

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Adams County
01

2006 Equalization Proceedings
before the
Tax Equalization and Review Commission

April 2006

Preface

The requirements for the assessment of real property for the purposes of property taxation are found in Nebraska law. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniformly and proportionately upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (R.R.S., 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is eighty percent of actual value. Neb. Rev. Stat. §77-201 (1) and (2)(R.S. Supp., 2005). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance equity in the imposition of the property tax by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp., 2005) requires that all classes of real property, except agricultural land, be assessed within the range of ninety-two and one hundred percent of actual value; the class of agricultural land be assessed within the range of seventy-four and eighty percent of actual value; and, the class of agricultural land receiving special valuation be assessed within the range seventy-four and eighty percent of its special value and recapture value.

To ensure that the classes of real property are assessed at these required levels of actual value, the Department of Property Assessment and Taxation, hereinafter referred to as the Department, under the direction of the Property Tax Administrator, is annually responsible for analyzing and measuring the assessment performance of each county. This responsibility includes requiring the Property Tax Administrator to prepare statistical and narrative reports for the Tax Equalization and Review Commission, hereinafter referred to as the Commission, and the county assessors. Pursuant to Neb. Rev. Stat. §77-5027 (R.S. Supp., 2005):

(2) ... the Property Tax Administrator shall prepare and deliver to the commission and to each county assessor his or her annual reports and opinions.

(3) The annual reports and opinions of the Property Tax Administrator shall contain statistical and narrative reports informing the commission of the level of value and the quality of assessment of the classes and subclasses of real property within the county and a certification of the opinion of the Property Tax Administrator regarding the level of value and quality of assessment of the classes and subclasses of real property in the county.

- (4) In addition to an opinion of level of value and quality of assessment in the county, the Property Tax Administrator may make nonbinding recommendations for consideration by the commission.

The narrative and statistical reports contained in the Reports and Opinions of the Property Tax Administrator, hereinafter referred to as the R&O, provide a thorough, concise analysis of the assessment process implemented by each county assessor to reach the levels of value and quality of assessment required by Nebraska law. The Property Tax Administrator's opinion of level of value and quality of assessment achieved by each county assessor is a conclusion based upon all the data provided by the county assessor and gathered by the Department regarding the assessment activities during the preceding year. This is done in recognition of the fact that the measurement of assessment compliance, in terms of the concepts of actual value and uniformity and proportionality mandated by Nebraska law, requires both statistical and narrative analysis.

The Department is required by Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Department prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Department prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

However, just as the valuation of property is sometimes more art than science, a narrative analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio study. There may be instances when the analysis of assessment practices outweighs or limits the reliability of the statistical inferences of central tendency or quality measures. This may require an opinion of the level of value that is not identical to the result of the statistical calculation. The Property Tax Administrator's goal is to provide statistical and narrative analysis of the assessment level and practices to the Commission, providing the Commission with the most complete picture possible of the true level of value and quality of assessment in each county.

The Property Tax Administrator's opinions of level of value and quality of assessment are stated as a single numeric representation for level of value and a simple judgment regarding the quality of assessment practices. Based on the information collected in developing this report the Property Tax Administrator may feel further recommendations must be stated for a county to assist the Commission in determining the level of value and quality of assessment within a county. These opinions are made only after considering all narrative and statistical analysis provided by the county assessor and gathered by the Department. An evaluation of these opinions must only be made after considering all other information provided in the R&O.

Finally, after reviewing all of the information available to the Property Tax Administrator regarding the level and quality of assessment for classes and subclasses of real property in each county, the Property Tax Administrator, pursuant to Neb. Rev. Stat. §77-5027(4) (R.S. Supp.,

2005), may make recommendations for adjustments to value for classes and subclasses of property. All of the factors relating to the Property Tax Administrator's determination of level of value and quality of assessment shall be taken into account in the making of such recommendations. Such recommendations are not binding on the Commission.

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2006 Commission Summary

01 Adams

Residential Real Property - Current

Number of Sales	1065	COD	19.79
Total Sales Price	90298972	PRD	107.12
Total Adj. Sales Price	91697258	COV	33.66
Total Assessed Value	83381570	STD	32.79
Avg. Adj. Sales Price	86100.71	Avg. Abs. Dev.	18.66
Avg. Assessed Value	78292.55	Min	6.57
Median	94.27	Max	462.70
Wgt. Mean	90.93	95% Median C.I.	92.74 to 95.65
Mean	97.41	95% Wgt. Mean C.I.	89.82 to 92.05
		95% Mean C.I.	95.44 to 99.38
% of Value of the Class of all Real Property Value in the County			50.3
% of Records Sold in the Study Period			9.47
% of Value Sold in the Study Period			10.35
Average Assessed Value of the Base			71,643

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	1065	94.27	19.79	107.12
2005	1093	95.67	20.63	108.53
2004	1031	95.13	20.97	105.93
2003	945	94	27.81	114.2
2002	908	97	17.66	106.27
2001	1,087	99	17.7	106.23

2006 Commission Summary

01 Adams

Commercial Real Property - Current

Number of Sales	131	COD	41.71
Total Sales Price	18781885	PRD	109.51
Total Adj. Sales Price	19422853	COV	74.79
Total Assessed Value	17786480	STD	75.01
Avg. Adj. Sales Price	148266.05	Avg. Abs. Dev.	39.78
Avg. Assessed Value	135774.66	Min	4.45
Median	95.36	Max	590.19
Wgt. Mean	91.58	95% Median C.I.	79.66 to 100.00
Mean	100.29	95% Wgt. Mean C.I.	80.80 to 102.35
		95% Mean C.I.	87.44 to 113.13
% of Value of the Class of all Real Property Value in the County			19.79
% of Records Sold in the Study Period			8.7
% of Value Sold in the Study Period			5.61
Average Assessed Value of the Base			210,557

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	131	95.36	41.71	109.51
2005	147	94.54	44.09	107.15
2004	142	96.66	32.75	107.16
2003	138	99	30.67	91.18
2002	142	100	44.34	128.05
2001	138	102	37.01	119.02

2006 Commission Summary

01 Adams

Agricultural Land - Current

Number of Sales	61	COD	26.38
Total Sales Price	11302188	PRD	110.35
Total Adj. Sales Price	12549188	COV	34.41
Total Assessed Value	9021815	STD	27.30
Avg. Adj. Sales Price	205724.39	Avg. Abs. Dev.	20.24
Avg. Assessed Value	147898.61	Min	21.73
Median	76.74	Max	170.74
Wgt. Mean	71.89	95% Median C.I.	71.82 to 86.86
Mean	79.33	95% Wgt. Mean C.I.	64.31 to 79.47
		95% Mean C.I.	72.48 to 86.19
% of Value of the Class of all Real Property Value in the County			29.91
% of Records Sold in the Study Period			1.87
% of Value Sold in the Study Period			0.03
Average Assessed Value of the Base			147,050

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2006	61	76.74	26.38	110.35
2005	66	75.68	23.81	109.63
2004	77	74.43	20.66	107.22
2003	83	77	22.33	101.02
2002	75	76	24.45	106.14
2001	81	77	22.33	102.7

2006 Opinions of the Property Tax Administrator for Adams County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Adams County is 94% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Adams 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 Adams County is 95% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Adams County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Adams County is 77% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Adams County is not in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Adams County

Recommendations

It is my recommendation that the Tax Equalization and Review Commission make adjustment.

Residential

Commercial

Agricultural

USR: Rural-03 +21.00%

Dated this 10th day of April, 2006.



Catherine D. Lang

Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for Adams County**

Residential Real Property

I. Correlation

Adams: RESIDENTIAL: A review of the 2006 Residential statistics indicates that an accurate measurement of the residential property in Adams County has been achieved. The measures of central tendency reflect that the median and mean for the qualified sales file are both within the acceptable level of value, while the weighted mean is slightly low. Both the coefficient of dispersion and the price-related differential are above the acceptable range as qualitative measures and indicate some issues with assessment uniformity. The Adams County Assessor and in particular the in-house appraiser and his staff have worked diligently at improving their quality of assessment and accuracy in reporting.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	1218	1087	89.24
2002	1251	908	72.58
2003	1280	945	73.83
2004	1297	1031	79.49
2005	1378	1093	79.32
2006	1388	1065	76.73

Adams: RESIDENTIAL: A review of the table indicates that the county has utilized a sufficient portion of residential sales for the study period. In addition, the percent of sales utilized stayed fairly consistent with previous years indicating stability in the sales review procedures implemented and that the county has not excessively trimmed the sample.

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

**2006 Correlation Section
for Adams County**

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	99	1.92	100.9	99
2002	97	0.35	97.34	97
2003	93	0.12	93.11	94
2004	93.14	2.8	95.75	95.13
2005	93.95	1.09	94.98	95.67
2006	93.26	1.17	94.35	94.27

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for Adams County**

Adams: RESIDENTIAL: The two statistics are strongly in support of each other. There is no information available that would suggest that the qualified Median is not the best indication of the level of value for Residential Land in Adams County.

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2006 Preliminary Statistical Reports and the 2006 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2006 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2005 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0.39	2001	1.92
0.99	2002	0.35
-2.17	2003	0.12
3.76	2004	2.8
2.26	2005	1.09
2.17	2006	1.17

Adams: RESIDENTIAL: After reviewing the percent change in the sales base and the percent change in assessed value, the comparison indicates very little difference. The statistics are relatively similar

2006 Correlation Section for Adams County

and support each other.

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

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

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

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

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

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

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	Median	Wgt. Mean	Mean
R&O Statistics	94.27	90.93	97.41

Adams: RESIDENTIAL: The measures of central tendency shown here reflect that the median and mean for the qualified residential sales file are within the acceptable level of value while the weighted mean is just slightly below the range. These statistics indicate that no further analysis is needed.

VI. Analysis of R&O COD and PRD

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

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

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

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

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

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

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

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

	COD	PRD
R&O Statistics	19.79	107.12
Difference	4.79	4.12

Adams: RESIDENTIAL: The coefficient of dispersion and price related differential are above the acceptable ranges, but not significantly above the range. There is no further evidence to suggest this

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class of property is not being treated uniformly and proportionately.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	1066	1065	-1
Median	93.26	94.27	1.01
Wgt. Mean	88.99	90.93	1.94
Mean	96.44	97.41	0.97
COD	20.89	19.79	-1.1
PRD	108.37	107.12	-1.25
Min Sales Ratio	3.08	6.57	3.49
Max Sales Ratio	462.70	462.70	0

Adams: RESIDENTIAL: A review of the residential statistics reveals a one sale difference between the preliminary and final statistics. The removal of this sale was at the request of the county after further sales verification indicated that the sale had significantly changed since the date of the sale and should not be included in the qualified sales roster. After reviewing the Preliminary Statistical Report, the reported assessment actions and the 2006 R & O Statistical Report for residential real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Adams County.

**2006 Correlation Section
for Adams County**

Commerical Real Property

I. Correlation

Adams: COMMERCIAL: A review of the 2006 Commercial statistics indicates that an accurate measurement of the commercial property in Adams County has been achieved. The measures of central tendency reflect that the median, weighted mean and mean for the qualified sales file are all within or round to within the acceptable level of value. Both the coefficient of dispersion and the price-related differential are above the acceptable range as qualitative measures and indicate some issues with assessment uniformity. This is further evidenced by the statistical measurement of the subclass of rural commercial property. The Adams County Assessor and in particular the in-house appraiser and his staff have worked diligently at improving their quality of assessment.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	215	138	64.19
2002	212	143	67.45
2003	223	138	61.88
2004	226	142	62.83
2005	217	147	67.74
2006	230	131	56.96

Adams: COMMERCIAL: A review of the table indicates that the county has utilized a sufficient portion of commercial sales for the study period. There was a reduction in the percentage of sales used which could be directly related to the removal of substantially changed commercial properties. There is no additional information available to indicate that the county has excessively trimmed the sample.

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

**2006 Correlation Section
for Adams County**

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	99	1.92	100.9	102
2002	100	0.68	100.68	100
2003	100	0.03	100.03	99
2004	95.30	0.11	95.4	96.66
2005	82.99	13.82	94.46	94.54
2006	93.56	1.42	94.88	95.36

**2006 Correlation Section
for Adams County**

Adams: COMMERCIAL: The two statistics are strongly in support of each other. There is no information available that would suggest that the qualified Median is not the best indication of the level of value for Commercial Land in Adams County.

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2006 Preliminary Statistical Reports and the 2006 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2006 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2005 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
3.43	2001	10.72
3.13	2002	0.68
1.11	2003	0.03
-0.68	2004	0.11
32.12	2005	13.82
2.13	2006	1.42

Adams: COMMERCIAL: After reviewing the percent change in the sales base and the percent change in assessed value, the comparison indicates very little difference. The statistics are relatively similar

2006 Correlation Section for Adams County

and support each other.

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

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

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

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

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

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

**2006 Correlation Section
for Adams County**

	Median	Wgt. Mean	Mean
R&O Statistics	95.36	91.58	100.29

Adams: COMMERCIAL: The measures of central tendency shown here reflect that the median, weighted mean and mean for the qualified commercial sales file are all within or round to within the acceptable level of value. This is an indication that the median is a reliable measure of the level of assessment in this class of property.

VI. Analysis of R&O COD and PRD

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

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

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

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

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

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

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

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

	COD	PRD
R&O Statistics	41.71	109.51
Difference	21.71	6.51

Adams: COMMERCIAL: The coefficient of dispersion and price-related differential are above the

**2006 Correlation Section
for Adams County**

acceptable ranges. This further supports information received from the county regarding problems with assessment uniformity and regressivity. One subclass that is not within the range, rural commercial properties, might be a contributing factor to the measurements being outside the acceptable ranges.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	131	131	0
Median	93.56	95.36	1.8
Wgt. Mean	90.23	91.58	1.35
Mean	97.96	100.29	2.33
COD	43.93	41.71	-2.22
PRD	108.56	109.51	0.95
Min Sales Ratio	4.45	4.45	0
Max Sales Ratio	590.19	590.19	0

Adams: COMMERCIAL: A review of the commercial statistics indicates no change in the number of sales between the preliminary and final statistics. After reviewing the Preliminary Statistical Report, the reported assessment actions and the 2006 R & O Statistical Report for the commercial real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Adams County.

2006 Correlation Section for Adams County

Agricultural Land

I. Correlation

Adams: AGRICULTURAL UNIMPROVED: A review of the 2006 Agricultural statistics indicates that an accurate measurement of the agricultural property in Adams County has been achieved. The measures of central tendency reflect that the median and mean for the qualified sales file are both within the acceptable level of value, while the weighted mean is slightly low. Both the coefficient of dispersion and the price-related differential are above the acceptable range as qualitative measures and indicate some issues with assessment uniformity. The Adams County Assessor and in particular the in-house appraiser and his staff have worked diligently at improving their quality of assessment and accuracy in reporting.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	186	81	43.55
2002	161	75	46.58
2003	172	83	48.26
2004	161	77	47.83
2005	140	66	47.14
2006	143	61	42.66

Adams: AGRICULTURAL UNIMPROVED: A review of the table indicates that the county has utilized a sufficient portion of agricultural sales for the study period. In addition, the percent of sales utilized stayed fairly consistent with previous years indicating stability in the sales review procedures implemented and that the county has not excessively trimmed the sample.

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

**2006 Correlation Section
for Adams County**

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	76	0.28	76.21	77
2002	74	0.23	74.17	76
2003	73	1.97	74.44	77
2004	75.58	1.59	76.78	74.43
2005	68.00	8.85	74.02	75.68
2006	68.92	10.39	76.08	76.74

**2006 Correlation Section
for Adams County**

Adams: AGRICULTURAL UNIMPROVED: The two statistics are strongly in support of each other. There is no information available that would suggest that the qualified Median is not the best indication of the level of value for Agricultural Land in Adams County.

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2006 Preliminary Statistical Reports and the 2006 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2006 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2005 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File	% Change in Assessed Value (excl. growth)
-0.14	2001
-2.79	2002
8.82	2003
-5.04	2004
14.15	2005
16.37	2006

Adams: AGRICULTURAL UNIMPROVED: An examination of the percent change to the sales file compared to the percent change to assessed value (excluding growth) reveals an approximate 6 point

2006 Correlation Section for Adams County

difference for unimproved agricultural property. While not extreme, the difference implies that the assessment actions had more of a pronounced effect on the sample compared to the population base as a whole.

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

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

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

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

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

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of

**2006 Correlation Section
for Adams County**

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.

	Median	Wgt. Mean	Mean
R&O Statistics	76.74	71.89	79.33

Adams: AGRICULTURAL UNIMPROVED: The measures of central tendency shown here reflect that the median and mean for the qualified agricultural sales file are within the acceptable level of value while the weighted mean is slightly below the range. These statistics indicate that no further analysis is needed.

VI. Analysis of R&O COD and PRD

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

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

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

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

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

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

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

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

**2006 Correlation Section
for Adams County**

	COD	PRD
R&O Statistics	26.38	110.35
Difference	6.38	7.35

Adams: AGRICULTURAL UNIMPROVED: The coefficient of dispersion and price related differential are above the acceptable ranges. This may indicate problems with assessment uniformity.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	61	61	0
Median	68.92	76.74	7.82
Wgt. Mean	63.55	71.89	8.34
Mean	71.06	79.33	8.27
COD	27.42	26.38	-1.04
PRD	111.81	110.35	-1.46
Min Sales Ratio	19.57	21.73	2.16
Max Sales Ratio	155.11	170.74	15.63

Adams: AGRICULTURAL UNIMPROVED: A review of the agricultural statistics indicates no change in the number of sales between the preliminary and final statistics. After reviewing the Preliminary Statistical Report, the reported assessment actions and the 2006 R & O Statistical Report for the agricultural real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Adams County.

**2006 County Abstract of Assessment for Real Property, Form 45 Compared with the
2005 Certificate of Taxes Levied (CTL)**

01 Adams

	2005 CTL County Total	2006 Form 45 County Total	Value Difference (2006 Form 45 - 2005 CTL)	Percent Change	2006 Growth (New Construction Value)	% Change excl. Growth
1. Residential	775,019,290	800,127,445	25,108,155	3.24	15,964,405	1.18
2. Recreational	5,215,725	5,213,900	-1,825	-0.03	0	-0.03
3. Ag-Homesite Land, Ag-Res Dwellings	52,388,080	55,023,705	2,635,625	5.03	*-----	5.03
4. Total Residential (sum lines 1-3)	832,623,095	860,365,050	27,741,955	3.33	15,964,405	1.41
5. Commercial	219,401,960	236,270,165	16,868,205	7.69	13,363,465	1.6
6. Industrial	79,855,975	80,617,800	761,825	0.95	29,375	0.92
7. Ag-Farmsite Land, Outbuildings	16,243,765	17,123,000	879,235	5.41	735,265	0.89
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	315,501,700	334,010,965	18,509,265	5.87	14,128,105	1.39
10. Total Non-Agland Real Property	1,148,124,795	1,194,376,015	46,251,220	4.03	30,092,510	1.41
11. Irrigated	295,073,960	332,587,615	37,513,655	12.71		
12. Dryland	65,697,750	66,295,180	597,430	0.91		
13. Grassland	18,505,715	19,672,195	1,166,480	6.3		
14. Wasteland	242710	458,400	215,690	88.87		
15. Other Agland	50,055	0	-50,055	-100		
16. Total Agricultural Land	379,570,190	419,013,390	39,443,200	10.39		
17. Total Value of All Real Property (Locally Assessed)	1,527,694,985	1,601,024,850	73,329,865	4.8	30,092,510	2.83

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

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

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

NUMBER of Sales:	1065	MEDIAN:	94	COV:	33.66	95% Median C.I.:	92.74 to 95.65
TOTAL Sales Price:	90,298,972	WGT. MEAN:	91	STD:	32.79	95% Wgt. Mean C.I.:	89.82 to 92.05
TOTAL Adj.Sales Price:	91,697,258	MEAN:	97	AVG.ABS.DEV:	18.66	95% Mean C.I.:	95.44 to 99.38
TOTAL Assessed Value:	83,381,570						
AVG. Adj. Sales Price:	86,100	COD:	19.79	MAX Sales Ratio:	462.70		
AVG. Assessed Value:	78,292	PRD:	107.12	MIN Sales Ratio:	6.57		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	167	92.24	97.92	89.15	21.60	109.83	39.60	462.70	87.76 to 95.31	82,690	73,722
10/01/03 TO 12/31/03	113	96.71	101.97	94.18	19.58	108.27	37.00	239.57	93.35 to 100.00	77,599	73,085
01/01/04 TO 03/31/04	97	97.64	97.18	92.62	17.08	104.92	23.30	251.32	91.34 to 99.73	84,260	78,041
04/01/04 TO 06/30/04	161	92.59	94.91	90.27	18.68	105.14	35.52	262.67	87.79 to 95.67	87,415	78,906
07/01/04 TO 09/30/04	156	93.06	94.12	89.67	18.63	104.97	26.33	369.36	88.27 to 97.27	89,980	80,681
10/01/04 TO 12/31/04	134	97.24	100.84	92.59	22.26	108.91	6.57	239.90	89.97 to 100.00	86,558	80,140
01/01/05 TO 03/31/05	99	95.92	97.90	89.81	20.81	109.01	44.94	243.53	88.62 to 97.75	89,510	80,386
04/01/05 TO 06/30/05	138	92.49	96.17	90.94	18.17	105.75	32.57	311.03	89.28 to 95.82	89,671	81,548
<u>Study Years</u>											
07/01/03 TO 06/30/04	538	94.27	97.74	91.12	19.57	107.26	23.30	462.70	92.10 to 95.84	83,318	75,918
07/01/04 TO 06/30/05	527	94.14	97.07	90.75	20.04	106.97	6.57	369.36	91.45 to 96.31	88,941	80,715
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	548	94.76	96.53	91.05	19.37	106.02	6.57	369.36	91.34 to 96.59	87,377	79,560
<u>ALL</u>											
	1065	94.27	97.41	90.93	19.79	107.12	6.57	462.70	92.74 to 95.65	86,100	78,292

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AYR	1	101.69	101.69	101.69			101.69	101.69	N/A	6,500	6,610
HASTINGS	906	93.29	96.58	90.49	19.03	106.73	32.57	462.70	91.10 to 94.58	84,512	76,477
HOLSTEIN	2	122.88	122.88	119.95	11.55	102.44	108.68	137.08	N/A	31,500	37,785
JUNIATA	20	99.28	120.96	96.66	29.84	125.14	79.88	369.36	95.92 to 102.73	60,684	58,658
KENESAW	38	99.74	114.32	96.29	31.21	118.72	26.33	339.50	96.23 to 111.38	54,849	52,814
ROSELAND	9	99.06	107.46	87.92	33.44	122.22	52.44	262.67	64.64 to 112.08	52,733	46,361
RURAL	39	96.53	92.19	93.05	22.19	99.08	23.30	149.84	85.05 to 104.53	110,151	102,491
SUBURBAN	50	97.48	91.25	91.78	13.87	99.43	6.57	122.50	90.22 to 99.98	139,814	128,322
<u>ALL</u>											
	1065	94.27	97.41	90.93	19.79	107.12	6.57	462.70	92.74 to 95.65	86,100	78,292

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	978	94.00	97.92	90.76	19.95	107.90	26.33	462.70	92.44 to 95.30	82,705	75,059
2	49	97.64	91.10	91.60	14.16	99.45	6.57	122.50	89.94 to 99.98	136,238	124,795
3	38	98.26	92.33	93.28	22.12	98.98	23.30	149.84	85.05 to 104.53	108,839	101,528
<u>ALL</u>											
	1065	94.27	97.41	90.93	19.79	107.12	6.57	462.70	92.74 to 95.65	86,100	78,292

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1065	MEDIAN:	94	COV:	33.66	95% Median C.I.:	92.74 to 95.65
TOTAL Sales Price:	90,298,972	WGT. MEAN:	91	STD:	32.79	95% Wgt. Mean C.I.:	89.82 to 92.05
TOTAL Adj.Sales Price:	91,697,258	MEAN:	97	AVG.ABS.DEV:	18.66	95% Mean C.I.:	95.44 to 99.38
TOTAL Assessed Value:	83,381,570						
AVG. Adj. Sales Price:	86,100	COD:	19.79	MAX Sales Ratio:	462.70		
AVG. Assessed Value:	78,292	PRD:	107.12	MIN Sales Ratio:	6.57		

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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	984	93.76	97.75	91.04	19.96	107.37	32.57	462.70	91.88 to 95.63	90,836	82,695
2	81	95.83	93.31	86.85	18.43	107.43	6.57	339.50	94.40 to 99.52	28,565	24,809
ALL											
	1065	94.27	97.41	90.93	19.79	107.12	6.57	462.70	92.74 to 95.65	86,100	78,292

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1063	94.23	97.35	90.93	19.77	107.07	6.57	462.70	92.59 to 95.63	86,239	78,415
06											
07	2	127.45	127.45	108.91	22.40	117.03	98.90	156.00	N/A	12,125	13,205
ALL											
	1065	94.27	97.41	90.93	19.79	107.12	6.57	462.70	92.74 to 95.65	86,100	78,292

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
01-0001	128	98.71	99.06	94.92	14.56	104.36	32.57	369.36	95.92 to 99.65	101,662	96,496
01-0003	41	99.82	113.28	95.86	29.80	118.18	26.33	339.50	96.23 to 111.38	59,543	57,075
01-0011	3	108.68	116.89	111.30	9.87	105.02	104.89	137.08	N/A	49,333	54,910
01-0015	2	86.39	86.39	80.85	13.94	106.85	74.35	98.43	N/A	157,500	127,337
01-0018	809	91.01	96.59	89.55	20.34	107.87	36.09	462.70	89.52 to 93.31	81,888	73,327
01-0033	28	98.90	89.68	92.23	12.94	97.23	6.57	109.44	95.07 to 99.64	124,373	114,710
01-0053	3	91.88	88.87	85.59	10.02	103.83	73.55	101.17	N/A	104,166	89,155
01-0060	21	99.83	99.78	97.43	8.68	102.41	77.32	122.50	91.27 to 107.50	146,442	142,682
01-0090	2	76.86	76.86	74.46	4.09	103.22	73.72	80.00	N/A	105,500	78,560
01-0123	17	99.06	101.50	93.98	27.15	108.00	23.30	262.67	83.28 to 112.08	62,164	58,419
10-0019											
18-0501											
40-0126	5	84.23	87.83	107.88	32.92	81.41	49.08	142.79	N/A	79,820	86,109
50-0503											
65-0071											
91-0074	6	93.40	92.77	89.65	27.15	103.48	34.40	149.84	34.40 to 149.84	165,850	148,683
NonValid School											
ALL											
	1065	94.27	97.41	90.93	19.79	107.12	6.57	462.70	92.74 to 95.65	86,100	78,292

PA&T 2006 R&O Statistics

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1065	MEDIAN:	94	COV:	33.66	95% Median C.I.:	92.74 to 95.65
TOTAL Sales Price:	90,298,972	WGT. MEAN:	91	STD:	32.79	95% Wgt. Mean C.I.:	89.82 to 92.05
TOTAL Adj.Sales Price:	91,697,258	MEAN:	97	AVG.ABS.DEV:	18.66	95% Mean C.I.:	95.44 to 99.38
TOTAL Assessed Value:	83,381,570						
AVG. Adj. Sales Price:	86,100	COD:	19.79	MAX Sales Ratio:	462.70		
AVG. Assessed Value:	78,292	PRD:	107.12	MIN Sales Ratio:	6.57		

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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	100	95.22	92.04	85.85	19.90	107.22	6.57	339.50	93.27 to 99.52	39,873	34,230
Prior TO 1860	2	76.09	76.09	75.64	9.47	100.60	68.88	83.29	N/A	130,700	98,855
1860 TO 1899	28	88.42	96.04	82.83	29.59	115.96	39.60	239.90	75.00 to 97.37	65,542	54,287
1900 TO 1919	154	96.48	103.94	90.09	29.39	115.37	32.57	369.36	89.80 to 100.00	53,857	48,520
1920 TO 1939	181	98.00	104.49	93.43	24.70	111.84	37.00	311.03	94.47 to 100.00	64,310	60,085
1940 TO 1949	109	92.00	102.18	91.51	25.29	111.66	58.11	462.70	85.67 to 98.84	65,763	60,182
1950 TO 1959	115	88.00	92.42	87.74	19.25	105.33	57.75	208.32	84.38 to 92.10	77,434	67,940
1960 TO 1969	85	91.41	92.62	89.50	13.75	103.49	62.64	156.00	86.24 to 96.26	102,136	91,409
1970 TO 1979	111	90.22	90.79	90.04	10.16	100.83	67.49	117.25	87.65 to 93.78	120,236	108,262
1980 TO 1989	32	95.92	91.31	90.48	10.36	100.91	57.17	112.18	85.15 to 100.12	126,701	114,644
1990 TO 1994	27	92.47	90.93	89.68	8.11	101.39	67.26	114.52	85.05 to 97.32	185,098	165,996
1995 TO 1999	32	93.88	94.65	90.77	12.43	104.28	67.07	133.82	88.33 to 99.26	161,465	146,560
2000 TO Present	89	98.72	97.22	96.51	6.69	100.74	67.62	139.80	96.71 to 99.60	150,101	144,862
ALL	1065	94.27	97.41	90.93	19.79	107.12	6.57	462.70	92.74 to 95.65	86,100	78,292

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	128.00	165.22	152.90	57.83	108.06	80.33	339.50	80.33 to 339.50	2,900	4,434
5000 TO 9999	21	118.30	152.11	152.71	56.48	99.61	44.94	369.36	93.80 to 215.07	7,172	10,953
Total \$											
1 TO 9999	27	118.30	155.03	152.73	57.83	101.51	44.94	369.36	93.80 to 215.07	6,223	9,504
10000 TO 29999	130	109.57	125.06	120.94	33.10	103.41	23.30	462.70	102.77 to 119.21	21,610	26,134
30000 TO 59999	221	100.00	100.59	99.49	18.46	101.11	6.57	180.95	97.55 to 102.40	45,734	45,500
60000 TO 99999	356	89.84	89.72	89.82	13.11	99.89	32.57	149.84	88.07 to 92.51	77,095	69,249
100000 TO 149999	188	86.39	87.51	87.51	13.95	100.00	53.43	142.79	84.52 to 89.30	123,570	108,140
150000 TO 249999	129	91.45	88.84	88.90	11.89	99.93	39.60	117.17	87.39 to 95.20	180,808	160,741
250000 TO 499999	13	90.79	86.96	86.49	11.49	100.54	67.26	100.43	74.90 to 98.72	305,065	263,858
500000 +	1	81.02	81.02	81.02			81.02	81.02	N/A	645,000	522,570
ALL	1065	94.27	97.41	90.93	19.79	107.12	6.57	462.70	92.74 to 95.65	86,100	78,292

