

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Butler County
12

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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Residential Real Property - Current

Number of Sales	189	COD	8.22
Total Sales Price	11191747	PRD	100.64
Total Adj. Sales Price	11223247	COV	13.31
Total Assessed Value	10696130	STD	12.76
Avg. Adj. Sales Price	59382.26	Avg. Abs. Dev.	7.89
Avg. Assessed Value	56593.28	Min	35.17
Median	95.95	Max	158.87
Wgt. Mean	95.30	95% Median C.I.	94.91 to 97.27
Mean	95.91	95% Wgt. Mean C.I.	93.74 to 96.86
		95% Mean C.I.	94.09 to 97.73
% of Value of the Class of all Real Property Value in the County			221.02
% of Records Sold in the Study Period			5.71
% of Value Sold in the Study Period			5.76
Average Assessed Value of the Base			56,142

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	189	95.95	8.22	100.64
2005	233	96.67	11.22	101.43
2004	252	98.80	10.71	101.78
2003	242	97	7.84	101.43
2002	229	97	5.95	100.03
2001	187	94	5.85	99.82

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Commercial Real Property - Current

Number of Sales	36	COD	11.88
Total Sales Price	1747900	PRD	106.41
Total Adj. Sales Price	1767900	COV	15.25
Total Assessed Value	1604090	STD	14.72
Avg. Adj. Sales Price	49108.33	Avg. Abs. Dev.	11.60
Avg. Assessed Value	44558.06	Min	66.37
Median	97.62	Max	121.56
Wgt. Mean	90.73	95% Median C.I.	94.11 to 103.38
Mean	96.55	95% Wgt. Mean C.I.	83.20 to 98.27
		95% Mean C.I.	91.74 to 101.36
% of Value of the Class of all Real Property Value in the County			61.53
% of Records Sold in the Study Period			8.35
% of Value Sold in the Study Period			3.1
Average Assessed Value of the Base			119,987

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	36	97.62	11.88	106.41
2005	41	96.65	14.04	103.70
2004	35	97.33	16.13	103.02
2003	37	97	13.65	104.69
2002	28	96	8.86	102.56
2001	24	97	7.88	102.24

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Agricultural Land - Current

Number of Sales	86	COD	15.35
Total Sales Price	19379709	PRD	104.51
Total Adj. Sales Price	19379709	COV	20.52
Total Assessed Value	14245225	STD	15.76
Avg. Adj. Sales Price	225345.45	Avg. Abs. Dev.	11.50
Avg. Assessed Value	165642.15	Min	42.54
Median	74.93	Max	133.67
Wgt. Mean	73.51	95% Median C.I.	73.07 to 78.29
Mean	76.82	95% Wgt. Mean C.I.	70.10 to 76.91
		95% Mean C.I.	73.49 to 80.15
% of Value of the Class of all Real Property Value in the County			716.9
% of Records Sold in the Study Period			2.3
% of Value Sold in the Study Period			0.03
Average Assessed Value of the Base			160,898

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2006	86	74.93	15.35	104.51
2005	95	75.55	16.87	103.74
2004	98	75.96	18.02	102.52
2003	81	76	17.96	99.20
2002	67	79	17.56	99.58
2001	72	75	15.15	100.66

2006 Opinions of the Property Tax Administrator for Butler 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 Butler County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Butler 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 Butler County is 98% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Butler County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Butler County is 75% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Butler County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Butler County

Recommendations

It is my recommendation that the Tax Equalization and Review Commission make no adjustment.

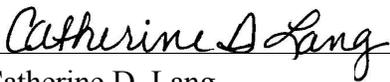
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.




Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for Butler County**

Residential Real Property

I. Correlation

Butler: RESIDENTIAL: A review of table five reveals that all three measures of central tendency are close and realistically the median is most representative of the overall level of value for this class of property. Both are within the acceptable range. Further, the overall qualitative statistics are good and indicate the assessment uniformity is good. And the county followed their plan of assessment. And this review in Butler County is a continuous effort on the assessor's staff as they methodically move through the county and maintain their 5 year appraisal and review cycle.

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	364	187	51.37
2002	368	229	62.23
2003	313	239	76.36
2004	336	252	75
2005	353	233	66.01
2006	342	189	55.26

Butler: RESIDENTIAL: A review of the utilization grid indicates that Butler County has utilized fewer of the available sales for the development of the qualified statistics than in the past few years. Yet this still indicates that the measurements of this class of property were done as fairly as possible, using all available sales. It further indicates that the county has not excessively trimmed the sample. This is due to the removal of a significant number of records that were being maintained in the sales file even though the sales had been significantly improved or changed, due to a change in the practice of no longer trying to rebuild sales that have been significantly changed. I believe the county is now on track

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with the usability value for Butler County.

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	94	2.12	95.99	94
2002	93	4.67	97.34	97
2003	95	1.5	96.42	97
2004	92.09	9.59	100.92	98.80
2005	96.24	1.07	97.27	96.67

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2006	93.35	-2.43	91.08	95.95
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Butler: RESIDENTIAL: This comparison between the trended level of value and the median level of value for this class of property indicates that the two percentages are not similar and do not support each other. There is something unusual that the percent change in assessed value would be a negative number.

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.

Gloudemans, 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)
2.48	2001	2.12
7.09	2002	4.67
2	2003	2
12.4	2004	9.59
0.27	2005	1.07
5.41	2006	-2.43

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Butler: RESIDENTIAL: Again there is something unusual that the percent change in assessed value would be a negative number. The indication on the Assessment Actions section indicates a significant amount of appraisal work was completed leading to a doubt regarding the percent change in assessed value being a negative number.

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.

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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.

	Median	Wgt. Mean	Mean
R&O Statistics	95.95	95.30	95.91

Butler: RESIDENTIAL: This table displays the median and weighted mean to be similar and supportive of one another. This would give indication that the level of value has been attained and through efficient and consistent market analysis and the values of this property class have been kept up with the market.

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.

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	COD	PRD
R&O Statistics	8.22	100.64
Difference	0	0

Butler: RESIDENTIAL: Both the coefficient of dispersion and the price-related differential are will within the acceptable range as qualitative measures, and indicate a general level of good assessment uniformity for this property class as a whole.

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	189	189	0
Median	93.35	95.95	2.6
Wgt. Mean	91.16	95.30	4.14
Mean	93.80	95.91	2.11
COD	13.33	8.22	-5.11
PRD	102.90	100.64	-2.26
Min Sales Ratio	35.17	35.17	0
Max Sales Ratio	208.63	158.87	-49.76

Butler: RESIDENTIAL: The statistics for this class of property in this county represent the assessment actions taken for the 2006 assessment year. Yet the appraisal process were not made a part of the 3 year assessment plan nor listed as part of the assessment actions report. But through the continuous effort on the assessor's staff as they methodically move through the county and maintain their 5 year appraisal and review cycle.

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Commerical Real Property

I. Correlation

Butler: COMMERCIAL: In this property class the level of value has been attained. But it is difficult for properties in this class to be treated proportionately do to the great variance with in this class of property. There is indication that continued review of this class and subclasses within is needed to bring assessment uniformity. And this review in Butler County is a continuous effort on the assessor's staff as they methodically move through the county and maintain their 5 year appraisal and review cycle. The median is most representative of the overall level of value for this class of property.

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	57	24	42.11
2002	56	28	50
2003	61	37	60.66
2004	53	35	66.04
2005	60	41	68.33
2006	60	36	60

Butler: COMMERCIAL: A review of the utilization grid reveals the percent of sales used per the combined efforts of the Department and the County. Also, when reviewing the history this trend has stabilized over the last few years and represents an adequate sample of usable sales.

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio,

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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	97	0.41	97.4	97
2002	96	0.29	96.28	96
2003	96	0.07	96.07	97
2004	96.65	2.07	98.66	97.33
2005	94.88	7.68	102.17	96.65
2006	95.35	1.91	97.17	97.62

Butler: COMMERCIAL: This comparison between the trended level of value and the median level of value for this class of property indicates that the two percentages are similar and strongly support each

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for Butler County**

other.

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	Year	% Change in Assessed Value (excl. growth)
-3.31	2001	0.41
3.65	2002	0.29
5	2003	0
5.66	2004	2.07
7.04	2005	7.68
3.22	2006	1.91

Butler: COMMERCIAL: The percent change for this class of property represents a 1.3 point difference with the percent change. But also we need to take into consideration the small data base or the limited number of sales available to measure in this county. Any changes to the overall assessment of this class of property that are also represented in the sales file during the last year's data could translate to a

2006 Correlation Section for Butler County

significant change in the sales file. But the impact would not be totally reflected in the change in the overall value of the county's total assessment of the property class. The percent change for this property type is within reason.

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 Butler 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	97.62	90.73	96.55

Butler: COMMERCIAL: Not all of the measures of central tendency illustrated in the above table are within the acceptable range. The weighted mean ratio for this class of property is not in line with the median and the mean. This low weighted mean is also reflected in a high PRD and indicates that the higher valued properties may (on the average) be under assessed. With this information the median is the most reliable measure of the level of value for 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.

**2006 Correlation Section
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	COD	PRD
R&O Statistics	11.88	106.41
Difference	0	3.41

Butler: COMMERCIAL: The coefficient of dispersion on the qualified sales is within the acceptable range. The price-related differential on the qualified sales is outside the range. The limited number of qualified sales due to the size of this county and also this property class not being a homogeneous grouping of properties or sales can contribute to a greater discrepancy with the quality statistics. And this relates back to the low weighted mean. However, this class of property will continue to be reviewed to establish closer 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	36	36	0
Median	95.35	97.62	2.27
Wgt. Mean	88.68	90.73	2.05
Mean	99.24	96.55	-2.69
COD	20.63	11.88	-8.75
PRD	111.90	106.41	-5.49
Min Sales Ratio	46.41	66.37	19.96
Max Sales Ratio	246.00	121.56	-124.44

Butler: COMMERCIAL: The above statistics support the actions of the assessor for this class of property for the 2006 assessment year. Yet the appraisal process were not made a part of the 3 year assessment plan nor listed as part of the assessment actions report. But through the continuous effort on the assessor's staff as they methodically move through the county and maintain their 5 year appraisal and review cycle.

2006 Correlation Section for Butler County

Agricultural Land

I. Correlation

Butler: AGRICULTURAL UNIMPROVED: The actions taken by the assessor are supported by the statistics. This county has met the criteria to achieve quality of assessment and an acceptable level of assessment for this class of property. And this review in Butler County is a continuous effort on the assessor's staff as they methodically move through the county and maintain their 5 year appraisal and review cycle. The median is most representative of the overall level of value for this class of property.

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	122	72	59.02
2002	114	67	58.77
2003	134	82	61.19
2004	148	98	66.22
2005	165	95	57.58
2006	163	86	52.76

Butler: AGRICULTURAL UNIMPROVED: A review of the utilization grid indicates that the county has utilized a somewhat typical proportion of the available sales for the development of the qualified statistics. This indicates that the measurements of this class of property were done using all available sales. It indicates that the county has not excessively trimmed the sample. And due to a change in the practice of no longer trying to rebuild sales that have been significantly changed since the sale and to coding these sales as non usable has not significantly affected this measurement.

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

**2006 Correlation Section
for Butler 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.

GlouDEMANS, 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	75	1	75.75	75
2002	71	11.21	78.96	79
2003	69	6.1	73.21	76
2004	71.53	8.04	77.28	75.96
2005	72.22	5.57	76.24	75.55
2006	69.91	5.78	73.95	74.93

**2006 Correlation Section
for Butler County**

Butler: AGRICULTURAL UNIMPROVED: This comparison between the trended level of value and the median level of value for this class of property indicates that the two percentages are similar and support each other.

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)
0.55	2001
18.91	2002
7	2003
6.14	2004
7.34	2005
16.56	2006

Butler: AGRICULTURAL UNIMPROVED: The percent change to the assessed value represented in the sales file for this class of property is considerable. The percent change in Assessed Value would be

2006 Correlation Section for Butler County

reasonable and more closely supports the actions taken by the assessors' appraisal staff than the percent change in the Sales File. This ten percent difference needs to be discussed with the county to make sure there are no unintentional sales chasing.

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 Butler 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	74.93	73.51	76.82

Butler: AGRICULTURAL UNIMPROVED: The three measures of central tendency shown here reflect that the qualified sales file is within the range of an acceptable level of value. There is some difference between the median, mean and the weighted mean. The weighted mean ratio for this class of property is not in line with the median and the mean. This low weighted mean is also reflected in a high PRD and indicates that the higher valued properties may (on the average) be under assessed. With this information the median is the most reliable measure of the level of value for 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.

**2006 Correlation Section
for Butler County**

	COD	PRD
R&O Statistics	15.35	104.51
Difference	0	1.51

Butler: AGRICULTURAL UNIMPROVED: The coefficient of dispersion on the qualified sales is within the acceptable range. The price-related differential on the qualified sales is slightly outside the range. The limited number of qualified sales due to the size of this county and also this property class not being a homogeneous grouping of properties or sales can contribute to a greater discrepancy with the quality statistics. However, this class of property will continue to be reviewed to establish closer 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	85	86	1
Median	69.91	74.93	5.02
Wgt. Mean	67.31	73.51	6.2
Mean	70.21	76.82	6.61
COD	16.15	15.35	-0.8
PRD	104.30	104.51	0.21
Min Sales Ratio	0.00	42.54	42.54
Max Sales Ratio	125.69	133.67	7.98

Butler: AGRICULTURAL UNIMPROVED: The prepared chart indicates that the statistics support the action taken for the 2006 assessment year. Although the appraisal processes were not made a part of the 3 year assessment plan nor listed as part of the assessment actions report. But through the continuous effort on the assessor's staff as they methodically move through the county and maintain their 5 year appraisal and review cycle.

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

12 Butler

	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	177,611,715	176,093,525	-1,518,190	-0.85	3,409,772	-2.77
2. Recreational	8,940,460	9,680,070	739,610	8.27	351,330	4.34
3. Ag-Homesite Land, Ag-Res Dwellings	50,629,365	58,550,155	7,920,790	15.64	*-----	15.64
4. Total Residential (sum lines 1-3)	237,181,540	244,323,750	7,142,210	3.01	3,761,102	1.43
5. Commercial	46,072,935	48,058,900	1,985,965	4.31	1,048,560	2.03
6. Industrial	3,038,520	3,655,675	617,155	20.31	614,985	0.07
7. Ag-Farmsite Land, Outbuildings	27,719,155	35,306,370	7,587,215	27.37	943,455	23.97
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	76,830,610	87,020,945	10,190,335	13.26	1,663,545	11.1
10. Total Non-Agland Real Property	314,012,150	331,345,125	17,332,975	5.52	6,368,102	3.49
11. Irrigated	198,856,490	215,065,465	16,208,975	8.15		
12. Dryland	245,023,050	253,961,920	8,938,870	3.65		
13. Grassland	36,483,465	39,134,060	2,650,595	7.27		
14. Wasteland	560135	545,080	-15,055	-2.69		
15. Other Agland	0	0	0			
16. Total Agricultural Land	480,923,140	508,706,525	27,783,385	5.78		
17. Total Value of All Real Property (Locally Assessed)	794,935,290	84,051,650	-710,883,640	-89.43	6,368,102	-90.23

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

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

NUMBER of Sales:	189	MEDIAN:	96	COV:	13.31	95% Median C.I.:	94.91 to 97.27	(!: Derived)
TOTAL Sales Price:	11,191,747	WGT. MEAN:	95	STD:	12.76	95% Wgt. Mean C.I.:	93.74 to 96.86	
TOTAL Adj.Sales Price:	11,223,247	MEAN:	96	AVG.ABS.DEV:	7.89	95% Mean C.I.:	94.09 to 97.73	
TOTAL Assessed Value:	10,696,130							
AVG. Adj. Sales Price:	59,382	COD:	8.22	MAX Sales Ratio:	158.87			
AVG. Assessed Value:	56,593	PRD:	100.64	MIN Sales Ratio:	35.17			

