative software</b> |
|    | MIPS                           |
| 2. | <b>CAMA software</b>           |
|    | CAMA                           |

|    |   |
|----|---|
|    |   |
| 3. | <b>Cadastral maps: Are they currently being used?</b> |
|    | Yes   |
| 4. | <b>Who maintains the Cadastral Maps?</b>              |
|    | Clerk   |
| 5. | <b>Does the county have GIS software?</b>             |
|    | Yes   |
| 6. | <b>Who maintains the GIS software and maps?</b>       |
|    | Clerk   |
| 7. | <b>Personal Property software:</b>                    |
|    | MIPS  |

### **C. Zoning Information**

|    |   |
|----|---|
| 1. | <b>Does the county have zoning?</b>                 |
|    | No  |
| 2. | <b>If so, is the zoning countywide?</b>             |
|    | No  |
| 3. | <b>What municipalities in the county are zoned?</b> |
|    | Allen, Ponca and Wakefield                          |
| 4. | <b>When was zoning implemented?</b>                 |
|    | N/A   |

### **D. Contracted Services**

|    |                           |
|----|---------------------------|
| 1. | <b>Appraisal Services</b> |
|    | In House                  |
| 2. | <b>Other services</b>     |
|    | None                      |



## Certification

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This is to certify that the 2009 Reports and Opinions of the Property Tax Administrator have been sent to the following:

Four copies to the Tax Equalization and Review Commission, by hand delivery.

One copy to the Dixon County Assessor, by hand delivery.

Dated this 7th day of April, 2009.



A handwritten signature in black ink, reading "Ruth A. Sorensen".

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Ruth A. Sorensen  
Property Tax Administrator



## Valuation History Charts