PA&T 2006 R&O Statistics

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1065	MEDIAN:	94	COV:	33.66	95% Median C.I.:	92.74 to 95.65
TOTAL Sales Price:	90,298,972	WGT. MEAN:	91	STD:	32.79	95% Wgt. Mean C.I.:	89.82 to 92.05
TOTAL Adj.Sales Price:	91,697,258	MEAN:	97	AVG.ABS.DEV:	18.66	95% Mean C.I.:	95.44 to 99.38
TOTAL Assessed Value:	83,381,570						
AVG. Adj. Sales Price:	86,100	COD:	19.79	MAX Sales Ratio:	462.70		
AVG. Assessed Value:	78,292	PRD:	107.12	MIN Sales Ratio:	6.57		

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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	10	64.71	85.71	30.80	86.03	278.32	6.57	339.50	23.30 to 100.00	10,665	3,284
5000 TO 9999	17	84.32	86.45	68.11	31.96	126.93	34.40	156.00	52.57 to 107.93	10,913	7,432
Total \$											
1 TO 9999	27	80.33	86.18	54.49	46.97	158.16	6.57	339.50	49.08 to 99.65	10,821	5,896
10000 TO 29999	109	100.00	113.08	96.35	31.48	117.37	32.57	369.36	98.00 to 104.17	23,100	22,257
30000 TO 59999	318	91.70	101.50	91.60	26.89	110.81	48.36	462.70	88.20 to 97.00	50,183	45,967
60000 TO 99999	351	92.51	92.71	89.08	14.49	104.07	39.60	180.95	89.49 to 94.96	86,852	77,368
100000 TO 149999	158	91.63	91.33	89.33	11.89	102.25	57.13	149.84	88.25 to 93.78	136,658	122,071
150000 TO 249999	95	98.68	96.99	95.75	8.06	101.29	68.30	142.79	96.49 to 99.58	190,589	182,485
250000 TO 499999	6	95.59	90.79	89.33	9.34	101.63	67.26	100.43	67.26 to 100.43	350,058	312,713
500000 +	1	81.02	81.02	81.02			81.02	81.02	N/A	645,000	522,570
ALL	1065	94.27	97.41	90.93	19.79	107.12	6.57	462.70	92.74 to 95.65	86,100	78,292

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	104	95.22	92.43	86.73	19.64	106.58	6.57	339.50	93.27 to 99.52	41,819	36,268
10	5	110.99	135.18	130.14	29.50	103.87	98.90	208.32	N/A	18,150	23,621
20	149	99.54	110.46	94.17	34.05	117.30	32.57	369.36	93.71 to 102.40	48,057	45,253
30	640	91.60	95.63	89.74	18.45	106.56	39.60	462.70	89.47 to 94.14	81,507	73,147
35	3	103.75	108.46	106.08	6.60	102.24	100.53	121.09	N/A	106,425	112,893
40	146	95.67	94.16	92.34	11.05	101.97	58.56	174.57	92.44 to 98.84	158,068	145,964
50	16	97.31	94.86	93.80	6.40	101.13	81.02	114.37	88.33 to 100.00	252,028	236,392
60	2	99.85	99.85	100.03	0.59	99.82	99.26	100.43	N/A	251,175	251,257
ALL	1065	94.27	97.41	90.93	19.79	107.12	6.57	462.70	92.74 to 95.65	86,100	78,292

PA&T 2006 R&O Statistics

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1065	MEDIAN:	94	COV:	33.66	95% Median C.I.:	92.74 to 95.65
TOTAL Sales Price:	90,298,972	WGT. MEAN:	91	STD:	32.79	95% Wgt. Mean C.I.:	89.82 to 92.05
TOTAL Adj.Sales Price:	91,697,258	MEAN:	97	AVG.ABS.DEV:	18.66	95% Mean C.I.:	95.44 to 99.38
TOTAL Assessed Value:	83,381,570						
AVG. Adj. Sales Price:	86,100	COD:	19.79	MAX Sales Ratio:	462.70		
AVG. Assessed Value:	78,292	PRD:	107.12	MIN Sales Ratio:	6.57		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	113	95.00	91.88	87.07	18.80	105.53	6.57	339.50	92.51 to 98.48		46,819	40,764
100	6	106.37	110.09	95.54	20.60	115.22	77.37	156.00	77.37 to 156.00		69,625	66,520
101	706	93.38	97.84	91.34	19.52	107.11	34.40	462.70	90.75 to 95.17		87,227	79,674
102	162	93.68	96.60	88.94	21.92	108.61	32.57	311.03	89.57 to 98.29		101,101	89,922
103	4	93.95	95.33	93.92	7.74	101.50	87.06	106.37	N/A		136,375	128,078
104	62	96.32	100.07	91.97	19.66	108.81	59.05	229.17	89.29 to 100.00		98,287	90,392
106	2	172.00	172.00	132.24	41.86	130.07	100.00	244.00	N/A		33,500	44,300
111	1	93.54	93.54	93.54			93.54	93.54	N/A		90,000	84,190
301	1	126.44	126.44	126.44			126.44	126.44	N/A		35,000	44,255
302	3	105.14	106.85	104.37	5.59	102.37	98.88	116.51	N/A		138,166	144,206
304	4	104.48	101.66	102.02	8.97	99.65	85.52	112.18	N/A		149,567	152,587
305	1	98.93	98.93	98.93			98.93	98.93	N/A		183,500	181,530

ALL

	1065	94.27	97.41	90.93	19.79	107.12	6.57	462.70	92.74 to 95.65		86,100	78,292
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CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	101	95.00	92.04	86.02	19.82	106.99	6.57	339.50	93.27 to 98.84		41,096	35,352
10	8	133.14	181.01	159.04	53.82	113.81	101.69	369.36	101.69 to 369.36		10,325	16,421
20	88	106.37	114.76	97.47	34.43	117.74	34.40	262.67	100.00 to 114.72		37,786	36,829
25	1	104.53	104.53	104.53			104.53	104.53	N/A		119,700	125,120
30	626	91.55	96.06	89.87	19.47	106.89	32.57	462.70	89.52 to 94.27		78,874	70,884
40	226	94.46	94.17	92.38	11.94	101.94	58.71	206.90	92.29 to 97.23		137,371	126,902
50	14	95.03	92.73	91.47	7.08	101.37	79.12	102.53	83.13 to 99.65		240,878	220,343
60	1	77.88	77.88	77.88			77.88	77.88	N/A		225,000	175,225

ALL

	1065	94.27	97.41	90.93	19.79	107.12	6.57	462.70	92.74 to 95.65		86,100	78,292
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PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	131	MEDIAN:	95	COV:	74.79	95% Median C.I.:	79.66 to 100.00
TOTAL Sales Price:	18,781,885	WGT. MEAN:	92	STD:	75.01	95% Wgt. Mean C.I.:	80.80 to 102.35
TOTAL Adj.Sales Price:	19,422,853	MEAN:	100	AVG.ABS.DEV:	39.78	95% Mean C.I.:	87.44 to 113.13
TOTAL Assessed Value:	17,786,480						
AVG. Adj. Sales Price:	148,266	COD:	41.71	MAX Sales Ratio:	590.19		
AVG. Assessed Value:	135,774	PRD:	109.51	MIN Sales Ratio:	4.45		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	6	95.82	111.28	100.70	47.14	110.51	37.05	256.88	37.05 to 256.88	82,041	82,612
10/01/02 TO 12/31/02	9	93.56	107.58	87.06	43.37	123.57	41.85	233.79	65.27 to 146.35	71,081	61,885
01/01/03 TO 03/31/03	8	49.50	55.00	50.88	36.71	108.10	23.94	123.78	23.94 to 123.78	96,062	48,875
04/01/03 TO 06/30/03	14	109.77	141.38	109.48	55.09	129.14	54.59	590.19	62.15 to 166.34	90,234	98,787
07/01/03 TO 09/30/03	8	101.16	158.94	92.19	93.51	172.41	39.97	590.19	39.97 to 590.19	96,883	89,312
10/01/03 TO 12/31/03	8	100.00	91.17	88.59	28.51	102.92	34.44	139.08	34.44 to 139.08	133,000	117,818
01/01/04 TO 03/31/04	11	83.64	83.65	93.92	17.94	89.07	23.43	129.30	76.57 to 100.00	171,465	161,035
04/01/04 TO 06/30/04	16	84.98	85.44	84.72	30.23	100.85	24.21	151.42	66.75 to 105.68	134,837	114,240
07/01/04 TO 09/30/04	18	95.71	92.91	97.19	25.65	95.60	23.52	178.67	72.45 to 103.75	259,089	251,808
10/01/04 TO 12/31/04	18	72.79	77.41	84.56	50.34	91.55	4.45	189.06	51.58 to 103.89	187,994	158,964
01/01/05 TO 03/31/05	7	104.09	95.63	97.79	13.75	97.79	56.61	121.33	56.61 to 121.33	188,571	184,398
04/01/05 TO 06/30/05	8	120.94	132.37	100.97	26.27	131.09	88.68	216.63	88.68 to 216.63	126,125	127,351
<u>Study Years</u>											
07/01/02 TO 06/30/03	37	94.54	109.60	89.35	54.62	122.67	23.94	590.19	66.09 to 113.00	85,506	76,396
07/01/03 TO 06/30/04	43	87.05	99.73	89.35	43.32	111.61	23.43	590.19	78.31 to 100.00	136,804	122,239
07/01/04 TO 06/30/05	51	95.71	94.00	93.51	33.53	100.52	4.45	216.63	77.54 to 103.75	203,461	190,265
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	38	100.00	116.32	88.64	59.44	131.23	23.94	590.19	62.15 to 113.00	101,864	90,291
01/01/04 TO 12/31/04	63	82.74	84.97	90.92	33.70	93.46	4.45	189.06	76.98 to 95.71	191,921	174,494
<u>ALL</u>											
	131	95.36	100.29	91.58	41.71	109.51	4.45	590.19	79.66 to 100.00	148,266	135,774

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AYR	2	33.03	33.03	30.68	26.70	107.67	24.21	41.85	N/A	22,100	6,780
HASTINGS	90	99.18	98.25	96.26	28.93	102.06	4.45	256.88	93.56 to 102.36	171,585	165,175
HOLSTEIN	2	62.67	62.67	62.56	0.82	100.17	62.15	63.18	N/A	24,975	15,625
JUNIATA	1	60.86	60.86	60.86			60.86	60.86	N/A	45,000	27,385
KENESAW	8	62.84	86.99	71.93	72.70	120.94	34.10	216.63	34.10 to 216.63	274,100	197,160
PROSSER	1	23.43	23.43	23.43			23.43	23.43	N/A	3,500	820
ROSELAND	2	145.16	145.16	147.94	4.19	98.12	139.08	151.24	N/A	35,000	51,777
RURAL	23	79.10	126.84	75.20	87.31	168.69	37.05	590.19	54.59 to 97.30	62,812	47,231
SUBURBAN	2	57.94	57.94	61.94	89.79	93.54	5.92	109.96	N/A	65,000	40,260
<u>ALL</u>											
	131	95.36	100.29	91.58	41.71	109.51	4.45	590.19	79.66 to 100.00	148,266	135,774

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	131	MEDIAN:	95	COV:	74.79	95% Median C.I.:	79.66 to 100.00
TOTAL Sales Price:	18,781,885	WGT. MEAN:	92	STD:	75.01	95% Wgt. Mean C.I.:	80.80 to 102.35
TOTAL Adj.Sales Price:	19,422,853	MEAN:	100	AVG.ABS.DEV:	39.78	95% Mean C.I.:	87.44 to 113.13
TOTAL Assessed Value:	17,786,480						
AVG. Adj. Sales Price:	148,266	COD:	41.71	MAX Sales Ratio:	590.19		
AVG. Assessed Value:	135,774	PRD:	109.51	MIN Sales Ratio:	4.45		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	106	96.30	95.32	93.12	33.33	102.37	4.45	256.88	84.46 to 100.00	168,378	156,788
2	2	57.94	57.94	61.94	89.79	93.54	5.92	109.96	N/A	65,000	40,260
3	23	79.10	126.84	75.20	87.31	168.69	37.05	590.19	54.59 to 97.30	62,812	47,231
<u>ALL</u>	<u>131</u>	<u>95.36</u>	<u>100.29</u>	<u>91.58</u>	<u>41.71</u>	<u>109.51</u>	<u>4.45</u>	<u>590.19</u>	<u>79.66 to 100.00</u>	<u>148,266</u>	<u>135,774</u>

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	105	95.71	96.17	94.11	29.60	102.19	23.52	256.88	82.74 to 100.00	173,597	163,376
2	26	64.22	116.91	52.88	128.15	221.08	4.45	590.19	34.44 to 135.96	45,964	24,305
<u>ALL</u>	<u>131</u>	<u>95.36</u>	<u>100.29</u>	<u>91.58</u>	<u>41.71</u>	<u>109.51</u>	<u>4.45</u>	<u>590.19</u>	<u>79.66 to 100.00</u>	<u>148,266</u>	<u>135,774</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
01-0001	6	71.29	74.97	80.43	26.87	93.21	52.01	100.67	52.01 to 100.67	168,833	135,797
01-0003	9	50.22	79.93	71.85	86.79	111.24	23.43	216.63	34.10 to 143.26	244,033	175,344
01-0011	3	63.18	238.51	66.51	278.57	358.58	62.15	590.19	N/A	16,775	11,158
01-0015	14	79.38	80.26	67.99	34.52	118.04	5.92	176.72	51.58 to 97.30	55,735	37,893
01-0018	88	99.89	99.62	97.27	28.20	102.41	23.52	256.88	94.54 to 103.34	168,857	164,246
01-0033	1	4.45	4.45	4.45			4.45	4.45	N/A	75,270	3,350
01-0053	2	33.03	33.03	30.68	26.70	107.67	24.21	41.85	N/A	22,100	6,780
01-0060	1	52.64	52.64	52.64			52.64	52.64	N/A	42,000	22,110
01-0090											
01-0123	4	145.16	236.81	87.35	92.24	271.09	66.75	590.19	N/A	71,344	62,322
10-0019											
18-0501											
40-0126	2	115.52	115.52	158.54	54.67	72.86	52.37	178.67	N/A	20,818	33,005
50-0503											
65-0071											
91-0074	1	61.69	61.69	61.69			61.69	61.69	N/A	35,000	21,590
NonValid School											
<u>ALL</u>	<u>131</u>	<u>95.36</u>	<u>100.29</u>	<u>91.58</u>	<u>41.71</u>	<u>109.51</u>	<u>4.45</u>	<u>590.19</u>	<u>79.66 to 100.00</u>	<u>148,266</u>	<u>135,774</u>

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	131	MEDIAN:	95	COV:	74.79	95% Median C.I.:	79.66 to 100.00
TOTAL Sales Price:	18,781,885	WGT. MEAN:	92	STD:	75.01	95% Wgt. Mean C.I.:	80.80 to 102.35
TOTAL Adj.Sales Price:	19,422,853	MEAN:	100	AVG.ABS.DEV:	39.78	95% Mean C.I.:	87.44 to 113.13
TOTAL Assessed Value:	17,786,480						
AVG. Adj. Sales Price:	148,266	COD:	41.71	MAX Sales Ratio:	590.19		
AVG. Assessed Value:	135,774	PRD:	109.51	MIN Sales Ratio:	4.45		

(!: 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	21	66.75	82.44	71.60	65.56	115.15	4.45	178.67	48.81 to 127.10	63,396	45,390
Prior TO 1860											
1860 TO 1899	11	95.71	110.31	100.12	36.55	110.17	54.24	256.88	60.18 to 166.34	44,500	44,555
1900 TO 1919	22	85.23	126.62	75.41	85.22	167.91	23.94	590.19	63.18 to 103.89	80,761	60,905
1920 TO 1939	4	113.20	131.36	104.23	44.33	126.04	65.27	233.79	N/A	96,062	100,123
1940 TO 1949	14	81.20	81.95	74.10	25.61	110.59	37.05	140.40	53.22 to 106.54	44,421	32,916
1950 TO 1959	13	100.00	96.76	96.71	32.25	100.05	24.21	163.82	62.15 to 138.06	63,053	60,980
1960 TO 1969	14	102.57	116.52	115.41	28.69	100.96	50.22	216.63	84.46 to 177.14	196,609	226,911
1970 TO 1979	18	87.47	94.02	97.89	30.14	96.05	39.97	151.24	68.78 to 122.04	373,154	365,269
1980 TO 1989	9	76.98	74.05	69.02	34.87	107.28	23.52	117.14	41.16 to 102.32	317,427	219,100
1990 TO 1994	1	115.36	115.36	115.36			115.36	115.36	N/A	166,000	191,500
1995 TO 1999	2	91.89	91.89	96.66	12.46	95.07	80.44	103.34	N/A	186,750	180,510
2000 TO Present	2	93.63	93.63	94.65	5.28	98.92	88.68	98.58	N/A	566,884	536,572
ALL	131	95.36	100.29	91.58	41.71	109.51	4.45	590.19	79.66 to 100.00	148,266	135,774

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	383.45	345.13	140.14	63.91	246.28	23.43	590.19	N/A	1,536	2,152
5000 TO 9999	5	95.36	109.97	118.32	59.05	92.95	34.10	216.63	N/A	6,227	7,368
Total \$											
1 TO 9999	9	151.42	214.49	121.92	100.42	175.93	23.43	590.19	34.10 to 590.19	4,142	5,050
10000 TO 29999	19	103.89	103.42	106.09	42.61	97.49	24.21	233.79	48.81 to 140.40	18,406	19,527
30000 TO 59999	35	83.64	94.10	92.08	34.23	102.19	26.63	256.88	77.54 to 97.10	41,161	37,902
60000 TO 99999	19	78.31	84.29	85.29	45.54	98.84	4.45	177.14	53.22 to 117.14	73,830	62,968
100000 TO 149999	11	84.46	93.06	92.84	30.59	100.24	52.01	145.35	60.18 to 137.27	127,319	118,201
150000 TO 249999	18	82.43	77.42	77.10	29.10	100.41	23.94	115.36	56.61 to 100.67	185,666	143,153
250000 TO 499999	13	102.32	101.32	100.74	21.11	100.58	41.16	189.06	79.51 to 122.04	335,181	337,670
500000 +	7	98.58	87.53	92.78	22.13	94.34	23.52	126.68	23.52 to 126.68	1,013,220	940,047
ALL	131	95.36	100.29	91.58	41.71	109.51	4.45	590.19	79.66 to 100.00	148,266	135,774

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	131	MEDIAN:	95	COV:	74.79	95% Median C.I.:	79.66 to 100.00
TOTAL Sales Price:	18,781,885	WGT. MEAN:	92	STD:	75.01	95% Wgt. Mean C.I.:	80.80 to 102.35
TOTAL Adj.Sales Price:	19,422,853	MEAN:	100	AVG.ABS.DEV:	39.78	95% Mean C.I.:	87.44 to 113.13
TOTAL Assessed Value:	17,786,480						
AVG. Adj. Sales Price:	148,266	COD:	41.71	MAX Sales Ratio:	590.19		
AVG. Assessed Value:	135,774	PRD:	109.51	MIN Sales Ratio:	4.45		

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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	9	37.05	168.27	14.96	402.33	1124.65	4.45	590.19	5.92 to 590.19	18,116	2,710
5000 TO 9999	6	42.96	63.92	41.43	76.87	154.29	24.21	151.42	24.21 to 151.42	17,450	7,230
Total \$											
1 TO 9999	15	41.85	126.53	25.31	246.03	499.87	4.45	590.19	24.21 to 151.42	17,850	4,518
10000 TO 29999	21	78.75	90.68	72.88	43.56	124.43	30.50	216.63	60.86 to 121.33	25,906	18,880
30000 TO 59999	32	83.19	85.89	71.16	27.38	120.69	23.94	163.82	72.45 to 97.10	56,614	40,288
60000 TO 99999	21	100.00	111.11	84.28	44.72	131.84	34.44	256.88	66.09 to 138.06	92,452	77,917
100000 TO 149999	11	87.88	98.82	88.80	28.83	111.29	65.27	177.14	66.75 to 144.91	135,592	120,405
150000 TO 249999	16	100.34	96.16	80.21	22.15	119.89	23.52	145.35	79.51 to 115.36	239,156	191,816
250000 TO 499999	8	102.83	100.98	98.77	7.59	102.25	81.72	122.04	81.72 to 122.04	363,668	359,182
500000 +	7	106.73	117.17	107.53	22.13	108.96	75.46	189.06	75.46 to 189.06	947,222	1,018,532
ALL	131	95.36	100.29	91.58	41.71	109.51	4.45	590.19	79.66 to 100.00	148,266	135,774

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	29	94.54	92.57	83.86	47.00	110.39	4.45	256.88	59.59 to 115.36	109,950	92,201
10	7	95.36	92.75	74.39	46.93	124.68	24.21	216.63	24.21 to 216.63	17,957	13,358
15	7	78.82	80.94	98.24	31.80	82.39	26.63	124.86	26.63 to 124.86	118,121	116,037
20	84	95.71	105.67	95.27	42.03	110.92	23.52	590.19	79.66 to 100.67	144,395	137,558
30	4	92.81	90.27	84.12	9.72	107.31	75.46	100.00	N/A	788,135	662,980
ALL	131	95.36	100.29	91.58	41.71	109.51	4.45	590.19	79.66 to 100.00	148,266	135,774

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	131	MEDIAN:	95	COV:	74.79	95% Median C.I.:	79.66 to 100.00
TOTAL Sales Price:	18,781,885	WGT. MEAN:	92	STD:	75.01	95% Wgt. Mean C.I.:	80.80 to 102.35
TOTAL Adj.Sales Price:	19,422,853	MEAN:	100	AVG.ABS.DEV:	39.78	95% Mean C.I.:	87.44 to 113.13
TOTAL Assessed Value:	17,786,480						
AVG. Adj. Sales Price:	148,266	COD:	41.71	MAX Sales Ratio:	590.19		
AVG. Assessed Value:	135,774	PRD:	109.51	MIN Sales Ratio:	4.45		

(!: 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. Sale Price	Avg. Assd Val
(blank)	21	73.15	84.75	72.57	60.23	116.79	4.45	178.67	51.58 to 127.10	63,920	46,384
297	1	88.68	88.68	88.68			88.68	88.68	N/A	450,000	399,080
300	2	92.07	92.07	88.87	5.46	103.61	87.05	97.10	N/A	152,625	135,632
303	1	100.00	100.00	100.00			100.00	100.00	N/A	350,000	350,000
304	1	100.00	100.00	100.00			100.00	100.00	N/A	108,000	108,000
309	1	106.54	106.54	106.54			106.54	106.54	N/A	42,000	44,745
330	1	75.46	75.46	75.46			75.46	75.46	N/A	1,868,774	1,410,235
340	1	139.08	139.08	139.08			139.08	139.08	N/A	19,000	26,425
341	2	100.45	100.45	99.94	1.86	100.51	98.58	102.32	N/A	536,809	536,477
343	2	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	460,000	460,000
344	9	102.77	101.40	86.81	29.16	116.80	39.97	166.34	70.12 to 124.86	103,111	89,512
346	1	50.22	50.22	50.22			50.22	50.22	N/A	90,000	45,195
350	3	117.01	107.27	90.82	35.00	118.11	40.96	163.82	N/A	38,333	34,813
352	2	111.06	111.06	84.33	26.42	131.70	81.72	140.40	N/A	264,250	222,845
353	11	76.90	82.56	45.49	49.63	181.52	23.52	256.88	26.63 to 98.52	139,727	63,556
386	3	137.27	132.66	131.19	7.28	101.12	115.36	145.35	N/A	142,833	187,380
406	25	82.74	80.15	85.80	26.24	93.42	24.21	129.30	60.86 to 95.62	64,292	55,162
419	2	109.04	109.04	110.48	11.92	98.69	96.04	122.04	N/A	225,000	248,585
442	2	120.16	120.16	150.38	47.42	79.91	63.18	177.14	N/A	42,475	63,872
444	1	99.77	99.77	99.77			99.77	99.77	N/A	128,400	128,110
446	1	189.06	189.06	189.06			189.06	189.06	N/A	318,015	601,250
450	13	76.57	153.15	70.31	134.39	217.81	23.94	590.19	44.07 to 151.42	97,431	68,505
451	9	105.68	117.93	117.06	28.99	100.74	65.27	233.79	84.46 to 138.06	352,679	412,848
455	1	78.31	78.31	78.31			78.31	78.31	N/A	90,000	70,480
472	1	52.64	52.64	52.64			52.64	52.64	N/A	42,000	22,110
494	2	69.57	69.57	74.86	10.66	92.92	62.15	76.98	N/A	105,000	78,607
528	9	78.82	92.19	84.81	35.08	108.71	50.19	151.24	65.99 to 144.91	100,833	85,512
532	1	216.63	216.63	216.63			216.63	216.63	N/A	8,000	17,330
544	2	115.19	115.19	113.71	7.34	101.30	106.73	123.64	N/A	515,000	585,600
ALL	131	95.36	100.29	91.58	41.71	109.51	4.45	590.19	79.66 to 100.00	148,266	135,774

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)
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NUMBER of Sales:	131	MEDIAN:	95	COV:	74.79	95% Median C.I.:	79.66 to 100.00
TOTAL Sales Price:	18,781,885	WGT. MEAN:	92	STD:	75.01	95% Wgt. Mean C.I.:	80.80 to 102.35
TOTAL Adj.Sales Price:	19,422,853	MEAN:	100	AVG.ABS.DEV:	39.78	95% Mean C.I.:	87.44 to 113.13
TOTAL Assessed Value:	17,786,480						
AVG. Adj. Sales Price:	148,266	COD:	41.71	MAX Sales Ratio:	590.19		
AVG. Assessed Value:	135,774	PRD:	109.51	MIN Sales Ratio:	4.45		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	10	96.83	110.93	90.60	28.12	122.44	65.27	233.79	81.72 to 140.40	146,075	132,338
03	119	94.54	100.17	91.85	42.99	109.06	5.92	590.19	78.82 to 100.00	148,086	136,020
04	2	53.90	53.90	81.43	91.74	66.18	4.45	103.34	N/A	169,885	138,342
<u>ALL</u>	<u>131</u>	<u>95.36</u>	<u>100.29</u>	<u>91.58</u>	<u>41.71</u>	<u>109.51</u>	<u>4.45</u>	<u>590.19</u>	<u>79.66 to 100.00</u>	<u>148,266</u>	<u>135,774</u>

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	61	MEDIAN:	77	COV:	34.41	95% Median C.I.:	71.82 to 86.86	(!: Derived)
(AgLand) TOTAL Sales Price:	11,302,188	WGT. MEAN:	72	STD:	27.30	95% Wgt. Mean C.I.:	64.31 to 79.47	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,549,188	MEAN:	79	AVG.ABS.DEV:	20.24	95% Mean C.I.:	72.48 to 86.19	
(AgLand) TOTAL Assessed Value:	9,021,815							
AVG. Adj. Sales Price:	205,724	COD:	26.38	MAX Sales Ratio:	170.74			
AVG. Assessed Value:	147,898	PRD:	110.35	MIN Sales Ratio:	21.73			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	3	85.79	102.30	94.93	28.82	107.76	73.47	147.64	N/A	131,113	124,468
10/01/02 TO 12/31/02	5	78.51	82.47	83.33	7.24	98.97	74.21	101.17	N/A	191,500	159,579
01/01/03 TO 03/31/03	5	97.84	96.52	94.99	6.73	101.61	86.86	104.99	N/A	173,976	165,265
04/01/03 TO 06/30/03	4	94.88	98.72	96.84	8.46	101.94	88.36	116.75	N/A	207,864	201,298
07/01/03 TO 09/30/03	1	170.74	170.74	170.74			170.74	170.74	N/A	94,050	160,580
10/01/03 TO 12/31/03	3	95.72	94.69	105.35	22.24	89.88	62.24	126.10	N/A	99,871	105,213
01/01/04 TO 03/31/04	8	66.47	65.60	66.67	8.85	98.41	51.78	78.42	51.78 to 78.42	269,847	179,895
04/01/04 TO 06/30/04	5	74.64	69.66	66.98	27.17	104.00	21.73	108.92	N/A	119,354	79,946
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	14	73.65	71.77	66.00	18.00	108.74	43.10	100.30	58.95 to 91.49	264,440	174,538
01/01/05 TO 03/31/05	10	77.49	75.25	65.00	38.15	115.77	31.37	120.83	34.70 to 109.85	171,808	111,674
04/01/05 TO 06/30/05	3	58.92	52.48	37.04	26.78	141.67	25.59	72.93	N/A	309,183	114,535
<u>Study Years</u>											
07/01/02 TO 06/30/03	17	89.07	93.93	91.83	14.29	102.28	73.47	147.64	78.51 to 103.86	179,539	164,871
07/01/03 TO 06/30/04	17	68.42	78.11	73.51	30.13	106.26	21.73	170.74	61.02 to 95.72	185,247	136,183
07/01/04 TO 06/30/05	27	72.38	70.92	61.50	27.73	115.31	25.59	120.83	58.95 to 89.41	235,103	144,588
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	13	96.74	102.48	100.61	16.30	101.86	62.24	170.74	88.36 to 116.75	161,154	162,133
01/01/04 TO 12/31/04	27	68.42	69.55	66.31	18.97	104.88	21.73	108.92	60.99 to 76.74	239,174	158,608
<u>ALL</u>											
	61	76.74	79.33	71.89	26.38	110.35	21.73	170.74	71.82 to 86.86	205,724	147,898