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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	25	96.57	95.88	93.83	6.37	102.19	79.18	124.23	92.04 to 98.19	52,970	49,699
10/01/03 TO 12/31/03	21	95.01	89.43	92.53	11.56	96.65	35.17	107.27	88.17 to 99.90	50,349	46,589
01/01/04 TO 03/31/04	17	98.19	101.61	98.25	6.56	103.42	92.41	130.00	94.91 to 106.96	67,923	66,734
04/01/04 TO 06/30/04	33	97.24	98.29	97.20	6.84	101.12	82.74	128.27	94.90 to 101.93	57,630	56,016
07/01/04 TO 09/30/04	30	95.93	98.81	97.29	7.93	101.56	86.18	158.87	91.60 to 98.89	74,401	72,385
10/01/04 TO 12/31/04	20	96.20	97.25	95.64	7.06	101.68	83.39	114.35	92.27 to 100.70	62,132	59,426
01/01/05 TO 03/31/05	14	93.09	89.91	87.92	6.80	102.26	74.92	102.26	82.22 to 97.35	66,832	58,762
04/01/05 TO 06/30/05	29	95.46	93.54	95.25	10.60	98.20	41.04	117.66	94.25 to 97.29	47,406	45,155
<u>Study Years</u>											
07/01/03 TO 06/30/04	96	96.92	96.31	95.69	7.74	100.65	35.17	130.00	95.15 to 98.19	56,646	54,207
07/01/04 TO 06/30/05	93	94.97	95.49	94.94	8.58	100.58	41.04	158.87	93.90 to 96.47	62,205	59,056
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	100	96.62	98.80	97.12	7.27	101.73	82.74	158.87	95.20 to 98.70	65,312	63,431
<u>ALL</u>											
	189	95.95	95.91	95.30	8.22	100.64	35.17	158.87	94.91 to 97.27	59,382	56,593

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

NUMBER of Sales:	189	MEDIAN:	96	COV:	13.31	95% Median C.I.:	94.91 to 97.27	(! : Derived)
TOTAL Sales Price:	11,191,747	WGT. MEAN:	95	STD:	12.76	95% Wgt. Mean C.I.:	93.74 to 96.86	
TOTAL Adj.Sales Price:	11,223,247	MEAN:	96	AVG.ABS.DEV:	7.89	95% Mean C.I.:	94.09 to 97.73	
TOTAL Assessed Value:	10,696,130							
AVG. Adj. Sales Price:	59,382	COD:	8.22	MAX Sales Ratio:	158.87			
AVG. Assessed Value:	56,593	PRD:	100.64	MIN Sales Ratio:	35.17			

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ABIE	3	94.90	95.48	95.74	8.45	99.73	83.75	107.80	N/A	10,966	10,500
ACREAGE	28	94.08	91.48	92.57	10.36	98.82	41.04	124.63	87.53 to 95.91	91,235	84,456
ADAMY	1	99.85	99.85	99.85			99.85	99.85	N/A	189,900	189,615
BELLWOOD	9	96.47	95.94	95.12	4.38	100.87	88.97	104.22	89.33 to 100.56	48,294	45,936
BRAINARD	5	97.72	95.85	95.00	5.08	100.89	87.89	102.92	N/A	33,500	31,826
BRUNO	4	94.55	92.72	92.15	2.60	100.62	86.18	95.60	N/A	22,125	20,387
CLEAR LAKE	5	94.97	92.34	90.62	5.52	101.90	78.23	99.97	N/A	165,556	150,031
CORNELLS SUB	3	97.29	96.57	96.98	0.74	99.57	95.12	97.29	N/A	70,966	68,826
DAVID CITY	72	98.01	99.57	98.27	6.02	101.32	79.18	128.27	96.06 to 100.70	58,728	57,709
DWIGHT	5	94.00	93.03	92.52	5.06	100.55	86.73	102.00	N/A	69,860	64,635
GARRISON	1	92.74	92.74	92.74			92.74	92.74	N/A	17,500	16,230
JARECKI LAKE	1	98.45	98.45	98.45			98.45	98.45	N/A	68,500	67,435
JARECKI SUB	3	91.84	90.81	87.83	5.04	103.39	83.35	97.24	N/A	103,500	90,903
LINWOOD	5	94.74	85.83	94.82	13.74	90.53	50.50	101.00	N/A	14,840	14,071
OCTAVIA	2	95.44	95.44	96.77	9.59	98.62	86.29	104.59	N/A	41,000	39,677
RISING CITY	21	96.53	99.74	96.97	10.67	102.85	82.22	158.87	90.92 to 102.63	48,542	47,074
SURPRISE	4	94.35	92.86	89.57	6.03	103.67	82.74	100.00	N/A	23,997	21,495
ULYSSES	15	94.19	87.04	91.97	14.92	94.64	35.17	109.88	75.00 to 98.13	21,578	19,845
VALLEY HEIGHTS	2	112.47	112.47	98.57	15.59	114.10	94.94	130.00	N/A	72,500	71,462
ALL	189	95.95	95.91	95.30	8.22	100.64	35.17	158.87	94.91 to 97.27	59,382	56,593

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	147	96.25	96.59	96.86	7.97	99.72	35.17	158.87	95.15 to 97.72	47,238	45,755
3	42	94.79	93.54	92.78	8.91	100.82	41.04	130.00	91.84 to 97.24	101,885	94,526
ALL	189	95.95	95.91	95.30	8.22	100.64	35.17	158.87	94.91 to 97.27	59,382	56,593

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	170	96.19	97.35	95.50	7.01	101.93	71.83	158.87	94.97 to 97.34	64,452	61,552
2	18	86.73	82.20	83.27	20.60	98.71	35.17	130.00	74.92 to 97.24	10,989	9,150
3	1	98.45	98.45	98.45			98.45	98.45	N/A	68,500	67,435
ALL	189	95.95	95.91	95.30	8.22	100.64	35.17	158.87	94.91 to 97.27	59,382	56,593

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

NUMBER of Sales:	189	MEDIAN:	96	COV:	13.31	95% Median C.I.:	94.91 to 97.27	(! : Derived)
TOTAL Sales Price:	11,191,747	WGT. MEAN:	95	STD:	12.76	95% Wgt. Mean C.I.:	93.74 to 96.86	
TOTAL Adj.Sales Price:	11,223,247	MEAN:	96	AVG.ABS.DEV:	7.89	95% Mean C.I.:	94.09 to 97.73	
TOTAL Assessed Value:	10,696,130							
AVG. Adj. Sales Price:	59,382	COD:	8.22	MAX Sales Ratio:	158.87			
AVG. Assessed Value:	56,593	PRD:	100.64	MIN Sales Ratio:	35.17			

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	184	95.93	96.05	95.32	8.19	100.76	35.17	158.87	94.91 to 97.24	60,254	57,434
06	2	91.60	91.60	93.40	7.48	98.07	84.75	98.45	N/A	54,250	50,667
07	3	97.90	90.14	95.61	9.83	94.29	71.83	100.70	N/A	9,333	8,923
ALL	189	95.95	95.91	95.30	8.22	100.64	35.17	158.87	94.91 to 97.27	59,382	56,593

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0003	8	92.17	87.53	91.57	11.32	95.58	50.50	101.00	50.50 to 101.00	48,137	44,081
12-0025	3	94.90	95.48	95.74	8.45	99.73	83.75	107.80	N/A	10,966	10,500
12-0032	25	96.67	98.91	96.57	9.75	102.42	82.22	158.87	91.45 to 98.70	45,935	44,360
12-0056	114	96.10	96.94	95.83	7.15	101.16	41.04	128.27	94.97 to 97.90	67,596	64,775
12-0501											
12-0502	18	95.29	94.81	92.59	5.50	102.40	76.82	105.30	90.44 to 100.24	64,205	59,445
19-0002											
19-0123											
55-0161											
71-0001	4	96.38	104.25	97.11	10.02	107.35	94.25	130.00	N/A	78,500	76,235
71-0005											
72-0032	1	98.45	98.45	98.45			98.45	98.45	N/A	68,500	67,435
80-0009	16	93.67	87.11	91.15	14.47	95.57	35.17	109.88	75.00 to 98.13	25,792	23,510
80-0567											
NonValid School											
ALL	189	95.95	95.91	95.30	8.22	100.64	35.17	158.87	94.91 to 97.27	59,382	56,593

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

NUMBER of Sales:	189	MEDIAN:	96	COV:	13.31	95% Median C.I.:	94.91 to 97.27	(! : Derived)
TOTAL Sales Price:	11,191,747	WGT. MEAN:	95	STD:	12.76	95% Wgt. Mean C.I.:	93.74 to 96.86	
TOTAL Adj.Sales Price:	11,223,247	MEAN:	96	AVG.ABS.DEV:	7.89	95% Mean C.I.:	94.09 to 97.73	
TOTAL Assessed Value:	10,696,130							
AVG. Adj. Sales Price:	59,382	COD:	8.22	MAX Sales Ratio:	158.87			
AVG. Assessed Value:	56,593	PRD:	100.64	MIN Sales Ratio:	35.17			

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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	22	91.70	84.47	88.76	17.47	95.18	35.17	130.00	75.00 to 97.24	17,832	15,827
Prior TO 1860											
1860 TO 1899	22	95.38	100.94	100.27	11.58	100.67	82.22	158.87	91.45 to 107.90	39,872	39,981
1900 TO 1919	53	95.46	96.01	94.09	6.58	102.04	76.82	124.63	94.00 to 97.28	51,177	48,150
1920 TO 1939	28	95.57	97.90	94.43	8.40	103.68	79.18	128.27	92.23 to 100.30	59,482	56,168
1940 TO 1949	2	97.62	97.62	96.53	4.78	101.12	92.95	102.29	N/A	72,900	70,372
1950 TO 1959	4	98.80	99.88	98.25	4.78	101.66	94.64	107.27	N/A	64,625	63,496
1960 TO 1969	15	96.24	95.56	96.30	6.14	99.23	71.83	113.49	91.36 to 99.85	79,486	76,546
1970 TO 1979	22	98.40	99.44	97.59	4.84	101.90	83.39	113.95	96.06 to 104.22	64,593	63,034
1980 TO 1989	7	97.29	97.28	96.99	2.20	100.30	93.50	103.85	93.50 to 103.85	102,642	99,557
1990 TO 1994	6	95.72	94.55	92.06	7.10	102.70	78.23	104.98	78.23 to 104.98	144,047	132,615
1995 TO 1999	8	94.60	94.22	94.46	4.57	99.74	83.35	99.97	83.35 to 99.97	121,925	115,171
2000 TO Present											
ALL	189	95.95	95.91	95.30	8.22	100.64	35.17	158.87	94.91 to 97.27	59,382	56,593

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	15	94.09	82.83	78.15	16.89	105.99	35.17	107.80	71.83 to 98.13	1,841	1,438
5000 TO 9999	2	98.59	98.59	98.04	2.15	100.56	96.47	100.70	N/A	6,750	6,617
Total \$											
1 TO 9999	17	94.75	84.68	84.68	15.32	100.01	35.17	107.80	71.83 to 100.00	2,418	2,047
10000 TO 29999	45	97.90	100.81	100.67	9.89	100.13	41.04	158.87	95.68 to 104.22	20,423	20,560
30000 TO 59999	45	96.53	97.21	97.28	8.10	99.93	74.92	128.27	92.63 to 101.99	42,145	41,000
60000 TO 99999	52	95.93	96.27	96.46	5.46	99.80	77.95	124.63	94.06 to 97.35	80,443	77,594
100000 TO 149999	22	94.20	92.33	92.20	4.98	100.14	76.82	102.45	87.95 to 95.89	123,313	113,691
150000 TO 249999	8	94.28	92.38	92.14	6.98	100.27	78.23	100.60	78.23 to 100.60	183,822	169,367
ALL	189	95.95	95.91	95.30	8.22	100.64	35.17	158.87	94.91 to 97.27	59,382	56,593

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

NUMBER of Sales:	189	MEDIAN:	96	COV:	13.31	95% Median C.I.:	94.91 to 97.27	(! : Derived)
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TOTAL Adj.Sales Price:	11,223,247	MEAN:	96	AVG.ABS.DEV:	7.89	95% Mean C.I.:	94.09 to 97.73	
TOTAL Assessed Value:	10,696,130							
AVG. Adj. Sales Price:	59,382	COD:	8.22	MAX Sales Ratio:	158.87			
AVG. Assessed Value:	56,593	PRD:	100.64	MIN Sales Ratio:	35.17			

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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	94.09	82.83	78.15	16.89	105.99	35.17	107.80	71.83 to 98.13	1,841	1,438
5000 TO 9999	4	94.81	82.84	68.21	16.61	121.45	41.04	100.70	N/A	11,875	8,100
Total \$											
1 TO 9999	19	94.09	82.83	71.86	16.86	115.26	35.17	107.80	71.83 to 98.13	3,953	2,841
10000 TO 29999	46	97.17	99.11	97.83	7.78	101.31	74.92	130.00	94.90 to 101.44	21,332	20,869
30000 TO 59999	45	97.39	99.32	98.00	9.63	101.35	77.95	158.87	93.49 to 102.27	44,212	43,325
60000 TO 99999	51	95.91	95.85	95.58	4.84	100.28	79.18	124.23	94.06 to 97.34	82,568	78,922
100000 TO 149999	23	94.94	94.19	93.54	5.80	100.69	76.82	124.63	91.84 to 96.06	128,721	120,408
150000 TO 249999	5	98.89	93.92	93.28	6.10	100.69	78.23	100.60	N/A	201,136	187,610
ALL	189	95.95	95.91	95.30	8.22	100.64	35.17	158.87	94.91 to 97.27	59,382	56,593

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	21	89.30	83.89	88.72	18.40	94.56	35.17	130.00	75.00 to 97.24	18,610	16,511
10	1	97.10	97.10	97.10			97.10	97.10	N/A	26,250	25,490
20	40	97.01	99.21	97.70	7.24	101.54	82.22	115.97	94.74 to 104.46	29,647	28,965
30	111	95.95	96.50	94.78	6.71	101.81	71.83	158.87	94.29 to 97.29	71,392	67,669
40	14	98.54	99.28	97.19	9.09	102.15	78.23	124.63	89.33 to 102.45	99,520	96,725
50	2	98.88	98.88	99.13	0.98	99.75	97.92	99.85	N/A	151,200	149,887
ALL	189	95.95	95.91	95.30	8.22	100.64	35.17	158.87	94.91 to 97.27	59,382	56,593

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	23	89.30	84.41	88.16	17.42	95.74	35.17	130.00	79.92 to 96.25	21,339	18,813
100	8	99.23	95.57	96.92	7.18	98.61	71.83	105.30	71.83 to 105.30	18,431	17,863
101	100	96.92	98.18	96.17	5.95	102.09	78.23	128.27	95.01 to 98.19	66,950	64,386
102	22	94.54	98.32	97.11	10.58	101.25	76.82	158.87	89.66 to 98.76	68,693	66,704
103	2	95.50	95.50	95.46	0.59	100.05	94.94	96.06	N/A	120,000	114,547
104	33	95.46	95.52	92.82	7.85	102.90	77.95	117.66	92.41 to 100.18	64,763	60,116
106	1	96.67	96.67	96.67			96.67	96.67	N/A	1,500	1,450
ALL	189	95.95	95.91	95.30	8.22	100.64	35.17	158.87	94.91 to 97.27	59,382	56,593

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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TOTAL Adj.Sales Price:	11,223,247	MEAN:	96	AVG.ABS.DEV:	7.89	95% Mean C.I.:	94.09 to 97.73	
TOTAL Assessed Value:	10,696,130							
AVG. Adj. Sales Price:	59,382	COD:	8.22	MAX Sales Ratio:	158.87			
AVG. Assessed Value:	56,593	PRD:	100.64	MIN Sales Ratio:	35.17			

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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)	21	89.30	83.89	88.72	18.40	94.56	35.17	130.00	75.00 to 97.24	18,610	16,511
10	1	97.10	97.10	97.10			97.10	97.10	N/A	26,250	25,490
20	39	96.74	99.05	97.09	7.24	102.02	82.22	115.97	94.00 to 104.46	28,574	27,742
30	112	95.96	96.58	94.90	6.73	101.78	71.83	158.87	94.34 to 97.29	71,393	67,750
40	14	98.54	99.28	97.19	9.09	102.15	78.23	124.63	89.33 to 102.45	99,520	96,725
50	2	98.88	98.88	99.13	0.98	99.75	97.92	99.85	N/A	151,200	149,887
<u>ALL</u>	<u>189</u>	<u>95.95</u>	<u>95.91</u>	<u>95.30</u>	<u>8.22</u>	<u>100.64</u>	<u>35.17</u>	<u>158.87</u>	<u>94.91 to 97.27</u>	<u>59,382</u>	<u>56,593</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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	36	MEDIAN:	98	COV:	15.25	95% Median C.I.:	94.11 to 103.38
TOTAL Sales Price:	1,747,900	WGT. MEAN:	91	STD:	14.72	95% Wgt. Mean C.I.:	83.20 to 98.27
TOTAL Adj.Sales Price:	1,767,900	MEAN:	97	AVG.ABS.DEV:	11.60	95% Mean C.I.:	91.74 to 101.36
TOTAL Assessed Value:	1,604,090						
AVG. Adj. Sales Price:	49,108	COD:	11.88	MAX Sales Ratio:	121.56		
AVG. Assessed Value:	44,558	PRD:	106.41	MIN Sales Ratio:	66.37		