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	61	MEDIAN:	77	COV:	34.41	95% Median C.I.:	71.82 to 86.86	(!: Derived)
(AgLand) TOTAL Sales Price:	11,302,188	WGT. MEAN:	72	STD:	27.30	95% Wgt. Mean C.I.:	64.31 to 79.47	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,549,188	MEAN:	79	AVG.ABS.DEV:	20.24	95% Mean C.I.:	72.48 to 86.19	
(AgLand) TOTAL Assessed Value:	9,021,815							
AVG. Adj. Sales Price:	205,724	COD:	26.38	MAX Sales Ratio:	170.74			
AVG. Assessed Value:	147,898	PRD:	110.35	MIN Sales Ratio:	21.73			

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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	
3659	6	95.26	84.66	57.34	24.33	147.65	31.37	109.85	31.37 to 109.85	165,341	94,803	
3661	7	86.86	90.04	88.20	14.49	102.09	73.47	116.75	73.47 to 116.75	184,348	162,587	
3663	6	63.30	60.21	64.38	12.09	93.52	36.22	72.38	36.22 to 72.38	207,683	133,715	
3665	2	53.19	53.19	52.22	18.97	101.85	43.10	63.28	N/A	460,000	240,232	
3765	7	76.45	67.60	60.93	19.31	110.96	25.59	93.03	25.59 to 93.03	369,579	225,176	
3767	1	126.10	126.10	126.10			126.10	126.10	N/A	158,315	199,635	
3769	3	99.23	105.60	107.75	8.09	98.01	96.74	120.83	N/A	126,266	136,050	
3771	9	62.24	70.33	68.12	20.05	103.24	50.35	100.30	58.92 to 94.40	194,838	132,733	
3895	6	79.74	82.74	83.24	10.40	99.40	71.82	103.86	71.82 to 103.86	191,925	159,762	
3897	4	63.21	56.22	63.36	30.80	88.74	21.73	76.74	N/A	185,117	117,282	
3899	2	80.06	80.06	74.31	19.56	107.74	64.40	95.72	N/A	132,400	98,387	
4001	1	91.49	91.49	91.49			91.49	91.49	N/A	65,000	59,470	
4003	2	130.08	130.08	110.72	31.26	117.49	89.41	170.74	N/A	179,525	198,762	
4005	2	61.88	61.88	70.94	43.93	87.23	34.70	89.07	N/A	150,000	106,412	
4007	3	104.99	109.18	105.03	23.09	103.95	74.91	147.64	N/A	114,000	119,735	
ALL	61	76.74	79.33	71.89	26.38	110.35	21.73	170.74	71.82 to 86.86	205,724	147,898	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	61	76.74	79.33	71.89	26.38	110.35	21.73	170.74	71.82 to 86.86	205,724	147,898	
ALL	61	76.74	79.33	71.89	26.38	110.35	21.73	170.74	71.82 to 86.86	205,724	147,898	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	61	76.74	79.33	71.89	26.38	110.35	21.73	170.74	71.82 to 86.86	205,724	147,898	
ALL	61	76.74	79.33	71.89	26.38	110.35	21.73	170.74	71.82 to 86.86	205,724	147,898	

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified
 Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	61	MEDIAN:	77	COV:	34.41	95% Median C.I.:	71.82 to 86.86	(!: Derived)
(AgLand) TOTAL Sales Price:	11,302,188	WGT. MEAN:	72	STD:	27.30	95% Wgt. Mean C.I.:	64.31 to 79.47	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,549,188	MEAN:	79	AVG.ABS.DEV:	20.24	95% Mean C.I.:	72.48 to 86.19	
(AgLand) TOTAL Assessed Value:	9,021,815							
AVG. Adj. Sales Price:	205,724	COD:	26.38	MAX Sales Ratio:	170.74			
AVG. Assessed Value:	147,898	PRD:	110.35	MIN Sales Ratio:	21.73			

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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)												
-												
01-0001	16	72.93	71.13	61.15	33.03	116.32	21.73	126.10	43.10 to 96.74	208,188	127,309	
01-0003	16	79.19	83.35	75.68	23.56	110.13	50.35	116.75	60.99 to 104.72	182,582	138,184	
01-0011	3	104.99	109.18	105.03	23.09	103.95	74.91	147.64	N/A	114,000	119,735	
01-0015	7	76.45	73.33	72.49	11.82	101.16	60.57	93.03	60.57 to 93.03	309,725	224,505	
01-0018												
01-0033												
01-0053	1	64.40	64.40	64.40			64.40	64.40	N/A	181,001	116,560	
01-0060	1	71.82	71.82	71.82			71.82	71.82	N/A	250,001	179,540	
01-0090	1	74.64	74.64	74.64			74.64	74.64	N/A	148,110	110,545	
01-0123	9	80.87	82.88	85.11	19.12	97.38	34.70	120.83	72.93 to 103.86	187,205	159,333	
10-0019	1	31.37	31.37	31.37			31.37	31.37	N/A	440,000	138,040	
18-0501												
40-0126	3	61.02	62.34	61.86	2.80	100.79	60.44	65.57	N/A	219,589	135,828	
50-0503												
65-0071												
91-0074	3	91.49	117.21	107.77	29.63	108.76	89.41	170.74	N/A	141,350	152,331	
NonValid School												
ALL	61	76.74	79.33	71.89	26.38	110.35	21.73	170.74	71.82 to 86.86	205,724	147,898	

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	3	104.72	83.60	69.78	23.44	119.79	36.22	109.85	N/A	22,775	15,893	
30.01 TO 50.00	6	78.32	74.01	67.07	33.68	110.35	21.73	108.92	21.73 to 108.92	68,160	45,713	
50.01 TO 100.00	20	76.57	75.02	72.67	18.68	103.25	34.70	100.30	64.40 to 88.36	142,078	103,242	
100.01 TO 180.00	26	75.33	80.45	70.49	25.63	114.12	25.59	147.64	65.63 to 89.07	291,422	205,437	
180.01 TO 330.00	6	85.72	92.06	78.24	35.56	117.65	31.37	170.74	31.37 to 170.74	275,559	215,607	
ALL	61	76.74	79.33	71.89	26.38	110.35	21.73	170.74	71.82 to 86.86	205,724	147,898	

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	61	MEDIAN:	77	COV:	34.41	95% Median C.I.:	71.82 to 86.86	(!: Derived)
(AgLand) TOTAL Sales Price:	11,302,188	WGT. MEAN:	72	STD:	27.30	95% Wgt. Mean C.I.:	64.31 to 79.47	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,549,188	MEAN:	79	AVG.ABS.DEV:	20.24	95% Mean C.I.:	72.48 to 86.19	
(AgLand) TOTAL Assessed Value:	9,021,815							
AVG. Adj. Sales Price:	205,724	COD:	26.38	MAX Sales Ratio:	170.74			
AVG. Assessed Value:	147,898	PRD:	110.35	MIN Sales Ratio:	21.73			

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	10	69.86	75.27	71.61	26.05	105.12	50.35	116.75	51.78 to 101.17	228,060	163,306
DRY-N/A	10	94.67	89.10	78.54	36.96	113.45	21.73	170.74	36.22 to 147.64	150,796	118,430
GRASS	2	54.80	54.80	57.43	36.69	95.43	34.70	74.91	N/A	115,000	66,040
GRASS-N/A	2	83.05	83.05	95.65	25.05	86.83	62.24	103.86	N/A	145,750	139,410
IRRGTD	13	72.38	70.55	60.73	16.65	116.18	25.59	108.92	61.02 to 78.51	226,750	137,694
IRRGTD-N/A	24	83.33	83.45	75.66	19.70	110.29	31.37	126.10	74.21 to 95.72	220,473	166,813
ALL	61	76.74	79.33	71.89	26.38	110.35	21.73	170.74	71.82 to 86.86	205,724	147,898

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	13	76.45	79.57	74.41	31.68	106.94	36.22	147.64	51.78 to 101.17	188,650	140,370
DRY-N/A	7	91.49	87.05	74.29	36.24	117.18	21.73	170.74	21.73 to 170.74	190,873	141,794
GRASS	2	54.80	54.80	57.43	36.69	95.43	34.70	74.91	N/A	115,000	66,040
GRASS-N/A	2	83.05	83.05	95.65	25.05	86.83	62.24	103.86	N/A	145,750	139,410
IRRGTD	29	76.74	78.97	70.05	19.91	112.74	25.59	126.10	68.42 to 86.86	218,597	153,118
IRRGTD-N/A	8	85.14	78.72	71.22	19.97	110.53	31.37	104.72	31.37 to 104.72	237,474	169,138
ALL	61	76.74	79.33	71.89	26.38	110.35	21.73	170.74	71.82 to 86.86	205,724	147,898

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	18	69.86	76.32	71.06	35.38	107.40	21.73	147.64	58.95 to 97.84	199,073	141,469
DRY-N/A	2	134.98	134.98	132.00	26.49	102.26	99.23	170.74	N/A	102,625	135,460
GRASS	4	68.58	68.93	78.79	29.83	87.48	34.70	103.86	N/A	130,375	102,725
IRRGTD	37	78.42	78.92	70.32	20.18	112.23	25.59	126.10	72.38 to 86.86	222,678	156,582
ALL	61	76.74	79.33	71.89	26.38	110.35	21.73	170.74	71.82 to 86.86	205,724	147,898

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	61	MEDIAN:	77	COV:	34.41	95% Median C.I.:	71.82 to 86.86	(! : Derived)
(AgLand) TOTAL Sales Price:	11,302,188	WGT. MEAN:	72	STD:	27.30	95% Wgt. Mean C.I.:	64.31 to 79.47	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,549,188	MEAN:	79	AVG.ABS.DEV:	20.24	95% Mean C.I.:	72.48 to 86.19	
(AgLand) TOTAL Assessed Value:	9,021,815							
AVG. Adj. Sales Price:	205,724	COD:	26.38	MAX Sales Ratio:	170.74			
AVG. Assessed Value:	147,898	PRD:	110.35	MIN Sales Ratio:	21.73			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	2	107.29	107.29	107.29	2.39	100.00	104.72	109.85	N/A	16,134	17,310
30000 TO 59999	4	80.04	76.31	78.50	33.83	97.20	36.22	108.92	N/A	47,589	37,358
60000 TO 99999	7	94.40	97.24	97.37	36.62	99.86	21.73	170.74	21.73 to 170.74	84,215	82,000
100000 TO 149999	11	85.79	84.75	85.25	20.09	99.41	34.70	116.75	65.57 to 104.99	125,450	106,945
150000 TO 249999	18	78.51	80.77	80.81	20.07	99.94	50.35	126.10	64.40 to 89.07	186,624	150,814
250000 TO 499999	17	68.42	69.66	68.45	14.99	101.78	31.37	93.03	60.99 to 78.42	342,286	234,279
500000 +	2	34.34	34.34	33.07	25.49	103.84	25.59	43.10	N/A	589,500	194,972
ALL _____											
	61	76.74	79.33	71.89	26.38	110.35	21.73	170.74	71.82 to 86.86	205,724	147,898

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	4	70.47	68.13	41.88	55.56	162.70	21.73	109.85	N/A	40,746	17,062
30000 TO 59999	6	76.87	75.69	69.16	30.88	109.44	34.70	108.92	34.70 to 108.92	69,050	47,752
60000 TO 99999	7	74.91	73.05	68.02	19.26	107.39	50.35	95.72	50.35 to 95.72	127,137	86,483
100000 TO 149999	16	78.51	82.27	73.05	22.83	112.61	31.37	147.64	64.40 to 99.23	164,600	120,243
150000 TO 249999	21	79.97	85.33	73.91	27.36	115.44	25.59	170.74	68.42 to 101.17	270,334	199,805
250000 TO 499999	7	63.28	70.47	70.07	14.85	100.58	60.57	93.03	60.57 to 93.03	395,900	277,405
ALL _____											
	61	76.74	79.33	71.89	26.38	110.35	21.73	170.74	71.82 to 86.86	205,724	147,898

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1066	MEDIAN:	93	COV:	35.53	95% Median C.I.:	90.97 to 94.74
TOTAL Sales Price:	90,886,972	WGT. MEAN:	89	STD:	34.26	95% Wgt. Mean C.I.:	87.49 to 90.49
TOTAL Adj.Sales Price:	92,285,258	MEAN:	96	AVG.ABS.DEV:	19.48	95% Mean C.I.:	94.38 to 98.49
TOTAL Assessed Value:	82,124,355						
AVG. Adj. Sales Price:	86,571	COD:	20.89	MAX Sales Ratio:	462.70		
AVG. Assessed Value:	77,039	PRD:	108.37	MIN Sales Ratio:	3.08		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	167	91.89	98.08	88.51	21.77	110.81	39.60	462.70	87.48 to 95.31	82,690	73,191
10/01/03 TO 12/31/03	113	96.06	101.33	92.17	20.69	109.95	3.95	281.11	91.41 to 99.08	77,599	71,521
01/01/04 TO 03/31/04	97	97.37	96.72	91.39	16.50	105.84	42.02	251.32	91.01 to 99.54	84,260	77,003
04/01/04 TO 06/30/04	162	92.55	94.59	86.75	19.72	109.03	11.10	261.56	87.65 to 95.65	90,506	78,517
07/01/04 TO 09/30/04	156	90.66	92.08	87.33	19.96	105.44	3.83	369.36	85.80 to 96.23	89,980	78,577
10/01/04 TO 12/31/04	134	95.64	99.41	91.71	22.93	108.40	3.08	239.90	89.85 to 99.86	86,558	79,382
01/01/05 TO 03/31/05	99	95.29	97.59	88.86	21.39	109.82	44.94	243.53	88.18 to 97.75	89,510	79,540
04/01/05 TO 06/30/05	138	89.18	93.62	87.76	22.28	106.68	3.59	311.03	85.96 to 93.78	89,671	78,698
<u>Study Years</u>											
07/01/03 TO 06/30/04	539	93.95	97.47	89.17	20.04	109.31	3.95	462.70	91.39 to 95.65	84,254	75,128
07/01/04 TO 06/30/05	527	92.00	95.38	88.82	21.88	107.39	3.08	369.36	89.29 to 94.73	88,941	78,994
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	549	93.54	95.43	88.89	20.11	107.36	3.08	369.36	90.61 to 95.65	88,289	78,478
<u>ALL</u>											
	1066	93.26	96.44	88.99	20.89	108.37	3.08	462.70	90.97 to 94.74	86,571	77,039

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AYR	1	244.31	244.31	244.31			244.31	244.31	N/A	6,500	15,880
HASTINGS	906	92.49	95.93	89.62	19.84	107.03	3.59	462.70	90.17 to 94.21	84,512	75,743
HOLSTEIN	2	122.88	122.88	119.95	11.55	102.44	108.68	137.08	N/A	31,500	37,785
JUNIATA	20	99.28	120.81	96.53	29.99	125.16	79.88	369.36	95.92 to 102.73	60,684	58,577
KENESAW	38	99.74	115.83	96.36	32.80	120.21	26.33	339.50	96.21 to 111.38	54,849	52,853
ROSELAND	9	81.33	98.15	83.95	47.55	116.91	39.52	261.56	49.86 to 108.83	52,733	44,267
RURAL	40	87.66	86.64	77.28	23.81	112.11	11.10	142.71	80.23 to 99.29	122,097	94,358
SUBURBAN	50	88.98	84.71	86.64	16.40	97.77	3.08	112.95	82.29 to 95.24	139,814	121,134
<u>ALL</u>											
	1066	93.26	96.44	88.99	20.89	108.37	3.08	462.70	90.97 to 94.74	86,571	77,039

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	976	93.57	97.44	89.91	20.98	108.38	3.59	462.70	91.41 to 95.00	82,387	74,071
2	50	88.98	84.71	86.64	16.40	97.77	3.08	112.95	82.29 to 95.24	139,814	121,134
3	40	87.66	86.64	77.28	23.81	112.11	11.10	142.71	80.23 to 99.29	122,097	94,358
<u>ALL</u>											
	1066	93.26	96.44	88.99	20.89	108.37	3.08	462.70	90.97 to 94.74	86,571	77,039

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

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

NUMBER of Sales:	1066	MEDIAN:	93	COV:	35.53	95% Median C.I.:	90.97 to 94.74
TOTAL Sales Price:	90,886,972	WGT. MEAN:	89	STD:	34.26	95% Wgt. Mean C.I.:	87.49 to 90.49
TOTAL Adj.Sales Price:	92,285,258	MEAN:	96	AVG.ABS.DEV:	19.48	95% Mean C.I.:	94.38 to 98.49
TOTAL Assessed Value:	82,124,355						
AVG. Adj. Sales Price:	86,571	COD:	20.89	MAX Sales Ratio:	462.70		
AVG. Assessed Value:	77,039	PRD:	108.37	MIN Sales Ratio:	3.08		

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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	979	92.95	97.57	90.02	20.39	108.38	32.57	462.70	90.78 to 94.73	90,609	81,571
2	87	94.21	83.66	63.33	26.98	132.10	3.08	339.50	84.32 to 95.83	41,132	26,049
ALL	1066	93.26	96.44	88.99	20.89	108.37	3.08	462.70	90.97 to 94.74	86,571	77,039

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1064	93.16	96.38	88.98	20.88	108.31	3.08	462.70	90.79 to 94.73	86,711	77,159
06											
07	2	127.45	127.45	108.91	22.40	117.03	98.90	156.00	N/A	12,125	13,205
ALL	1066	93.26	96.44	88.99	20.89	108.37	3.08	462.70	90.97 to 94.74	86,571	77,039

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
01-0001	129	96.31	97.46	89.29	17.67	109.15	11.10	369.36	95.00 to 99.52	105,432	94,141
01-0003	41	99.66	114.33	95.25	31.35	120.03	26.33	339.50	96.13 to 111.38	59,543	56,714
01-0011	3	108.68	115.21	108.41	11.42	106.27	99.86	137.08	N/A	49,333	53,483
01-0015	2	80.54	80.54	74.46	16.40	108.16	67.33	93.74	N/A	157,500	117,272
01-0018	809	90.37	96.01	88.72	21.15	108.22	3.59	462.70	89.05 to 92.74	81,888	72,651
01-0033	28	98.90	88.91	91.50	13.34	97.17	6.04	109.44	95.07 to 99.64	124,373	113,801
01-0053	3	87.50	84.64	81.52	10.02	103.83	70.05	96.36	N/A	104,166	84,911
01-0060	21	92.68	87.16	90.16	14.45	96.67	3.08	110.88	80.91 to 99.56	146,442	132,028
01-0090	2	75.10	75.10	71.37	6.52	105.23	70.21	80.00	N/A	105,500	75,295
01-0123	17	89.09	97.17	89.87	30.44	108.13	39.52	261.56	78.00 to 108.83	62,164	55,865
10-0019											
18-0501											
40-0126	5	80.23	89.81	81.52	26.44	110.16	59.05	138.42	N/A	79,820	65,073
50-0503											
65-0071											
91-0074	6	90.98	89.27	84.99	27.18	105.04	34.40	142.71	34.40 to 142.71	165,850	140,948
NonValid School											
ALL	1066	93.26	96.44	88.99	20.89	108.37	3.08	462.70	90.97 to 94.74	86,571	77,039

PA&T 2006 Preliminary Statistics

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1066	MEDIAN:	93	COV:	35.53	95% Median C.I.:	90.97 to 94.74
TOTAL Sales Price:	90,886,972	WGT. MEAN:	89	STD:	34.26	95% Wgt. Mean C.I.:	87.49 to 90.49
TOTAL Adj.Sales Price:	92,285,258	MEAN:	96	AVG.ABS.DEV:	19.48	95% Mean C.I.:	94.38 to 98.49
TOTAL Assessed Value:	82,124,355						
AVG. Adj. Sales Price:	86,571	COD:	20.89	MAX Sales Ratio:	462.70		
AVG. Assessed Value:	77,039	PRD:	108.37	MIN Sales Ratio:	3.08		

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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	101	93.27	84.51	67.30	27.09	125.57	3.08	339.50	82.29 to 95.83	45,300	30,487
Prior TO 1860	2	76.09	76.09	75.64	9.47	100.60	68.88	83.29	N/A	130,700	98,855
1860 TO 1899	28	88.28	99.48	82.82	32.06	120.12	39.60	239.90	78.15 to 98.88	65,542	54,283
1900 TO 1919	154	96.48	104.22	89.83	29.80	116.01	32.57	369.36	89.80 to 100.00	53,857	48,382
1920 TO 1939	181	97.27	104.61	92.09	25.78	113.59	37.00	311.03	92.98 to 100.00	64,310	59,223
1940 TO 1949	109	92.00	102.18	91.46	25.35	111.72	58.11	462.70	85.66 to 98.84	65,763	60,149
1950 TO 1959	115	88.00	92.25	87.56	19.22	105.36	56.61	208.32	84.38 to 92.10	77,434	67,800
1960 TO 1969	85	90.12	91.87	88.59	13.43	103.70	62.64	156.00	85.12 to 96.06	102,136	90,479
1970 TO 1979	111	89.05	89.98	88.99	10.29	101.11	67.33	117.25	86.31 to 93.31	120,236	107,004
1980 TO 1989	32	95.92	90.84	89.98	10.34	100.96	57.17	112.18	85.15 to 100.00	126,701	114,003
1990 TO 1994	27	91.10	89.27	87.71	8.41	101.77	65.01	114.52	82.94 to 93.98	185,098	162,357
1995 TO 1999	32	93.33	93.03	88.39	12.99	105.25	67.07	127.45	85.20 to 98.90	161,465	142,715
2000 TO Present	89	97.30	95.59	94.59	7.13	101.05	67.62	139.80	94.73 to 99.41	150,101	141,986
ALL	1066	93.26	96.44	88.99	20.89	108.37	3.08	462.70	90.97 to 94.74	86,571	77,039

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	128.00	175.04	168.13	65.50	104.11	80.33	339.50	80.33 to 339.50	2,900	4,875
5000 TO 9999	21	138.42	160.25	160.28	51.22	99.98	39.52	369.36	93.80 to 239.90	7,172	11,496
Total \$											
1 TO 9999	27	138.42	163.54	161.09	53.29	101.52	39.52	369.36	93.80 to 239.90	6,223	10,025
10000 TO 29999	130	108.50	123.91	119.66	35.26	103.55	3.08	462.70	100.76 to 119.21	21,610	25,858
30000 TO 59999	221	99.73	99.48	98.45	19.66	101.04	3.83	180.95	96.36 to 101.96	45,734	45,026
60000 TO 99999	356	89.28	89.42	89.53	13.15	99.87	32.57	142.71	87.87 to 92.03	77,095	69,023
100000 TO 149999	188	85.75	85.46	85.35	14.19	100.13	3.59	127.45	83.29 to 88.33	123,570	105,471
150000 TO 249999	129	88.44	86.94	86.92	12.09	100.02	39.60	117.17	85.60 to 91.89	180,808	157,158
250000 TO 499999	13	90.71	83.90	83.41	11.93	100.58	65.01	100.43	68.30 to 93.98	305,065	254,462
500000 +	2	43.82	43.82	45.34	74.67	96.66	11.10	76.55	N/A	616,500	279,500
ALL	1066	93.26	96.44	88.99	20.89	108.37	3.08	462.70	90.97 to 94.74	86,571	77,039

PA&T 2006 Preliminary Statistics

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	1066	MEDIAN:	93	COV:	35.53	95% Median C.I.:	90.97 to 94.74
TOTAL Sales Price:	90,886,972	WGT. MEAN:	89	STD:	34.26	95% Wgt. Mean C.I.:	87.49 to 90.49
TOTAL Adj.Sales Price:	92,285,258	MEAN:	96	AVG.ABS.DEV:	19.48	95% Mean C.I.:	94.38 to 98.49
TOTAL Assessed Value:	82,124,355						
AVG. Adj. Sales Price:	86,571	COD:	20.89	MAX Sales Ratio:	462.70		
AVG. Assessed Value:	77,039	PRD:	108.37	MIN Sales Ratio:	3.08		

(!: 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. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	15	26.33	56.95	9.37	191.09	608.11	3.08	339.50	3.83 to 93.27	31,555	2,955
5000 TO 9999	15	84.32	91.06	72.99	34.49	124.76	34.40	156.00	70.84 to 118.30	10,452	7,629
Total \$ _____											
1 TO 9999	30	77.17	74.01	25.20	60.29	293.72	3.08	339.50	37.00 to 93.80	21,003	5,292
10000 TO 29999	111	100.00	113.06	94.39	35.02	119.77	32.57	369.36	95.83 to 103.48	23,215	21,914
30000 TO 59999	316	91.20	101.41	91.45	27.13	110.89	48.36	462.70	88.08 to 96.34	50,247	45,951
60000 TO 99999	353	91.78	92.21	87.28	14.88	105.64	11.10	180.95	89.11 to 94.58	88,634	77,362
100000 TO 149999	162	90.44	90.55	88.60	11.98	102.21	54.41	142.71	87.75 to 93.78	137,837	122,119
150000 TO 249999	87	96.71	93.81	92.71	8.31	101.19	67.33	117.25	91.89 to 99.07	193,531	179,422
250000 TO 499999	7	90.71	86.33	84.15	11.37	102.60	65.01	100.43	65.01 to 100.43	392,192	330,028
ALL _____											
	1066	93.26	96.44	88.99	20.89	108.37	3.08	462.70	90.97 to 94.74	86,571	77,039

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	105	93.52	85.17	69.43	26.54	122.68	3.08	339.50	82.29 to 95.83	47,021	32,644
10	5	156.00	163.70	140.36	31.12	116.63	98.90	244.31	N/A	18,150	25,475
20	149	99.29	111.36	93.90	34.92	118.60	32.57	369.36	93.71 to 102.40	48,057	45,125
30	640	90.99	95.12	88.89	18.55	107.01	39.60	462.70	89.01 to 93.76	81,507	72,449
35	3	103.75	106.35	103.40	8.64	102.85	94.21	121.09	N/A	106,425	110,043
40	146	93.48	92.93	90.85	11.47	102.29	58.56	174.57	90.61 to 97.36	158,068	143,602
50	16	92.71	92.72	91.24	5.92	101.63	76.55	102.03	88.33 to 100.00	252,028	229,951
60	2	99.85	99.85	100.03	0.59	99.82	99.26	100.43	N/A	251,175	251,257
ALL _____											
	1066	93.26	96.44	88.99	20.89	108.37	3.08	462.70	90.97 to 94.74	86,571	77,039

PA&T 2006 Preliminary Statistics

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1066	MEDIAN:	93	COV:	35.53	95% Median C.I.:	90.97 to 94.74
TOTAL Sales Price:	90,886,972	WGT. MEAN:	89	STD:	34.26	95% Wgt. Mean C.I.:	87.49 to 90.49
TOTAL Adj.Sales Price:	92,285,258	MEAN:	96	AVG.ABS.DEV:	19.48	95% Mean C.I.:	94.38 to 98.49
TOTAL Assessed Value:	82,124,355						
AVG. Adj. Sales Price:	86,571	COD:	20.89	MAX Sales Ratio:	462.70		
AVG. Assessed Value:	77,039	PRD:	108.37	MIN Sales Ratio:	3.08		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	114	92.76	85.08	72.14	25.31	117.93	3.08	339.50	84.53 to 95.45		51,566	37,202
100	6	106.37	110.09	95.54	20.60	115.22	77.37	156.00	77.37 to 156.00		69,625	66,520
101	706	92.37	97.51	90.50	19.92	107.75	34.40	462.70	89.90 to 94.56		87,227	78,942
102	162	92.71	97.05	87.67	22.92	110.70	32.57	311.03	89.52 to 96.87		101,101	88,630
103	4	93.95	93.92	92.05	9.25	102.03	81.40	106.37	N/A		136,375	125,535
104	62	95.74	98.55	89.42	19.68	110.22	59.05	229.17	88.84 to 99.10		98,287	87,885
106	2	172.00	172.00	132.24	41.86	130.07	100.00	244.00	N/A		33,500	44,300
111	1	93.54	93.54	93.54			93.54	93.54	N/A		90,000	84,190
301	1	126.44	126.44	126.44			126.44	126.44	N/A		35,000	44,255
302	3	105.14	106.85	104.37	5.59	102.37	98.88	116.51	N/A		138,166	144,206
304	4	104.48	101.66	102.02	8.97	99.65	85.52	112.18	N/A		149,567	152,587
305	1	98.93	98.93	98.93			98.93	98.93	N/A		183,500	181,530
<u>ALL</u>												
	1066	93.26	96.44	88.99	20.89	108.37	3.08	462.70	90.97 to 94.74		86,571	77,039

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	102	93.40	84.57	68.09	26.89	124.22	3.08	339.50	81.36 to 95.83		46,458	31,631
10	8	185.22	198.84	170.27	42.97	116.78	102.81	369.36	102.81 to 369.36		10,325	17,580
20	88	107.55	116.88	98.16	35.09	119.07	34.40	281.11	100.00 to 117.56		37,786	37,091
25	1	99.29	99.29	99.29			99.29	99.29	N/A		119,700	118,845
30	626	90.88	95.66	89.27	19.64	107.16	32.57	462.70	89.05 to 94.14		78,874	70,408
40	226	93.11	92.76	90.57	12.00	102.43	58.71	206.90	89.91 to 95.49		137,371	124,412
50	14	92.58	91.17	89.15	6.59	102.26	76.55	102.53	83.13 to 99.65		240,878	214,745
60	1	77.88	77.88	77.88			77.88	77.88	N/A		225,000	175,225
<u>ALL</u>												
	1066	93.26	96.44	88.99	20.89	108.37	3.08	462.70	90.97 to 94.74		86,571	77,039

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

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

NUMBER of Sales:	131	MEDIAN:	94	COV:	77.54	95% Median C.I.:	79.10 to 99.77
TOTAL Sales Price:	18,781,885	WGT. MEAN:	90	STD:	75.96	95% Wgt. Mean C.I.:	79.22 to 101.24
TOTAL Adj.Sales Price:	19,422,853	MEAN:	98	AVG.ABS.DEV:	41.10	95% Mean C.I.:	84.95 to 110.97
TOTAL Assessed Value:	17,525,542						
AVG. Adj. Sales Price:	148,266	COD:	43.93	MAX Sales Ratio:	590.19		
AVG. Assessed Value:	133,782	PRD:	108.56	MIN Sales Ratio:	4.45		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	6	95.82	111.28	100.70	47.14	110.51	37.05	256.88	37.05 to 256.88	82,041	82,612
10/01/02 TO 12/31/02	9	93.56	107.58	87.06	43.37	123.57	41.85	233.79	65.27 to 146.35	71,081	61,885
01/01/03 TO 03/31/03	8	49.50	55.00	50.88	36.71	108.10	23.94	123.78	23.94 to 123.78	96,062	48,875
04/01/03 TO 06/30/03	14	109.77	141.38	109.48	55.09	129.14	54.59	590.19	62.15 to 166.34	90,234	98,787
07/01/03 TO 09/30/03	8	101.16	158.94	92.19	93.51	172.41	39.97	590.19	39.97 to 590.19	96,883	89,312
10/01/03 TO 12/31/03	8	100.00	91.17	88.59	28.51	102.92	34.44	139.08	34.44 to 139.08	133,000	117,818
01/01/04 TO 03/31/04	11	83.64	77.83	92.39	24.90	84.24	12.50	129.30	23.43 to 100.00	171,465	158,414
04/01/04 TO 06/30/04	16	81.20	77.44	83.39	33.31	92.86	7.82	151.42	41.16 to 100.00	134,837	112,438
07/01/04 TO 09/30/04	18	95.71	91.77	97.04	24.46	94.58	23.52	158.11	72.45 to 103.75	259,089	251,409
10/01/04 TO 12/31/04	18	72.79	74.25	83.45	52.42	88.97	4.45	189.06	40.96 to 95.62	187,994	156,878
01/01/05 TO 03/31/05	7	104.09	95.63	97.79	13.75	97.79	56.61	121.33	56.61 to 121.33	188,571	184,398
04/01/05 TO 06/30/05	8	120.94	127.96	85.26	29.91	150.09	53.45	216.63	53.45 to 216.63	126,125	107,534
<u>Study Years</u>											
07/01/02 TO 06/30/03	37	94.54	109.60	89.35	54.62	122.67	23.94	590.19	66.09 to 113.00	85,506	76,396
07/01/03 TO 06/30/04	43	84.46	95.26	88.37	47.17	107.79	7.82	590.19	76.98 to 100.00	136,804	120,898
07/01/04 TO 06/30/05	51	95.71	91.79	91.56	34.89	100.26	4.45	216.63	76.90 to 102.77	203,461	186,279
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	38	100.00	116.32	88.64	59.44	131.23	23.94	590.19	62.15 to 113.00	101,864	90,291
01/01/04 TO 12/31/04	63	80.44	80.69	90.07	36.50	89.58	4.45	189.06	76.90 to 95.36	191,921	172,869
<u>ALL</u>	131	93.56	97.96	90.23	43.93	108.56	4.45	590.19	79.10 to 99.77	148,266	133,782

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AYR	2	33.03	33.03	30.68	26.70	107.67	24.21	41.85	N/A	22,100	6,780
HASTINGS	90	97.81	95.56	94.72	31.24	100.89	4.45	256.88	87.05 to 100.00	171,585	162,519
HOLSTEIN	2	62.67	62.67	62.56	0.82	100.17	62.15	63.18	N/A	24,975	15,625
JUNIATA	1	60.86	60.86	60.86			60.86	60.86	N/A	45,000	27,385
KENESAW	8	62.84	86.99	71.93	72.70	120.94	34.10	216.63	34.10 to 216.63	274,100	197,160
PROSSER	1	23.43	23.43	23.43			23.43	23.43	N/A	3,500	820
ROSELAND	2	145.16	145.16	147.94	4.19	98.12	139.08	151.24	N/A	35,000	51,777
RURAL	23	79.10	124.12	73.68	88.49	168.46	19.54	590.19	53.22 to 97.30	62,812	46,277
SUBURBAN	2	57.94	57.94	61.94	89.79	93.54	5.92	109.96	N/A	65,000	40,260
<u>ALL</u>	131	93.56	97.96	90.23	43.93	108.56	4.45	590.19	79.10 to 99.77	148,266	133,782

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	131	MEDIAN:	94	COV:	77.54	95% Median C.I.:	79.10 to 99.77
TOTAL Sales Price:	18,781,885	WGT. MEAN:	90	STD:	75.96	95% Wgt. Mean C.I.:	79.22 to 101.24
TOTAL Adj.Sales Price:	19,422,853	MEAN:	98	AVG.ABS.DEV:	41.10	95% Mean C.I.:	84.95 to 110.97
TOTAL Assessed Value:	17,525,542						
AVG. Adj. Sales Price:	148,266	COD:	43.93	MAX Sales Ratio:	590.19		
AVG. Assessed Value:	133,782	PRD:	108.56	MIN Sales Ratio:	4.45		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	106	95.71	93.04	91.78	35.08	101.37	4.45	256.88	80.32 to 100.00	168,378	154,534
2	2	57.94	57.94	61.94	89.79	93.54	5.92	109.96	N/A	65,000	40,260
3	23	79.10	124.12	73.68	88.49	168.46	19.54	590.19	53.22 to 97.30	62,812	46,277
<u>ALL</u>	<u>131</u>	<u>93.56</u>	<u>97.96</u>	<u>90.23</u>	<u>43.93</u>	<u>108.56</u>	<u>4.45</u>	<u>590.19</u>	<u>79.10 to 99.77</u>	<u>148,266</u>	<u>133,782</u>

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	105	95.62	95.69	93.12	30.08	102.77	23.52	256.88	80.44 to 100.00	173,597	161,649
2	26	50.59	107.10	46.22	163.65	231.73	4.45	590.19	26.63 to 127.10	45,964	21,244
<u>ALL</u>	<u>131</u>	<u>93.56</u>	<u>97.96</u>	<u>90.23</u>	<u>43.93</u>	<u>108.56</u>	<u>4.45</u>	<u>590.19</u>	<u>79.10 to 99.77</u>	<u>148,266</u>	<u>133,782</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
01-0001	6	70.59	74.74	79.73	26.81	93.74	52.01	100.67	52.01 to 100.67	168,833	134,617
01-0003	9	50.22	79.93	71.85	86.79	111.24	23.43	216.63	34.10 to 143.26	244,033	175,344
01-0011	3	63.18	238.51	66.51	278.57	358.58	62.15	590.19	N/A	16,775	11,158
01-0015	14	79.38	80.26	67.99	34.52	118.04	5.92	176.72	51.58 to 97.30	55,735	37,893
01-0018	88	98.55	96.88	95.71	30.53	101.22	7.82	256.88	87.88 to 102.36	168,857	161,611
01-0033	1	4.45	4.45	4.45			4.45	4.45	N/A	75,270	3,350
01-0053	2	33.03	33.03	30.68	26.70	107.67	24.21	41.85	N/A	22,100	6,780
01-0060	1	52.64	52.64	52.64			52.64	52.64	N/A	42,000	22,110
01-0090											
01-0123	4	145.16	236.81	87.35	92.24	271.09	66.75	590.19	N/A	71,344	62,322
10-0019											
18-0501											
40-0126	2	105.24	105.24	141.26	50.24	74.50	52.37	158.11	N/A	20,818	29,407
50-0503											
65-0071											
91-0074	1	19.54	19.54	19.54			19.54	19.54	N/A	35,000	6,840
NonValid School											
<u>ALL</u>	<u>131</u>	<u>93.56</u>	<u>97.96</u>	<u>90.23</u>	<u>43.93</u>	<u>108.56</u>	<u>4.45</u>	<u>590.19</u>	<u>79.10 to 99.77</u>	<u>148,266</u>	<u>133,782</u>

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

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

NUMBER of Sales:	131	MEDIAN:	94	COV:	77.54	95% Median C.I.:	79.10 to 99.77
TOTAL Sales Price:	18,781,885	WGT. MEAN:	90	STD:	75.96	95% Wgt. Mean C.I.:	79.22 to 101.24
TOTAL Adj.Sales Price:	19,422,853	MEAN:	98	AVG.ABS.DEV:	41.10	95% Mean C.I.:	84.95 to 110.97
TOTAL Assessed Value:	17,525,542						
AVG. Adj. Sales Price:	148,266	COD:	43.93	MAX Sales Ratio:	590.19		
AVG. Assessed Value:	133,782	PRD:	108.56	MIN Sales Ratio:	4.45		

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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	21	59.59	73.36	67.78	73.77	108.22	4.45	176.72	30.50 to 109.96	63,396	42,972
Prior TO 1860											
1860 TO 1899	11	95.71	110.31	100.12	36.55	110.17	54.24	256.88	60.18 to 166.34	44,500	44,555
1900 TO 1919	22	85.23	125.52	74.25	90.76	169.04	12.50	590.19	44.07 to 123.78	80,761	59,968
1920 TO 1939	4	113.20	131.36	104.23	44.33	126.04	65.27	233.79	N/A	96,062	100,123
1940 TO 1949	14	81.20	81.95	74.10	25.61	110.59	37.05	140.40	53.22 to 106.54	44,421	32,916
1950 TO 1959	13	95.62	92.67	93.79	31.53	98.80	24.21	163.82	62.15 to 124.77	63,053	59,140
1960 TO 1969	14	102.57	116.52	115.41	28.69	100.96	50.22	216.63	84.46 to 177.14	196,609	226,911
1970 TO 1979	18	87.47	93.94	97.78	30.23	96.08	39.97	151.24	68.78 to 122.04	373,154	364,876
1980 TO 1989	9	76.98	74.05	69.02	34.87	107.28	23.52	117.14	41.16 to 102.32	317,427	219,100
1990 TO 1994	1	115.36	115.36	115.36			115.36	115.36	N/A	166,000	191,500
1995 TO 1999	2	91.89	91.89	96.66	12.46	95.07	80.44	103.34	N/A	186,750	180,510
2000 TO Present	2	76.02	76.02	80.67	29.68	94.23	53.45	98.58	N/A	566,884	457,303
ALL	131	93.56	97.96	90.23	43.93	108.56	4.45	590.19	79.10 to 99.77	148,266	133,782

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	383.45	345.13	140.14	63.91	246.28	23.43	590.19	N/A	1,536	2,152
5000 TO 9999	5	95.36	109.97	118.32	59.05	92.95	34.10	216.63	N/A	6,227	7,368
Total \$											
1 TO 9999	9	151.42	214.49	121.92	100.42	175.93	23.43	590.19	34.10 to 590.19	4,142	5,050
10000 TO 29999	19	100.00	98.76	100.19	49.52	98.58	7.82	233.79	44.07 to 143.26	18,406	18,442
30000 TO 59999	35	83.64	88.96	86.90	35.34	102.38	12.50	256.88	77.54 to 95.71	41,161	35,768
60000 TO 99999	19	78.31	84.29	85.29	45.54	98.84	4.45	177.14	53.22 to 117.14	73,830	62,968
100000 TO 149999	11	84.46	93.06	92.84	30.59	100.24	52.01	145.35	60.18 to 137.27	127,319	118,201
150000 TO 249999	18	82.43	77.42	77.10	29.10	100.41	23.94	115.36	56.61 to 100.67	185,666	143,153
250000 TO 499999	13	102.32	98.61	97.10	23.76	101.56	41.16	189.06	70.65 to 122.04	335,181	325,475
500000 +	7	98.58	87.33	92.68	22.33	94.23	23.52	126.68	23.52 to 126.68	1,013,220	939,036
ALL	131	93.56	97.96	90.23	43.93	108.56	4.45	590.19	79.10 to 99.77	148,266	133,782

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	131	MEDIAN:	94	COV:	77.54	95% Median C.I.:	79.10 to 99.77
TOTAL Sales Price:	18,781,885	WGT. MEAN:	90	STD:	75.96	95% Wgt. Mean C.I.:	79.22 to 101.24
TOTAL Adj.Sales Price:	19,422,853	MEAN:	98	AVG.ABS.DEV:	41.10	95% Mean C.I.:	84.95 to 110.97
TOTAL Assessed Value:	17,525,542						
AVG. Adj. Sales Price:	148,266	COD:	43.93	MAX Sales Ratio:	590.19		
AVG. Assessed Value:	133,782	PRD:	108.56	MIN Sales Ratio:	4.45		

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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	10	35.58	152.22	14.10	385.32	1079.90	4.45	590.19	5.92 to 590.19	18,555	2,615
5000 TO 9999	8	34.24	51.95	30.24	91.20	171.81	12.50	151.42	12.50 to 151.42	23,087	6,980
Total \$											
1 TO 9999	18	35.58	107.66	22.15	253.08	486.09	4.45	590.19	19.54 to 95.36	20,569	4,555
10000 TO 29999	20	78.78	94.12	75.26	47.16	125.05	30.50	216.63	60.86 to 127.10	25,451	19,155
30000 TO 59999	32	84.26	86.84	72.24	27.64	120.21	23.94	163.82	72.45 to 97.10	57,004	41,178
60000 TO 99999	19	100.00	106.14	81.20	43.29	130.70	34.44	256.88	60.18 to 124.77	97,973	79,557
100000 TO 149999	11	87.88	98.82	88.80	28.83	111.29	65.27	177.14	66.75 to 144.91	135,592	120,405
150000 TO 249999	17	100.00	93.65	77.39	23.65	121.01	23.52	145.35	70.65 to 115.36	251,558	194,683
250000 TO 499999	7	103.34	102.54	100.32	6.80	102.21	80.32	122.04	80.32 to 122.04	351,335	352,471
500000 +	7	106.73	117.17	107.53	22.13	108.96	75.46	189.06	75.46 to 189.06	947,222	1,018,532
ALL	131	93.56	97.96	90.23	43.93	108.56	4.45	590.19	79.10 to 99.77	148,266	133,782

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	29	80.32	85.94	82.04	57.64	104.76	4.45	256.88	51.58 to 109.96	109,950	90,206
10	7	95.36	92.75	74.39	46.93	124.68	24.21	216.63	24.21 to 216.63	17,957	13,358
15	7	78.82	80.94	98.24	31.80	82.39	26.63	124.86	26.63 to 124.86	118,121	116,037
20	84	94.64	104.33	93.59	43.86	111.47	12.50	590.19	79.51 to 100.00	144,395	135,141
30	4	92.81	90.27	84.12	9.72	107.31	75.46	100.00	N/A	788,135	662,980
ALL	131	93.56	97.96	90.23	43.93	108.56	4.45	590.19	79.10 to 99.77	148,266	133,782

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	131	MEDIAN:	94	COV:	77.54	95% Median C.I.:	79.10 to 99.77
TOTAL Sales Price:	18,781,885	WGT. MEAN:	90	STD:	75.96	95% Wgt. Mean C.I.:	79.22 to 101.24
TOTAL Adj.Sales Price:	19,422,853	MEAN:	98	AVG.ABS.DEV:	41.10	95% Mean C.I.:	84.95 to 110.97
TOTAL Assessed Value:	17,525,542						
AVG. Adj. Sales Price:	148,266	COD:	43.93	MAX Sales Ratio:	590.19		
AVG. Assessed Value:	133,782	PRD:	108.56	MIN Sales Ratio:	4.45		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	21	66.75	75.67	68.78	67.27	110.01	4.45	176.72	30.50 to 109.96	63,920	43,966
297	1	53.45	53.45	53.45			53.45	53.45	N/A	450,000	240,542
300	2	92.07	92.07	88.87	5.46	103.61	87.05	97.10	N/A	152,625	135,632
303	1	100.00	100.00	100.00			100.00	100.00	N/A	350,000	350,000
304	1	100.00	100.00	100.00			100.00	100.00	N/A	108,000	108,000
309	1	106.54	106.54	106.54			106.54	106.54	N/A	42,000	44,745
330	1	75.46	75.46	75.46			75.46	75.46	N/A	1,868,774	1,410,235
340	1	139.08	139.08	139.08			139.08	139.08	N/A	19,000	26,425
341	2	100.45	100.45	99.94	1.86	100.51	98.58	102.32	N/A	536,809	536,477
343	2	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	460,000	460,000
344	9	102.77	101.40	86.81	29.16	116.80	39.97	166.34	70.12 to 124.86	103,111	89,512
346	1	50.22	50.22	50.22			50.22	50.22	N/A	90,000	45,195
350	3	117.01	107.27	90.82	35.00	118.11	40.96	163.82	N/A	38,333	34,813
352	2	110.36	110.36	82.99	27.22	132.98	80.32	140.40	N/A	264,250	219,305
353	11	76.90	82.56	45.49	49.63	181.52	23.52	256.88	26.63 to 98.52	139,727	63,556
386	3	137.27	132.66	131.19	7.28	101.12	115.36	145.35	N/A	142,833	187,380
406	25	82.74	81.74	86.31	28.16	94.70	24.21	143.57	60.86 to 95.62	64,292	55,491
419	2	109.04	109.04	110.48	11.92	98.69	96.04	122.04	N/A	225,000	248,585
442	2	120.16	120.16	150.38	47.42	79.91	63.18	177.14	N/A	42,475	63,872
444	1	99.77	99.77	99.77			99.77	99.77	N/A	128,400	128,110
446	1	189.06	189.06	189.06			189.06	189.06	N/A	318,015	601,250
450	13	70.65	148.22	68.04	151.99	217.85	12.50	590.19	34.10 to 151.42	97,431	66,288
451	9	102.36	112.02	116.31	28.31	96.31	65.27	233.79	84.46 to 126.68	352,679	410,190
455	1	78.31	78.31	78.31			78.31	78.31	N/A	90,000	70,480
472	1	52.64	52.64	52.64			52.64	52.64	N/A	42,000	22,110
494	2	69.57	69.57	74.86	10.66	92.92	62.15	76.98	N/A	105,000	78,607
528	9	78.82	92.19	84.81	35.08	108.71	50.19	151.24	65.99 to 144.91	100,833	85,512
532	1	216.63	216.63	216.63			216.63	216.63	N/A	8,000	17,330
544	2	115.19	115.19	113.71	7.34	101.30	106.73	123.64	N/A	515,000	585,600
ALL	131	93.56	97.96	90.23	43.93	108.56	4.45	590.19	79.10 to 99.77	148,266	133,782

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

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

NUMBER of Sales:	131	MEDIAN:	94	COV:	77.54	95% Median C.I.:	79.10 to 99.77
TOTAL Sales Price:	18,781,885	WGT. MEAN:	90	STD:	75.96	95% Wgt. Mean C.I.:	79.22 to 101.24
TOTAL Adj.Sales Price:	19,422,853	MEAN:	98	AVG.ABS.DEV:	41.10	95% Mean C.I.:	84.95 to 110.97
TOTAL Assessed Value:	17,525,542						
AVG. Adj. Sales Price:	148,266	COD:	43.93	MAX Sales Ratio:	590.19		
AVG. Assessed Value:	133,782	PRD:	108.56	MIN Sales Ratio:	4.45		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	10	96.83	110.79	90.11	28.27	122.95	65.27	233.79	80.32 to 140.40	146,075	131,630
03	119	87.23	97.62	90.41	48.16	107.98	5.92	590.19	78.31 to 99.77	148,086	133,886
04	2	53.90	53.90	81.43	91.74	66.18	4.45	103.34	N/A	169,885	138,342
<u>ALL</u>	<u>131</u>	<u>93.56</u>	<u>97.96</u>	<u>90.23</u>	<u>43.93</u>	<u>108.56</u>	<u>4.45</u>	<u>590.19</u>	<u>79.10 to 99.77</u>	<u>148,266</u>	<u>133,782</u>

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified
 Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	61	MEDIAN:	69	COV:	35.75	95% Median C.I.:	63.70 to 75.23	(!: Derived)
(AgLand) TOTAL Sales Price:	10,933,103	WGT. MEAN:	64	STD:	25.40	95% Wgt. Mean C.I.:	56.90 to 70.21	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,180,103	MEAN:	71	AVG.ABS.DEV:	18.90	95% Mean C.I.:	64.68 to 77.43	
(AgLand) TOTAL Assessed Value:	7,740,735							
AVG. Adj. Sales Price:	199,673	COD:	27.42	MAX Sales Ratio:	155.11			
AVG. Assessed Value:	126,897	PRD:	111.81	MIN Sales Ratio:	19.57			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	3	75.78	92.60	85.90	29.63	107.79	67.33	134.68	N/A	131,113	112,628
10/01/02 TO 12/31/02	5	73.88	70.79	70.12	4.32	100.96	63.61	74.01	N/A	191,500	134,283
01/01/03 TO 03/31/03	5	92.44	88.81	86.98	6.20	102.11	80.21	96.10	N/A	173,976	151,326
04/01/03 TO 06/30/03	4	85.25	88.33	83.86	11.64	105.33	75.23	107.61	N/A	207,864	174,311
07/01/03 TO 09/30/03	1	155.11	155.11	155.11			155.11	155.11	N/A	94,050	145,880
10/01/03 TO 12/31/03	3	88.38	86.78	95.35	19.51	91.01	60.11	111.83	N/A	99,871	95,226
01/01/04 TO 03/31/04	8	62.14	59.77	61.04	10.43	97.93	47.69	71.86	47.69 to 71.86	269,847	164,713
04/01/04 TO 06/30/04	5	68.92	64.21	61.74	27.29	104.01	19.57	100.59	N/A	119,417	73,727
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	14	65.38	62.17	54.82	23.91	113.41	39.25	90.87	41.29 to 83.45	238,054	130,499
01/01/05 TO 03/31/05	10	70.86	66.59	55.44	38.53	120.11	24.54	110.48	31.50 to 101.64	171,808	95,250
04/01/05 TO 06/30/05	3	54.01	51.43	40.99	21.14	125.48	33.02	67.27	N/A	309,183	126,721
<u>Study Years</u>											
07/01/02 TO 06/30/03	17	80.21	84.07	80.70	14.99	104.17	63.61	134.68	73.88 to 94.03	179,539	144,892
07/01/03 TO 06/30/04	17	64.39	71.45	67.24	29.07	106.26	19.57	155.11	55.85 to 88.38	185,266	124,582
07/01/04 TO 06/30/05	27	63.42	62.61	52.85	31.28	118.47	24.54	110.48	45.27 to 78.42	221,422	117,024
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	13	88.90	93.29	90.00	16.47	103.66	60.11	155.11	80.21 to 107.61	161,154	145,033
01/01/04 TO 12/31/04	27	63.70	61.84	57.70	21.51	107.17	19.57	100.59	49.04 to 70.79	225,504	130,123
<u>ALL</u>											
	61	68.92	71.06	63.55	27.42	111.81	19.57	155.11	63.70 to 75.23	199,673	126,897

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified
 Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	61	MEDIAN:	69	COV:	35.75	95% Median C.I.:	63.70 to 75.23	(!: Derived)
(AgLand) TOTAL Sales Price:	10,933,103	WGT. MEAN:	64	STD:	25.40	95% Wgt. Mean C.I.:	56.90 to 70.21	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,180,103	MEAN:	71	AVG.ABS.DEV:	18.90	95% Mean C.I.:	64.68 to 77.43	
(AgLand) TOTAL Assessed Value:	7,740,735							
AVG. Adj. Sales Price:	199,673	COD:	27.42	MAX Sales Ratio:	155.11			
AVG. Assessed Value:	126,897	PRD:	111.81	MIN Sales Ratio:	19.57			

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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	
3659	6	86.11	77.23	51.29	25.93	150.59	24.54	101.64	24.54 to 101.64	165,341	84,798	
3661	8	77.04	80.44	76.47	15.73	105.18	63.61	107.61	63.61 to 107.61	166,930	127,657	
3663	6	58.21	54.65	58.63	15.62	93.22	31.80	67.35	31.80 to 67.35	207,683	121,765	
3665	2	40.27	40.27	40.17	2.53	100.24	39.25	41.29	N/A	460,000	184,780	
3765	7	50.29	56.73	50.99	28.32	111.25	33.02	75.23	33.02 to 75.23	369,579	188,464	
3767	1	111.83	111.83	111.83			111.83	111.83	N/A	158,315	177,050	
3769	3	88.90	92.60	95.03	12.02	97.44	78.42	110.48	N/A	126,266	119,988	
3771	8	61.76	61.28	61.48	18.11	99.68	40.14	90.87	40.14 to 90.87	167,393	102,906	
3895	6	73.50	75.83	76.16	10.26	99.56	65.08	94.03	65.08 to 94.03	191,925	146,174	
3897	4	58.31	51.74	58.36	31.06	88.66	19.57	70.79	N/A	185,196	108,086	
3899	2	73.93	73.93	68.62	19.56	107.73	59.47	88.38	N/A	132,400	90,852	
4001	1	83.45	83.45	83.45			83.45	83.45	N/A	65,000	54,240	
4003	2	118.79	118.79	101.49	30.58	117.04	82.46	155.11	N/A	179,525	182,205	
4005	2	56.39	56.39	64.68	44.14	87.17	31.50	81.28	N/A	150,000	97,025	
4007	3	96.10	99.49	95.68	23.24	103.98	67.69	134.68	N/A	114,000	109,075	
ALL	61	68.92	71.06	63.55	27.42	111.81	19.57	155.11	63.70 to 75.23	199,673	126,897	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	61	68.92	71.06	63.55	27.42	111.81	19.57	155.11	63.70 to 75.23	199,673	126,897	
ALL	61	68.92	71.06	63.55	27.42	111.81	19.57	155.11	63.70 to 75.23	199,673	126,897	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	61	68.92	71.06	63.55	27.42	111.81	19.57	155.11	63.70 to 75.23	199,673	126,897	
ALL	61	68.92	71.06	63.55	27.42	111.81	19.57	155.11	63.70 to 75.23	199,673	126,897	

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	126,897	PRD:	111.81	MIN Sales Ratio:	19.57			

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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)												
-												
01-0001	17	67.35	65.49	55.85	31.96	117.27	19.57	111.83	39.25 to 88.90	198,607	110,916	
01-0003	15	68.44	73.78	67.71	24.11	108.96	40.14	107.61	63.42 to 96.45	167,127	113,170	
01-0011	3	96.10	99.49	95.68	23.24	103.98	67.69	134.68	N/A	114,000	109,075	
01-0015	7	60.58	60.67	57.72	19.44	105.10	45.27	75.23	45.27 to 75.23	309,725	178,779	
01-0018												
01-0033												
01-0053	1	59.47	59.47	59.47			59.47	59.47	N/A	181,001	107,640	
01-0060	1	65.08	65.08	65.08			65.08	65.08	N/A	250,001	162,700	
01-0090	1	68.92	68.92	68.92			68.92	68.92	N/A	148,110	102,080	
01-0123	9	74.49	75.99	78.03	18.69	97.39	31.50	110.48	67.27 to 94.03	187,205	146,073	
10-0019	1	24.54	24.54	24.54			24.54	24.54	N/A	440,000	107,990	
18-0501												
40-0126	3	55.85	56.07	55.44	8.51	101.14	49.04	63.31	N/A	219,589	121,730	
50-0503												
65-0071												
91-0074	3	83.45	107.01	98.73	29.02	108.39	82.46	155.11	N/A	141,350	139,550	
NonValid School												
ALL	61	68.92	71.06	63.55	27.42	111.81	19.57	155.11	63.70 to 75.23	199,673	126,897	

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	3	96.45	76.63	63.56	24.14	120.57	31.80	101.64	N/A	22,775	14,475	
30.01 TO 50.00	7	63.42	68.59	61.63	33.64	111.29	19.57	100.59	19.57 to 100.59	64,896	39,996	
50.01 TO 100.00	20	70.72	67.43	65.02	18.89	103.71	31.50	90.87	59.47 to 78.42	142,078	92,381	
100.01 TO 180.00	25	67.35	71.49	62.14	27.60	115.05	33.02	134.68	60.58 to 80.21	286,503	178,027	
180.01 TO 330.00	6	73.54	81.41	67.68	36.32	120.28	24.54	155.11	24.54 to 155.11	275,559	186,501	
ALL	61	68.92	71.06	63.55	27.42	111.81	19.57	155.11	63.70 to 75.23	199,673	126,897	

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Base Stat

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	9	50.29	59.72	55.24	30.21	108.12	40.14	107.61	41.29 to 72.51	207,355	114,538
DRY-N/A	11	83.45	79.28	65.86	37.91	120.39	19.57	155.11	31.80 to 134.68	141,207	92,993
GRASS	2	49.59	49.59	51.95	36.49	95.46	31.50	67.69	N/A	115,000	59,745
GRASS-N/A	2	77.07	77.07	87.34	22.00	88.24	60.11	94.03	N/A	145,750	127,300
IRRGTD	13	67.27	66.41	58.72	15.29	113.09	33.02	100.59	55.85 to 74.01	226,750	133,148
IRRGTD-N/A	24	74.86	75.34	67.69	19.97	111.29	24.54	111.83	65.08 to 88.38	220,473	149,247
ALL	61	68.92	71.06	63.55	27.42	111.81	19.57	155.11	63.70 to 75.23	199,673	126,897

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	13	63.42	68.18	59.87	37.40	113.88	31.80	134.68	41.29 to 92.44	160,235	95,938
DRY-N/A	7	78.42	74.74	60.35	40.91	123.84	19.57	155.11	19.57 to 155.11	190,918	115,225
GRASS	2	49.59	49.59	51.95	36.49	95.46	31.50	67.69	N/A	115,000	59,745
GRASS-N/A	2	77.07	77.07	87.34	22.00	88.24	60.11	94.03	N/A	145,750	127,300
IRRGTD	29	70.79	73.01	65.53	18.87	111.41	33.02	111.83	64.39 to 80.21	218,597	143,242
IRRGTD-N/A	8	74.86	69.28	61.00	21.85	113.57	24.54	96.45	24.54 to 96.45	237,474	144,854
ALL	61	68.92	71.06	63.55	27.42	111.81	19.57	155.11	63.70 to 75.23	199,673	126,897

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	18	56.85	65.34	56.64	43.11	115.34	19.57	134.68	45.27 to 89.98	178,568	101,149
DRY-N/A	2	116.76	116.76	113.56	32.84	102.82	78.42	155.11	N/A	102,625	116,540
GRASS	4	63.90	63.33	71.73	27.43	88.29	31.50	94.03	N/A	130,375	93,522
IRRGTD	37	71.86	72.20	64.48	19.73	111.97	24.54	111.83	65.08 to 75.78	222,678	143,591
ALL	61	68.92	71.06	63.55	27.42	111.81	19.57	155.11	63.70 to 75.23	199,673	126,897

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	2	99.04	99.04	99.04	2.62	100.00	96.45	101.64	N/A	16,134	15,980
30000 TO 59999	5	89.98	74.99	76.62	22.48	97.87	31.80	100.59	N/A	47,071	36,065
60000 TO 99999	7	83.45	85.52	86.33	41.29	99.06	19.57	155.11	19.57 to 155.11	84,260	72,743
100000 TO 149999	11	75.78	76.51	77.15	18.95	99.16	31.50	107.61	63.31 to 96.10	125,450	96,790
150000 TO 249999	18	71.16	71.37	70.88	20.81	100.70	40.14	111.83	59.47 to 81.28	186,624	132,276
250000 TO 499999	16	64.05	60.26	58.34	18.60	103.29	24.54	82.46	45.27 to 71.86	337,779	197,055
500000 +	2	36.13	36.13	35.68	8.62	101.27	33.02	39.25	N/A	589,500	210,345
ALL _____											
	61	68.92	71.06	63.55	27.42	111.81	19.57	155.11	63.70 to 75.23	199,673	126,897

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	4	64.12	62.36	37.98	57.20	164.22	19.57	101.64	N/A	40,825	15,503
30000 TO 59999	8	73.43	71.94	66.21	26.80	108.65	31.50	100.59	31.50 to 100.59	65,537	43,390
60000 TO 99999	11	67.69	65.27	61.13	21.18	106.77	40.14	88.90	46.11 to 88.38	143,440	87,689
100000 TO 149999	14	73.95	80.82	69.54	27.18	116.22	24.54	155.11	63.61 to 96.10	171,233	119,067
150000 TO 249999	23	67.35	68.91	61.76	25.15	111.57	33.02	111.83	55.85 to 80.21	308,301	190,403
250000 TO 499999	1	75.23	75.23	75.23			75.23	75.23	N/A	426,456	320,805
ALL _____											
	61	68.92	71.06	63.55	27.42	111.81	19.57	155.11	63.70 to 75.23	199,673	126,897

2006 Assessment Survey for Adams County

March 19, 2006

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff:
1
2. Appraiser(s) on staff:
1
3. Other full-time employees:
(Does not include anyone counted in 1 and 2 above)
6
4. Other part-time employees:
(Does not include anyone counted in 1 through 3 above)
3
5. Number of shared employees:
(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).
0
6. Assessor's requested budget for current fiscal year: **\$442,093**
(This would be the "total budget" for the assessor's office)
 - a. Does this include employee benefits?
Yes
7. Part of the budget that is dedicated to the computer system: **\$22,271.10**
(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?)
8. Adopted budget, or granted budget if different from above: **\$439,593**
 - a. Does this amount include employee benefits?
Yes
9. Amount of total budget set aside for appraisal work: **\$132,360**
10. Amount of the total budget set aside for education/workshops: **\$4,000**
11. Appraisal/Reappraisal budget, if not part of the total budget: **Part of the Total Budget**
12. Other miscellaneous funds: **\$50,000 for GIS equipment and salary**
(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund)

monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)

13. Total budget **\$489,093.00**

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

No.