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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	1	88.12	88.12	88.12			88.12	88.12	N/A	80,000	70,495
10/01/02 TO 12/31/02	2	107.99	107.99	108.39	7.91	99.62	99.45	116.52	N/A	21,000	22,762
01/01/03 TO 03/31/03	1	97.47	97.47	97.47			97.47	97.47	N/A	35,000	34,115
04/01/03 TO 06/30/03	2	87.83	87.83	91.60	18.39	95.89	71.68	103.99	N/A	36,500	33,432
07/01/03 TO 09/30/03	6	110.32	101.66	89.45	12.09	113.65	73.95	119.80	73.95 to 119.80	52,758	47,190
10/01/03 TO 12/31/03	5	97.77	96.64	97.44	7.36	99.18	79.82	108.00	N/A	40,180	39,151
01/01/04 TO 03/31/04	4	92.82	89.07	78.08	11.54	114.07	66.37	104.25	N/A	85,500	66,761
04/01/04 TO 06/30/04	7	100.35	100.31	98.58	5.04	101.75	94.11	115.92	94.11 to 115.92	30,328	29,898
07/01/04 TO 09/30/04	5	81.49	92.98	92.39	22.15	100.64	69.08	121.56	N/A	84,580	78,140
10/01/04 TO 12/31/04	1	94.66	94.66	94.66			94.66	94.66	N/A	38,000	35,970
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	2	93.69	93.69	98.76	10.34	94.86	84.00	103.38	N/A	2,625	2,592
<u>Study Years</u>											
07/01/02 TO 06/30/03	6	98.46	96.21	94.35	10.61	101.97	71.68	116.52	71.68 to 116.52	38,333	36,166
07/01/03 TO 06/30/04	22	99.06	97.80	89.13	10.37	109.73	66.37	119.80	94.11 to 108.00	48,715	43,419
07/01/04 TO 06/30/05	8	89.33	93.36	92.64	17.18	100.78	69.08	121.56	69.08 to 121.56	58,268	53,981
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	14	100.24	97.59	92.71	12.32	105.26	71.68	119.80	79.82 to 110.76	44,674	41,420
01/01/04 TO 12/31/04	17	95.00	95.18	88.95	11.62	107.00	66.37	121.56	81.49 to 104.25	59,717	53,117
<u>ALL</u>											
	36	97.62	96.55	90.73	11.88	106.41	66.37	121.56	94.11 to 103.38	49,108	44,558

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE	4	105.95	98.70	76.74	15.84	128.61	66.37	116.52	N/A	67,387	51,713
BELLWOOD	4	83.91	86.51	79.61	12.86	108.66	73.95	104.25	N/A	42,384	33,743
BRAINARD	2	103.04	103.04	102.94	0.33	100.10	102.70	103.38	N/A	5,700	5,867
DAVID CITY	17	99.45	100.24	96.91	8.34	103.44	79.82	121.56	94.12 to 109.88	54,141	52,467
GARRISON	1	119.80	119.80	119.80			119.80	119.80	N/A	22,000	26,355
LINWOOD	1	95.00	95.00	95.00			95.00	95.00	N/A	8,400	7,980
RISING CITY	3	88.12	94.96	92.95	12.78	102.16	81.49	115.27	N/A	89,121	82,838
ULYSSES	4	77.84	81.28	76.30	14.00	106.52	69.08	100.35	N/A	24,812	18,932
<u>ALL</u>											
	36	97.62	96.55	90.73	11.88	106.41	66.37	121.56	94.11 to 103.38	49,108	44,558

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:	36	MEDIAN:	98	COV:	15.25	95% Median C.I.:	94.11 to 103.38
TOTAL Sales Price:	1,747,900	WGT. MEAN:	91	STD:	14.72	95% Wgt. Mean C.I.:	83.20 to 98.27
TOTAL Adj.Sales Price:	1,767,900	MEAN:	97	AVG.ABS.DEV:	11.60	95% Mean C.I.:	91.74 to 101.36
TOTAL Assessed Value:	1,604,090						
AVG. Adj. Sales Price:	49,108	COD:	11.88	MAX Sales Ratio:	121.56		
AVG. Assessed Value:	44,558	PRD:	106.41	MIN Sales Ratio:	66.37		

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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	30	98.61	97.22	93.99	10.80	103.44	71.68	121.56	94.11 to 103.38	44,611	41,928
2	1	95.30	95.30	95.30			95.30	95.30	N/A	110,000	104,835
3	5	97.47	92.78	75.54	19.60	122.81	66.37	116.52	N/A	63,909	48,279
ALL	36	97.62	96.55	90.73	11.88	106.41	66.37	121.56	94.11 to 103.38	49,108	44,558

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	34	97.62	96.45	90.51	11.48	106.56	66.37	121.56	94.11 to 103.38	50,850	46,026
2	2	98.17	98.17	100.53	18.69	97.66	79.82	116.52	N/A	19,500	19,602
ALL	36	97.62	96.55	90.73	11.88	106.41	66.37	121.56	94.11 to 103.38	49,108	44,558

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0003	1	95.00	95.00	95.00			95.00	95.00	N/A	8,400	7,980
12-0025											
12-0032	3	88.12	94.96	92.95	12.78	102.16	81.49	115.27	N/A	89,121	82,838
12-0056	26	98.61	98.64	91.22	11.30	108.14	66.37	121.56	94.12 to 108.00	53,134	48,466
12-0501											
12-0502	2	103.04	103.04	102.94	0.33	100.10	102.70	103.38	N/A	5,700	5,867
19-0002											
19-0123											
55-0161											
71-0001											
71-0005											
72-0032											
80-0009	4	77.84	81.28	76.30	14.00	106.52	69.08	100.35	N/A	24,812	18,932
80-0567											
NonValid School											
ALL	36	97.62	96.55	90.73	11.88	106.41	66.37	121.56	94.11 to 103.38	49,108	44,558

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:	36	MEDIAN:	98	COV:	15.25	95% Median C.I.:	94.11 to 103.38
TOTAL Sales Price:	1,747,900	WGT. MEAN:	91	STD:	14.72	95% Wgt. Mean C.I.:	83.20 to 98.27
TOTAL Adj.Sales Price:	1,767,900	MEAN:	97	AVG.ABS.DEV:	11.60	95% Mean C.I.:	91.74 to 101.36
TOTAL Assessed Value:	1,604,090						
AVG. Adj. Sales Price:	49,108	COD:	11.88	MAX Sales Ratio:	121.56		
AVG. Assessed Value:	44,558	PRD:	106.41	MIN Sales Ratio:	66.37		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	104.72	102.95	109.46	13.90	94.05	79.82	121.56	79.82 to 121.56	27,658	30,275
Prior TO 1860											
1860 TO 1899	8	100.52	96.58	98.24	8.86	98.31	71.68	109.88	71.68 to 109.88	25,468	25,019
1900 TO 1919	6	98.06	96.27	95.34	9.06	100.98	73.95	110.76	73.95 to 110.76	32,816	31,286
1920 TO 1939	2	106.52	106.52	109.03	8.21	97.69	97.77	115.27	N/A	58,250	63,512
1940 TO 1949											
1950 TO 1959	2	97.18	97.18	95.73	2.34	101.51	94.90	99.45	N/A	55,000	52,650
1960 TO 1969	4	96.05	93.60	78.20	17.03	119.69	66.37	115.92	N/A	83,975	65,667
1970 TO 1979	5	95.30	96.40	86.83	12.89	111.02	81.14	119.80	N/A	89,272	77,517
1980 TO 1989	2	87.48	87.48	82.39	11.42	106.17	77.48	97.47	N/A	71,269	58,720
1990 TO 1994											
1995 TO 1999	1	69.08	69.08	69.08			69.08	69.08	N/A	50,000	34,540
2000 TO Present											
ALL	36	97.62	96.55	90.73	11.88	106.41	66.37	121.56	94.11 to 103.38	49,108	44,558

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	3	103.38	97.21	101.14	6.53	96.12	84.00	104.25	N/A	3,083	3,118
5000 TO 9999	2	98.85	98.85	98.61	3.90	100.25	95.00	102.70	N/A	7,900	7,790
Total \$											
1 TO 9999	5	102.70	97.87	99.54	5.57	98.32	84.00	104.25	N/A	5,010	4,987
10000 TO 29999	11	109.88	102.63	101.29	11.23	101.33	71.68	119.80	79.82 to 116.52	21,313	21,588
30000 TO 59999	11	97.47	94.17	94.29	8.07	99.87	69.08	108.00	73.95 to 103.99	41,590	39,216
60000 TO 99999	4	105.08	104.96	104.39	12.80	100.55	88.12	121.56	N/A	80,750	84,292
100000 TO 149999	3	81.49	84.76	84.79	7.29	99.96	77.48	95.30	N/A	109,967	93,243
150000 TO 249999	2	73.76	73.76	73.72	10.01	100.05	66.37	81.14	N/A	199,000	146,700
ALL	36	97.62	96.55	90.73	11.88	106.41	66.37	121.56	94.11 to 103.38	49,108	44,558

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:	36	MEDIAN:	98	COV:	15.25	95% Median C.I.:	94.11 to 103.38
TOTAL Sales Price:	1,747,900	WGT. MEAN:	91	STD:	14.72	95% Wgt. Mean C.I.:	83.20 to 98.27
TOTAL Adj.Sales Price:	1,767,900	MEAN:	97	AVG.ABS.DEV:	11.60	95% Mean C.I.:	91.74 to 101.36
TOTAL Assessed Value:	1,604,090						
AVG. Adj. Sales Price:	49,108	COD:	11.88	MAX Sales Ratio:	121.56		
AVG. Assessed Value:	44,558	PRD:	106.41	MIN Sales Ratio:	66.37		

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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	3	103.38	97.21	101.14	6.53	96.12	84.00	104.25	N/A	3,083	3,118
5000 TO 9999	2	98.85	98.85	98.61	3.90	100.25	95.00	102.70	N/A	7,900	7,790
Total \$											
1 TO 9999	5	102.70	97.87	99.54	5.57	98.32	84.00	104.25	N/A	5,010	4,987
10000 TO 29999	11	100.35	99.29	96.64	14.61	102.74	71.68	119.80	73.95 to 116.52	21,404	20,685
30000 TO 59999	11	97.77	97.51	96.67	7.07	100.87	69.08	110.76	94.11 to 108.00	41,500	40,120
60000 TO 99999	6	91.51	96.47	94.32	15.41	102.28	77.48	121.56	77.48 to 121.56	90,483	85,344
100000 TO 149999	2	80.84	80.84	76.64	17.89	105.48	66.37	95.30	N/A	155,000	118,790
150000 TO 249999	1	81.14	81.14	81.14			81.14	81.14	N/A	198,000	160,655
ALL	36	97.62	96.55	90.73	11.88	106.41	66.37	121.56	94.11 to 103.38	49,108	44,558

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	114.43	105.40	110.03	11.12	95.79	79.82	121.56	N/A	33,509	36,870
10	25	97.77	97.45	93.84	8.93	103.85	71.68	119.80	94.12 to 103.38	41,922	39,340
15	1	102.70	102.70	102.70			102.70	102.70	N/A	7,400	7,600
20	4	75.29	83.05	78.95	20.36	105.20	66.37	115.27	N/A	109,340	86,326
30	1	77.48	77.48	77.48			77.48	77.48	N/A	107,538	83,325
ALL	36	97.62	96.55	90.73	11.88	106.41	66.37	121.56	94.11 to 103.38	49,108	44,558

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:	36	MEDIAN:	98	COV:	15.25	95% Median C.I.:	94.11 to 103.38
TOTAL Sales Price:	1,747,900	WGT. MEAN:	91	STD:	14.72	95% Wgt. Mean C.I.:	83.20 to 98.27
TOTAL Adj.Sales Price:	1,767,900	MEAN:	97	AVG.ABS.DEV:	11.60	95% Mean C.I.:	91.74 to 101.36
TOTAL Assessed Value:	1,604,090						
AVG. Adj. Sales Price:	49,108	COD:	11.88	MAX Sales Ratio:	121.56		
AVG. Assessed Value:	44,558	PRD:	106.41	MIN Sales Ratio:	66.37		

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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)	5	114.43	101.96	97.73	14.12	104.33	77.48	121.56	N/A	47,417	46,341
304	1	88.12	88.12	88.12			88.12	88.12	N/A	80,000	70,495
325	3	94.90	95.50	95.19	1.18	100.32	94.12	97.47	N/A	58,333	55,528
334	1	95.30	95.30	95.30			95.30	95.30	N/A	110,000	104,835
344	2	96.21	96.21	96.28	1.62	99.93	94.66	97.77	N/A	39,750	38,272
349	1	81.14	81.14	81.14			81.14	81.14	N/A	198,000	160,655
352	3	94.11	93.20	89.24	7.97	104.43	81.49	103.99	N/A	66,621	59,453
353	4	105.28	105.19	104.95	4.87	100.23	99.45	110.76	N/A	29,125	30,567
406	10	101.18	97.19	94.69	8.36	102.64	73.95	115.92	84.00 to 104.25	15,195	14,388
419	2	90.82	90.82	79.71	26.92	113.94	66.37	115.27	N/A	137,500	109,597
442	2	95.74	95.74	92.85	25.13	103.11	71.68	119.80	N/A	25,000	23,212
526	1	69.08	69.08	69.08			69.08	69.08	N/A	50,000	34,540
532	1	108.00	108.00	108.00			108.00	108.00	N/A	45,000	48,600
ALL	36	97.62	96.55	90.73	11.88	106.41	66.37	121.56	94.11 to 103.38	49,108	44,558

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	35	97.77	96.58	90.43	12.13	106.80	66.37	121.56	94.11 to 103.38	47,368	42,835
04	1	95.30	95.30	95.30			95.30	95.30	N/A	110,000	104,835
ALL	36	97.62	96.55	90.73	11.88	106.41	66.37	121.56	94.11 to 103.38	49,108	44,558

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:	86	MEDIAN:	75	COV:	20.52	95% Median C.I.:	73.07 to 78.29	(!: Derived)
(AgLand) TOTAL Sales Price:	19,379,709	WGT. MEAN:	74	STD:	15.76	95% Wgt. Mean C.I.:	70.10 to 76.91	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,379,709	MEAN:	77	AVG.ABS.DEV:	11.50	95% Mean C.I.:	73.49 to 80.15	
(AgLand) TOTAL Assessed Value:	14,245,225							
AVG. Adj. Sales Price:	225,345	COD:	15.35	MAX Sales Ratio:	133.67			
AVG. Assessed Value:	165,642	PRD:	104.51	MIN Sales Ratio:	42.54			

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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	2	105.57	105.57	86.84	26.62	121.57	77.47	133.67	N/A	150,000	130,255
10/01/02 TO 12/31/02	16	80.21	83.19	78.25	15.38	106.31	60.26	112.80	71.32 to 96.29	230,564	180,422
01/01/03 TO 03/31/03	10	74.93	76.91	76.54	7.23	100.47	61.36	90.35	73.02 to 86.32	240,669	184,217
04/01/03 TO 06/30/03	4	61.60	64.70	66.33	30.43	97.54	42.54	93.04	N/A	56,144	37,240
07/01/03 TO 09/30/03	3	84.49	88.48	89.22	9.62	99.17	78.29	102.66	N/A	137,338	122,530
10/01/03 TO 12/31/03	10	73.98	77.06	76.45	14.83	100.81	55.60	102.64	59.45 to 96.18	231,526	176,998
01/01/04 TO 03/31/04	9	76.60	77.54	72.60	8.54	106.80	61.14	95.54	69.61 to 88.41	193,280	140,328
04/01/04 TO 06/30/04	1	60.13	60.13	60.13			60.13	60.13	N/A	412,000	247,750
07/01/04 TO 09/30/04	5	74.01	75.98	71.84	13.62	105.76	62.19	93.19	N/A	190,650	136,972
10/01/04 TO 12/31/04	7	76.45	68.54	63.69	14.69	107.62	51.33	81.63	51.33 to 81.63	213,757	136,142
01/01/05 TO 03/31/05	8	71.08	73.71	72.27	15.97	101.99	52.21	105.12	52.21 to 105.12	336,387	243,115
04/01/05 TO 06/30/05	11	67.50	72.10	68.46	14.47	105.32	52.42	113.19	58.64 to 81.20	249,086	170,523
<u>Study Years</u>											
07/01/02 TO 06/30/03	32	77.74	80.31	77.62	16.00	103.47	42.54	133.67	73.18 to 86.32	206,884	160,575
07/01/03 TO 06/30/04	23	76.60	78.00	74.78	12.79	104.31	55.60	102.66	72.05 to 84.49	212,121	158,620
07/01/04 TO 06/30/05	31	70.20	72.34	69.27	15.66	104.44	51.33	113.19	65.57 to 78.47	254,213	176,081
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	27	74.90	76.44	77.05	13.99	99.21	42.54	102.66	73.02 to 84.49	198,464	152,915
01/01/04 TO 12/31/04	22	76.09	73.53	68.43	12.35	107.45	51.33	95.54	62.19 to 81.47	209,140	143,116
<u>ALL</u>	86	74.93	76.82	73.51	15.35	104.51	42.54	133.67	73.07 to 78.29	225,345	165,642