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by:

Appraiser and Appraiser Associates

2. Valuation done by:

Appraiser and Appraiser Associates

3. Date of last appraisal: ¹

1998

4. Date of last "update": ²

2004

5. Pickup work done by: ³

Appraiser and Appraiser Associates

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	248			248

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

2002

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

1998

8. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴

1998, Appraiser is currently working on a multi-regression analysis as well as identifying all comparable properties

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

27

10. How are these defined? (*By location, similar property characteristics—i.e., subdivision, tract, etc.*)

By Location, design, quality of construction, age, size and functional utility.

C. Commercial/Industrial Appraisal Information

1. Data collection done by:

Appraiser and Appraiser Associates

2. Valuation done by:

Appraiser and Appraiser Associates

3. Date of last appraisal: ¹

2000 by Great Plains Appraisal

4. Date of last “update”: ²

2004

5. Pickup work done by whom: ³

Appraiser and Appraiser Associates

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	74			74

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

2002

7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?

2000

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

2000

9. When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴

2000

10. Number of market areas/neighborhoods for this property class?

8

11. How are these defined?

By Location

D. Agricultural Appraisal Information

1. Data collection done by:

Appraiser and Appraiser Associates

2. Valuation done by:

Appraiser and Appraiser Associates

3. Date of last appraisal: ¹

2000

4. Date of last "update": ²

2004

5. Pickup work done by whom: ³

Appraiser and Appraiser Associates

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	27			27

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

Not applicable

7. When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴

Not applicable

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

1974

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

1998 and 2005

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

FSA maps and physical inspection

b. By whom?

Office Staff and Appraisal Staff

c. What proportion is complete / implemented at this time?
100% completed in 1998 and the north half of the county was completed in 2005.

10. Number of market areas/neighborhoods for this property class:
Adams County has one, the market area boundaries are the same as the county borders.

11. How are these defined? (*By location, topography, etc.*)
n/a

13. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
Adams County has not implemented any special valuation for agricultural land.

E. Computer, Automation Information and GIS

1. Administrative software:
Inner County System

2. CAMA software:
Terra Scan

3. Cadastral maps or GIS software:
Both, 1982 cadastral maps and GIS Workshop

a. Who maintains the Cadastral Maps?
Assessor

b. Who maintains the GIS software and maps?
GIS Specialist/Information Technology Department

4. Personal Property software:
Inner County System

F. Zoning Information

1. Does the county have zoning?

Yes.

a. If so, is the zoning county wide?

Yes.

b. What municipalities in the county are zoned?

All municipalities in the county

c. When was zoning implemented?
2001

G. Contracted Services

1. Appraisal Services
None

2. Other Services
None

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

II. Assessment Actions

2006 Assessment Actions taken to address the following property classes/subclasses:

Residential – The appraiser and appraisal associates started the project of reviewing all residential parcels south of the railroad tracks in the City of Hastings

All land in the subdivisions of Lake Hastings, Idlewilde and Southern Hills as well as the subdivision north of the city of Hastings were revalued. All land located in the town of Roseland was revalued as well as the depreciation was slightly changed due to a change in rounding to only the 2nd decimal instead of the fourth decimal.

All rural and suburban residential parcels received a 5% increase as indicated by the market.

All pick up work was completed timely.

Commercial – Sales review was completed for all sales in the county to determine qualification of the sale as well as any addition information that would be valuable when using the sales to determine market value.

All pickup work was completed timely.

Agricultural – The north half of the county was reviewed for land usage. The review started with a letter to the land owner requesting a copy of their certified acres from the Farm Service Agency and then a physical inspection of the property was conducted.

Land Valuation Groups were studied for capability and marketability. Increases were made according to a market study.

All pickup work was completed timely.

- 2. Other – The County has hired an in house GIS Technician and is working with the City of Hastings to implement GIS, the bottom and top layers are going on.**

The appraiser is currently working on a model multi-regression analysis.

Endnotes:

¹ Appraisal is defined by Regulation 50-001.02 as, “Appraisal shall mean a written opinion of value of real property. An appraisal shall set forth an opinion of value of an adequately described property, as of a specified date, and shall be supported by an analysis of relevant data. For the purposes of property taxation, appraisal, reappraisal, and mass appraisal are interchangeable terms; except, reappraisal may mean a subsequent or second appraisal needed to correct an error in an appraisal.” Also, per 50-001.03, “Appraisal process shall mean a systematic analysis of the factors that affect the value of real property...it shall include the grouping of similar properties so that all properties within a class or subclass are collectively examined and valued.”

² Appraisal update is defined by Regulation 50-001.05 as, “Appraisal update shall mean an appraisal in which all or part of the data collection process is determined to be unnecessary (a limited appraisal) but there is a need to adjust values on all of the properties within a defined class or subclass. This includes, but is not limited to a recalibration of a market model or cost model involving implementation of more current cost data or adjustments to value by a percentage, and applied uniformly to all property within a defined class or subclass of property.”

³ Pickup work is defined by Regulation 50-001.06 as, “the collection of specific data relating to new construction, remodeling, additions, alterations, and removals of existing buildings or structures...”

⁴ Regulation 50-001.16 defines sales comparison approach “shall mean a process of analyzing sales of similar recently sold properties in order to derive an indication of the most probable sales price of the property being appraised.”

⁵ Regulation 50-001.15 “Income Approach shall mean the approach to value that converts anticipated benefits (dollar income or amenities) to be derived from the ownership of property into a value estimate. Anticipated future income and/or reversions are discounted to a present worth figure through the capitalization process.”

County 1 - Adams

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 16,002	Value 1,601,024,850	Total Growth 30,092,510 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	848	5,507,830	60	637,265	125	404,405	1,033	6,549,500	
2. Res Improv Land	8,733	74,555,360	295	5,993,690	658	12,556,075	9,686	93,105,125	
3. Res Improvements	9,247	592,628,685	295	41,731,125	657	66,113,010	10,199	700,472,820	
4. Res Total	10,095	672,691,875	355	48,362,080	782	79,073,490	11,232	800,127,445	15,964,405
% of Total	89.87	84.07	3.16	6.04	6.96	9.88	70.19	49.97	53.05
5. Rec UnImp Land	0	0	0	0	4	175,695	4	175,695	
6. Rec Improv Land	2	782,390	0	0	5	554,635	7	1,337,025	
7. Rec Improvements	1	2,779,785	0	0	4	921,395	5	3,701,180	
8. Rec Total	1	3,562,175	0	0	8	1,651,725	9	5,213,900	0
% of Total	11.11	68.32	0.00	0.00	88.88	31.67	0.05	0.32	0.00
Res+Rec Total	10,096	676,254,050	355	48,362,080	790	80,725,215	11,241	805,341,345	15,964,405
% of Total	89.81	83.97	3.15	6.00	7.02	10.02	70.24	50.30	53.05

County 1 - Adams

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 16,002	Value 1,601,024,850	Total Growth 30,092,510 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	226	4,737,130	33	480,020	38	292,500	297	5,509,650	
10. Comm Improv Land	986	32,641,295	41	3,003,290	66	1,259,810	1,093	36,904,395	
11. Comm Improvements	958	172,618,160	41	15,333,250	65	5,904,710	1,064	193,856,120	
12. Comm Total	1,184	209,996,585	74	18,816,560	103	7,457,020	1,361	236,270,165	13,363,465
% of Total	86.99	88.87	5.43	7.96	7.56	3.15	8.50	14.75	44.40
13. Ind UnImp Land	13	255,470	18	404,695	16	186,745	47	846,910	
14. Ind Improv Land	28	1,173,005	26	2,271,020	44	855,430	98	4,299,455	
15. Ind Improvements	28	11,159,100	25	55,073,295	44	9,239,040	97	75,471,435	
16. Ind Total	41	12,587,575	43	57,749,010	60	10,281,215	144	80,617,800	29,375
% of Total	28.47	15.61	29.86	71.63	41.66	12.75	0.89	5.03	0.09
Comm+Ind Total	1,225	222,584,160	117	76,565,570	163	17,738,235	144	80,617,800	29,375
% of Total	81.39	70.24	7.77	24.16	10.83	5.59	9.40	19.79	44.50
17. Taxable Total	11,321	898,838,210	472	124,927,650	953	98,463,450	12,746	1,122,229,310	29,357,245
% of Total	88.82	80.09	3.70	4.30	7.47	7.19	79.65	70.09	97

County 1 - Adams

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	126	519,065	6,144,535	0	0	0
19. Commercial	202	7,289,975	30,391,585	0	0	0
20. Industrial	1	740,110	591,610	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	126	519,065	6,144,535
19. Commercial	0	0	0	202	7,289,975	30,391,585
20. Industrial	0	0	0	1	740,110	591,610
21. Other	0	0	0	0	0	0
22. Total Sch II				329	8,549,150	37,127,730

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	290	0	0	290

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,922	282,530,945	1,922	282,530,945
28. Ag-Improved Land	0	0	0	0	818	136,482,445	818	136,482,445
29. Ag-Improvements	0	0	0	0	1,334	59,782,150	1,334	59,782,150
30. Ag-Total Taxable							3,256	478,795,540

County 1 - Adams

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	5	5.000	56,700	5	5.000	56,700	
32. HomeSite Improv Land	546	586.360	6,994,400	546	586.360	6,994,400	
33. HomeSite Improvements	606		47,972,605	606		47,972,605	0
34. HomeSite Total				611	591.360	55,023,705	
35. FarmSite UnImp Land	15	42.580	111,600	15	42.580	111,600	
36. FarmSite Impr Land	683	1,556.340	5,201,855	683	1,556.340	5,201,855	
37. FarmSite Improv	728		11,809,545	728		11,809,545	735,265
38. FarmSite Total				743	1,598.920	17,123,000	
39. Road & Ditches		7,281.830			7,281.830		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,354	9,472.110	72,146,705	735,265

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	1	160.000	94,660	1	160.000	94,660

Schedule VIII: Agricultural Records:

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

County 1 - Adams

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	1,934.090	3,288,985	1,934.090	3,288,985
46. 1A	0.000	0	0.000	0	161,873.770	275,232,670	161,873.770	275,232,670
47. 2A1	0.000	0	0.000	0	8,161.920	10,782,625	8,161.920	10,782,625
48. 2A	0.000	0	0.000	0	15,188.750	19,436,705	15,188.750	19,436,705
49. 3A1	0.000	0	0.000	0	6,418.600	7,060,435	6,418.600	7,060,435
50. 3A	0.000	0	0.000	0	999.940	899,950	999.940	899,950
51. 4A1	0.000	0	0.000	0	11,745.100	9,396,090	11,745.100	9,396,090
52. 4A	0.000	0	0.000	0	8,653.700	6,490,155	8,653.700	6,490,155
53. Total	0.000	0	0.000	0	214,975.870	332,587,615	214,975.870	332,587,615
Dryland:								
54. 1D1	0.000	0	0.000	0	464.630	569,110	464.630	569,110
55. 1D	0.000	0	0.000	0	40,418.840	49,517,610	40,418.840	49,517,610
56. 2D1	0.000	0	0.000	0	2,482.630	2,234,375	2,482.630	2,234,375
57. 2D	0.000	0	0.000	0	6,885.770	6,197,185	6,885.770	6,197,185
58. 3D1	0.000	0	0.000	0	3,848.080	3,078,490	3,848.080	3,078,490
59. 3D	0.000	0	0.000	0	269.840	186,195	269.840	186,195
60. 4D1	0.000	0	0.000	0	5,697.450	3,275,310	5,697.450	3,275,310
61. 4D	0.000	0	0.000	0	2,473.810	1,236,905	2,473.810	1,236,905
62. Total	0.000	0	0.000	0	62,541.050	66,295,180	62,541.050	66,295,180
Grass:								
63. 1G1	0.000	0	0.000	0	590.190	274,415	590.190	274,415
64. 1G	0.000	0	0.000	0	4,978.610	2,264,295	4,978.610	2,264,295
65. 2G1	0.000	0	0.000	0	5,005.400	2,227,285	5,005.400	2,227,285
66. 2G	0.000	0	0.000	0	4,846.940	2,108,265	4,846.940	2,108,265
67. 3G1	0.000	0	0.000	0	2,368.090	987,815	2,368.090	987,815
68. 3G	0.000	0	0.000	0	1,561.320	642,220	1,561.320	642,220
69. 4G1	0.000	0	0.000	0	5,148.030	2,059,250	5,148.030	2,059,250
70. 4G	0.000	0	0.000	0	23,360.550	9,108,650	23,360.550	9,108,650
71. Total	0.000	0	0.000	0	47,859.130	19,672,195	47,859.130	19,672,195
72. Waste	0.000	0	0.000	0	2,296.340	458,400	2,296.340	458,400
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	327,672.390	419,013,390	327,672.390	419,013,390

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	214,975.870	332,587,615	214,975.870	332,587,615
77.Dry Land	0.000	0	0.000	0	62,541.050	66,295,180	62,541.050	66,295,180
78.Grass	0.000	0	0.000	0	47,859.130	19,672,195	47,859.130	19,672,195
79.Waste	0.000	0	0.000	0	2,296.340	458,400	2,296.340	458,400
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	0.000	0	327,672.390	419,013,390	327,672.390	419,013,390

2006 Agricultural Land Detail

County 1 - Adams

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,934.090	0.90%	3,288,985	0.99%	1,700.533
1A	161,873.770	75.30%	275,232,670	82.75%	1,700.291
2A1	8,161.920	3.80%	10,782,625	3.24%	1,321.089
2A	15,188.750	7.07%	19,436,705	5.84%	1,279.677
3A1	6,418.600	2.99%	7,060,435	2.12%	1,099.996
3A	999.940	0.47%	899,950	0.27%	900.004
4A1	11,745.100	5.46%	9,396,090	2.83%	800.000
4A	8,653.700	4.03%	6,490,155	1.95%	749.986
Irrigated Total	214,975.870	100.00%	332,587,615	100.00%	1,547.092
Dry:					
1D1	464.630	0.74%	569,110	0.86%	1,224.867
1D	40,418.840	64.63%	49,517,610	74.69%	1,225.112
2D1	2,482.630	3.97%	2,234,375	3.37%	900.003
2D	6,885.770	11.01%	6,197,185	9.35%	899.998
3D1	3,848.080	6.15%	3,078,490	4.64%	800.006
3D	269.840	0.43%	186,195	0.28%	690.020
4D1	5,697.450	9.11%	3,275,310	4.94%	574.872
4D	2,473.810	3.96%	1,236,905	1.87%	500.000
Dry Total	62,541.050	100.00%	66,295,180	100.00%	1,060.026
Grass:					
1G1	590.190	1.23%	274,415	1.39%	464.960
1G	4,978.610	10.40%	2,264,295	11.51%	454.804
2G1	5,005.400	10.46%	2,227,285	11.32%	444.976
2G	4,846.940	10.13%	2,108,265	10.72%	434.968
3G1	2,368.090	4.95%	987,815	5.02%	417.135
3G	1,561.320	3.26%	642,220	3.26%	411.331
4G1	5,148.030	10.76%	2,059,250	10.47%	400.007
4G	23,360.550	48.81%	9,108,650	46.30%	389.915
Grass Total	47,859.130	100.00%	19,672,195	100.00%	411.043
<hr/>					
Irrigated Total	214,975.870	65.61%	332,587,615	79.37%	1,547.092
Dry Total	62,541.050	19.09%	66,295,180	15.82%	1,060.026
Grass Total	47,859.130	14.61%	19,672,195	4.69%	411.043
Waste	2,296.340	0.70%	458,400	0.11%	199.622
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	327,672.390	100.00%	419,013,390	100.00%	1,278.757

As Related to the County as a Whole

Irrigated Total	214,975.870	100.00%	332,587,615	100.00%
Dry Total	62,541.050	100.00%	66,295,180	100.00%
Grass Total	47,859.130	100.00%	19,672,195	100.00%
Waste	2,296.340	100.00%	458,400	100.00%
Other	0.000	0.00%	0	0.00%
Exempt	0.000	0.00%		
Market Area Total	327,672.390	100.00%	419,013,390	100.00%

2006 Agricultural Land Detail

County 1 - Adams

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	214,975.870	332,587,615
Dry	0.000	0	0.000	0	62,541.050	66,295,180
Grass	0.000	0	0.000	0	47,859.130	19,672,195
Waste	0.000	0	0.000	0	2,296.340	458,400
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	0.000	0	327,672.390	419,013,390

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	214,975.870	332,587,615	214,975.870	65.61%	332,587,615	79.37%	1,547.092
Dry	62,541.050	66,295,180	62,541.050	19.09%	66,295,180	15.82%	1,060.026
Grass	47,859.130	19,672,195	47,859.130	14.61%	19,672,195	4.69%	411.043
Waste	2,296.340	458,400	2,296.340	0.70%	458,400	0.11%	199.622
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	327,672.390	419,013,390	327,672.390	100.00%	419,013,390	100.00%	1,278.757

* Department of Property Assessment & Taxation Calculates

Adams County Assessor's Office Overview

Introduction:

Required by law- pursuant to Neb. Laws 2005, LB 263, Section 9

The Purpose: To submit a plan to the County Board of Equalization and to the Department of Property Assessment and Taxation on or before July 31st of each year. The plan describes the assessment actions planned for the next assessment year and the two years thereafter. This plan is required every 3 years and an update to the plan is required between the adoptions of each 3 year plan.

General Description of Office:

There are approximately 17,300 parcels in Adams County. There is an average of 500 permits per year. There are approximately 2,000 personal property schedules filed and 1,000 homestead exemptions forms processed per year.

The office staff consists of the assessor, a deputy assessor, an appraiser, three associate appraisers, and three office clerks. The assessor supervises all proceedings in the office. The deputy oversees the personal property schedules, homestead exemptions, and the real estate transfer statements. The appraiser oversees the valuation process for residential, agricultural and commercial parcels. The associate appraisers help with the valuation for the residential, agricultural and commercial properties and do the pick-up work for the commercial parcels and the urban, suburban and rural residential parcels. The three office clerks handle the everyday occurrences at the front counter; taking personal property schedules and homestead exemptions, and one clerk is responsible for the real estate transfer statements.

Budgeting:

The proposed budget for 2005-2006 is \$443,943. The county board extended the Information & Technology department's budget to accommodate for a GIS technician who has over 20 years of experience. As for the overall budget of the Assessor's Office, the board has been willing to assist with the process as long they are seeing results.

Responsibilities of Assessment:

Record Maintenance:

Mapping - Cadastral maps are updated weekly as the real estate transfers are processed. The maps are in poor condition, but with the implementation of GIS in the near future, the information will be available electronically.

Property Record Cards - Cards contain all improvement information about the property including the required legal description, ownership, and valuation.

Reports Files:

- Abstract- Due March 19th
- Personal Property Abstract- June 15th
- Certification of Values- August 20th
- School District Taxable Value Report- August 25th
- Generate Tax Roll- November 22nd
- Certificate of Taxes Levied- December 1st

Filing for Homestead Exemptions:

Applications for homestead exemptions are accepted from February 1st – June 30th.

Filing Personal Property:

Applications for personal property are accepted from January 1st – May 1st. After which there is a 10% penalty until August 1st when the penalty changes to 25%.

Real Property:

Adams County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	11,227	65%	50%
Commercial	1,367	8%	15%
Industrial	143	1%	5%
Agricultural	4548	26%	29%

Agricultural land is 29% of the real property valuation base and 62% of that is assessed as irrigated.

The residential parcels in Hastings, the small villages, and the large rural subdivisions were reappraised in 2000. The rural residential and commercial parcels were reappraised in 2001 and the agland and mobile home reappraisal was completed in 2002. Exterior inspections were done at these times. Values were put into the micro solve system.

Pick-up Work:

Pick-up work will be done from November through January of the next year.

Sales File:

The real estate transfer statements (521s) are filed within 45 days of receiving them from the Register of Deeds. They are recorded on the Property Record Cards, in the computer, in the assessment books and in the cadastral maps.

A sales review of residential, commercial and rural properties will be completed for the sales file. A personal inspection is done of each sold property and a sale questionnaire is completed with either the seller or the buyer if possible.

2005 Plan of Assessment Adams County Assessor's Office

Ratio studies are done on all the sales beginning in September of each year. The sales are entered on excel spreadsheets and ratios run on each property type and market area. These studies are used to determine the areas that are out of compliance and need reviewing for the next assessment cycle.

Continual market analysis will be conducted each year in all categories of properties to ensure that the level of value and quality of assessment in Adams County is in compliance with state statutes.

Assessment Actions Planned for 2006:

Residential:

A physical review will be conducted of the residential parcels in the southern third of the city of Hastings (approximately 3500 parcels), the southern suburban subdivisions (approximately 40 parcels), and the villages of Roseland and Holstein (approximately 350 parcels). The physical review consists of checking measurements, quality, condition, and interior information. If there is not anyone home, door hangers are left and appointments for a review are set up if needed. All sales reviews and year-end pick-up work for all residential parcels will be completed by March 1, 2006.

Agricultural Land:

An agland sales review will be completed along with a review of the irrigated land classifications in the northeast quadrant of the county using the Farm Service Agency aerial imagery and driving the townships for a physical review (approximately 1500 parcels). A letter will be sent informing all agricultural land owners that the NRD will be using assessment records to determine irrigated acres and the allocation of water. Land use will be updated as the information becomes available. The process of establishing agricultural land market areas will begin.

Commercial:

The appraisal staff will begin establishing new market areas. Then a ratio study will be completed for 2006 to see if any areas are out of compliance. Commercial sales reviews and pick-up work will be completed (approximately 110 parcels) by March 1st, 2006.

GIS:

The parcel layer for the GIS system is in the process of being built by the new GIS technician.

Assessment Actions Planned for 2007:

Residential:

There will be a physical review of the residential parcels in the middle third of the city of Hastings (approximately 3,500 parcels) and the western suburban subdivisions (approximately 250 parcels) and the villages of Ayr and Pauline (approximately 150 parcels). A physical review will be conducted of the rural residential properties in the northern half of Adams County (approximately 500 parcels). The physical reviews will consist of checking measurements, quality, condition and interior information. If there is not anyone home, door hangers are left and appointments for review are set up if needed. All residential sales reviews and pick-up work will be completed by March 1, 2007.

Agricultural Land:

A review will be completed of the irrigated land classifications in the northwest quadrant of the county using the Farm Service Agency aerial imagery and driving each township for a physical review (approximately 1200 parcels). An agland sales review will be carried out and agland market areas will be utilized.

Commercial:

A ratio study will be completed for 2007 to see if any areas are out of compliance. The neighborhoods areas will be reviewed and corrected if needed. Commercial sales reviews and pick-up work will be completed (approximately 110 parcels) by March 1, 2007 and the commercial neighborhoods will be implemented.

GIS:

The building of the parcel layer for the GIS system will continue along with establishing land classifications for the agricultural land.

Assessment Actions Planned for 2008:

Residential:

A review will be conducted of Hastings residential neighborhoods, starting with the neighborhoods most out of compliance. The appraisal staff will physically review the villages of Prosser, Hansen and Trumbull (approximately 100 parcels) and the eastern suburban subdivisions (approximately 30 parcels). There will be a review of the rural residential parcels in the southern half of the county (approximately 500 parcels). The physical reviews will consist of checking measurements, quality, condition and interior information. If there is not anyone home, door hangers are left and appointments for review are set up if needed. Sales review and pick-up work for all residential parcels will be completed by March 1, 2008.

Agricultural Land:

A review of the irrigated land classifications in the southeast quadrant of Adams County will be performed using the Farm Service Agency aerial imagery and driving each township for a physical review (approximately 925 parcels). An agricultural land sales review will be done.

Commercial:

There will be a physical review of the commercial parcels in Adams County (approximately 1400 parcels), and the neighborhood boundaries will be reestablished if needed. The physical review will consist of checking measurements, occupancy codes, quality, condition and interior information. Commercial sales reviews and pick-up work will be completed by March 1, 2008.

GIS:

The GIS system will be fine-tuned and improved upon by, and a layer for the agland market areas and Residential and Commercial neighborhoods will be created.

Purpose Statements

Commission Summary

Displays essential statistical information from other reports contained in the R&O. It is intended to provide an overview for the Commission, and is not intended as a substitute for the contents of the R&O.

Property Tax Administrator's Opinions & Recommendations

Contains the conclusions and recommendations reached by the Property Tax Administrator regarding level of value and quality of assessment based on all the data provided by the county assessor and gathered by the Department regarding the assessment activities of the county.

Correlation Section

Contains the narrative analysis of the assessment actions and statistical results which may influence the determination of the level of value and quality of assessment for the three major classes of real property. This section is divided into three parts: Residential Real Property; Commercial Real Property; and, Agricultural Land. All information for a class of real property is grouped together to provide a thorough analysis of the level of value and quality of assessment for the class of real property.

Each part of the Correlation Section contains the following sub-parts:

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

Sub-part I is the narrative conclusion of all information known to the Department regarding the class of property under analysis. Sub-parts II through VII compare important statistical indicators that the Department relies on when comparing assessment actions to statistical results and provide the explanation necessary to understand the conclusions reached in Sub-part I.

The Correlation Section also contains the 2006 County Abstract of Assessment for Real Property, Form 45, Compared with the 2005 Certificate of Taxes Levied (CTL) Report which compares data from two annual administrative reports filed by the county assessor. It compares the data from the 2005 CTL to establish the prior year's assessed valuation and compares it to the data from the 2006 County Abstract of Assessment for Real Property, Form 45, to demonstrate the annual change in assessed valuation that has occurred between assessment years. This report displays the amount of assessed dollars of change in value and the percentage change

in the value of various classes and subclasses of real property. It also analyzes real property growth valuation in the county.

Statistical Reports Section

Contains the statistical reports prepared by the Department pursuant to Neb. Rev. Stat. Section 77-1327(3) (R. S. Supp., 2005) and the *Standard on Ratio Studies*, International Association of Assessing Officers, (1999). These statistical reports are the outputs of the assessment sales ratio study of the county by the Department.

The statistical reports are prepared and provided to the county assessors at least four times each year. The Department, pursuant to 350 Nebraska Administrative Code, Chapter 12, Sales File, and *Directive 05-10, Responsibilities of the County or State Assessor and the Department of Property Assessment and Taxation in the Development of the Real Property Sales File for Assessment Year 2006*, September 9, 2005, provided Draft Statistical Reports, to each county assessor on or before Friday, September 16, 2005, based on data in the sales file as of Monday, September 13, 2005, and on or before Friday, November 18, 2005, based on data in the sales file as of Friday, November 16, 2005. The purpose of the Draft Statistical Reports was to provide the statistical indicators of the sales in the biannual rosters that were also provided to the county assessors on the aforementioned dates.

The Department provided the 2006 Preliminary Statistical Reports to the county assessors and the Commission on or before Tuesday, February 7, 2006, based on data in the sales file as of Monday, January 30, 2006.

The Statistical Reports Section contains statistical reports from two points in time:

R&O Statistical Reports, in which the numerator of the assessment sales ratio is the 2006 assessed valuation of the property in the sales file as of the 2006 Abstract Filing Date.

Preliminary Statistical Reports, in which the numerator of the assessment sales ratio is the final 2005 assessed value of the property in the sales file.

All statistical reports are prepared using the query process described in the Technical Specification Section of the 2006 R&O.

County Assessment Survey

Part one contains the General Information developed in a combined effort between the Department and the county assessor to describe the funding and staffing of the county assessor's office. It also documents the appraisal information as it relates to the three major classes of property; residential, commercial and agricultural land.