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:	86	MEDIAN:	75	COV:	20.52	95% Median C.I.:	73.07 to 78.29	(!: Derived)
(AgLand) TOTAL Sales Price:	19,379,709	WGT. MEAN:	74	STD:	15.76	95% Wgt. Mean C.I.:	70.10 to 76.91	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,379,709	MEAN:	77	AVG.ABS.DEV:	11.50	95% Mean C.I.:	73.49 to 80.15	
(AgLand) TOTAL Assessed Value:	14,245,225							
AVG. Adj. Sales Price:	225,345	COD:	15.35	MAX Sales Ratio:	133.67			
AVG. Assessed Value:	165,642	PRD:	104.51	MIN Sales Ratio:	42.54			

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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	
2399	1	81.20	81.20	81.20			81.20	81.20	N/A	50,000	40,600	
2641	1	65.57	65.57	65.57			65.57	65.57	N/A	75,000	49,180	
2643	3	66.44	64.70	62.45	6.39	103.60	57.47	70.20	N/A	379,120	236,778	
2647	4	83.09	83.54	82.34	6.41	101.46	74.96	93.04	N/A	114,025	93,887	
2693	3	102.60	95.22	95.96	8.60	99.22	78.29	104.77	N/A	136,391	130,886	
2695	4	66.01	66.27	68.44	11.18	96.84	55.60	77.47	N/A	217,524	148,863	
2697	6	71.78	71.10	70.42	7.24	100.97	58.64	78.47	58.64 to 78.47	302,185	212,796	
2699	7	74.61	75.41	69.40	10.10	108.67	52.42	93.19	52.42 to 93.19	276,321	191,753	
2937	10	92.26	89.93	89.12	15.45	100.91	65.57	113.19	72.05 to 112.80	184,120	164,094	
2939	11	80.34	81.44	74.99	18.52	108.60	51.90	133.67	52.21 to 95.54	209,457	157,069	
2941	2	71.69	71.69	72.23	2.83	99.25	69.66	73.72	N/A	218,581	157,887	
2943	5	78.02	78.06	78.66	2.91	99.23	74.73	82.16	N/A	170,020	133,735	
2989	8	59.85	65.58	65.08	21.65	100.76	42.54	102.64	42.54 to 102.64	202,224	131,610	
2991	2	64.43	64.43	61.94	20.32	104.01	51.33	77.52	N/A	306,121	189,615	
2993	5	73.02	70.70	68.03	10.39	103.92	60.13	84.96	N/A	341,956	232,640	
2995	14	75.68	77.89	77.06	12.12	101.08	61.36	105.12	66.02 to 90.35	233,021	179,566	
ALL												
	86	74.93	76.82	73.51	15.35	104.51	42.54	133.67	73.07 to 78.29	225,345	165,642	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	86	74.93	76.82	73.51	15.35	104.51	42.54	133.67	73.07 to 78.29	225,345	165,642	
ALL												
	86	74.93	76.82	73.51	15.35	104.51	42.54	133.67	73.07 to 78.29	225,345	165,642	

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	86	74.93	76.82	73.51	15.35	104.51	42.54	133.67	73.07 to 78.29	225,345	165,642	
ALL												
	86	74.93	76.82	73.51	15.35	104.51	42.54	133.67	73.07 to 78.29	225,345	165,642	

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:	86	MEDIAN:	75	COV:	20.52	95% Median C.I.:	73.07 to 78.29	(! : Derived)
(AgLand) TOTAL Sales Price:	19,379,709	WGT. MEAN:	74	STD:	15.76	95% Wgt. Mean C.I.:	70.10 to 76.91	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,379,709	MEAN:	77	AVG.ABS.DEV:	11.50	95% Mean C.I.:	73.49 to 80.15	
(AgLand) TOTAL Assessed Value:	14,245,225							
AVG. Adj. Sales Price:	225,345	COD:	15.35	MAX Sales Ratio:	133.67			
AVG. Assessed Value:	165,642	PRD:	104.51	MIN Sales Ratio:	42.54			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0003	1	81.20	81.20	81.20			81.20	81.20	N/A	50,000	40,600
12-0025	5	81.47	80.87	77.23	8.00	104.71	70.20	93.04	N/A	157,460	121,610
12-0032	14	90.80	91.80	88.11	16.55	104.19	65.57	133.67	73.07 to 112.80	173,528	152,896
12-0056	36	74.13	75.05	72.33	13.78	103.77	51.90	105.12	69.84 to 78.47	245,973	177,904
12-0501											
12-0502	18	74.22	70.30	69.04	14.62	101.83	42.54	102.64	59.45 to 78.29	202,387	139,719
19-0002											
19-0123											
55-0161											
71-0001											
71-0005											
72-0032	3	72.05	72.92	71.96	3.53	101.34	69.54	77.17	N/A	350,100	251,925
80-0009	5	73.02	73.44	69.85	14.14	105.13	60.13	96.29	N/A	324,140	226,419
80-0567	4	65.37	70.61	68.71	11.58	102.77	61.36	90.35	N/A	236,000	162,157
NonValid School											
ALL	86	74.93	76.82	73.51	15.35	104.51	42.54	133.67	73.07 to 78.29	225,345	165,642

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	49.36	49.36	49.36			49.36	49.36	N/A	38,500	19,005
30.01 TO 50.00	15	82.16	79.46	79.08	13.84	100.48	42.54	96.11	74.73 to 93.04	64,703	51,165
50.01 TO 100.00	29	77.47	80.96	79.84	13.24	101.40	52.21	133.67	73.84 to 81.63	153,967	122,930
100.01 TO 180.00	36	72.01	73.45	70.78	13.97	103.77	51.33	112.80	69.26 to 74.61	333,043	235,741
180.01 TO 330.00	5	71.59	74.65	73.44	18.96	101.66	57.47	105.12	N/A	383,206	281,412
ALL	86	74.93	76.82	73.51	15.35	104.51	42.54	133.67	73.07 to 78.29	225,345	165,642

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	29	77.88	78.61	75.06	13.44	104.74	51.90	112.80	73.07 to 84.49	218,893	164,300
DRY-N/A	22	78.15	79.45	77.88	11.87	102.02	51.33	105.12	71.59 to 84.70	183,278	142,733
GRASS	3	49.36	49.17	48.68	8.82	101.00	42.54	55.60	N/A	46,224	22,503
GRASS-N/A	6	69.71	80.81	68.85	27.87	117.38	59.13	133.67	59.13 to 133.67	123,645	85,125
IRRGTD	6	73.33	74.88	72.89	11.27	102.73	61.36	95.54	61.36 to 95.54	199,681	145,547
IRRGTD-N/A	20	73.51	74.86	70.64	14.39	105.98	52.42	113.19	65.57 to 77.47	346,051	244,441
ALL	86	74.93	76.82	73.51	15.35	104.51	42.54	133.67	73.07 to 78.29	225,345	165,642

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:	86	MEDIAN:	75	COV:	20.52	95% Median C.I.:	73.07 to 78.29	(!: Derived)
(AgLand) TOTAL Sales Price:	19,379,709	WGT. MEAN:	74	STD:	15.76	95% Wgt. Mean C.I.:	70.10 to 76.91	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,379,709	MEAN:	77	AVG.ABS.DEV:	11.50	95% Mean C.I.:	73.49 to 80.15	
(AgLand) TOTAL Assessed Value:	14,245,225							
AVG. Adj. Sales Price:	225,345	COD:	15.35	MAX Sales Ratio:	133.67			
AVG. Assessed Value:	165,642	PRD:	104.51	MIN Sales Ratio:	42.54			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	41	77.88	78.51	74.89	12.88	104.83	51.33	112.80	73.55 to 81.20	207,583	155,457
DRY-N/A	10	81.89	80.90	81.92	10.88	98.76	62.19	105.12	69.84 to 89.58	186,910	153,111
GRASS	5	55.60	54.51	57.29	11.91	95.14	42.54	65.57	N/A	95,734	54,845
GRASS-N/A	4	83.52	89.96	75.65	28.10	118.91	59.13	133.67	N/A	100,468	76,008
IRRGTD	22	73.51	75.99	72.03	14.37	105.49	52.42	113.19	66.44 to 79.26	302,174	217,665
IRRGTD-N/A	4	69.91	68.69	66.17	10.25	103.82	57.47	77.47	N/A	367,820	243,368
ALL	86	74.93	76.82	73.51	15.35	104.51	42.54	133.67	73.07 to 78.29	225,345	165,642

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	50	78.15	79.12	76.23	12.83	103.79	51.33	112.80	74.73 to 81.63	204,040	155,548
DRY-N/A	1	71.59	71.59	71.59			71.59	71.59	N/A	178,030	127,450
GRASS	8	59.29	62.34	61.58	18.01	101.23	42.54	93.19	42.54 to 93.19	103,818	63,928
GRASS-N/A	1	133.67	133.67	133.67			133.67	133.67	N/A	50,000	66,835
IRRGTD	25	73.02	74.89	70.82	14.23	105.75	52.42	113.19	66.44 to 77.47	310,393	219,814
IRRGTD-N/A	1	74.25	74.25	74.25			74.25	74.25	N/A	359,280	266,750
ALL	86	74.93	76.82	73.51	15.35	104.51	42.54	133.67	73.07 to 78.29	225,345	165,642

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	9	81.20	78.39	79.01	24.61	99.21	42.54	133.67	49.36 to 93.19	49,614	39,202
60000 TO 99999	11	86.32	84.70	84.60	10.00	100.12	65.57	102.64	73.84 to 96.11	76,642	64,837
100000 TO 149999	10	79.88	81.32	81.82	10.79	99.39	61.36	102.60	73.18 to 96.18	125,475	102,664
150000 TO 249999	21	77.17	77.31	76.73	11.90	100.76	52.21	104.77	69.66 to 78.96	186,303	142,945
250000 TO 499999	33	71.96	73.42	72.49	13.34	101.28	51.33	113.19	69.26 to 74.25	353,908	256,548
500000 +	2	54.94	54.94	55.03	4.60	99.84	52.42	57.47	N/A	622,000	342,300
ALL	86	74.93	76.82	73.51	15.35	104.51	42.54	133.67	73.07 to 78.29	225,345	165,642

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:	86	MEDIAN:	75	COV:	20.52	95% Median C.I.:	73.07 to 78.29	(!: Derived)
(AgLand) TOTAL Sales Price:	19,379,709	WGT. MEAN:	74	STD:	15.76	95% Wgt. Mean C.I.:	70.10 to 76.91	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,379,709	MEAN:	77	AVG.ABS.DEV:	11.50	95% Mean C.I.:	73.49 to 80.15	
(AgLand) TOTAL Assessed Value:	14,245,225							
AVG. Adj. Sales Price:	225,345	COD:	15.35	MAX Sales Ratio:	133.67			
AVG. Assessed Value:	165,642	PRD:	104.51	MIN Sales Ratio:	42.54			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____ Low \$ _____	_____										
_____ Total \$ _____	_____										
10000 TO 29999	3	49.36	49.17	48.68	8.82	101.00	42.54	55.60	N/A	46,224	22,503
30000 TO 59999	10	81.68	82.22	81.14	10.01	101.34	65.57	96.11	73.84 to 93.19	61,126	49,595
60000 TO 99999	13	81.47	83.96	79.29	15.71	105.88	52.21	133.67	74.96 to 95.54	99,772	79,113
100000 TO 149999	17	77.88	77.78	76.39	11.72	101.83	59.13	102.60	66.44 to 84.96	167,852	128,219
150000 TO 249999	21	76.45	74.14	71.17	14.14	104.17	51.33	104.77	62.19 to 78.96	261,786	186,313
250000 TO 499999	22	72.53	75.74	73.05	14.43	103.68	52.42	113.19	67.50 to 78.46	408,259	298,226
_____ ALL _____	_____										
	86	74.93	76.82	73.51	15.35	104.51	42.54	133.67	73.07 to 78.29	225,345	165,642

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:	189	MEDIAN:	93	COV:	21.15	95% Median C.I.:	91.13 to 94.94
TOTAL Sales Price:	11,191,747	WGT. MEAN:	91	STD:	19.84	95% Wgt. Mean C.I.:	89.17 to 93.15
TOTAL Adj.Sales Price:	11,223,247	MEAN:	94	AVG.ABS.DEV:	12.44	95% Mean C.I.:	90.97 to 96.63
TOTAL Assessed Value:	10,230,990						
AVG. Adj. Sales Price:	59,382	COD:	13.33	MAX Sales Ratio:	208.63		
AVG. Assessed Value:	54,132	PRD:	102.90	MIN Sales Ratio:	35.17		

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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	25	94.88	92.41	89.39	8.63	103.38	68.80	110.39	90.89 to 97.15	52,970	47,347
10/01/03 TO 12/31/03	21	97.28	90.02	91.70	13.98	98.17	35.17	112.69	84.46 to 101.95	50,349	46,168
01/01/04 TO 03/31/04	17	94.94	97.19	93.91	7.15	103.49	80.68	130.00	90.16 to 102.63	67,923	63,788
04/01/04 TO 06/30/04	33	95.52	94.33	93.73	7.19	100.64	61.27	109.63	90.33 to 99.47	57,630	54,016
07/01/04 TO 09/30/04	30	93.02	95.16	90.93	10.55	104.65	73.13	158.87	89.66 to 98.92	74,401	67,654
10/01/04 TO 12/31/04	20	89.56	93.81	90.64	16.87	103.50	61.88	164.85	82.06 to 101.23	62,132	56,314
01/01/05 TO 03/31/05	14	83.03	85.63	82.71	11.37	103.52	55.80	124.87	77.44 to 92.74	66,832	55,277
04/01/05 TO 06/30/05	29	87.92	97.67	93.18	27.20	104.82	35.17	208.63	83.58 to 99.85	47,406	44,172
<u>Study Years</u>											
07/01/03 TO 06/30/04	96	95.23	93.39	92.31	9.14	101.17	35.17	130.00	93.00 to 97.28	56,646	52,293
07/01/04 TO 06/30/05	93	89.93	94.22	90.07	17.49	104.60	35.17	208.63	86.96 to 93.35	62,205	56,030
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	100	94.51	94.96	92.22	10.09	102.98	61.27	164.85	91.42 to 97.24	65,312	60,228
<u>ALL</u>											
	189	93.35	93.80	91.16	13.33	102.90	35.17	208.63	91.13 to 94.94	59,382	54,132

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:	189	MEDIAN:	93	COV:	21.15	95% Median C.I.:	91.13 to 94.94
TOTAL Sales Price:	11,191,747	WGT. MEAN:	91	STD:	19.84	95% Wgt. Mean C.I.:	89.17 to 93.15
TOTAL Adj.Sales Price:	11,223,247	MEAN:	94	AVG.ABS.DEV:	12.44	95% Mean C.I.:	90.97 to 96.63
TOTAL Assessed Value:	10,230,990						
AVG. Adj. Sales Price:	59,382	COD:	13.33	MAX Sales Ratio:	208.63		
AVG. Assessed Value:	54,132	PRD:	102.90	MIN Sales Ratio:	35.17		

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ABIE	3	118.80	101.69	66.41	17.88	153.12	61.27	125.00	N/A	10,966	7,283
ACREAGE	28	79.42	82.10	82.95	12.80	98.98	55.80	110.39	75.65 to 88.36	91,235	75,677
ADAMY	1	99.85	99.85	99.85			99.85	99.85	N/A	189,900	189,615
BELLWOOD	9	97.90	97.77	97.34	8.83	100.44	80.60	125.33	87.53 to 104.22	48,294	47,011
BRAINARD	5	102.92	98.20	96.70	8.43	101.56	84.46	112.69	N/A	33,500	32,393
BRUNO	4	90.74	90.50	89.48	4.46	101.14	85.77	94.75	N/A	22,125	19,797
CLEAR LAKE	5	89.91	88.94	87.78	7.31	101.32	77.39	98.92	N/A	165,556	145,333
CORNELLS SUB	3	91.04	85.58	88.74	5.99	96.44	74.67	91.04	N/A	70,966	62,975
DAVID CITY	72	96.08	95.75	94.29	8.08	101.55	59.96	146.45	93.32 to 97.90	58,728	55,377
DWIGHT	5	87.92	91.29	90.63	5.34	100.73	85.57	102.00	N/A	69,860	63,313
GARRISON	1	92.74	92.74	92.74			92.74	92.74	N/A	17,500	16,230
JARECKI LAKE	1	85.51	85.51	85.51			85.51	85.51	N/A	68,500	58,575
JARECKI SUB	3	91.84	90.81	87.83	5.04	103.39	83.35	97.24	N/A	103,500	90,903
LINWOOD	5	84.17	82.37	84.33	17.07	97.69	50.50	101.00	N/A	14,840	12,514
OCTAVIA	2	95.44	95.44	96.77	9.59	98.62	86.29	104.59	N/A	41,000	39,677
RISING CITY	21	95.95	107.80	100.93	21.08	106.81	80.55	208.63	89.66 to 109.63	48,542	48,992
SURPRISE	4	95.80	94.92	91.82	8.09	103.37	82.74	105.33	N/A	23,997	22,035
ULYSSES	15	93.35	88.45	86.56	29.43	102.18	35.17	164.85	61.88 to 109.88	21,578	18,678
VALLEY HEIGHTS	2	107.64	107.64	89.91	20.77	119.72	85.29	130.00	N/A	72,500	65,187
ALL	189	93.35	93.80	91.16	13.33	102.90	35.17	208.63	91.13 to 94.94	59,382	54,132

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	147	94.75	96.03	94.52	13.19	101.59	35.17	208.63	92.95 to 97.28	47,238	44,650
3	42	85.06	85.99	85.70	11.76	100.34	55.80	130.00	78.99 to 91.04	101,885	87,317
ALL	189	93.35	93.80	91.16	13.33	102.90	35.17	208.63	91.13 to 94.94	59,382	54,132

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	172	94.08	95.42	91.49	12.14	104.30	35.17	208.63	91.43 to 96.25	63,716	58,293
2	16	74.83	76.83	74.60	26.08	102.99	35.17	130.00	55.80 to 97.24	12,221	9,116
3	1	85.51	85.51	85.51			85.51	85.51	N/A	68,500	58,575
ALL	189	93.35	93.80	91.16	13.33	102.90	35.17	208.63	91.13 to 94.94	59,382	54,132

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: 189 **MEDIAN: 93** COV: 21.15 95% Median C.I.: 91.13 to 94.94
 TOTAL Sales Price: 11,191,747 WGT. MEAN: 91 STD: 19.84 95% Wgt. Mean C.I.: 89.17 to 93.15
 TOTAL Adj.Sales Price: 11,223,247 MEAN: 94 AVG.ABS.DEV: 12.44 95% Mean C.I.: 90.97 to 96.63
 TOTAL Assessed Value: 10,230,990
 AVG. Adj. Sales Price: 59,382 COD: 13.33 MAX Sales Ratio: 208.63
 AVG. Assessed Value: 54,132 PRD: 102.90 MIN Sales Ratio: 35.17

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	184	93.40	94.19	91.25	13.09	103.22	35.17	208.63	91.29 to 94.94	60,254	54,983
06	2	79.67	79.67	81.20	7.33	98.11	73.83	85.51	N/A	54,250	44,052
07	3	97.90	79.22	92.38	23.64	85.76	35.17	104.60	N/A	9,333	8,621
ALL	189	93.35	93.80	91.16	13.33	102.90	35.17	208.63	91.13 to 94.94	59,382	54,132

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0003	8	88.13	84.58	85.58	13.62	98.83	50.50	101.00	50.50 to 101.00	48,137	41,196
12-0025	3	118.80	101.69	66.41	17.88	153.12	61.27	125.00	N/A	10,966	7,283
12-0032	25	95.95	105.90	100.11	18.84	105.78	80.55	208.63	90.92 to 102.63	45,935	45,988
12-0056	114	93.99	93.07	91.27	9.53	101.97	55.80	146.45	91.42 to 96.64	67,596	61,693
12-0501											
12-0502	18	87.90	88.86	86.89	10.34	102.26	70.97	112.69	78.99 to 96.83	64,205	55,790
19-0002											
19-0123											
55-0161											
71-0001	4	93.03	98.18	88.65	18.50	110.74	76.65	130.00	N/A	78,500	69,592
71-0005											
72-0032	1	85.51	85.51	85.51			85.51	85.51	N/A	68,500	58,575
80-0009	16	89.04	88.21	86.16	29.53	102.38	35.17	164.85	61.88 to 109.88	25,792	22,223
80-0567											
NonValid School											
ALL	189	93.35	93.80	91.16	13.33	102.90	35.17	208.63	91.13 to 94.94	59,382	54,132

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:	189	MEDIAN:	93	COV:	21.15	95% Median C.I.:	91.13 to 94.94
TOTAL Sales Price:	11,191,747	WGT. MEAN:	91	STD:	19.84	95% Wgt. Mean C.I.:	89.17 to 93.15
TOTAL Adj.Sales Price:	11,223,247	MEAN:	94	AVG.ABS.DEV:	12.44	95% Mean C.I.:	90.97 to 96.63
TOTAL Assessed Value:	10,230,990						
AVG. Adj. Sales Price:	59,382	COD:	13.33	MAX Sales Ratio:	208.63		
AVG. Assessed Value:	54,132	PRD:	102.90	MIN Sales Ratio:	35.17		

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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	22	81.58	82.59	79.43	24.76	103.98	35.17	130.00	61.68 to 97.24	17,832	14,163
Prior TO 1860											
1860 TO 1899	22	96.58	99.82	99.26	12.38	100.56	80.55	158.87	89.66 to 104.59	39,872	39,577
1900 TO 1919	53	91.13	91.38	86.99	12.79	105.05	61.27	164.85	84.72 to 96.25	51,177	44,517
1920 TO 1939	28	92.21	97.56	90.29	14.80	108.06	75.65	186.57	86.96 to 99.99	59,482	53,705
1940 TO 1949	2	95.55	95.55	94.95	2.73	100.64	92.95	98.16	N/A	72,900	69,217
1950 TO 1959	4	98.36	97.42	94.88	6.11	102.68	85.70	107.27	N/A	64,625	61,313
1960 TO 1969	15	94.59	92.02	92.16	11.56	99.84	35.17	128.07	89.23 to 99.85	79,486	73,258
1970 TO 1979	22	97.76	101.59	95.53	11.42	106.34	78.56	208.63	93.32 to 102.63	64,593	61,708
1980 TO 1989	7	91.04	91.27	90.35	5.85	101.02	80.68	106.38	80.68 to 106.38	102,642	92,742
1990 TO 1994	6	90.67	90.97	89.54	7.38	101.59	77.39	102.98	77.39 to 102.98	144,047	128,980
1995 TO 1999	8	95.89	94.90	94.55	4.38	100.37	83.35	100.77	83.35 to 100.77	121,925	115,282
2000 TO Present											
ALL	189	93.35	93.80	91.16	13.33	102.90	35.17	208.63	91.13 to 94.94	59,382	54,132

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	15	94.75	86.82	78.65	24.65	110.39	35.17	125.00	54.55 to 112.61	1,841	1,448
5000 TO 9999	2	96.06	96.06	93.85	8.88	102.36	87.53	104.60	N/A	6,750	6,335
Total \$											
1 TO 9999	17	94.75	87.91	83.64	22.81	105.10	35.17	125.00	54.55 to 112.61	2,418	2,022
10000 TO 29999	45	97.90	104.51	103.74	18.44	100.75	59.96	208.63	94.00 to 105.33	20,423	21,186
30000 TO 59999	45	93.00	91.49	92.44	12.45	98.97	55.80	128.07	86.29 to 97.28	42,145	38,960
60000 TO 99999	52	93.13	92.53	92.60	6.77	99.93	69.64	110.39	90.92 to 95.95	80,443	74,489
100000 TO 149999	22	86.76	86.38	86.01	8.64	100.43	68.80	101.95	78.56 to 91.84	123,313	106,064
150000 TO 249999	8	86.63	87.62	87.25	9.45	100.42	77.39	99.85	77.39 to 99.85	183,822	160,392
ALL	189	93.35	93.80	91.16	13.33	102.90	35.17	208.63	91.13 to 94.94	59,382	54,132

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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NUMBER of Sales:	189	MEDIAN:	93	COV:	21.15	95% Median C.I.:	91.13 to 94.94
TOTAL Sales Price:	11,191,747	WGT. MEAN:	91	STD:	19.84	95% Wgt. Mean C.I.:	89.17 to 93.15
TOTAL Adj.Sales Price:	11,223,247	MEAN:	94	AVG.ABS.DEV:	12.44	95% Mean C.I.:	90.97 to 96.63
TOTAL Assessed Value:	10,230,990						
AVG. Adj. Sales Price:	59,382	COD:	13.33	MAX Sales Ratio:	208.63		
AVG. Assessed Value:	54,132	PRD:	102.90	MIN Sales Ratio:	35.17		

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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	94.75	86.82	78.65	24.65	110.39	35.17	125.00	54.55 to 112.61	1,841	1,448
5000 TO 9999	3	87.53	84.03	76.60	17.00	109.70	59.96	104.60	N/A	9,166	7,021
Total \$											
1 TO 9999	18	94.42	86.36	77.63	23.66	111.24	35.17	125.00	59.96 to 104.60	3,061	2,376
10000 TO 29999	50	94.08	94.10	89.77	15.24	104.82	55.80	164.85	88.08 to 98.76	22,726	20,401
30000 TO 59999	44	95.23	100.52	96.49	15.57	104.18	69.64	208.63	88.85 to 101.45	45,592	43,993
60000 TO 99999	50	93.13	92.91	91.98	7.15	101.01	68.80	128.07	90.92 to 95.95	83,990	77,250
100000 TO 149999	22	89.83	88.88	88.05	9.19	100.94	71.40	106.38	80.68 to 94.91	128,209	112,889
150000 TO 249999	5	89.91	88.91	88.13	9.39	100.88	77.39	99.85	N/A	201,136	177,264
ALL	189	93.35	93.80	91.16	13.33	102.90	35.17	208.63	91.13 to 94.94	59,382	54,132

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	21	78.99	81.92	79.36	25.73	103.23	35.17	130.00	61.68 to 97.24	18,610	14,768
10	1	105.33	105.33	105.33			105.33	105.33	N/A	26,250	27,650
20	40	96.91	102.52	97.55	14.87	105.10	77.44	208.63	92.69 to 102.98	29,647	28,919
30	111	91.84	92.14	89.72	10.88	102.69	35.17	186.57	89.93 to 94.59	71,392	64,056
40	14	99.53	98.01	94.87	8.35	103.31	77.39	125.33	87.53 to 103.68	99,520	94,412
50	2	100.90	100.90	100.63	1.04	100.27	99.85	101.95	N/A	151,200	152,152
ALL	189	93.35	93.80	91.16	13.33	102.90	35.17	208.63	91.13 to 94.94	59,382	54,132

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	23	83.39	82.61	80.70	23.15	102.36	35.17	130.00	66.17 to 96.25	21,339	17,221
100	8	92.71	85.60	90.07	17.50	95.03	35.17	104.60	35.17 to 104.60	18,431	16,601
101	100	93.91	96.64	92.64	10.23	104.31	77.01	208.63	91.43 to 96.79	66,950	62,024
102	22	94.51	96.81	93.27	13.39	103.80	71.40	158.87	85.77 to 102.00	68,693	64,068
103	2	89.98	89.98	89.59	5.21	100.44	85.29	94.67	N/A	120,000	107,507
104	33	91.42	93.12	87.67	15.55	106.21	61.27	186.57	85.57 to 98.58	64,763	56,776
106	1	96.67	96.67	96.67			96.67	96.67	N/A	1,500	1,450
ALL	189	93.35	93.80	91.16	13.33	102.90	35.17	208.63	91.13 to 94.94	59,382	54,132

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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NUMBER of Sales:	189	MEDIAN:	93	COV:	21.15	95% Median C.I.:	91.13 to 94.94
TOTAL Sales Price:	11,191,747	WGT. MEAN:	91	STD:	19.84	95% Wgt. Mean C.I.:	89.17 to 93.15
TOTAL Adj.Sales Price:	11,223,247	MEAN:	94	AVG.ABS.DEV:	12.44	95% Mean C.I.:	90.97 to 96.63
TOTAL Assessed Value:	10,230,990						
AVG. Adj. Sales Price:	59,382	COD:	13.33	MAX Sales Ratio:	208.63		
AVG. Assessed Value:	54,132	PRD:	102.90	MIN Sales Ratio:	35.17		

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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)	21	78.99	81.92	79.36	25.73	103.23	35.17	130.00	61.68 to 97.24	18,610	14,768
10	1	105.33	105.33	105.33			105.33	105.33	N/A	26,250	27,650
20	39	96.25	102.50	97.08	15.19	105.58	77.44	208.63	92.10 to 103.05	28,574	27,741
30	112	91.91	92.24	89.86	10.89	102.65	35.17	186.57	90.16 to 94.59	71,393	64,153
40	14	99.53	98.01	94.87	8.35	103.31	77.39	125.33	87.53 to 103.68	99,520	94,412
50	2	100.90	100.90	100.63	1.04	100.27	99.85	101.95	N/A	151,200	152,152
<u>ALL</u>	<u>189</u>	<u>93.35</u>	<u>93.80</u>	<u>91.16</u>	<u>13.33</u>	<u>102.90</u>	<u>35.17</u>	<u>208.63</u>	<u>91.13 to 94.94</u>	<u>59,382</u>	<u>54,132</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:	36	MEDIAN:	95	COV:	34.47	95% Median C.I.:	89.16 to 102.70
TOTAL Sales Price:	1,747,900	WGT. MEAN:	89	STD:	34.21	95% Wgt. Mean C.I.:	77.04 to 100.33
TOTAL Adj.Sales Price:	1,767,900	MEAN:	99	AVG.ABS.DEV:	19.67	95% Mean C.I.:	88.06 to 110.41
TOTAL Assessed Value:	1,567,840						
AVG. Adj. Sales Price:	49,108	COD:	20.63	MAX Sales Ratio:	246.00		
AVG. Assessed Value:	43,551	PRD:	111.90	MIN Sales Ratio:	46.41		

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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>											
07/01/02 TO 09/30/02	1	83.08	83.08	83.08			83.08	83.08	N/A	80,000	66,465
10/01/02 TO 12/31/02	2	105.90	105.90	106.35	8.74	99.59	96.65	115.16	N/A	21,000	22,332
01/01/03 TO 03/31/03	1	89.16	89.16	89.16			89.16	89.16	N/A	35,000	31,205
04/01/03 TO 06/30/03	2	79.16	79.16	84.44	28.61	93.75	56.52	101.81	N/A	36,500	30,820
07/01/03 TO 09/30/03	6	112.60	104.51	90.08	14.50	116.02	73.95	128.28	73.95 to 128.28	52,758	47,524
10/01/03 TO 12/31/03	5	96.86	93.86	95.48	9.79	98.31	69.18	107.22	N/A	40,180	38,363
01/01/04 TO 03/31/04	4	91.84	88.57	77.45	11.13	114.36	66.37	104.25	N/A	85,500	66,218
04/01/04 TO 06/30/04	7	95.69	96.81	95.93	7.21	100.91	79.13	115.92	79.13 to 115.92	30,328	29,095
07/01/04 TO 09/30/04	5	77.48	92.16	88.99	39.31	103.56	46.41	182.25	N/A	84,580	75,267
10/01/04 TO 12/31/04	1	91.62	91.62	91.62			91.62	91.62	N/A	38,000	34,815
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	2	174.69	174.69	137.33	40.82	127.20	103.38	246.00	N/A	2,625	3,605
<u>Study Years</u>											
07/01/02 TO 06/30/03	6	92.90	90.40	88.68	15.22	101.93	56.52	115.16	56.52 to 115.16	38,333	33,995
07/01/03 TO 06/30/04	22	96.27	96.74	88.22	12.77	109.66	66.37	128.28	90.34 to 107.22	48,715	42,977
07/01/04 TO 06/30/05	8	88.59	112.72	89.75	48.64	125.60	46.41	246.00	46.41 to 246.00	58,268	52,295
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	14	99.33	95.99	91.10	16.26	105.36	56.52	128.28	73.95 to 114.43	44,674	40,700
01/01/04 TO 12/31/04	17	92.72	93.20	86.65	17.74	107.55	46.41	182.25	77.48 to 99.86	59,717	51,746
<u>ALL</u>											
	36	95.35	99.24	88.68	20.63	111.90	46.41	246.00	89.16 to 102.70	49,108	43,551

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE	4	101.79	96.28	75.55	18.19	127.44	66.37	115.16	N/A	67,387	50,911
BELLWOOD	4	83.91	86.51	79.61	12.86	108.66	73.95	104.25	N/A	42,384	33,743
BRAINARD	2	103.04	103.04	102.94	0.33	100.10	102.70	103.38	N/A	5,700	5,867
DAVID CITY	17	96.86	103.22	101.16	14.16	102.03	69.18	182.25	92.72 to 110.76	54,141	54,770
GARRISON	1	119.80	119.80	119.80			119.80	119.80	N/A	22,000	26,355
LINWOOD	1	95.00	95.00	95.00			95.00	95.00	N/A	8,400	7,980
RISING CITY	3	83.08	71.68	68.36	15.70	104.85	46.41	85.55	N/A	89,121	60,926
ULYSSES	4	74.10	112.68	69.79	67.31	161.46	56.52	246.00	N/A	24,812	17,316
<u>ALL</u>											
	36	95.35	99.24	88.68	20.63	111.90	46.41	246.00	89.16 to 102.70	49,108	43,551