Part two of the Assessment Survey entitled "Assessment Actions" is also a joint effort between the Department and the county assessor to document the 2006 assessment actions taken to address the three classes of real property in the county.

County Reports Section

Contains reports from and about a county which are referenced in other sections of the R&O:

County Abstract of Assessment for Real Property, Form 45

A required administrative report filed annually with the Department by the county assessor. It is a summation of the 2006 assessed values and parcel record counts of each defined class or subclass of real property in the county and the number of acres and total assessed value by Land Capability Group (LCG) and by market area (if any).

County Agricultural Land Detail

A report prepared by the Department. The Department relies on the data submitted by the county assessor on the Abstract of Assessment of Real Property, Form 45, Schedule IX and computes by county and by market area (if any) the average assessed value of each LCG and land use.

The County Assessor's Three Year Plan of Assessment-Update

The Three Year Plan of Assessment is prepared by the county assessor and updated annually pursuant to Neb. Rev. Stat. §77-1311.02 (R. S. Supp., 2005). It explains the scope and detail of the assessment processes planned by the county assessor for the next assessment year and subsequent two assessment years.

Special Valuation Section

The recognition of special valuation in a county, in whole or in part, presents challenges to the measurement of level of value and quality of assessment of special value and recapture value. Special valuation is a unique assessment process that imposes an obligation upon the assessment officials to assess qualified real property at a constrained taxable value. It presents challenges to measurement officials by limiting the use of a standard tool of measurement, the assessment sales ratio study. The Purpose Statements provides the legal and policy framework for special valuation and describes the methodology used by the Department to measure the special value and recapture value in a county.

Special valuation is deemed recognized if the county assessor has determined that there are factors other than agricultural or horticultural influences on the actual value of agricultural land and has established a special value that is different than the recapture (full market value) value for part or all of the agricultural land in the county. If a county has implemented special valuation, all information necessary for the measurement of agricultural land in that county will be contained in the Special Valuation Section of the R&O of the Property Tax Administrator.

Nebraska Constitutional Provisions:

Neb. Const. art. VIII, sec. 1, (1) (1998): Taxes shall be levied by valuation uniformly and proportionately upon all real property and franchises as defined by the Legislature except as provided by this Constitution.

Neb. Const. art. VIII, sec. 1, (4) (1998): the Legislature may provide that agricultural land and horticultural land, as defined by the Legislature, shall constitute a separate and distinct class of property for purposes of taxation and may provide for a different method of taxing agricultural land and horticultural land which results in values that are not uniform and proportionate with all other real property and franchises but which results in values that are uniform and proportionate upon all property within the class of agricultural land and horticultural land.

Neb. Const. art. VIII, sec. 1, (5) (1998): the Legislature to enact laws to provide that the value of land actively devoted to agricultural or horticultural use shall for property tax purposes be that value which such land has for agricultural or horticultural use without regard to any value which such land might have for other purposes or uses.

Nebraska Statutory Provisions for Agricultural Land:

Neb. Rev. Stat. §77-112 (R.R.S., 2003): Actual value, defined. Actual value of real property for purposes of taxation means the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, the (1) sales comparison approach using the guidelines in section 77-1371, (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses of which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

Neb. Rev. Stat. §77-201 (R. S. Supp., 2005): Property taxable; valuation; classification. (1) Except as provided in subsections (2) through (4) of this section, all real property in this state, not expressly exempt therefrom, shall be subject to taxation and shall be valued at its actual value. (2) Agricultural land and horticultural land as defined in section 77-1359 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, unless expressly exempt from taxation, and shall be valued at eighty percent of its actual value. (3) Agricultural land and horticultural land actively devoted to agricultural or horticultural purposes which has value for purposes other than agricultural or horticultural uses and which meets the qualifications for special valuation under section 77-1344 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, and shall be valued for taxation at eighty percent of its special value as defined in section 77-1343 and at eighty percent of its recapture value as defined in section 77-1343 when the land is disqualified for special valuation under section 77-1347.....

Neb. Rev. Stat. §77-1359(1) (R.R.S., 2003): Agricultural and horticultural land; terms defined. Agricultural land and horticultural land shall mean land which is primarily used for the production of agricultural or horticultural products, including wasteland lying in or adjacent to and in common ownership or management with land used for the production of agricultural or horticultural products. Land retained or protected for future agricultural or horticultural uses under a conservation easement as provided in the Conservation and Preservation Easements Act shall be defined as agricultural land or horticultural land. Land enrolled in a federal or state program in which payments are received for removing such land from agricultural or horticultural production shall be defined as agricultural land or horticultural land. Land that is zoned predominantly for purposes other than agricultural or horticultural use shall not be assessed as agricultural land or horticultural land.

Nebraska Statutory Provisions for Special Valuation:

Neb. Rev. Stat. §77-201(3) (R. S. Supp., 2005): Creates a separate and distinct class of property for special valuation for purposes of property taxation, shall be subject to taxation, and shall be valued for taxation at eighty percent of its special value as defined in Neb. Rev. Stat. §77-1343 (R. S. Supp., 2004) and at eighty percent of its recapture value as defined in Neb. Rev. Stat. §77-1343 (R. S. Supp., 2004).

Neb. Rev. Stat. §77-1343(5) (R. S. Supp., 2004): Definition of recapture valuation. Recapture valuation means the actual value of the land pursuant to Neb. Rev. Stat. §77-112 (R. R. S., 2003).

Neb. Rev. Stat. §77-1343(6) (R. S. Supp., 2004): Definition of special valuation. Special valuation means the value that the land would have for agricultural or horticultural purposes or uses without regard to the actual value the land would have for other purposes or uses.

Nebraska Statutory Provisions for Measurement of Level of Value:

Neb. Rev. Stat. §77-1327(4) (R. S. Supp., 2005): For purposes of determining the level of value of agricultural and horticultural land subject to special valuation under section 77-1343 to 77-1348, the Property Tax Administrator shall annually make and issue a comprehensive study developed in compliance with professionally accepted mass appraisal techniques to establish the level of value if in his or her opinion the level of value cannot be developed through the use of the comprehensive assessment ratio studies developed in subsection (3) of this section.

Neb. Rev. Stat. §77-5023(2) (R.S. Supp., 2004): An acceptable range is the percentage of variation from a standard for valuation as measured by an established indicator of central tendency of assessment. Acceptable ranges are: (a) For agricultural and horticultural land as defined in section 77-1359, seventy-four to eighty percent of actual value; (b) for lands defined in section 77-1344 receiving special valuation, seventy-four to eighty percent of special valuation as defined in section 77-1343; and (c) for all other real property, ninety-two to one hundred percent of actual value.

Discussion of the Constitutional and Statutory Provisions:

Nebraska law requires that all values of real property for tax purposes shall be uniform and proportionate. Agricultural land may be treated differently from other real property for tax purposes, but the assessed values shall be uniform and proportionate within the class of agricultural land. Additionally, agricultural land may be valued for tax purposes at its value solely for agricultural use without regard to the value the land might have for any other purpose and use; however, these values must be uniform and proportionate within the application of this constitutional provision.

Nebraska's statutory structure for the valuation of agricultural land is fairly straightforward. The valuation policy is based on actual or market value. Actual value is a common, market standard that is used to determine the value of a property for many purposes, including taxation. Actual value is also a measure that is governed by practices and principles familiar to most people. Additionally, using actual value as the standard by which to determine valuation of real property provides the property owner with the ability to judge the proportionality of the valuation with other like property or other classes of property.

Discussion of Special Valuation:

The policy of special valuation was developed as the conversion of agricultural land to other uses demanded action for two purposes: one, the systematic and planned growth and development near and around urban areas; and two, to provide a tax incentive to keep agricultural uses in place until the governing body was ready for the growth and development of the land. Special value is both a land management tool and a tax incentive for compliance with the governing body's land management needs. As alternative, more intensive land uses put pressure for the conversion of underdeveloped land, economic pressures for higher and more intensive uses from non-agricultural development provide economic incentives to landowners to sell or convert their land. Governments, in order to provide for the orderly and efficient expansion of their duties, may place restrictions on landowners who convert land from one land use to a higher more intensive land use. Additionally, the existing landowners who may wish to continue their agricultural operations have an incentive to continue those practices until the governing body is ready for the conversion of their property to a more intensive use.

Without special valuation, existing agricultural landowners in these higher intensive use areas would be forced to convert their land for tax purposes, as the market value of the land could be far greater than its value for agricultural purposes and uses. The history of special valuation would indicate that the other purposes and uses are those not normally or readily known within the agricultural sector and are more intensive, such as residential, recreational, commercial or industrial development.

There are two scenarios that exist when special valuation is implemented in a county:

One, special valuation is applicable in a defined area of the county or only for certain types of land in the county. In these situations the county has found that use of the land for non-agricultural purposes and uses influences the actual value of some of the

agricultural land in the county. In these situations, the Department must measure the level of value of agricultural land, special value, and recapture value. If the methodology of the county assessor states that the county assessor used sales of similar land that are not influenced by the non-agricultural purposes and uses of the land, then the sales of uninfluenced land are used to determine the special valuation of the influenced land. The sales of the influenced land are used to determine the recapture value of the influenced land. The sales of agricultural land that are not influenced by the non-agricultural purposes and uses are used to measure the level of value of uninfluenced agricultural land.

Two, special valuation is applicable in the entire county. In this situation the county has found that the actual value of land for other purposes and uses other than agricultural purposes and uses influences the actual value of all of the agricultural land in the county. In these situations, the Department must measure the level of value of special value and recapture value.

Measurement of Special Valuation

The Department has two options in measuring the level of value of special valuation. In a county where special valuation is not applicable in the entire county and the land that is subject to special value is similar to agricultural land that is not subject to special value, the Department can analyze the level of value outside the special valuation area and determine if the level of value in that area should be deemed to be the level of value for special valuation. If the land in the special value area is dissimilar to other agricultural land in the county so there is no comparability of properties, the Department would analyze the valuations applicable for special value to determine if they correlate with the valuations in other parts of the county or other counties, even though direct comparability may not exist.

In a county where special valuation is applicable throughout the entire county, the Department has developed an income based measurement methodology which does not rely on the sales of agricultural land in the county. In developing this methodology, the Department considered all possible mass appraisal techniques. There is, however, no generally accepted approach for the measurement of constrained values. For example, the assessment/sales ratio study measures influences of the “whole” market. In counties where there are nonagricultural influences throughout the county, there are no sales in that county without a nonagricultural influence on value. As a result, the Department had to examine and adapt professionally accepted mass appraisal techniques to the measurement of special valuation other than the assessment sales ratio. As the Department analyzed the three professionally accepted mass appraisal techniques relating to the valuation of real property, the Department discarded the use of the cost approach as not being suited to the analysis of unimproved agricultural land. With respect to the sales comparison approach, in counties that are 100 percent special valuation, any sales data would have to be “surrogate” sales from other counties where nonagricultural influences have no impact on sales of agricultural land. This analysis would provide a significant level of subjectivity in terms of whether the counties from which the surrogate sales are drawn are truly comparable to the county that is being measured. The Department ultimately chose to adapt the income approach to this process. First, the income approach could rely on income data from the

county being measured. Second, the Department could, to some degree, reduce the subjectivity of the process because nonagricultural influences do not influence the cash rent that land used for agricultural purposes commands in the market place.

Rent Data

For purposes of determining the income for the Department's measurement technique, the Department gathered cash rent data for agricultural land. There were three sources for cash rent data. One, the annual study done by the University of Nebraska, Lincoln, titled *Nebraska Farm Real Estate Market Developments 2004-2005*. Two, the Board of Educational Lands and Funds (BELF), which provides a statewide schedule of crop land rental rates and grass land rental rates. The databases provided by BELF contained a summary presentation of all of the rental contracts that were examined by county, parcel size, land use, contract rent, BELF rent estimate and classification and notes relating to lease conditions. This data was provided for both cropland and grassland. Three, the annual survey entitled *Farm and Ranch Managers Cash Rental Rate Survey*, which is provided to the Department from BELF.

Gross rental amounts are used in the Department's methodology because the marketplace tends to take expenses and taxes (items that must be accounted for in any income approach to value) into account in the determination of the amount the lessee will pay the lessor for the rental of agricultural land.

Rate Data

The second portion of the income methodology is the development of a "rate". The Department sought to correlate the available data and determine a single rate for each major land use. By doing this, the final values which were developed as a standard for comparison with the special valuation varied by county based on the rent estimates that were made. The calculation for the rate was done in several steps. First, the abstract of assessment was used to determine the assessed valuation for each land classification group for the counties not using special valuation that were comparable to the special valuation counties. Second, that assessed valuation was divided by the level of value for agricultural land as determined by the Commission to reach 100% of the value of agricultural land without nonagricultural influences. In turn, the Department took the rent estimates for each LCG in those counties and multiplied them by the number of acres in that LCG to generate total income. That amount was then divided by the total value of agricultural land to determine a rate for that county. The rates for the comparable counties were then arrayed, in a manner similar to assessment/sales ratios. In developing the rates, a starting point was the use of "comparable" counties to those using special valuation.

The Department looked to counties where there was not an active process of special valuation in place or unrecognized nonagricultural influences. Additionally, the Department looked to comparable counties in the proximity of the counties being measured. The most significant group was made up of the counties that were geographically adjacent to the eight special valuation counties. Further, the Department looked at the distribution of land uses in the comparable counties and whether they were similar to those in the subject counties. The Department then sorted counties and rates based on land use mix. As the Department worked through the process, land use mix and the adjacent county mix tended to drive the analysis. The

eight primary special valuation counties were all strongly weighted toward dryland use; the eight eastern Special Value counties ranged from about 62% to 83% dryland use.

For 2006, the analysis indicated an irrigated rate of 8.00%, slightly lower than the rate of 8.25% used in 2005. Initially the rate of 5.50% was selected for dryland measurement. This rate was significantly lower than the 2005 rate of 6.25%. After receiving input from the eight eastern counties being measured the Department decided to soften its dryland rate estimate to 5.75%. The analysis also indicated a rate of 4.00% for grassland, slightly lower than the rate of 4.25% used in 2005. The lowered rates are deemed to be a direct reflection of significant valuation increases in the values in the comparable counties.

Additionally for 2006, the Department is required to produce a measurement of the Special Value process in Scotts Bluff County. The database was expanded to include the whole state, and a separate analysis was developed. It was apparent very early that the rates developed for the eastern Special Value analysis had no relationship to the western counties, so the rate analysis was done including the ten (excluding Scotts Bluff) western counties. Using grouping and analysis techniques similar to those used in the eastern part of the state, within the ten western counties, the Department chose a dryland conversion rate of 7.75%, and a grassland conversion rate of 4.00%.

The irrigation rate selection was more complex due to a shortage of comparable counties. Scotts Bluff County is the heaviest irrigated county among the western counties. The irrigation is predominantly in the Platte River valley, has been developed over many years for the production of corn, dry edible beans and sugar beets, and has large areas leveled for gravity irrigation. More than 40% of Scotts Bluff County's agricultural land is irrigated. The second highest irrigated county is Box Butte County with just over 20% irrigation. Box Butte's irrigated land consists of mostly upland soils with pivot application. Much of the other irrigation development in the panhandle region is either similar to Box Butte or is found in spot locations used for feed grain or hay production in otherwise cattle grazing regions. The only 2 areas deemed to be comparable are Market area 2 from Sioux County which is essentially the same soils and irrigation development as the central and northwestern portions of Scotts Bluff County, and market area 1 in Morrill County which is Platte River valley land that is an eastern extension of Scotts Bluff County. Analysis of the entire western counties indicated an irrigated rate of nearly 15.00%, but the two comparable market areas produced rates of 10.04% and 12.80% respectively. The department selected a rate for the conversion of rent estimates in Scotts Bluff County of 11.50%. For 2006, the preliminary estimates of the LOV in Scotts Bluff County were prepared using the following rates: Irrigated 11.50%, Dryland 7.75% and Grassland 4.00%.

Valuation Calculation

The applicable rates were applied to the rental income for each land use multiplied by the number of acres for that use. The result of this calculation was to reach total special valuation, which represents of the value for agricultural purposes only.

Measurement Calculation

Finally, to calculate the level of value achieved by a county, the Department took value calculated from the income approach, representing the total special valuation for a county and compared it to the amount of special valuation provided by the county on its annual abstract of assessment to reach the estimated level of value for special valuation in each subject county.

Measurement of Recapture Valuation

The measurement of recapture valuation is accomplished by using the Department's sales file and conducting a ratio study using the recapture value instead of the assessed or special value in making the comparison to selling price. The Department has the capability of providing statistical reports utilizing all agricultural sales or utilizing only the sales that have occurred with recapture valuation stated by the county assessor on the sales file record.

Measurement of Agricultural Land Valuation

In a county where special valuation is not applicable in the entire county, the Department must measure the level of value of the agricultural land valuation. This is accomplished by using part of the agricultural land sales file using sales that are not in the area where special valuation is available. Other than using only the applicable part of the sales file, this is the same measurement process that is used by the Department for agricultural land in a county that has no other purposes and uses for its agricultural land.

Purpose Statements Section

Describes the contents and purpose of each section in the R&O.

Glossary

Contains the definitions of terms used throughout the R&O.

Technical Specifications Section

Contains the calculations used to prepare the Commission Summary, the Correlation Section tables, the Statistical Reports Query, and the Statistical Reports.

Certification

Sets forth to whom, how and when copies of the R&O are distributed.

Map Section

The Map section contains a collection of maps that the Property Tax Administrator has gathered that pertain to each county. These maps may be used as a supplement to the R&O.

Valuation History Charts Section

The Valuation History chart section contains five charts for each county. The first four charts display taxable valuations by property class and subclass, annual percentage change, cumulative percentage change, and the rate of annual percent change over the time period of 1992 to 2005. The fifth chart displays 2005 taxable valuations by property type for each city within the county and compares to the county's valuation for each class and subclass of property. The fifth chart also displays populations for the cities and the county.

Glossary

Actual Value: The market value or fair market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, (1) sales comparison approach using the guidelines in sections 77-1371 (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses of which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

Adjusted Sale Price: A sale price that is the result of adjustments made to the purchase price reported on the Real Estate Transfer Statement, Form 521, for the affects of personal property or financing included in the reported purchase price. If the sale price is adjusted, it is the adjusted sale price that will be used as the denominator in the assessment sales ratio. The IAAO considers adjustments for time. However, currently the Department does not recognize adjustments for time.

Agricultural Land: Land that is agricultural land and horticultural land as defined in Neb. Rev. Stat. §77-1343(1) (R. S. Supp., 2004) and Neb. Rev. Stat. §77-1359(1) (R. R. S., 2003).

Agricultural Land Market Areas: Areas with defined characteristics within which similar agricultural land is effectively competitive in the minds of buyers and sellers with other comparable agricultural land in the area within a county. These areas are defined by the county assessor.

Agricultural Property Classification: Includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-05 Agricultural, all Statuses. A sub-classification is defined for the Status-2: unimproved agricultural properties (see, Agricultural Unimproved Property Classification).

Agricultural Unimproved Property Classification: Includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-05 Agricultural, Status-2.

Arm's Length Transaction: A sale between two or more parties, each seeking to maximize their positions from the transaction. All sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques.

Assessed Value: The value of a parcel of real property established by a government that will be the basis for levying a property tax. In Nebraska, the assessed value of a parcel of real property is first established by the county assessor of each county. For purposes of the Department's sales file, the assessed value displays the value for land, improvements and total. The assessed value is the numerator in the assessment sales ratio.

Assessment: The official act of the county assessor to discover, list, value, and determine the taxable value of real property in a county and placing it on the assessment roll.

Assessment Level: The legal requirement for the assessed value of all parcels of real property. In Nebraska, the assessment level for the classes of residential and commercial real property is one hundred percent of actual value; the assessment level for the class of agricultural and horticultural land is 80% of actual value; and, the assessment level for agricultural land receiving special valuation is 80% of special value and recapture value.

Assessment Sales Ratio: The ratio that is the result of the assessed value divided by the sale price, or adjusted sale price, of a parcel of real property that has sold within the study period of the state-wide sales file.

Assessor Location: Categories in the state-wide sales file which are defined by the county assessor to represent a class or subclass of property that is not required by statute or regulation. Assessor location allows the county assessor to further sub-stratify the sales in the state-wide sales file.

Average Absolute Deviation (AVG.ABS.DEV.): The arithmetic mean of the total absolute deviations from a measure of central tendency such as the median. It is used in calculating the coefficient of dispersion (COD).

Average Assessed Value: The value that is the result of the total assessed value of all sold properties in the sample data set divided by the total of the number of sales in the sample data set.

Average Selling Price: The value that is the result of the total sale prices of all properties in the sample data set divided by the total of the number of sales in the sample data set.

Central Tendency, Measure of: A single point in a range of observations, around which the observations tend to cluster. The three most commonly used measures of central tendency calculated by the Department are the median ratio, weighted mean ratio and mean ratio.

Coefficient of Dispersion (COD): A measure of assessment uniformity. It is the average absolute deviation calculated about the median expressed as a percentage of the median.

Coefficient of Variation (COV): The measure of the relative dispersion of the sample data set about the mean. It is the standard deviation expressed in terms of a percentage of the mean.

Commercial Property Classification: Includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-02 Multi-Family, all Statuses; Property parcel type 03-Commercial, all Statuses; and, Property parcel type 04-Industrial, all Statuses.

Confidence Interval (CI): A calculated range of values in which the measure of central tendency of the sales is expected to fall. The Department has calculated confidence intervals around all three measures of central tendency.

Confidence Level: The required degree of confidence in a confidence interval commonly stated as 90, 95, or 99 percent. For example, a 95 percent confidence interval would mean that one can be 95% confident that the measure of central tendency used in the interval falls within the indicated range.

Direct Equalization: The process of adjusting the assessed values of parcels of real property, usually by class or subclass, using adjustment factors or percentages, to achieve proportionate valuations among the classes or subclasses.

Equalization: The process to ensure that all locally assessed real property and all centrally assessed real property is assessed at or near the same level of value as required by law.

Geo Code: Each township represented by a state-wide unique sequential four-digit number starting with the township in the most northeast corner of the state in Boyd County going west to the northwest corner of the state in Sioux County and then proceeding south one township and going east again, until ending at the township in the southwest corner of the state in Dundy County.

Growth Value: Is reported by the county assessor on the Abstract of Assessment for Real Property, Form 45. Growth value includes all increases in valuation due to improvements of real properties as a result of new construction, improvements, and additions to existing buildings. Growth value does not include a change in the value of a class or subclass of real property as a result of the revaluation of existing parcels, the value changes resulting from a change in use of the parcel, or taxable value added because a parcel has changed status from exempt to taxable. There is no growth value for agricultural land.

Indirect Equalization: The process of computing hypothetical values that represent the best estimate of the total taxable value available at the prescribed assessment level. Usually a function used to ensure the proper distribution of intergovernmental transfer payments between state and local governments, such as state aid to education.

Level of Value: The level of value is the most probable overall opinion of the relationship of assessed value to actual value achieved by the county assessor for a class or subclass of centrally assessed property. The Property Tax Administrator is annually required to give an opinion of the level of value achieved by each county assessor to the Tax Equalization and Review Commission. The acceptable range for levels of value for classes of real property are provided in Neb. Rev. Stat. §77-5023 (3) (R.S. Supp., 2005).

Location: The portion of the Property Classification Code that describes the physical situs of the real property by one of the following descriptions:

1-Urban, a parcel of real property located within the limits of an incorporated city or village.

2-Suburban, a parcel of real property located outside the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.

3-Rural, a parcel of real property located outside an urban or suburban area, or located in an unincorporated village or subdivision which is outside the legal jurisdiction of an incorporated city or village.

Majority Land Use: The number of acres compared to total acres by land use for agricultural land. The thresholds used by the Department are: 95%, 80% and 50%. If “N/A” appears next to any category it means there are “other” land classifications included within this majority grouping.

Maximum Ratio: The largest ratio occurring in the arrayed sample data set.

Mean Ratio: The ratio that is the result of the total of all assessment/sales ratios in the sample data set divided by the number of ratios in the sample data set.

Median Ratio: The middle ratio of the arrayed sample data set. If there is an even number of ratios, the median is the average of the two middle ratios.

Minimally Improved Agricultural Land: A statistical report that uses the sales file data for all sales of parcels classified as Property Classification Code: Property parcel type-05 Agricultural, which have non-agricultural land and/or improvements of minimal value, the assessed value is determined to be less than \$10,000 and less than 5% of the selling price.

Minimum Ratio: The smallest ratio occurring in the arrayed sample data set.

Non-Agricultural Land: For purposes of the County Abstract of Assessment for Real Property, Form 45, land located on a parcel that is classified as Property Classification Code: Property parcel type-05 Agricultural, which is not defined as agricultural and horticultural land, pursuant to Neb. Rev. Stat. §77-1359 (R. R. S., 2003).

Number of Sales: The total number of sales contained in the sales file that occurred within the applicable Sale Date Range for the class of real property.

Population: The set of data from which a statistical sample is taken. In assessment, the population is all parcels of real property within a defined class or subclass in the county.

Price Related Differential (PRD): A measure of assessment vertical uniformity (progressivity or regressivity). It measures the relative treatment of properties based upon the selling price of the properties. It is calculated by dividing the mean ratio by the weighted mean ratio.

Property Classification Code: A code that is required on the property record card of all parcels of real property in a county. The Property Classification Code enables the stratification of real property into classes and subclasses of real property within each county. The classification code is a series of numbers which is defined in Title 350, Nebraska Administrative Code, ch.10-004.02.

Property Parcel Type: The portion of the Property Classification Code that indicates the predominant use of the parcel as determined by the county assessor. The Property parcel types are:

- 01-Single Family Residential
- 02-Multi-Family Residential
- 03-Commercial
- 04-Industrial
- 05-Agricultural
- 06-Recreational
- 07-Mobile Home
- 08-Minerals, Non-Producing
- 09-Minerals, Producing
- 10-State Centrally Assessed
- 11-Exempt
- 12-Game and Parks

Purchase Price: The actual amount, expressed in terms of money, paid for a good or service by a willing buyer. This is the amount reported on the Real Estate Transfer Statement, Form 521, Line 22.

Qualified Sale: A sale which is an arm's length transaction included in the state-wide sales file. The determination of the qualification of the sale may be made by the county assessor or the Department.

Qualitative Statistics: Statistics which assist in the evaluation of assessment practices, such as the coefficient of dispersion (COD) and the price related differential (PRD).

Quality of Assessment: The quality of assessment achieved by the county assessor for a class or subclass of real property. The Property Tax Administrator is annually required to give an opinion of the quality of assessment achieved by each county assessor to the Commission.

Recapture Value: For agricultural and horticultural land receiving special valuation, the assessed value of the land if the land becomes disqualified from special valuation. Recapture value means the actual value of the land pursuant to Neb. Rev. Stat. §77-112 (Reissue 2003). Special value land is valued for taxation at 80% of its recapture value, if recapture is triggered.

Residential Property Classification: Includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-01 Single Family, all Statuses; Property parcel type-06 Recreational, all Statuses; and, Property parcel type-07 Mobile Home, Statuses 1 and 3.

Sale: All transactions of real property for which the Real Estate Transfer Statement, Form 521, is filed and with stated consideration of more than one hundred dollars or upon which more than one dollar and seventy-five cents or two dollars and twenty-five cents (effective 7/1/05) of documentary stamp taxes are paid.

Sale Date Range: The range of sale dates reported on Real Estate Transfer Statements, Form 521, that are included in the sales assessment ratio study for each class of real property.

Sale Price: The actual amount, expressed in terms of money, received for a unit of goods or services, whether or not established in a free and open market. The sale price may be an indicator of actual value of a parcel of real property. An estimate of the sales price may be made from the amount of Documentary Stamp Tax reported on the Real Estate Transfer Statement, Form 521, as the amount recorded on the deed. The sale price is part of the denominator in the assessment sales ratio.

Sample Data Set: A set of observations selected from a population.

Special Value: For agricultural and horticultural land receiving special valuation, the assessed value of the land if the land is qualified for special valuation. Special value means the value that the land has for agricultural or horticultural purposes or uses without regard to the actual value that land has for other purposes and uses. Special value land is valued for taxation at 80% of its special value.

Standard Deviation (STD): The measure of the extent of the absolute difference of the sample data set around the mean. This calculation is the first step in calculating the coefficient of variation (COV). It assumes a normalized distribution of data, and therefore is not relied on heavily in the analysis of assessment practices.

Statistics: Numerical descriptive data calculated from a sample, for example the median, mean or COD. Statistics are used to estimate corresponding measures for the population.

Status: The portion of the Property Classification Code that describes the status of a parcel:

- 1-Improved, land upon which buildings are located.
- 2-Unimproved, land without buildings or structures.
- 3-Improvement on leased land (IOLL), any item of real property which is located on land owned by a person other than the owner of the item.

Total Assessed Value: The sum of all the assessed values in the sample data set.

Total Sale Price: The sum of all the sale prices in the sample data set. If the selling price of a sale was adjusted for qualification, then the adjusted selling price would be used.

Usability: The coding for the treatment of a sale in the state-wide sales file database.

1-use the sale without adjustment

2-use the sale with an adjustment

3-substantially changed sale should not be used in study

4-exclude the sale

Valuation: Process or act to determine the assessed value of all parcels of real property in the county each year.

Weighted Mean Ratio: The ratio that is the result of the total of all assessed values of all properties in the sample data set divided by the total of all sale prices of all properties in the sample data set.