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	36	MEDIAN:	95	COV:	34.47	95% Median C.I.:	89.16 to 102.70
TOTAL Sales Price:	1,747,900	WGT. MEAN:	89	STD:	34.21	95% Wgt. Mean C.I.:	77.04 to 100.33
TOTAL Adj.Sales Price:	1,767,900	MEAN:	99	AVG.ABS.DEV:	19.67	95% Mean C.I.:	88.06 to 110.41
TOTAL Assessed Value:	1,567,840						
AVG. Adj. Sales Price:	49,108	COD:	20.63	MAX Sales Ratio:	246.00		
AVG. Assessed Value:	43,551	PRD:	111.90	MIN Sales Ratio:	46.41		

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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	30	96.17	100.83	91.68	20.98	109.98	46.41	246.00	90.34 to 102.70	44,611	40,899
2	1	93.33	93.33	93.33			93.33	93.33	N/A	110,000	102,665
3	5	89.16	90.84	74.54	21.12	121.87	66.37	115.16	N/A	63,909	47,637
ALL	36	95.35	99.24	88.68	20.63	111.90	46.41	246.00	89.16 to 102.70	49,108	43,551

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	34	95.35	99.65	88.54	20.43	112.55	46.41	246.00	89.16 to 102.70	50,850	45,021
2	2	92.17	92.17	95.12	24.95	96.90	69.18	115.16	N/A	19,500	18,547
ALL	36	95.35	99.24	88.68	20.63	111.90	46.41	246.00	89.16 to 102.70	49,108	43,551

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	103.38	103.38	103.38			103.38	103.38	N/A	4,000	4,135
12-0003	1	95.00	95.00	95.00			95.00	95.00	N/A	8,400	7,980
12-0025											
12-0032	3	83.08	71.68	68.36	15.70	104.85	46.41	85.55	N/A	89,121	60,926
12-0056	26	96.75	100.22	93.82	15.36	106.82	66.37	182.25	91.62 to 107.22	53,134	49,849
12-0501											
12-0502	1	102.70	102.70	102.70			102.70	102.70	N/A	7,400	7,600
19-0002											
19-0123											
55-0161											
71-0001											
71-0005											
72-0032											
80-0009	4	74.10	112.68	69.79	67.31	161.46	56.52	246.00	N/A	24,812	17,316
80-0567											
NonValid School	1	103.38	103.38	103.38			103.38	103.38	N/A	4,000	4,135
ALL	36	95.35	99.24	88.68	20.63	111.90	46.41	246.00	89.16 to 102.70	49,108	43,551

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Base Stat

State Stat Run

Type: Qualified

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TOTAL Sales Price:	1,747,900	WGT. MEAN:	89	STD:	34.21	95% Wgt. Mean C.I.:	77.04 to 100.33
TOTAL Adj.Sales Price:	1,767,900	MEAN:	99	AVG.ABS.DEV:	19.67	95% Mean C.I.:	88.06 to 110.41
TOTAL Assessed Value:	1,567,840						
AVG. Adj. Sales Price:	49,108	COD:	20.63	MAX Sales Ratio:	246.00		
AVG. Assessed Value:	43,551	PRD:	111.90	MIN Sales Ratio:	46.41		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	104.72	111.06	136.72	25.04	81.23	69.18	182.25	69.18 to 182.25	27,658	37,814
Prior TO 1860											
1860 TO 1899	8	101.62	114.00	96.41	31.71	118.24	56.52	246.00	56.52 to 246.00	25,468	24,554
1900 TO 1919	6	97.53	95.87	94.82	8.62	101.11	73.95	110.76	73.95 to 110.76	32,816	31,115
1920 TO 1939	2	91.20	91.20	89.58	6.20	101.81	85.55	96.86	N/A	58,250	52,180
1940 TO 1949											
1950 TO 1959	2	95.00	95.00	93.95	1.74	101.12	93.34	96.65	N/A	55,000	51,670
1960 TO 1969	4	92.45	91.80	76.71	18.46	119.67	66.37	115.92	N/A	83,975	64,415
1970 TO 1979	5	93.33	88.72	76.93	20.96	115.33	46.41	119.80	N/A	89,272	68,679
1980 TO 1989	2	83.32	83.32	80.35	7.00	103.70	77.48	89.16	N/A	71,269	57,265
1990 TO 1994											
1995 TO 1999	1	69.08	69.08	69.08			69.08	69.08	N/A	50,000	34,540
2000 TO Present											
ALL	36	95.35	99.24	88.68	20.63	111.90	46.41	246.00	89.16 to 102.70	49,108	43,551

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	3	104.25	151.21	123.03	45.60	122.91	103.38	246.00	N/A	3,083	3,793
5000 TO 9999	2	98.85	98.85	98.61	3.90	100.25	95.00	102.70	N/A	7,900	7,790
Total \$											
1 TO 9999	5	103.38	130.27	107.62	29.51	121.04	95.00	246.00	N/A	5,010	5,392
10000 TO 29999	11	110.76	99.65	98.49	16.56	101.18	56.52	128.28	69.18 to 119.80	21,313	20,991
30000 TO 59999	11	95.69	92.49	92.73	8.42	99.74	69.08	107.22	73.95 to 101.81	41,590	38,566
60000 TO 99999	4	89.45	111.06	110.46	29.89	100.54	83.08	182.25	N/A	80,750	89,198
100000 TO 149999	3	77.48	72.41	72.19	20.18	100.31	46.41	93.33	N/A	109,967	79,380
150000 TO 249999	2	73.10	73.10	73.07	9.20	100.05	66.37	79.83	N/A	199,000	145,400
ALL	36	95.35	99.24	88.68	20.63	111.90	46.41	246.00	89.16 to 102.70	49,108	43,551

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:	36	MEDIAN:	95	COV:	34.47	95% Median C.I.:	89.16 to 102.70
TOTAL Sales Price:	1,747,900	WGT. MEAN:	89	STD:	34.21	95% Wgt. Mean C.I.:	77.04 to 100.33
TOTAL Adj.Sales Price:	1,767,900	MEAN:	99	AVG.ABS.DEV:	19.67	95% Mean C.I.:	88.06 to 110.41
TOTAL Assessed Value:	1,567,840						
AVG. Adj. Sales Price:	49,108	COD:	20.63	MAX Sales Ratio:	246.00		
AVG. Assessed Value:	43,551	PRD:	111.90	MIN Sales Ratio:	46.41		

(!: 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	3	104.25	151.21	123.03	45.60	122.91	103.38	246.00	N/A	3,083	3,793
5000 TO 9999	2	98.85	98.85	98.61	3.90	100.25	95.00	102.70	N/A	7,900	7,790
Total \$											
1 TO 9999	5	103.38	130.27	107.62	29.51	121.04	95.00	246.00	N/A	5,010	5,392
10000 TO 29999	10	93.49	93.11	89.76	20.63	103.72	56.52	119.80	69.18 to 115.92	21,044	18,890
30000 TO 59999	13	96.86	94.53	87.29	12.92	108.29	46.41	128.28	89.16 to 107.22	45,681	39,876
60000 TO 99999	4	84.32	84.87	84.52	5.44	100.41	77.48	93.34	N/A	88,134	74,491
100000 TO 149999	3	93.33	113.98	97.31	41.39	117.14	66.37	182.25	N/A	129,333	125,855
150000 TO 249999	1	79.83	79.83	79.83		79.83	79.83	79.83	N/A	198,000	158,055
ALL	36	95.35	99.24	88.68	20.63	111.90	46.41	246.00	89.16 to 102.70	49,108	43,551

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	114.43	114.53	136.33	23.88	84.01	69.18	182.25	N/A	33,509	45,685
10	25	96.65	102.09	92.07	17.03	110.89	56.52	246.00	92.72 to 103.38	41,922	38,595
15	1	102.70	102.70	102.70			102.70	102.70	N/A	7,400	7,600
20	4	67.73	66.85	64.84	15.45	103.10	46.41	85.55	N/A	109,340	70,900
30	1	77.48	77.48	77.48			77.48	77.48	N/A	107,538	83,325
ALL	36	95.35	99.24	88.68	20.63	111.90	46.41	246.00	89.16 to 102.70	49,108	43,551

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:	36	MEDIAN:	95	COV:	34.47	95% Median C.I.:	89.16 to 102.70
TOTAL Sales Price:	1,747,900	WGT. MEAN:	89	STD:	34.21	95% Wgt. Mean C.I.:	77.04 to 100.33
TOTAL Adj.Sales Price:	1,767,900	MEAN:	99	AVG.ABS.DEV:	19.67	95% Mean C.I.:	88.06 to 110.41
TOTAL Assessed Value:	1,567,840						
AVG. Adj. Sales Price:	49,108	COD:	20.63	MAX Sales Ratio:	246.00		
AVG. Assessed Value:	43,551	PRD:	111.90	MIN Sales Ratio:	46.41		

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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)	5	114.43	111.70	116.81	26.35	95.63	69.18	182.25	N/A	47,417	55,387
304	1	83.08	83.08	83.08			83.08	83.08	N/A	80,000	66,465
325	3	92.72	91.74	92.33	1.51	99.36	89.16	93.34	N/A	58,333	53,858
334	1	93.33	93.33	93.33			93.33	93.33	N/A	110,000	102,665
344	2	94.24	94.24	94.35	2.78	99.88	91.62	96.86	N/A	39,750	37,505
349	1	79.83	79.83	79.83			79.83	79.83	N/A	198,000	158,055
352	3	95.69	81.31	69.37	19.30	117.21	46.41	101.81	N/A	66,621	46,211
353	4	105.31	108.89	108.12	10.10	100.71	96.65	128.28	N/A	29,125	31,490
406	10	101.04	111.00	92.57	23.21	119.91	73.95	246.00	79.13 to 115.92	15,195	14,066
419	2	75.96	75.96	71.60	12.63	106.09	66.37	85.55	N/A	137,500	98,455
442	2	88.16	88.16	84.36	35.89	104.50	56.52	119.80	N/A	25,000	21,090
526	1	69.08	69.08	69.08			69.08	69.08	N/A	50,000	34,540
532	1	107.22	107.22	107.22			107.22	107.22	N/A	45,000	48,250
ALL	36	95.35	99.24	88.68	20.63	111.90	46.41	246.00	89.16 to 102.70	49,108	43,551

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	35	95.69	99.40	88.38	21.08	112.48	46.41	246.00	89.16 to 102.70	47,368	41,862
04	1	93.33	93.33	93.33			93.33	93.33	N/A	110,000	102,665
ALL	36	95.35	99.24	88.68	20.63	111.90	46.41	246.00	89.16 to 102.70	49,108	43,551

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:	85	MEDIAN:	70	COV:	23.12	95% Median C.I.:	67.16 to 73.07	(!: Derived)
(AgLand) TOTAL Sales Price:	19,228,928	WGT. MEAN:	67	STD:	16.23	95% Wgt. Mean C.I.:	64.24 to 70.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,228,928	MEAN:	70	AVG.ABS.DEV:	11.29	95% Mean C.I.:	66.76 to 73.66	
(AgLand) TOTAL Assessed Value:	12,943,806							
AVG. Adj. Sales Price:	226,222	COD:	16.15	MAX Sales Ratio:	125.69			
AVG. Assessed Value:	152,280	PRD:	104.30	MIN Sales Ratio:	0.00			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	2	99.16	99.16	81.47	26.75	121.71	72.63	125.69	N/A	150,000	122,212
10/01/02 TO 12/31/02	16	77.87	78.00	73.74	13.74	105.78	58.07	96.59	66.33 to 92.98	230,564	170,011
01/01/03 TO 03/31/03	10	71.15	73.42	73.00	6.81	100.58	61.56	86.92	69.21 to 82.02	240,669	175,695
04/01/03 TO 06/30/03	3	46.04	56.93	57.39	32.62	99.20	39.84	84.90	N/A	48,192	27,656
07/01/03 TO 09/30/03	4	76.58	80.07	78.79	12.57	101.62	67.57	99.52	N/A	160,219	126,240
10/01/03 TO 12/31/03	10	69.83	72.44	72.01	15.05	100.59	52.44	94.66	55.89 to 91.67	231,526	166,729
01/01/04 TO 03/31/04	10	71.31	73.05	69.11	10.33	105.71	59.20	92.61	65.91 to 87.37	196,552	135,834
04/01/04 TO 06/30/04	1	57.63	57.63	57.63			57.63	57.63	N/A	412,000	237,425
07/01/04 TO 09/30/04	5	57.23	52.46	54.60	33.49	96.08	0.00	80.72	N/A	190,650	104,095
10/01/04 TO 12/31/04	5	69.62	64.09	58.56	12.23	109.44	40.54	74.04	N/A	194,132	113,683
01/01/05 TO 03/31/05	8	59.56	61.63	60.68	14.07	101.56	47.86	86.72	47.86 to 86.72	336,387	204,132
04/01/05 TO 06/30/05	11	64.56	64.32	60.19	11.81	106.85	51.01	77.04	51.52 to 75.50	249,086	149,936
<u>Study Years</u>											
07/01/02 TO 06/30/03	31	73.31	75.85	73.46	15.63	103.25	39.84	125.69	69.41 to 82.02	210,977	154,984
07/01/03 TO 06/30/04	25	70.67	73.31	70.65	13.33	103.77	52.44	99.52	67.16 to 74.58	213,346	150,721
07/01/04 TO 06/30/05	29	63.31	61.49	59.43	16.88	103.47	0.00	86.72	56.45 to 69.91	253,619	150,732
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	27	70.72	72.21	72.85	13.99	99.12	39.84	99.52	67.57 to 79.86	203,978	148,599
01/01/04 TO 12/31/04	21	68.89	65.28	62.41	16.29	104.59	0.00	92.61	59.20 to 73.80	204,830	127,841
<u>ALL</u>											
	85	69.91	70.21	67.31	16.15	104.30	0.00	125.69	67.16 to 73.07	226,222	152,280

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:	85	MEDIAN:	70	COV:	23.12	95% Median C.I.:	67.16 to 73.07	(!: Derived)
(AgLand) TOTAL Sales Price:	19,228,928	WGT. MEAN:	67	STD:	16.23	95% Wgt. Mean C.I.:	64.24 to 70.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,228,928	MEAN:	70	AVG.ABS.DEV:	11.29	95% Mean C.I.:	66.76 to 73.66	
(AgLand) TOTAL Assessed Value:	12,943,806							
AVG. Adj. Sales Price:	226,222	COD:	16.15	MAX Sales Ratio:	125.69			
AVG. Assessed Value:	152,280	PRD:	104.30	MIN Sales Ratio:	0.00			

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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	
2399	1	75.50	75.50	75.50			75.50	75.50	N/A	50,000	37,750	
2641	1	57.23	57.23	57.23			57.23	57.23	N/A	75,000	42,925	
2643	3	56.45	59.86	55.20	13.58	108.43	50.07	73.06	N/A	379,120	209,288	
2645	1	67.57	67.57	67.57			67.57	67.57	N/A	228,862	154,650	
2647	4	69.77	73.41	71.34	5.72	102.91	69.21	84.90	N/A	114,025	81,341	
2693	3	95.12	88.34	88.98	8.16	99.27	73.30	96.59	N/A	136,391	121,361	
2695	4	59.68	61.11	62.59	12.70	97.63	52.44	72.63	N/A	217,524	136,143	
2697	6	63.74	63.46	63.29	8.99	100.27	51.66	76.68	51.66 to 76.68	302,185	191,251	
2699	6	70.23	69.13	64.87	10.96	106.58	51.01	80.72	51.01 to 80.72	309,041	200,460	
2937	10	82.21	79.67	76.08	15.26	104.73	51.52	99.52	63.31 to 94.18	184,120	140,069	
2939	11	75.70	78.64	73.55	17.20	106.93	47.86	125.69	64.82 to 92.61	202,296	148,790	
2941	2	67.25	67.25	67.72	2.61	99.31	65.49	69.00	N/A	218,581	148,017	
2943	5	73.31	72.79	73.72	5.00	98.75	67.27	79.37	N/A	170,020	125,335	
2989	7	58.07	62.24	62.70	23.15	99.27	39.84	94.66	39.84 to 94.66	199,560	125,123	
2991	2	56.09	56.09	53.14	27.71	105.55	40.54	71.63	N/A	306,121	162,665	
2993	5	59.20	50.87	58.36	26.99	87.16	0.00	70.71	N/A	341,956	199,573	
2995	14	72.12	73.32	71.64	11.55	102.34	60.49	92.98	62.04 to 86.72	233,021	166,939	
ALL	85	69.91	70.21	67.31	16.15	104.30	0.00	125.69	67.16 to 73.07	226,222	152,280	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	79	70.70	71.53	68.25	14.91	104.81	39.84	125.69	67.57 to 73.30	227,904	155,539	
1350	1	57.23	57.23	57.23			57.23	57.23	N/A	75,000	42,925	
1500	5	60.49	51.88	53.35	29.65	97.25	0.00	80.72	N/A	229,900	122,647	
ALL	85	69.91	70.21	67.31	16.15	104.30	0.00	125.69	67.16 to 73.07	226,222	152,280	

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	85	69.91	70.21	67.31	16.15	104.30	0.00	125.69	67.16 to 73.07	226,222	152,280	
ALL	85	69.91	70.21	67.31	16.15	104.30	0.00	125.69	67.16 to 73.07	226,222	152,280	

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:	85	MEDIAN:	70	COV:	23.12	95% Median C.I.:	67.16 to 73.07	(!: Derived)
(AgLand) TOTAL Sales Price:	19,228,928	WGT. MEAN:	67	STD:	16.23	95% Wgt. Mean C.I.:	64.24 to 70.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,228,928	MEAN:	70	AVG.ABS.DEV:	11.29	95% Mean C.I.:	66.76 to 73.66	
(AgLand) TOTAL Assessed Value:	12,943,806							
AVG. Adj. Sales Price:	226,222	COD:	16.15	MAX Sales Ratio:	125.69			
AVG. Assessed Value:	152,280	PRD:	104.30	MIN Sales Ratio:	0.00			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	51.66	51.66	51.66			51.66	51.66	N/A	329,487	170,215
12-0003	2	71.54	71.54	68.99	5.54	103.68	67.57	75.50	N/A	139,431	96,200
12-0025	5	69.62	70.02	65.07	8.37	107.60	56.45	84.90	N/A	157,460	102,463
12-0032	14	79.88	81.75	76.24	17.04	107.23	51.52	125.69	63.57 to 94.18	173,528	132,294
12-0056	34	70.22	68.40	66.68	16.56	102.58	0.00	96.59	64.74 to 73.80	246,081	164,089
12-0501											
12-0502	17	68.89	65.86	64.76	14.53	101.71	39.84	94.66	55.89 to 74.04	201,300	130,354
19-0002											
19-0123											
55-0161											
71-0001											
71-0005											
72-0032	3	70.67	68.30	66.89	6.25	102.10	60.49	73.73	N/A	350,100	234,193
80-0009	5	70.71	71.02	67.50	14.35	105.21	57.63	92.98	N/A	324,140	218,811
80-0567	4	62.26	68.25	66.21	10.35	103.08	61.56	86.92	N/A	236,000	156,258
NonValid School	1	51.66	51.66	51.66			51.66	51.66	N/A	329,487	170,215
ALL	85	69.91	70.21	67.31	16.15	104.30	0.00	125.69	67.16 to 73.07	226,222	152,280

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	1	0.00	0.00	0.00			0.00	0.00	N/A	131,000	1
10.01 TO 30.00	1	46.04	46.04	46.04			46.04	46.04	N/A	38,500	17,725
30.01 TO 50.00	15	79.37	74.97	75.09	12.99	99.84	39.84	92.61	67.27 to 84.90	64,703	48,586
50.01 TO 100.00	28	72.65	73.40	71.04	13.61	103.33	47.86	125.69	67.36 to 73.73	160,104	113,739
100.01 TO 180.00	35	69.00	68.78	66.38	13.62	103.63	40.54	96.59	64.56 to 70.71	333,997	221,698
180.01 TO 330.00	5	66.33	66.83	65.40	16.85	102.17	50.07	86.72	N/A	383,206	250,630
ALL	85	69.91	70.21	67.31	16.15	104.30	0.00	125.69	67.16 to 73.07	226,222	152,280

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:	85	MEDIAN:	70	COV:	23.12	95% Median C.I.:	67.16 to 73.07	(!: Derived)
(AgLand) TOTAL Sales Price:	19,228,928	WGT. MEAN:	67	STD:	16.23	95% Wgt. Mean C.I.:	64.24 to 70.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,228,928	MEAN:	70	AVG.ABS.DEV:	11.29	95% Mean C.I.:	66.76 to 73.66	
(AgLand) TOTAL Assessed Value:	12,943,806							
AVG. Adj. Sales Price:	226,222	COD:	16.15	MAX Sales Ratio:	125.69			
AVG. Assessed Value:	152,280	PRD:	104.30	MIN Sales Ratio:	0.00			

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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
! zeroes!	1	0.00	0.00	0.00			0.00	0.00	N/A	131,000	1
DRY	28	73.40	73.75	70.52	13.11	104.58	47.86	94.66	67.36 to 79.86	215,826	152,211
DRY-N/A	23	69.21	71.53	69.02	13.30	103.65	40.54	96.59	65.91 to 75.50	185,135	127,778
GRASS	3	46.04	46.11	45.66	9.12	100.98	39.84	52.44	N/A	46,224	21,106
GRASS-N/A	4	68.97	79.88	66.90	33.81	119.40	55.89	125.69	N/A	110,250	73,758
IRRGTD	6	71.89	74.28	71.81	9.22	103.44	61.56	92.61	61.56 to 92.61	199,681	143,386
IRRGTD-N/A	20	67.19	67.68	64.46	13.35	104.99	50.07	99.52	60.49 to 72.63	350,944	226,215
ALL											
	85	69.91	70.21	67.31	16.15	104.30	0.00	125.69	67.16 to 73.07	226,222	152,280

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
! zeroes!	1	0.00	0.00	0.00			0.00	0.00	N/A	131,000	1
DRY	40	72.35	72.79	69.27	13.72	105.07	40.54	96.59	68.89 to 75.50	205,154	142,118
DRY-N/A	11	69.91	72.63	72.36	11.88	100.37	54.61	86.72	64.74 to 86.11	190,464	137,824
GRASS	5	52.44	50.29	53.14	10.39	94.64	39.84	57.23	N/A	95,734	50,869
GRASS-N/A	2	103.20	103.20	102.98	21.79	100.22	80.72	125.69	N/A	50,500	52,005
IRRGTD	21	70.67	70.42	66.72	13.00	105.55	51.01	99.52	61.56 to 74.58	310,325	207,042
IRRGTD-N/A	5	66.81	64.08	60.98	8.03	105.08	50.07	72.63	N/A	340,028	207,347
ALL											
	85	69.91	70.21	67.31	16.15	104.30	0.00	125.69	67.16 to 73.07	226,222	152,280

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
! zeroes!	1	0.00	0.00	0.00			0.00	0.00	N/A	131,000	1
DRY	50	72.35	72.88	69.97	13.40	104.17	40.54	96.59	68.89 to 75.50	202,464	141,654
DRY-N/A	1	66.33	66.33	66.33			66.33	66.33	N/A	178,030	118,080
GRASS	6	54.17	55.36	55.79	17.08	99.23	39.84	80.72	39.84 to 80.72	88,279	49,251
GRASS-N/A	1	125.69	125.69	125.69			125.69	125.69	N/A	50,000	62,845
IRRGTD	25	69.74	69.30	65.47	12.91	105.84	50.07	99.52	62.47 to 72.66	314,307	205,783
IRRGTD-N/A	1	66.81	66.81	66.81			66.81	66.81	N/A	359,280	240,040
ALL											
	85	69.91	70.21	67.31	16.15	104.30	0.00	125.69	67.16 to 73.07	226,222	152,280

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:	85	MEDIAN:	70	COV:	23.12	95% Median C.I.:	67.16 to 73.07	(! : Derived)
(AgLand) TOTAL Sales Price:	19,228,928	WGT. MEAN:	67	STD:	16.23	95% Wgt. Mean C.I.:	64.24 to 70.39	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,228,928	MEAN:	70	AVG.ABS.DEV:	11.29	95% Mean C.I.:	66.76 to 73.66	
(AgLand) TOTAL Assessed Value:	12,943,806							
AVG. Adj. Sales Price:	226,222	COD:	16.15	MAX Sales Ratio:	125.69			
AVG. Assessed Value:	152,280	PRD:	104.30	MIN Sales Ratio:	0.00			

Printed: 02/27/2006 14:40:55

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
30000 TO 59999	9	75.50	72.42	72.96	24.29	99.27	39.84	125.69	46.04 to 84.90	49,614	36,196
60000 TO 99999	10	82.99	80.89	80.75	10.25	100.17	57.23	94.66	71.59 to 92.61	76,307	61,615
100000 TO 149999	10	69.42	67.66	67.80	20.54	99.80	0.00	95.12	61.56 to 91.67	125,475	85,068
150000 TO 249999	22	72.15	72.58	72.06	11.57	100.72	47.86	99.52	65.49 to 73.80	188,470	135,817
250000 TO 499999	32	66.99	66.64	66.24	12.89	100.59	40.54	94.18	59.20 to 70.71	355,444	235,460
500000 +	2	50.54	50.54	50.52	0.93	100.03	50.07	51.01	N/A	622,000	314,242
ALL											
	85	69.91	70.21	67.31	16.15	104.30	0.00	125.69	67.16 to 73.07	226,222	152,280

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 \$ _____											
1 TO 4999	1	0.00	0.00	0.00			0.00	0.00	N/A	131,000	1
1 TO 9999	1	0.00	0.00	0.00			0.00	0.00	N/A	131,000	1
10000 TO 29999	3	46.04	46.11	45.66	9.12	100.98	39.84	52.44	N/A	46,224	21,106
30000 TO 59999	10	80.04	77.09	76.49	8.62	100.79	57.23	88.36	67.27 to 84.90	60,326	46,141
60000 TO 99999	13	73.30	77.63	72.92	17.51	106.46	47.86	125.69	67.36 to 92.61	104,818	76,435
100000 TO 149999	23	72.66	71.08	68.18	13.59	104.25	40.54	99.52	63.57 to 73.80	192,841	131,480
150000 TO 249999	17	67.57	70.28	67.94	15.36	103.44	51.66	96.59	57.63 to 79.05	284,468	193,270
250000 TO 499999	18	69.57	67.76	66.25	10.76	102.28	50.07	86.72	60.49 to 70.72	429,002	284,208
ALL											
	85	69.91	70.21	67.31	16.15	104.30	0.00	125.69	67.16 to 73.07	226,222	152,280

2006 Assessment Practices Survey for Butler County

March 20, 2006

I. General Office

A. Staffing and Funding Information

The Butler County Assessor is a duly elected county official who holds a current assessor certificate issued by the Department of Property Assessment and Taxation and has obtained adequate continuing education to hold said certificate.

1. Deputy on staff: **One**
2. Appraiser(s) on staff: **None**
3. Other full-time employees: **Three**
4. Other part-time employees: **None**
5. Number of shared employees: **None**
6. Assessor's requested budget for current fiscal year: **\$189,136**
 - a. Does this include employee benefits? **Yes**
7. Part of the budget that is dedicated to the computer system: **\$12,000**
8. Adopted budget, or granted budget if different from above: **\$189,136**
 - a. Does this amount include employee benefits? **Yes**
9. Amount of total budget set aside for appraisal work: **\$18,750**
10. Amount of the total budget set aside for education/workshops: **\$2,150**
11. Appraisal/Reappraisal budget, if not part of the total budget: **None**
12. Other miscellaneous funds: **\$48,871 This amount represents the budget reference to staff costs for social security, insurance and retirement benefits.**
13. Total budget **\$207,886**
 - a. Was any of last year's budget not used? **No**

B. Residential Appraisal Information

1. Data collection done by: **Assessor and staff**

2. Valuation done by: **Assessor and staff**

3. Date of last appraisal: ¹

Urban: **2003**

Suburban: **2003**

Rural: **2003**

The county conducts a physical review of all properties through a 4 to 5 year review and re-appraisal cycle. The above dates indicate when a new cycle started. It needs to be added that approximately a quarter of the county was completed in 2004 and a different quarter of the county was completed and so on.

4. Date of last “update”: ² **The county conducts a physical review of all properties through a 4 to 5 year review and re-appraisal cycle but if the market indicates a change in the market that affects the whole class, the whole class across the county will be updated.**

5. Pickup work done by: ³ **Assessor and staff**

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	130	55	175	360

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

Urban: **2003**

Suburban: **2003**

Rural: **2003**

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

Urban: **2003**

Suburban: **2003**

Rural: **2003**

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

Urban: **N/A**

Suburban: **N/A**

Rural: **N/A**

9. Number of market areas/neighborhoods for this property class: **None**

10. How are these defined? **N/A**

C. Commercial/Industrial Appraisal Information

1. Data collection done by: **Assessor and staff**

2. Valuation done by: **Assessor and staff**

3. Date of last appraisal: ¹

Urban: **2003**

Suburban: **2003**

Rural: **2003**

The county conducts a physical review of all properties through a 4 to 5 year review and re-appraisal cycle. The above dates indicate when a new cycle started. It needs to be added that approximately a quarter of the county was completed in 2004 and a different quarter of the county was completed and so on.

4. Date of last "update": ²

The county conducts a physical review of all properties through a 4 to 5 year review and re-appraisal cycle but if the market indicates a change in the market that affects the whole class, the whole class across the county will be updated.

5. Pickup work done by whom: ³ **Assessor and staff**

Property Type	# of Permits	# of Info. Statements	Other		Total
Commercial	2	0	3		5

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

Urban: **1999**

Suburban: **1999**

Rural: **1999**

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

Urban: **2003**

Suburban: **2003**

Rural: **2003**

The market information is reviewed yearly to verify that the current information is still appropriate.

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

Urban: **N/A**

Suburban: **N/A**

Rural: **N/A**

There will be one Section 42 low income housing project that will need to have an income appraisal completed as required by legislation. Whether that value is used for the assessed value has yet to be determined.

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

Urban: **N/A**

Suburban: **N/A**

Rural: **N/A**

10. Number of market areas/neighborhoods for this property class? **None**

11. How are these defined? **N/A**

D. Agricultural Appraisal Information

1. Data collection done by: **Assessor and staff**

2. Valuation done by: **Assessor and staff**

3. Date of last appraisal: ¹

Suburban: **2003**

Rural: **2003**

The county conducts a physical review of all properties through a 4 to 5 year review and re-appraisal cycle. The above dates indicate when a new cycle started. It needs to be added that approximately a quarter of the county was completed in 2004 and a different quarter of the county was completed and so on.

4. Date of last “update”: ²

The county conducts a physical review of all properties through a 4 to 5 year review and re-appraisal cycle but if the market indicates a change in the market that affects the whole class, the whole class across the county will be updated.

5. Pickup work done by whom: ³ **Assessor and staff**

Property Type	# of Permits	# of Info. Statements	Other		Total
Agricultural			385*		385*

Changes are made following the physical review as the process moves through the county on the 4 to 5 year review / appraisal cycle.

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 **N/A**

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 **N/A Information from the market is used to determine the assessed values use but a sales comparison approach to value is not used for the determination of land values.**

8. What is the date of the soil survey currently used? **1981**

9. What date was the last countywide land use study completed? **2003**

a. By what method? **Land use is updated with the GIS using FSA aerial imagery. It is also included with the annual improvement review rotation program established in Butler County.**

b. By whom? **Assessor and staff**

c. What proportion is complete / implemented at this time? **One fourth per year. Note: the agricultural land use is also inspected on the same review / reappraisal schedule as all other properties in the county.**

10. Number of market areas/neighborhoods for this property class: **One – the whole county is one market area. The assessor’s office is watching the market trends to determine if market areas would be necessary.**

11. How are these defined? **N/A**

12. Has the county implemented special valuation for agricultural land within the county? **No – There is no county wide zoning.**

E. Computer, Automation Information and GIS

1. Administrative software: **TerraScan**

2. CAMA software: **TerraScan**

3. Cadastral maps **through the GIS software: GIS WorkShop**

a. Who maintains the Cadastral Maps? **The assessment staff maintains the cadastral maps which are now all on GIS. 1999 DOQQ’s with 2003 FSA aerial imagery are used with the GIS. At this time this information is available on a website by the county assessor’s office.**

b. Who maintains the GIS software and maps? **GIS WorkShop maintains the software and Assessor and staff maintains the maps.**

4. Personal Property software: **TerraScan**

F. Zoning Information

1. Does the county have zoning? **Yes, only in four towns**

a. If so, is the zoning county wide? **No**

b. What municipalities in the county are zoned?