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

% of value of this class of all real property value in the county:

$\text{Abstract \#4 value} + \text{Abstract \#16 value} / \text{Abstract Total Real Property Value}$

% of records sold in study period:

$\text{Total Sales from Sales File} / \text{Abstract \#4 records} + \text{Abstract \#16 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#4 value} + \text{Abstract \#16 value}$

Average assessed value of the base:

$\text{Abstract \#4 value} + \text{Abstract \#16 value} / \text{Abstract \#4 records} + \text{Abstract \#16 records}$

For Commercial Real Property

% of value of this class of all real property value in the county:

$\text{Abstract \#8 value} + \text{Abstract \#12 value} / \text{Abstract Total Real Property Value}$

% of records sold in study period:

$\text{Total Sales from Sales File} / \text{Abstract \#8 records} + \text{Abstract \#12 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#8 value} + \text{Abstract \#12 value}$

Average assessed value of the base:

$\text{Abstract \#8 value} + \text{Abstract \#12 value} / \text{Abstract \#8 records} + \text{Abstract \#12 records}$

For Agricultural Land

% of value of this class of all real property value in the county:

$\text{Abstract \#30 value} / \text{Abstract Total Real Property Value}$

% of records sold in the study period:

$\text{Total Sales from Sales File} / \text{Abstract \#30 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#30 value}$

Average assessed value of the base:

$\text{Abstract \#30 value} / \text{Abstract \#30 records}$

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

	Total Sales	Qualified Sales	Percent Used
2001			
2002			
2003			XX.XX
2004			XX.XX
2005			XX.XX
2006			XX.XX

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

Percent of Sales Used: Round([Qualified]/[Total]*100,2)

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001				
2002				
2003				
2004				
2005				
2006		XX.XX	XX.XX	

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

%Chngexclgrowth: Round(If([proptype]="Residential",((([Trended 4 (resgrowvalsum)]!SumOftotalvalue-[Trended 4 (resgrowvalsum)]!SumOfgrowth-Avg(ctl05cnt!RESID+ctl05cnt!RECREAT))*100)/Avg(ctl05cnt!RESID+ctl05cnt!RECREAT)),II

f([proptype]="Commercial",((([Trended 5 (comgrowvalsum)]!SumOftotalvalue-[Trended 5 (comgrowvalsum)]!SumOfgrowth-Avg(ctl05cnt!COMM+ctl05cnt!INDUST))*100)/Avg(ctl05cnt!COMM+ctl05cnt!INDUST),Iif([proptype]="AGRICULTURAL UNIMPROVED",((([Trended 6 (agvalsum)]!SumOftotalvalue-Avg(ctl05cnt!TOTAG))*100)/Avg(ctl05cnt!TOTAG),Null))),2)
Trended Ratio: Round(Iif([proptype]="Residential",([Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]*([Trended 4 (resgrowvalsum)]!SumOftotalvalue-[Trended 4 (resgrowvalsum)]!SumOfgrowth-Avg(ctl05cnt!RESID+ctl05cnt!RECREAT)))/(Avg(ctl05cnt!RESID+ctl05cnt!RECREAT)*100)*100),Iif([proptype]="Commercial",[Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]*((([Trended 5 (comgrowvalsum)]!SumOftotalvalue-[Trended 5 (comgrowvalsum)]!SumOfgrowth-Avg(ctl05cnt!COMM+ctl05cnt!INDUST))*100)/(Avg(ctl05cnt!COMM+ctl05cnt!INDUST)*100),Iif([proptype]="Agricultural Unimproved",[Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]*((([Trended 6 (agvalsum).SumOftotalvalue]-Avg(ctl05cnt!TOTAG))*100)/(Avg(ctl05cnt!TOTAG)*100),Null))),2)

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
	2001	
	2002	
	2003	
	2004	
XX.XX	2005	XX.XX (from Table III Calc)
	2006	

Chart: Yes
Stat Type: Qualified
Stat Title: R&O and Prelim
Study Period: Yearly (most recent twelve months of sales)
Property Type: Residential, Commercial and Agricultural Unimproved
Display: XX.XX
History: 2001, 2002, 2003, 2004, 2005
Field: aggreg
Calculation:
%ChngTotassvals: Iif(Val([Percent Change 2 (Prelim).aggreg])=0,"N/A",Round((([Percent Change 1 (R&O).aggreg]-[Percent Change 2 (Prelim).aggreg])/[Percent Change 2 (Prelim).aggreg]*100,2))

% Change in Assessed Value Excl. Growth, use %Chngexclgrowth from Table III calc.

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

	Median	Weighted Mean	Mean
--	--------	---------------	------

R&O Statistics			
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Chart: Yes
Stat Type: Qualified
Stat Title: R&O
Study Period: Standard
Property Type: Residential, Commercial and Agricultural Unimproved
Display: XX
History: None
Field: median, aggreg and mean

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

Chart: No
Stat Type: Qualified
Stat Title: R&O
Study Period: Standard
Property Type: Residential, Commercial and Agricultural Unimproved
Display: XX
History: None
Field: PRD and COD

Calculations:
CODDiff: Round(IIf([2006R&O]!proptype="Residential",IIf(Val([2006R&O]!cod)>15, Val([2006R&O]!cod)-15,0),IIf(Val([2006R&O]!cod)>20,Val([2006R&O]!cod)-20,0)),2)

PRDDiff: Round(IIf(Val([2006R&O]!prd)>103,Val([2006R&O]!prd)-103, IIf(Val([2006R&O]!prd)<98,Val([2006R&O]!prd)-98,0)),2)

VII. Analysis of Changes in the Statistics Due to the County Assessor Actions

	Preliminary Statistics	R&O Statistics	Change
Number of Sales			XX
Median			XX
Weighted Mean			XX
Mean			XX
COD			XX
PRD			XX
Min Sales Ratio			XX
Max Sales Ratio			XX

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: no2006, median, aggreg, mean, COD, PRD, min and max

Calculations:

no2006Diff: R&O.no2006-Prelim.2005 2006

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

The Statistical Reports contained in the Reports and Opinions for each county derive from the sales file of the Department of Property Assessment and Taxation. The sales file contains all recorded real property transactions with a stated consideration of more than one-hundred dollars (\$100) or upon which more than one dollar and seventy-five cents (\$1.75) in documentary stamp taxes are paid as shown on the Real Estate Transfer Statement, Form 521. Transactions meeting these criteria are considered sales.

The first query performed by the sales file is by county number. For each of the following property classifications, the sales file performs the following queries:

Residential:

Property Class Code: Property Type 01, all Statuses
Property Type 06, all Statuses
Property Type 07, Statuses 1 and 3
Sale Date Range: July 1, 2003 through June 30, 2005
Qualified: All sales with County Assessor Usability Code: blank, zero, 1 or 2.
If blank or zero will be considered a Usability of 1.

Commercial:

Property Class Code: Property Type 02, all Statuses
Property Type 03, all Statuses
Property Type 04, all Statuses
Sale Date Range: July 1, 2002 through June 30, 2005
Qualified: All sales with Department Usability Code: zero, 1 or 2
If blank or zero will be considered a Usability of 1.

Unimproved Agricultural:

Property Class Code: Property Type 05, Status 2
Sale Date Range: July 1, 2002 through June 30, 2005
Qualified: All sales with Department Usability Code: zero, 1 or 2.
If blank or zero will be considered a Usability of 1.

Agricultural: (Optional)

Property Class Code: Property Type 05, Status 1 and 2
Sale Date Range: July 1, 2002 through June 30, 2005
Qualified: All sales with Department Usability Code: zero, 1 or 2.
If blank or zero will be considered a Usability of 1

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses

Sale Date Range: July 1, 2002 through June 30, 2005

Qualified: All sales with Department Usability Code: zero, 1 or 2.

If blank or zero will be considered a Usability of 1.

Once a record is deemed qualified agricultural, the program will determine: If the current year assessed value improvement plus the non-agricultural total value is less than 5% and \$10,000 of the Total Adjusted Selling Price, the record will be deemed Minimally Improved.

Statistical Calculations

The results of the statistical calculations that make up the header of the Statistical Reports are:

Number of Sales
Total Sales Price
Total Adj. Sales Price
Total Assessed Value
Avg. Adj. Sales Price
Avg. Assessed Value

Median
Weighted Mean
Mean
COD
PRD
COV
STD
Avg. Abs. Dev.
Max Sales Ratio
Min Sales Ratio
95% Median C.I.
95% Wgt. Mean C.I.
95% Mean C.I.

Coding Information & Calculations

Each sale in the sales file becomes a record in the sales file program. All statistical calculations performed by the sales file program round results in the following manner: if the result is not a whole number, then the program will round the result five places past the decimal and truncate to the second place past the decimal. Sales price and assessed value are whole numbers.

Number of Sales

- Coded as Count, Character, 5-digit field.
- The Count is the total number of sales in the sales file based upon the selection of Total or Qualified. For purposes of this document, Qualified and Sale Date Range is assumed.

Total Sales Price

- Coded as TotSalePrice, Character, 15-digit field.
- The Total Sales Price is based on the Total Sale Amount, shown on Line 24 of the Real Estate Transfer Statement, Form 521, for each record added together.
- Calculation
 - Sum SaleAmt

Total Adj. Sales Price

- Coded as TotAdjSalePrice, Character, 15-digit field.
- The Total Adjusted Sales Price is the Total Sale Amount for each record plus or minus any adjustments made to the sale by the county assessor, Department or the Commission (from an appeal).
- Calculation
 - $\text{Sum SaleAmt} + \text{or} - \text{Adjustments}$

Total Assessed Value

- Coded as TotAssdValue, Character, 15-digit field.
- The Total Assessed Value is based on the Entered Total Current Year Assessed Value Amount for each record. If the record is an agricultural record, Property Classification Code: Property Parcel Type-05, then the Total Assessed Value is the Entered Current Year Total Value adjusted by any value for Non-Ag Total and Current Year Total Improvements, so that the Total Assessed Value used in the calculations for these records is the assessed value for the agricultural land only.
- Calculation
 - Sum TotAssdValue

Avg. Adj. Sales Price

- Coded as AvgAdjSalePrice, Character, 15-digit field.
- The Average Adjusted Sale Price is dependant on the TotAdjSalePrice and the Count defined above.
- Calculation
 - $\text{TotAdjSalePrice}/\text{Count}$

Avg. Assessed Value

- Coded as AvgAssdValue, Character, 15-digit field.
- The Average Assessed Value is dependant on the TotAssdValue and the Count defined above.
- Calculation
 - $\text{TotAssdValue}/\text{Count}$

Median

- Coded as Median, Character, 12-digit field.
- The Median ratio is the middle ratio when the records are arrayed in order of magnitude by ratio.
 - If there is an odd number of records in the array, the median ratio is the middle ratio of the array.
 - If there is an even number of records in the array, the median ratio is the average of the two middle ratios of the array.
- Calculation
 - Array the records by order of the magnitude of the ratio from high to low
 - Divide the Total Count in the array by 2 equals Record Total
 - If the Total Count in the array is odd:
 - Count down the number of whole records that is the Record Total + 1. The ratio for that record will be the Median ratio
 - If the Total Count in the array is even:
 - Count down the number of records that is Record Total. This is ratio 1.
 - Count down the number of records that is Records Total + 1. That is ratio 2.
 - $(\text{ratio 1} + \text{ratio 2})/2$ equals the Median ratio.

Weighted Mean

- Coded as Aggreg, Character, 12-digit field.
- Calculation
 - $(\text{TotAssdValue}/\text{TotAdjSalePrice}) * 100$

Mean

- Coded Mean, Character, 12-digit field
- Mean ratio is dependant on TotalRatio which is the sum of all ratios in the sample.
- Calculation
 - $\text{TotalRatio}/\text{RecCount}$

COD

- Coded COD, Character, 12-digit field
- Calculation
 - Subtract the Median from Each Ratio
 - Take the Absolute Value of the Calculated Differences
 - Sum the Absolute Differences
 - Divide by the Number of Ratios to obtain the “Average Absolute Deviation”
 - Divide by the Median
 - Multiply by 100

PRD

- Coded PRD, Character, 12-digit field
- Calculation
 - $(\text{MeanRatio}/\text{AggregRatio}) * 100$

COV

- Coded COV, Character, 12-digit field
- Calculation
 - Subtract the Mean from each ratio
 - Square the Calculated difference
 - Sum the squared differences
 - Divide the number of ratios less one to obtain the Variance of the ratios
 - Compute the Squared Root to obtain the Standard Deviation
 - Divide the Standard Deviation by the Mean
 - Multiply by 100

STD

- Coded StdDev, Character, 12-digit field
- Calculation
 - Subtract the Mean Ratio from each ratio
 - Square the resulting difference
 - Sum the squared difference
 - Divide the number of ratios less one to obtain the Variance of the ratios
 - Compute the squared root of the variance to obtain the Standard Deviation

Avg. Abs. Dev.

- Coded AvgABSDev, Character, 12-digit field
- Calculation
 - Subtracting the Median ratio from each ratio
 - Summing the absolute values of the computed difference
 - Dividing the summed value by the number of ratios

Max Sales Ratio

- Coded Max, Character, 12-digit field
- The Maximum ratio is the largest ratio when the records are arrayed in order of magnitude of ratio.

Min Sales Ratio

- Coded Min, Character, 12-digit field
- The Minimum ratio is the smallest ratio when the records are arrayed in order of magnitude of ratio.

95% Median C.I.

- Coded MedianConfInterval, Character, 12-digit field
- The Median Confidence Interval is found by arraying the ratios and identifying the ranks of the ratios corresponding to the Lower and Upper Confidence Limits. The equation for the number of ratios (j), that one must count up or down from the median to find the Lower and Upper Confidence Limits is:
- Calculation
 - If the number of ratios is Odd
 - $j = 1.96x\sqrt{n}/2$
 - If the number of ratios is Even
 - $j = 1.96x\sqrt{n}/2 + 0.5$
 - Keep in mind if the calculation has anything past the decimal, it will be rounded to the next whole number and the benefit of the doubt is given
 - If the sample size is 5 or less, then N/A is given as the confidence interval
 - If the sample size is 6-8, then the Min and Max is the given range

95% Wgt. Mean C.I.

- Coded AggregConfInterval, Character, 12-digit field
- Calculation
 - Items needed for this calculation
 - Number of sales
 - Assessed Values – Individual and Summed
 - Assessed Values Squared – Individual and Summed
 - Average Assessed Value
 - Sale Prices – Individual and Summed
 - Sales Prices Squared – Individual and Summed
 - Average Sale Price
 - Assessed Values x Sale Prices – Individual and Summed
 - The Weighted Mean
 - The t value for the sample size

- The actual calculation:

$$CI(\bar{A}/\bar{S}) - \bar{A}/\bar{S} \pm t \times \frac{\sqrt{\sum A^2 - 2(\bar{A}/\bar{S}) \sum (A \times S) + (\bar{A}/\bar{S})^2 (\sum S^2)}}{\bar{S} \sqrt{(n) (n-1)}}$$

- If the sample size is 5 or less, then N/A is given as the confidence interval

95% Mean C.I.

- Coded MeanConfInterval, Character, 12-digit field
- The Mean Confidence Interval is based on the assumption of a normal distribution and can be affected by outliers.
- Calculation
 - Lower Limit
 - The Mean – ((t-value * The Standard Deviation)/the Square Root of the Number of Records)
 - Upper Limit
 - The Mean + ((t-value * The Standard Deviation)/the Square Root of the Number of Records)
 - If the number of records is > 30, then use 1.96 as the t-value
 - If the number of records is <= 30, then a “Critical Values of t” Table is used based on sample size. Degrees of freedom = sample size minus 1
 - If the sample is 1 or less, then N/A is given as the confidence interval

Ratio Formulas

- Residential and Commercial Records
 - If the Assessed Value Total Equals Zero, the system changes the Assessed Value to \$1.00 for the ratio calculations. It does not make the change to the actual data.
 - If the Sale Amount is Less Than \$100.00 AND the Adjustment Amount is Zero. The system derives an Adjustment Amount based upon the Doc Stamp fee (Doc Stamp Fee/.00175).
 - Ratio Formula is: $(\text{Assessed Value Total}/(\text{Sale Amount} + \text{Adjustment Amount})) * 100$.
- Agricultural Records
 - If the Sale Amount is Less Than \$100.00 AND the Adjustment Amount is Zero. The system derives an Adjustment Amount based upon the Doc Stamp fee (Doc Stamp Fee/.00175).
 - If the Sale Amount – Assessed Improvements Amount – Entered Non-Ag Amount + Adjustment Amount = 0. The system adds \$1.00 to the Adjustment Amount.
 - If the Assessed Land Amount – Entered Non-Ag Amount Equals Zero. The system adds \$1.00 to the Assessed Land Amount.
 - Ratio Formula is:
 - a. If No Greenbelt: $(\text{Agland Total Amount}/(\text{Sale Amount} - \text{Assessed Improvements} - \text{Entered NonAg Amount} + \text{Adjustment Amount})) * 100$.
 - b. If Greenbelt: $(\text{Recapture Amount}/(\text{Sale Amount} - \text{Assessed Improvements Amount} - \text{Entered NonAg Amount} + \text{Adjustment Amount})) * 100$.

Map Source Documentation

Each map contains a legend which describes the information contained on the map.

School District Map: Compiled and edited by the Nebraska Department of Education. The map has been altered by the Department to reflect current base school districts.

Market Area Map: Information obtained from the county assessor. Compiled and edited by the staff of the Tech Support Division of the Department.

Registered Wells Map: Obtained from the Nebraska Department of Natural Resources website.

GeoCode Map: Compiled and edited by the staff of the Tech Support Division of the Department.

Sections, Towns, Rivers & Streams, Topography, and Soil Class Map: Obtained from the Nebraska Department of Natural Resources website.

Valuation History Chart Specifications

EXHIBITS 1B - 93B Valuation History Charts. There are five charts for each county. The first four charts display history of taxable valuations by property class and subclass, annual percentage change, cumulative percentage change, and the rate of annual percent change over the time periods specified. The fifth chart displays 2005 taxable valuations by property type for each city within the county and compares the county's valuation for each class and subclass of property. The fifth chart also displays populations for the cities and the county. *Note: The list of cities for each county is based on the 2005 Certificate of Taxes Levied Report (CTL) and may not include certain cities/villages that did not levy a property tax or are unincorporated.*

Chart 1 (Page 1) Real Property Valuations - Cumulative %Change 1992-2005

Source: Certificate of Taxes Levied Reports CTL.

Property Class: Residential & Recreational, Commercial & Industrial, Total Agricultural Land

Chart 2 (Page 2) Real Property & Growth Valuations - Cumulative %Change 1995-2005

Source: Certificate of Taxes Levied Reports CTL & Growth Valuations from County Abstract of Assessment Reports.

Property Class & Subclass: Residential & Recreational, Commercial & Industrial, Agricultural Improvements & Site Land

Chart 3 (Page 3) Agricultural Land Valuations - Cumulative %Change 1992-2005

Source: Certificate of Taxes Levied Reports CTL.

Property Class & Subclass: Irrigated Land, Dry Land, Grass Land, Waste Land, Other Agland, Total Agricultural Land

Chart 4 (Page 4) Agricultural Land Valuation-Average Value per Acre History 1992-2005

Source: County Abstract of Assessment Report for Real Property

Property Class & Subclass: Irrigated Land, Dry Land, Grass Land, Waste Land, Other Agland, Total Agricultural Land

Chart 5 (Page 5) City Valuations by Property Type Compared to County Valuation 2005

Source: Certificate of Taxes Levied Reports CTL, County Populations per US Bureau of Census 2000, and City Populations as certified December 2005 by NE Department of Revenue

Property Class & Subclass: Personal Property, Centrally Assessed Personal Property & Centrally Assessed Real Property, Residential, Commercial, Industrial, Recreational, Agricultural Land, Ag-Dwelling & Farm Home Site Land, Ag-Improvements & Farm Site Land, Mineral Interests, Total Taxable Value

City Class, Population, & Zoning Authority:

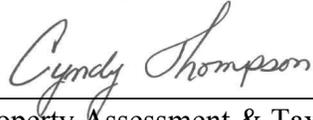
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101 & 17-1001	16-101 & 16-901	15-101 & 15-905	14-101 & 14-419

Certification

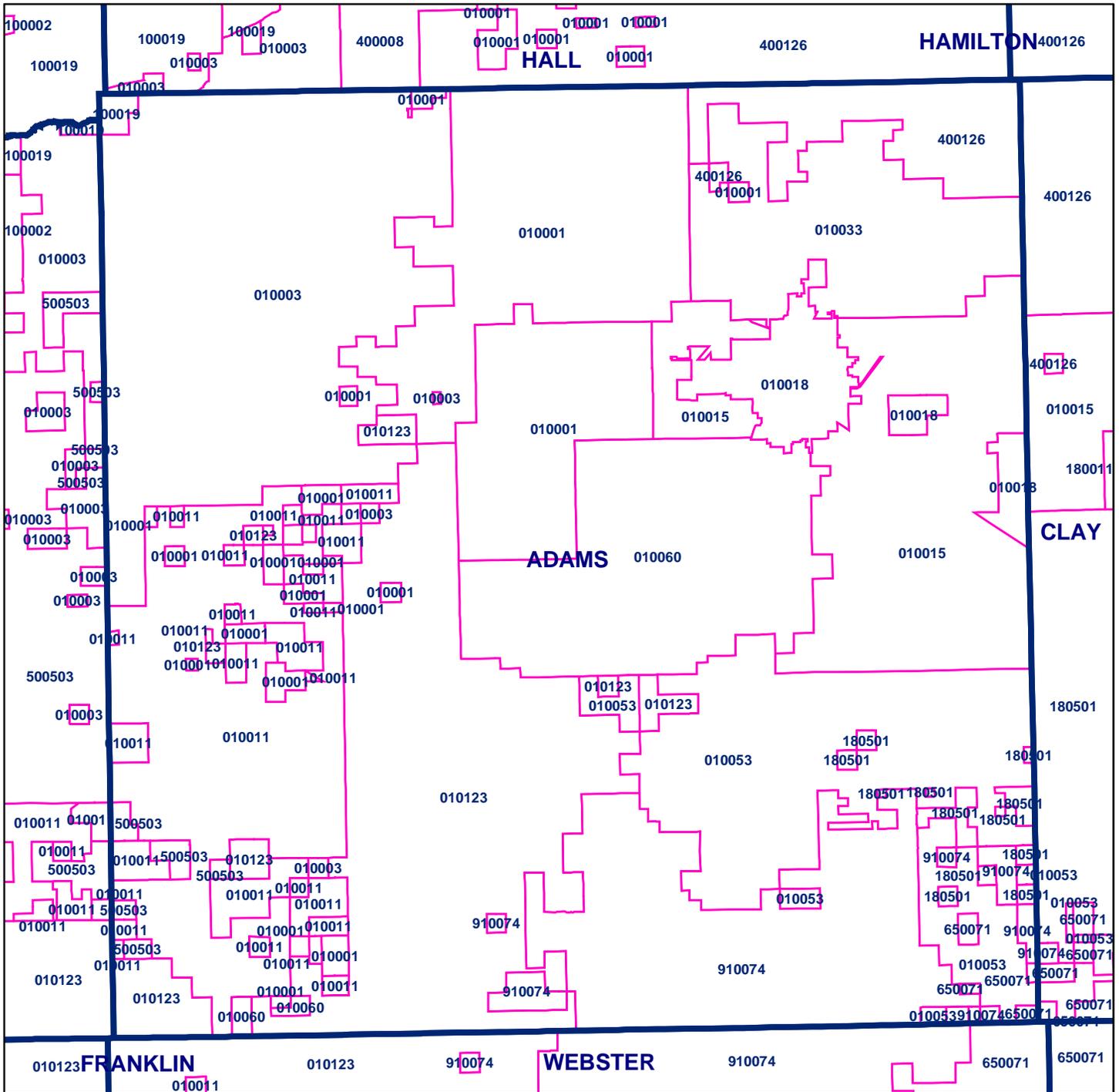
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Adams County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1212 8694.

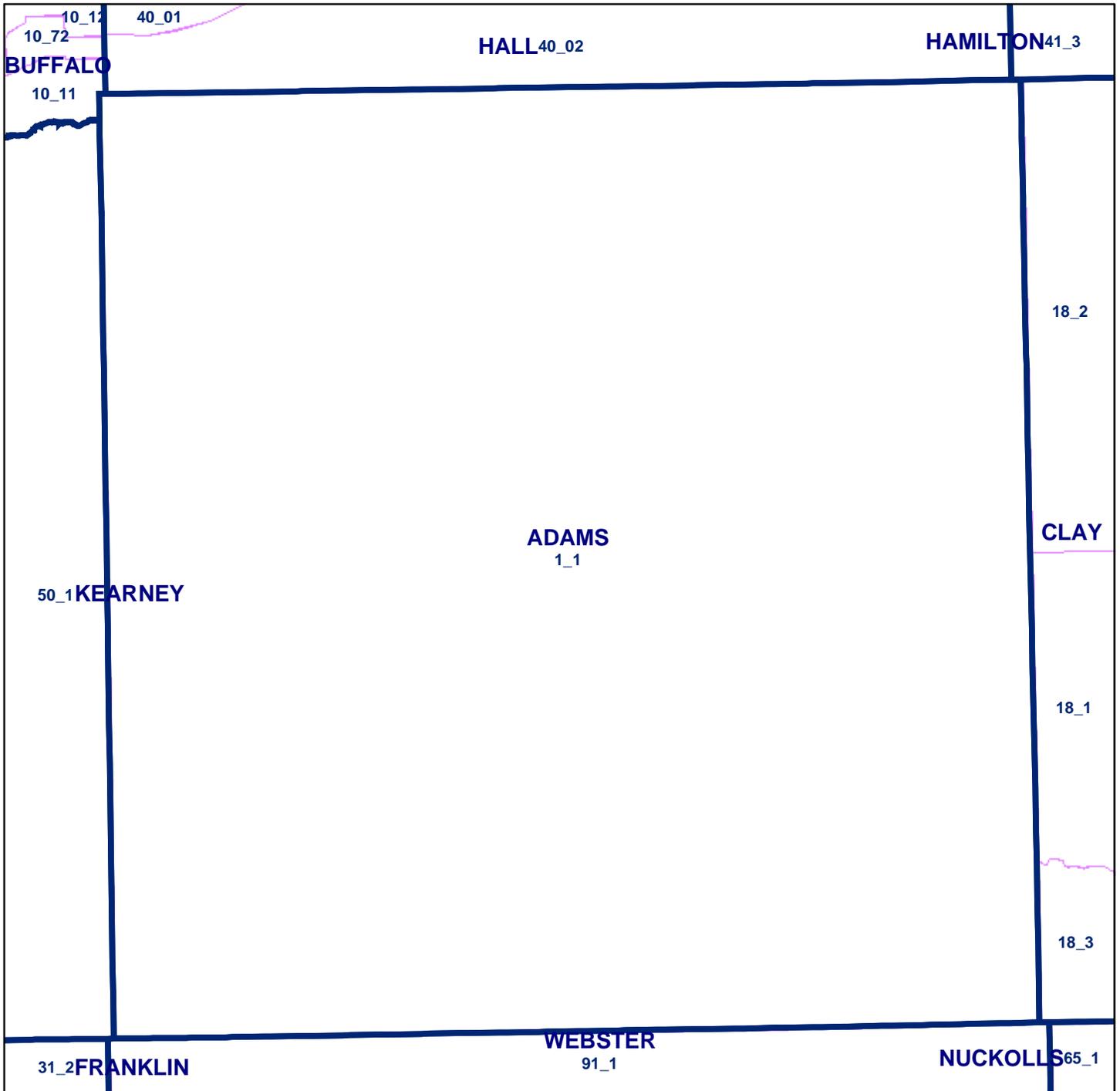
Dated this 10th day of April, 2006.



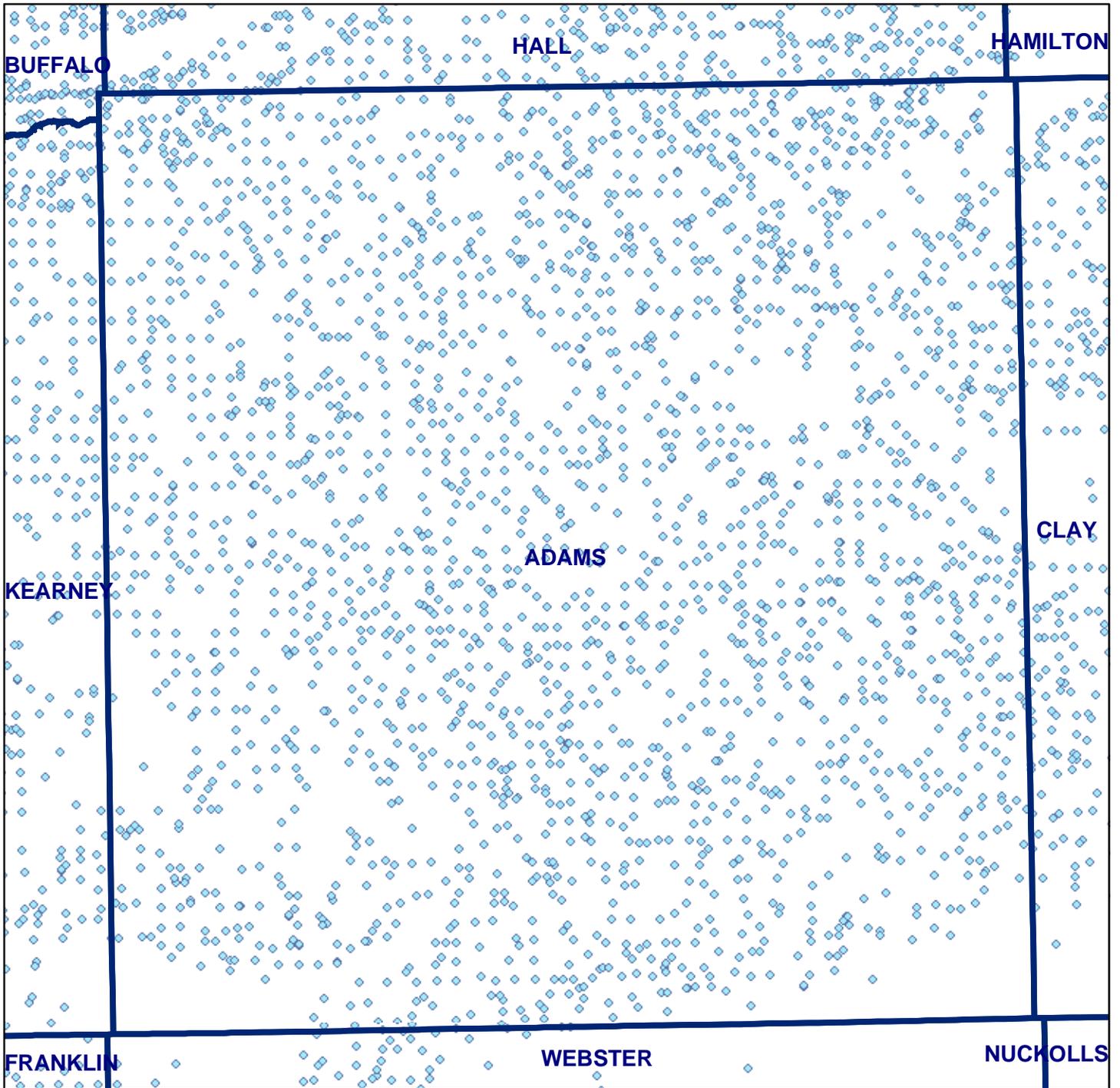
Property Assessment & Taxation



□ School Districts



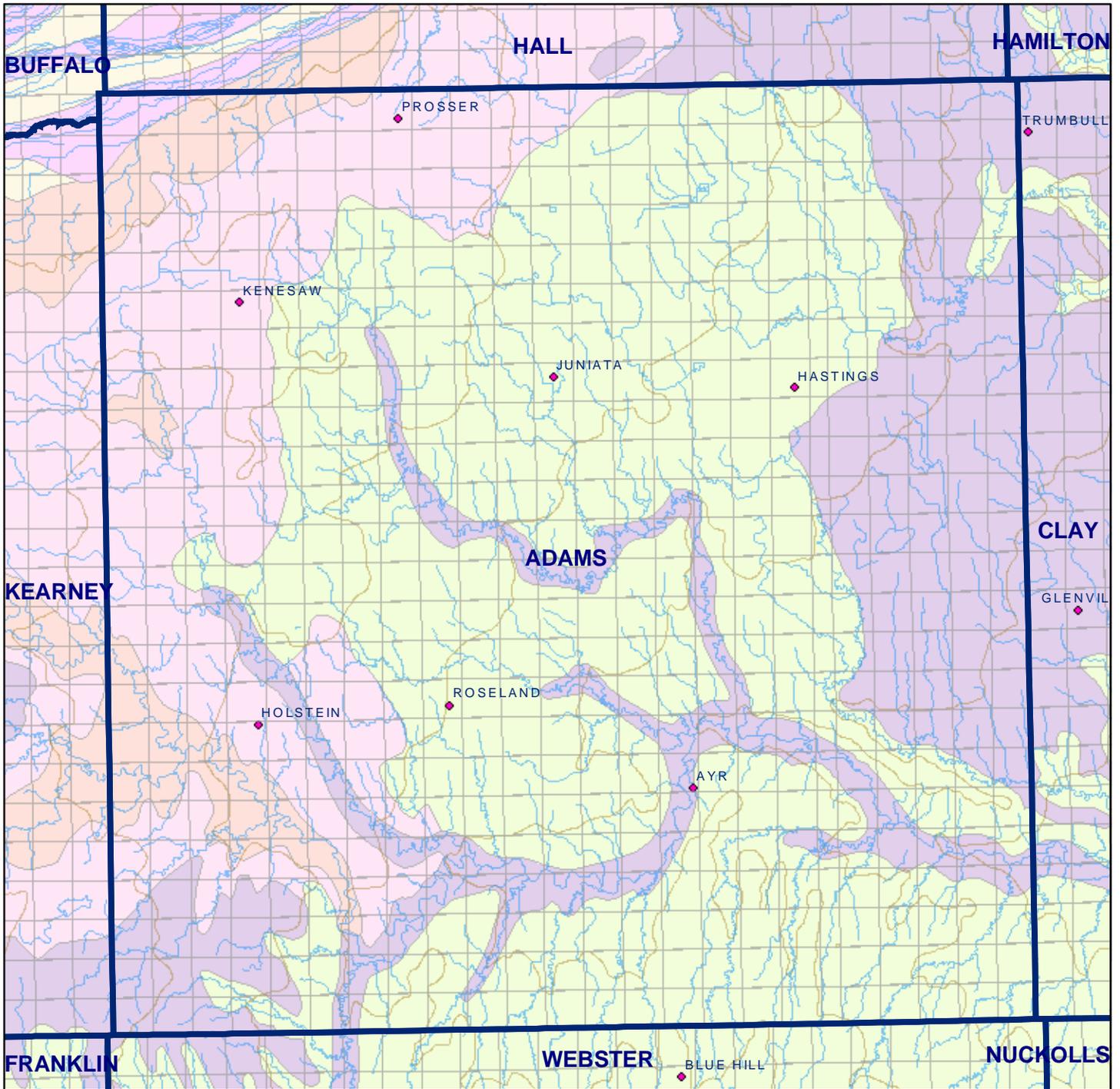
 Market Areas



○ Registered Wells > 500 GPM

3541	BUFFALO	3533	3535	HALL	3537	3539	HAMILTON	3531
3657		3659	3661		3663	3665		3667
3773		3771	3769		3767	3765		3763
	KEARNEY		ADAMS					CLAY
3891		3893	3895		3897	3899		3901
4009		4007	4005		4003	4001		3999
4127	FRANKLIN	4129	4131	WEBSTER	4133	4135	NUCKOLLS	4137

 Geo Codes



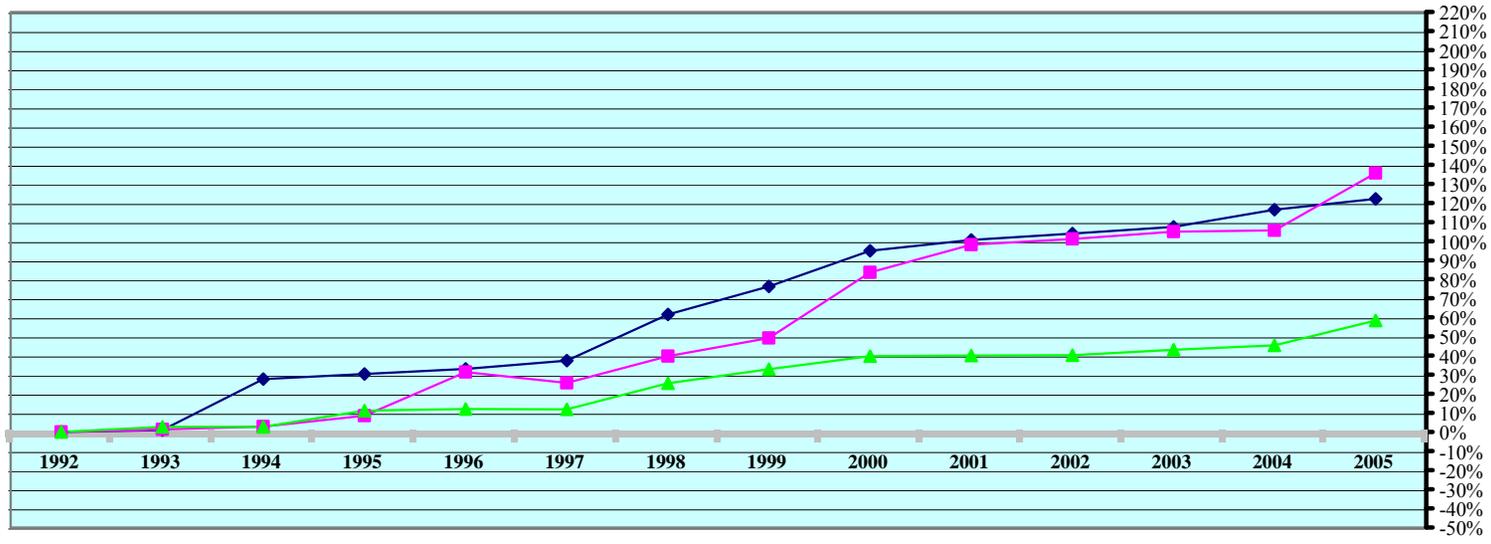
Legend

- Sections
 - Towns
 - Rivers and Streams
 - Topography
- Soil Classes
- 0 - Lakes and Ponds
 - 1 - Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
 - 2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills
 - 3 - Moderately well drained silty soils on uplands and in depressions formed in loess
 - 4 - Well drained silty soils formed in loess on uplands
 - 5 - Well drained silty soils formed in loess and alluvium on stream terraces
 - 6 - Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
 - 7 - Somewhat poorly drained soils formed in alluvium on bottom lands
 - 8 - Moderately well drained silty soils with clayey subsoils on uplands

Adams County



REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	351,244,260	--	--	--	127,043,650	--	--	--	239,711,325	--	--	--
1993	354,848,910	3,604,650	1.03%	1.03%	128,687,125	1,643,475	1.29%	1.29%	246,220,810	6,509,485	2.72%	2.72%
1994	448,360,355	93,511,445	26.35%	27.65%	130,747,290	2,060,165	1.60%	2.92%	246,374,465	153,655	0.06%	2.78%
1995	457,839,285	9,478,930	2.11%	30.35%	137,908,710	7,161,420	5.48%	8.55%	266,455,375	20,080,910	8.15%	11.16%
1996	467,303,620	9,464,335	2.07%	33.04%	166,918,505	29,009,795	21.04%	31.39%	268,407,735	1,952,360	0.73%	11.97%
1997	482,320,740	15,017,120	3.21%	37.32%	159,714,770	-7,203,735	-4.32%	25.72%	268,339,165	-68,570	-0.03%	11.94%
1998	567,637,260	85,316,520	17.69%	61.61%	177,573,725	17,858,955	11.18%	39.77%	300,962,040	32,622,875	12.16%	25.55%
1999	619,199,070	51,561,810	9.08%	76.29%	189,662,760	12,089,035	6.81%	49.29%	318,520,610	17,558,570	5.83%	32.88%
2000	684,776,085	65,577,015	10.59%	94.96%	233,250,615	43,587,855	22.98%	83.60%	334,871,505	16,350,895	5.13%	39.70%
2001	704,623,285	19,847,200	2.90%	100.61%	251,678,705	18,428,090	7.90%	98.10%	335,883,290	1,011,785	0.30%	40.12%
2002	716,405,160	11,781,875	1.67%	103.96%	255,566,555	3,887,850	1.54%	101.16%	335,991,635	108,345	0.03%	40.17%
2003	728,500,160	12,095,000	1.69%	107.41%	260,365,280	4,798,725	1.88%	104.94%	342,794,190	6,802,555	2.02%	43.00%
2004	760,172,875	31,672,715	4.35%	116.42%	261,126,070	760,790	0.29%	105.54%	348,712,720	5,918,530	1.73%	45.47%
2005	780,235,015	20,062,140	2.64%	122.13%	299,257,935	38,131,865	14.60%	135.56%	379,570,190	30,857,470	8.85%	58.34%

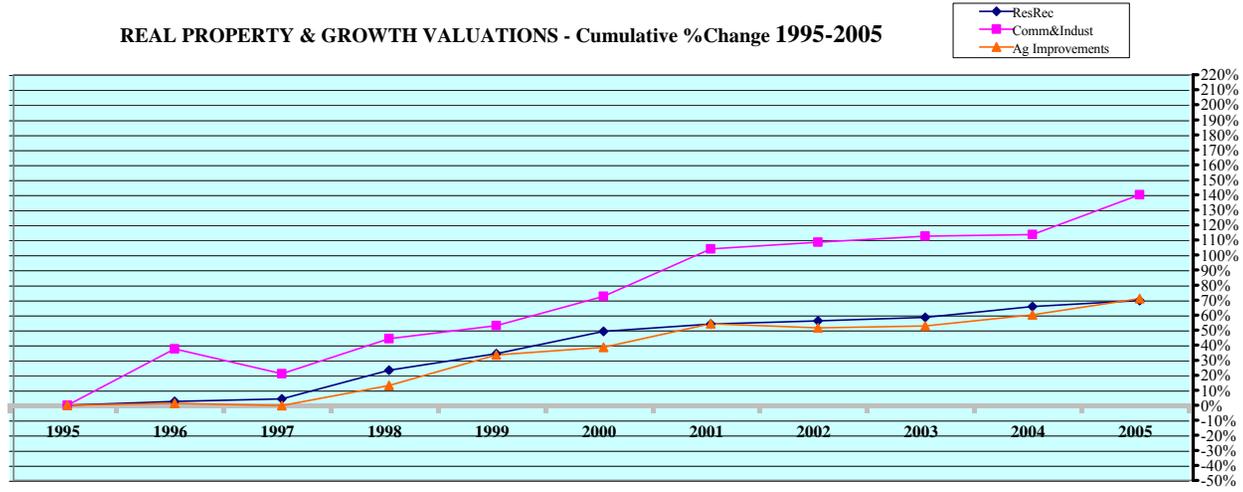
1992-2005 Rate Ann. %chg: Resid & Rec. **6.33%** Comm & Indust **6.81%** Agland **3.60%**

Cnty# 1
County ADAMS

FL area 7

(1) Resid. & Recreat. excludes agdwell & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste, & other agland, excludes farmsite land.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 1995-2005



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	351,244,260	not avail.	--	--	--	--	127,043,650	not avail.	--	--	--	--
1993	354,848,910	not avail.	--	--	--	--	128,687,125	not avail.	--	--	--	--
1994	448,360,355	not avail.	--	--	--	--	130,747,290	not avail.	--	--	--	--
1995	457,839,285	6,201,130	1.35%	451,638,155	--	--	137,908,710	17,379,640	12.60%	120,529,070	--	--
1996	467,303,620	4,536,090	0.97%	462,767,530	1.08%	2.46%	166,918,505	1,133,035	0.68%	165,785,470	20.21%	37.55%
1997	482,320,740	11,213,275	2.32%	471,107,465	0.81%	4.31%	159,714,770	13,960,070	8.74%	145,754,700	-12.68%	20.93%
1998	567,637,260	10,786,510	1.90%	556,850,750	15.45%	23.30%	177,573,725	3,628,985	2.04%	173,944,740	8.91%	44.32%
1999	619,199,070	12,839,640	2.07%	606,359,430	6.82%	34.26%	189,662,760	5,201,435	2.74%	184,461,325	3.88%	53.04%
2000	684,776,085	10,785,265	1.58%	673,990,820	8.85%	49.23%	233,250,615	25,396,150	10.89%	207,854,465	9.59%	72.45%
2001	704,623,285	8,698,735	1.23%	695,924,550	1.63%	54.09%	251,678,705	5,786,325	2.30%	245,892,380	5.42%	104.01%
2002	716,405,160	10,800,045	1.51%	705,605,115	0.14%	56.23%	255,566,555	4,145,460	1.62%	251,421,095	-0.10%	108.60%
2003	728,500,160	12,159,990	1.67%	716,340,170	-0.01%	58.61%	260,365,280	4,148,975	1.59%	256,216,305	0.25%	112.58%
2004	760,172,875	12,103,095	1.59%	748,069,780	2.69%	65.63%	261,126,070	3,724,575	1.43%	257,401,495	-1.14%	113.56%
2005	780,235,015	13,192,065	1.69%	767,042,950	0.90%	69.84%	299,257,935	9,937,665	3.32%	289,320,270	10.80%	140.04%

1995-2005 Rate Annual %chg w/o growth >

Resid & Rec. **5.44%**

Comm & Indust **9.15%**

Tax Year	Ag Imprvmts & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmts Total Value					
1992	not avail	not avail	32,584,650					
1993	not avail	not avail	32,426,905					
1994	not avail	not avail	39,591,465					
1995	28,524,640	11,526,220	40,050,860	410,080	1.02%	39,640,780	--	--
1996	28,746,475	11,521,355	40,267,830	143,710	0.36%	40,124,120	0.18%	1.22%
1997	31,657,430	8,427,345	40,084,775	524,110	1.31%	39,560,665	-1.76%	-0.20%
1998	36,305,065	9,456,600	45,761,665	945,225	2.07%	44,816,440	11.80%	13.06%
1999	43,543,845	12,204,890	55,748,735	2,816,040	5.05%	52,932,695	15.67%	33.53%
2000	43,393,530	12,490,810	55,884,340	961,645	1.72%	54,922,695	-1.48%	38.55%
2001	50,514,715	10,821,985	61,336,700	154,045	0.25%	61,182,655	9.48%	54.34%
2002	50,012,765	11,088,010	61,100,775	1,072,570	1.76%	60,028,205	-2.13%	51.43%
2003	50,403,645	11,163,565	61,567,210	1,020,820	1.66%	60,546,390	-0.91%	52.74%
2004	52,474,135	11,903,180	64,377,315	873,155	1.36%	63,504,160	3.15%	60.20%
2005	52,388,080	16,243,765	68,631,845	831,945	1.21%	67,799,900	5.32%	71.04%

1995-2005 Rate Annual %chg w/o growth >

Ag Imprvmts **5.51%**

(1) Resid. & Recreat. excludes agdwll & farm homesite land; Comm. & Indust. excludes minerals; Agland incudes irrigated, dry, grass, waste & other agland, excludes farmsite land. Real Prop Growth = value attributable to new construction, additions to existing buildings, and any improvements for real property which increase the value of such property.

Sources:
Value; 1992 - 2005 CTL
Growth Value; 1995-2005 Abstract of Asmnt Rpt.

State of Nebraska
Dept. of Property Assessment & Taxation
Prepared as of 03/01/2006

Cnty# **1**
County **ADAMS**

FL area **7**

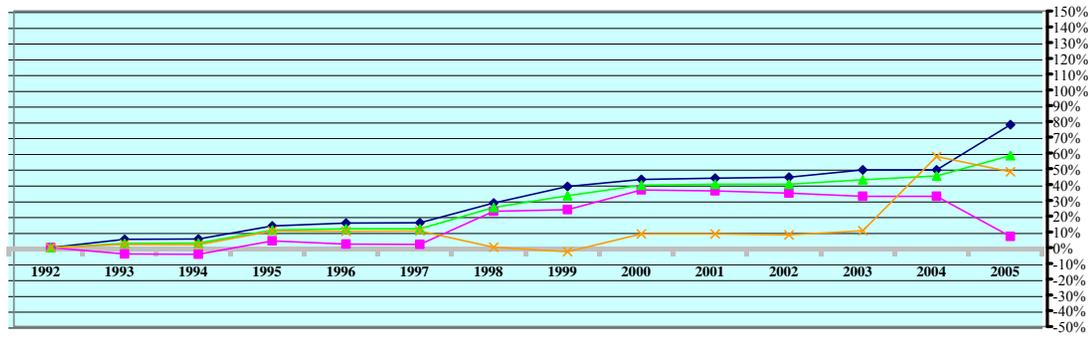
CHART 2

EXHIBIT

1B

Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1992	165,768,275	--	--	--	61,350,980	--	--	--	12,493,965	--	--	--
1993	174,489,165	8,720,890	5.26%	5.26%	58,887,915	-2,463,065	-4.01%	-4.01%	12,745,060	251,095	2.01%	2.01%
1994	174,729,350	240,185	0.14%	5.41%	58,811,590	-76,325	-0.13%	-4.14%	12,719,090	-25,970	-0.20%	1.80%
1995	188,441,000	13,711,650	7.85%	13.68%	64,037,855	5,226,265	8.89%	4.38%	13,799,925	1,080,835	8.50%	10.45%
1996	191,745,385	3,304,385	1.75%	15.67%	62,689,050	-1,348,805	-2.11%	2.18%	13,796,595	-3,330	-0.02%	10.43%
1997	191,794,190	48,805	0.03%	15.70%	62,565,510	-123,540	-0.20%	1.98%	13,807,805	11,210	0.08%	10.52%
1998	212,799,345	21,005,155	10.95%	28.37%	75,466,680	12,901,170	20.62%	23.01%	12,533,985	-1,273,820	-9.23%	0.32%
1999	230,125,550	17,326,205	8.14%	38.82%	76,064,630	597,950	0.79%	23.98%	12,181,240	-352,745	-2.81%	-2.50%
2000	237,284,680	7,159,130	3.11%	43.14%	83,757,445	7,692,815	10.11%	36.52%	13,581,005	1,399,765	11.49%	8.70%
2001	238,683,550	1,398,870	0.59%	43.99%	83,374,030	-383,415	-0.46%	35.90%	13,587,485	6,480	0.05%	8.75%
2002	239,689,365	1,005,815	0.42%	44.59%	82,553,205	-820,825	-0.98%	34.56%	13,513,015	-74,470	-0.55%	8.16%
2003	247,452,560	7,763,195	3.24%	49.28%	81,283,020	-1,270,185	-1.54%	32.49%	13,832,135	319,120	2.36%	10.71%
2004	247,336,330	-116,230	-0.05%	49.21%	81,372,370	89,350	0.11%	32.63%	19,700,925	5,868,790	42.43%	57.68%
2005	295,073,960	47,737,630	19.30%	78.00%	65,697,750	-15,674,620	-19.26%	7.09%	18,505,715	-1,195,210	-6.07%	48.12%

1992-2005 Rate Ann.%chg: Irrigated **4.54%** Dryland **0.53%** Grassland **3.07%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1992	--	--	--	--	98,105	--	--	--	239,711,325	--	--	--
1993	--	--	--	--	98,670	565	0.58%	0.58%	246,220,810	6,509,485	2.72%	2.72%
1994	--	--	--	--	114,435	--	0.00%	16.65%	246,374,465	153,655	0.06%	2.78%
1995	--	--	--	--	176,595	62,160	54.32%	80.01%	266,455,375	20,080,910	8.15%	11.16%
1996	--	--	--	--	176,705	110	0.06%	80.12%	268,407,735	1,952,360	0.73%	11.97%
1997	--	--	--	--	171,660	-5,045	-2.86%	74.98%	268,339,165	-68,570	-0.03%	11.94%
1998	--	--	--	--	162,030	-9,630	-5.61%	65.16%	300,962,040	32,622,875	12.16%	25.55%
1999	--	--	--	--	149,190	-12,840	-7.92%	52.07%	318,520,610	17,558,570	5.83%	32.88%
2000	--	--	--	--	248,375	99,185	66.48%	153.17%	334,871,505	16,350,895	5.13%	39.70%
2001	--	--	--	--	238,225	-10,150	-4.09%	142.83%	335,883,290	1,011,785	0.30%	40.12%
2002	--	--	--	--	236,050	-2,175	-0.91%	140.61%	335,991,635	108,345	0.03%	40.17%
2003	188,645	n/a	n/a	n/a	37,830	n/a	n/a	n/a	342,794,190	6,802,555	2.02%	43.00%
2004	256,270	67,625	35.85%	35.85%	46,825	8,995	23.78%	23.78%	348,712,720	5,918,530	1.73%	45.47%
2005	242,710	-13,560	-5.29%	28.66%	50,055	3,230	6.90%	32.32%	379,570,190	30,857,470	8.85%	58.34%

1992-2005 Rate Ann.%chg: Total Agland **3.60%**

Cnty# **1**
County **ADAMS**

FL area **7**

CHART 3 EXHIBIT 1B Page 3

(1) Waste land data was reported with other agland 1992-2002 due CTL reporting form structure; beginning with 2003 wasteland isolated from other agland.
Source: 1992 - 2005 Certificate of Taxes Levied Reports CTL State of Nebraska Dept. of Property Assessment & Taxation Prepared as of 03/01/2006

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 1992-2005 (from Abstracts)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	165,786,180	166,837	994	--	--	61,290,345	96,371	636	--	--	12,455,250	60,031	207	--	--
1993	174,669,520	166,611	1,048	5.43%	5.43%	58,853,575	96,530	610	-4.09%	-4.09%	12,748,910	60,030	212	2.42%	2.42%
1994	174,537,320	166,490	1,048	0.00%	5.43%	58,834,935	96,484	610	0.00%	-4.09%	12,741,995	59,991	212	0.00%	2.42%
1995	188,637,073	166,647	1,132	8.02%	13.88%	63,970,398	97,147	658	7.87%	3.46%	13,852,264	60,378	229	8.02%	10.63%
1996	191,847,225	169,446	1,132	0.00%	13.88%	62,508,595	94,392	662	0.61%	4.09%	13,792,335	60,141	229	0.00%	10.63%
1997	191,888,845	169,521	1,132	0.00%	13.88%	62,591,750	94,350	663	0.15%	4.25%	13,810,100	60,082	230	0.44%	11.11%
1998	212,329,045	175,107	1,213	7.16%	22.03%	75,957,205	93,791	810	22.17%	27.36%	12,607,210	56,139	225	-2.17%	8.70%
1999	229,595,270	176,080	1,304	7.50%	31.19%	76,411,940	92,688	824	1.73%	29.56%	12,211,270	55,950	218	-3.11%	5.31%
2000	236,946,290	176,564	1,342	2.91%	35.01%	84,018,805	91,973	914	10.92%	43.71%	13,599,825	55,643	244	11.93%	17.87%
2001	238,552,720	177,816	1,342	0.00%	35.01%	83,438,880	91,384	913	-0.11%	43.55%	13,573,675	55,563	244	0.00%	17.87%
2002	240,159,880	179,141	1,341	-0.07%	34.91%	82,749,315	90,622	913	0.00%	43.55%	13,527,325	55,371	244	0.00%	17.87%
2003	247,365,250	180,204	1,373	2.39%	38.13%	81,185,690	89,010	912	-0.11%	43.40%	13,821,740	55,041	251	2.87%	21.26%
2004	247,290,955	180,170	1,373	-0.03%	38.08%	81,183,585	88,671	916	0.39%	43.96%	19,483,280	55,093	354	40.89%	70.84%
2005	295,233,040	206,917	1,427	3.95%	43.54%	65,560,635	67,248	975	6.48%	53.29%	18,498,345	58,374	317	-10.39%	53.09%

1992-2005 Rate Ann.%chg AvgVal/Acre: 2.82%

3.34%

3.33%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	83,570	2,786	30	--	--	13,760	461	30	--	--	239,629,105	326,486	734	--	--
1993	84,515	2,817	30	0.00%		66,395	660	101	236.67%		246,422,915	326,647	754	2.72%	2.72%
1994	83,880	2,796	30	0.00%		46,680	669	70	-30.69%		246,244,810	326,430	754	0.00%	2.72%
1995	91,800	2,834	32	6.67%		77,571	704	110	57.14%		266,629,106	327,710	814	7.96%	10.90%
1996	99,125	2,838	35	9.38%		83,470	709	118	7.27%		268,330,750	327,526	819	0.61%	11.58%
1997						171,625	3,524	49	--		268,462,320	327,477	820	0.12%	11.72%
1998						154,980	2,774	56	14.29%		301,048,440	327,812	918	11.95%	25.07%
1999						145,265	2,959	49	-12.50%		318,363,745	327,676	972	5.88%	32.43%
2000						248,370	3,063	81	65.31%		334,813,290	327,243	1,023	5.25%	39.37%
2001						248,715	3,058	81	0.00%		335,813,990	327,821	1,024	0.10%	39.51%
2002						234,545	3,046	77	-4.94%		336,671,065	328,181	1,026	0.20%	39.78%
2003	187,785	2,504	75	n/a	n/a	35,560	393	91	n/a	n/a	342,596,025	327,152	1,047	2.05%	42.64%
2004	281,060	2,891	97	29.63%	n/a	0	0			n/a	348,238,880	326,825	1,066	1.77%	45.17%
2005	284,000	2,780	102	5.08%	n/a	0	0			n/a	379,576,020	335,318	1,132	6.24%	54.22%

1992-2005 Rate Ann.%chg AvgVal/Acre:

3.39%

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ADAMS

FL area 7

(1) Valuation on Abstracts vs CTL will vary due to different dates of reporting; (2) Waste land data was reported with other agland 1997-2002 due to reporting form chgs
source: 1992 - 2005 Abstracts State of Nebraska Department of Property Assessment & Taxation Prepared as of 03/01/2006

2005 City Valuations by Property Type Compared to County Valuations by Property Type

County Population	County:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
31,151	ADAMS	105,712,940	20,210,005	37,291,175	775,019,290	219,401,960	79,855,975	5,215,725	379,570,190	52,388,080	16,243,765	0	1,690,909,105
cnty sectorvalue % of total value:		6.25%	1.20%	2.21%	45.83%	12.98%	4.72%	0.31%	22.45%	3.10%	0.96%		100.00%

City's Sector Values:

City Population	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
98	AYR	39,720	34,075	79,785	1,718,755	335,705	0	0	0	76,245	0	0	2,284,285
24,064	HASTINGS	38,111,175	5,984,820	7,354,955	599,109,775	184,410,850	23,533,680	3,987,055	951,445	195,455	10,000	0	863,649,210
229	HOLSTEIN	258,585	60,320	0	4,521,470	1,263,175	0	0	0	0	0	0	6,103,550
693	JUNIATA	579,465	244,975	186,650	17,355,395	3,906,235	193,025	0	25,650	0	0	0	22,491,395
873	KENESAW	586,540	332,395	369,030	21,499,775	3,807,925	0	0	163,080	4,400	0	0	26,763,145
94	PROSSER	158,085	7,460	1,475	1,764,430	67,370	4,555	0	8,300	0	0	0	2,011,675
242	ROSELAND	142,885	89,205	84,920	5,683,045	2,226,415	0	0	0	0	0	0	8,226,470
212	TRUMBULL *	0	0	0	74,330	0	0	0	0	0	0	0	74,330
* Population displayed for Trumbull is for the total village which is located in #01 Adams & #18 Clay Counties.													
* Valuation displayed for Trumbull is for the prtion of the village located within #01 Adams County.													
Total of All City Values:		39,876,455	6,753,250	8,076,815	651,726,975	196,017,675	23,731,260	3,987,055	1,148,475	276,100	10,000	0	931,604,060
% total citysect of cnty sector		37.72%	33.42%	21.66%	84.09%	89.34%	29.72%	76.44%	0.30%	0.53%	0.06%		55.09%

City's Sector Value% of County's Sector Value:

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
0.31%	AYR	0.04%	0.17%	0.21%	0.22%	0.15%				0.15%			0.14%
77.25%	HASTINGS	36.05%	29.61%	19.72%	77.30%	84.05%	29.47%	76.44%	0.25%	0.37%	0.06%		51.08%
0.74%	HOLSTEIN	0.24%	0.30%		0.58%	0.58%							0.36%
2.22%	JUNIATA	0.55%	1.21%	0.50%	2.24%	1.78%	0.24%		0.01%				1.33%
2.80%	KENESAW	0.55%	1.64%	0.99%	2.77%	1.74%			0.04%	0.01%			1.58%
0.30%	PROSSER	0.15%	0.04%	0.00%	0.23%	0.03%	0.01%		0.00%				0.12%
0.78%	ROSELAND	0.14%	0.44%	0.23%	0.73%	1.01%							0.49%
0.68%	TRUMBULL *				0.01%								0.00%

Cnty# 1
County ADAMS

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