Bellwood

Octavia

Brainard

Ulysses

David City *

* County Seat

c. When was zoning implemented? **1985 in David City and Rising City with the other two sometime later and Octavia added in 2005.**

G. Contracted Services

1. Appraisal Services: **Large commercial or hard to assess properties are contracted (manufacturing and land fill).**
2. Other Services: **The administrative and appraisal, programming and support is contracted through Terra Scan. GIS programming, programming support and instruction provided through GIS Workshop.**

II. Assessment Actions

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

1. Residential: **Rotation - David City, Summit, Olive and Franklin Townships. Also market study and pickup work throughout the County. Butler County assessor's office also restructured and revalued all improved and unimproved site land.**
2. Commercial: **Rotation- David City, Summit, Olive and Franklin Townships. Also market study and pickup work throughout the County.**
3. Agricultural: **Rotation- Reviewed all land use and marked position of wells and type of irrigation in Summit, Olive and Franklin Townships. Also did market study.**

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 12 - Butler

Total Real Property Value (Sum Lines 17, 25, & 30)	Records	7,485	Value	84,051,650	Total Growth (Sum 17, 25, & 41)	6,368,102
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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	216	902,700	2	26,055	68	508,815	286	1,437,570	
2. Res Improv Land	2,030	12,527,565	10	168,570	554	10,358,835	2,594	23,054,970	
3. Res Improvements	2,086	100,496,410	10	1,018,735	621	50,085,840	2,717	151,600,985	
4. Res Total	2,302	113,926,675	12	1,213,360	689	60,953,490	3,003	176,093,525	3,409,772
% of Total	76.65	64.69	0.39	0.68	22.94	34.61	40.12	** **	53.54
5. Rec UnImp Land	0	0	0	0	11	394,250	11	394,250	
6. Rec Improv Land	0	0	0	0	23	1,657,100	23	1,657,100	
7. Rec Improvements	0	0	0	0	295	7,628,720	295	7,628,720	
8. Rec Total	0	0	0	0	306	9,680,070	306	9,680,070	351,330
% of Total	0.00	0.00	0.00	0.00	** **	** **	4.08	11.51	5.51
Res+Rec Total	2,302	113,926,675	12	1,213,360	995	70,633,560	3,309	185,773,595	3,761,102
% of Total	69.56	61.32	0.36	0.65	30.06	38.02	44.20	** **	59.06

County 12 - Butler

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 7,485	Value 84,051,650	Total Growth 6,368,102 (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	48	295,970	0	0	9	462,170	57	758,140	
10. Comm Improv Land	288	2,290,525	1	5,000	55	5,545,760	344	7,841,285	
11. Comm Improvements	300	24,901,980	1	50,960	71	14,506,535	372	39,459,475	
12. Comm Total	348	27,488,475	1	55,960	80	20,514,465	429	48,058,900	1,048,560
% of Total	81.11	57.19	0.23	0.11	18.64	42.68	5.73	57.17	16.46
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	2	393,430	0	0	2	393,430	
15. Ind Improvements	0	0	2	3,262,245	0	0	2	3,262,245	
16. Ind Total	0	0	2	3,655,675	0	0	2	3,655,675	614,985
% of Total	0.00	0.00	***	***	0.00	0.00	0.02	4.34	9.65
Comm+Ind Total	348	27,488,475	3	3,711,635	80	20,514,465	2	3,655,675	614,985
% of Total	80.74	53.15	0.69	7.17	18.56	39.66	5.75	61.52	26.12
17. Taxable Total	2,650	141,415,150	15	4,924,995	1,075	91,148,025	3,740	237,488,170	5,424,647
% of Total	70.85	59.54	0.40	0.51	28.74	29.74	49.96	** **	85

County 12 - Butler

2006 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	1,800	697,025	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	1,800	697,025
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	1,800	697,025

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	283	3	392	678

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	86	536,340	2	29,345	2,251	291,505,480	2,339	292,071,165
28. Ag-Improved Land	1	31,555	2	35,940	1,344	239,712,535	1,347	239,780,030
29. Ag-Improvements	2	58,510	2	83,760	1,402	70,570,015	1,406	70,712,285
30. Ag-Total Taxable							3,745	602,563,480

County 12 - Butler

2006 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	1	1.000	10,000	2	2.000	10,000	
33. HomeSite Improvements	1		37,555	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	1	1.000	5,000	1	1.000	2,000	
37. FarmSite Improv	2		20,955	2		83,760	
38. FarmSite Total							
39. Road & Ditches		1.550			0.340		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	17	17.000	127,000	17	17.000	127,000	
32. HomeSite Improv Land	1,318	1,337.930	11,140,550	1,321	1,340.930	11,160,550	
33. HomeSite Improvements	901		47,225,050	902		47,262,605	943,455
34. HomeSite Total				919	1,357.930	58,550,155	
35. FarmSite UnImp Land	21	238.120	258,005	21	238.120	258,005	
36. FarmSite Impr Land	1,033	2,935.120	11,591,685	1,035	2,937.120	11,598,685	
37. FarmSite Improv	1,358		23,344,965	1,362		23,449,680	0
38. FarmSite Total				1,383	3,175.240	35,306,370	
39. Road & Ditches		8,128.280			8,130.170		
40. Other-Non Ag Use		5.700	430		5.700	430	
41. Total Section VI				2,302	12,669.040	93,856,955	943,455

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	0.000	385,525	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	2	320.000	205,225	3	320.000	590,750

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 12 - Butler

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	9.240	19,635	0.000	0	49,782.420	105,448,050	49,791.660	105,467,685
46. 1A	7.000	14,000	0.000	0	16,098.330	32,161,810	16,105.330	32,175,810
47. 2A1	3.000	5,700	0.000	0	11,851.700	22,402,470	11,854.700	22,408,170
48. 2A	0.000	0	0.000	0	10,164.940	17,704,670	10,164.940	17,704,670
49. 3A1	0.000	0	0.000	0	12,140.970	18,755,510	12,140.970	18,755,510
50. 3A	0.000	0	0.000	0	4,688.780	6,539,990	4,688.780	6,539,990
51. 4A1	3.450	4,140	0.000	0	7,651.590	9,173,715	7,655.040	9,177,855
52. 4A	0.000	0	0.000	0	2,985.030	2,835,775	2,985.030	2,835,775
53. Total	22.690	43,475	0.000	0	115,363.760	215,021,990	115,386.450	215,065,465
Dryland:								
54. 1D1	82.100	160,105	16.830	32,820	38,651.440	75,008,840	38,750.370	75,201,765
55. 1D	17.390	32,180	8.010	14,820	23,784.190	43,912,330	23,809.590	43,959,330
56. 2D1	56.810	96,575	0.000	0	20,518.090	34,703,575	20,574.900	34,800,150
57. 2D	100.640	150,960	0.000	0	6,261.960	9,314,165	6,362.600	9,465,125
58. 3D1	6.000	7,800	0.000	0	17,178.420	22,245,140	17,184.420	22,252,940
59. 3D	0.970	1,065	0.660	725	17,870.990	19,614,295	17,872.620	19,616,085
60. 4D1	8.590	9,015	0.000	0	40,527.500	42,448,155	40,536.090	42,457,170
61. 4D	12.850	10,280	0.000	0	7,748.850	6,199,075	7,761.700	6,209,355
62. Total	285.350	467,980	25.500	48,365	172,541.440	253,445,575	172,852.290	253,961,920
Grass:								
63. 1G1	8.660	6,925	6.150	4,920	1,212.290	969,840	1,227.100	981,685
64. 1G	7.280	5,825	0.000	0	2,997.970	2,398,135	3,005.250	2,403,960
65. 2G1	10.620	8,495	0.000	0	4,487.880	3,589,700	4,498.500	3,598,195
66. 2G	2.750	2,065	0.000	0	1,507.520	1,130,455	1,510.270	1,132,520
67. 3G1	0.000	0	0.000	0	2,893.170	2,168,395	2,893.170	2,168,395
68. 3G	0.000	0	0.000	0	7,419.160	5,184,290	7,419.160	5,184,290
69. 4G1	24.010	15,605	0.000	0	14,203.640	9,228,760	14,227.650	9,244,365
70. 4G	3.930	2,360	0.000	0	24,030.460	14,418,290	24,034.390	14,420,650
71. Total	57.250	41,275	6.150	4,920	58,752.090	39,087,865	58,815.490	39,134,060
72. Waste	2.200	165	0.000	0	7,264.120	544,915	7,266.320	545,080
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	259.030		58.910		2,971.920		3,289.860	
75. Total	367.490	552,895	31.650	53,285	353,921.410	508,100,345	354,320.550	508,706,525

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	22.690	43,475	0.000	0	115,363.760	215,021,990	115,386.450	215,065,465
77.Dry Land	285.350	467,980	25.500	48,365	172,541.440	253,445,575	172,852.290	253,961,920
78.Grass	57.250	41,275	6.150	4,920	58,752.090	39,087,865	58,815.490	39,134,060
79.Waste	2.200	165	0.000	0	7,264.120	544,915	7,266.320	545,080
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	259.030	0	58.910	0	2,971.920	0	3,289.860	0
82.Total	367.490	552,895	31.650	53,285	353,921.410	508,100,345	354,320.550	508,706,525

2006 Agricultural Land Detail

County 12 - Butler

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	49,791.660	43.15%	105,467,685	49.04%	2,118.179
1A	16,105.330	13.96%	32,175,810	14.96%	1,997.836
2A1	11,854.700	10.27%	22,408,170	10.42%	1,890.235
2A	10,164.940	8.81%	17,704,670	8.23%	1,741.738
3A1	12,140.970	10.52%	18,755,510	8.72%	1,544.811
3A	4,688.780	4.06%	6,539,990	3.04%	1,394.816
4A1	7,655.040	6.63%	9,177,855	4.27%	1,198.929
4A	2,985.030	2.59%	2,835,775	1.32%	949.998
Irrigated Total	115,386.450	100.00%	215,065,465	100.00%	1,863.871

Dry:

1D1	38,750.370	22.42%	75,201,765	29.61%	1,940.672
1D	23,809.590	13.77%	43,959,330	17.31%	1,846.286
2D1	20,574.900	11.90%	34,800,150	13.70%	1,691.388
2D	6,362.600	3.68%	9,465,125	3.73%	1,487.619
3D1	17,184.420	9.94%	22,252,940	8.76%	1,294.948
3D	17,872.620	10.34%	19,616,085	7.72%	1,097.549
4D1	40,536.090	23.45%	42,457,170	16.72%	1,047.391
4D	7,761.700	4.49%	6,209,355	2.44%	799.999
Dry Total	172,852.290	100.00%	253,961,920	100.00%	1,469.242

Grass:

1G1	1,227.100	2.09%	981,685	2.51%	800.004
1G	3,005.250	5.11%	2,403,960	6.14%	799.920
2G1	4,498.500	7.65%	3,598,195	9.19%	799.865
2G	1,510.270	2.57%	1,132,520	2.89%	749.879
3G1	2,893.170	4.92%	2,168,395	5.54%	749.487
3G	7,419.160	12.61%	5,184,290	13.25%	698.770
4G1	14,227.650	24.19%	9,244,365	23.62%	649.746
4G	24,034.390	40.86%	14,420,650	36.85%	600.000
Grass Total	58,815.490	100.00%	39,134,060	100.00%	665.369

Irrigated Total	115,386.450	32.57%	215,065,465	42.28%	1,863.871
Dry Total	172,852.290	48.78%	253,961,920	49.92%	1,469.242
Grass Total	58,815.490	16.60%	39,134,060	7.69%	665.369
Waste	7,266.320	2.05%	545,080	0.11%	75.014
Other	0.000	0.00%	0	0.00%	0.000
Exempt	3,289.860	0.93%			
Market Area Total	354,320.550	100.00%	508,706,525	100.00%	1,435.724

As Related to the County as a Whole

Irrigated Total	115,386.450	100.00%	215,065,465	100.00%
Dry Total	172,852.290	100.00%	253,961,920	100.00%
Grass Total	58,815.490	100.00%	39,134,060	100.00%
Waste	7,266.320	100.00%	545,080	100.00%
Other	0.000	0.00%	0	0.00%
Exempt	3,289.860	100.00%		
Market Area Total	354,320.550	100.00%	508,706,525	100.00%

2006 Agricultural Land Detail

County 12 - Butler

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	22.690	43,475	0.000	0	115,363.760	215,021,990
Dry	285.350	467,980	25.500	48,365	172,541.440	253,445,575
Grass	57.250	41,275	6.150	4,920	58,752.090	39,087,865
Waste	2.200	165	0.000	0	7,264.120	544,915
Other	0.000	0	0.000	0	0.000	0
Exempt	259.030	0	58.910	0	2,971.920	0
Total	367.490	552,895	31.650	53,285	353,921.410	508,100,345

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	115,386.450	215,065,465	115,386.450	32.57%	215,065,465	42.28%	1,863.871
Dry	172,852.290	253,961,920	172,852.290	48.78%	253,961,920	49.92%	1,469.242
Grass	58,815.490	39,134,060	58,815.490	16.60%	39,134,060	7.69%	665.369
Waste	7,266.320	545,080	7,266.320	2.05%	545,080	0.11%	75.014
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	3,289.860	0	3,289.860	0.93%	0	0.00%	0.000
Total	354,320.550	508,706,525	354,320.550	100.00%	508,706,525	100.00%	1,435.724

* Department of Property Assessment & Taxation Calculates

BUTLER COUNTY

3-YEAR PLAN OF ASSESSMENT

June 8, 2005

Pursuant to section 77-1311, as amended by 2005 Neb. Laws LB 263, Section 9, and the assessor submits the following Plan of Assessment to the Butler County Board of Equalization and the Department of Property Assessment and Taxation on or before July 31, 2005. This plan must be updated each year and every five-years thereafter.

ASSESSMENT PLAN / PROCEDURES MANUAL

The Department of Property Assessment and Taxation Regulations and Directives are followed in the assessor's office. An informal manual of office and assessments procedures is also on file. A formal annual assessment plan includes a 4-year cycle of reappraisal and inspection, which has been a part of the plan of the assessment for two years. Properties are typically reviewed in four townships and four towns annually

Procedures have been established in the office and are updated as needed.

RECORD MAINTENANCE/RESPONSIBILITIES

A property record card is on file for every parcel of real property including improvements on leased land. The record cards contain current ownership, address, legal description, situs address, book and page numbers of the last deed recorded and any changes of record of ownership. A unique number is assigned to each property record card along with tax district codes and other codes created relevant to the specific parcel.

The assessment records are kept and updated in the computerized administration system Terra Scan, and a hard copy format with updates made in the form of inserts. The owner/ valuations history is kept on the face of the hard copy updated to reflect all changes made.

The office maintains a cadastral map system. The Mylar cadastral maps were done in 1964. They have been revised with name change, legal description and new subdivisions. March 2001 we began implementing a GIS program for updating our current cadastral maps as well as other reports required by our office. January 2004 cadastral maps and updates to them are on GIS only.

REPORT GENERATION

The major reports required by the Assessor and the dates due are.

County Abstract of Assessment for Real Property - March 19

County Abstract of Assessment for Personal Property – June 15

Certification of Values to Political Subdivisions - August 20

School District Taxable Value Report – August 25

Deliver Tax Rolls to Treasurer - November 22

Certificate of Taxes Levied - December 1

Tax List Correction

HOMESTEAD EXEMPTIONS

Homestead Exemptions applications are accepted in the office from February 1 to June 30. The applicant is verified for owner/occupant. Signed applications, income statements and a doctor's certification of disability (where appropriate) are forwarded to the Nebraska Department of Revenue on or before August 1. The Nebraska Department of Revenue returns a roster in October of approved (with a percentage) and disapproved for final processing.

PERSONAL PROPERTY

All depreciable tangible personal property which is used in a trade or business for the production of income, and which has a determinable life of longer than one year must be filed on or before May 1. Late filings after May 1, but before August 1, a 10 percent penalty are applied. After August 1, a 25 percent penalty is applied to the taxes due.

Notice to file is published in the local newspaper March, April and May. In February a notice to file letter is mailed to each local person who previously filed. Personal Property schedules are mailed to out of county residents.

SALES REVIEW/VERIFICATION

The assessor and office staff attempts to obtain 100% coverage of each sale beginning with the buyer, seller then the broker. Questionnaires are mailed on each sale. Questionnaires consist of information about the sale and also about the property. The mailings are tracked by coding the computerized sale file. A drive by is done on 75-80% of the parcels sold and an on site inspection 25% of the time.

REAL PROPERTY

An on site review of all properties are on a rotation plan. The assessor and or office staff reviews four town and four townships annually with a continuing of a rotation throughout the county. A conducted market study of all properties is done annually throughout the county to maintain ratios and statistics mandated by the Tax Equalization and Review Commission.

The rotation review for 2005 includes Summit Township, Olive Township, Franklin Township and David City. In office projects include digitize land use and attach obliques to the property record cards. The assessor and office staff maintain the computer GIS cadastral maps and completes the appraisal work.

Pickup work, the collection of data relating to new construction, remodeling, additions, alterations and removal of existing buildings and structures is done on a continuous year round basis.

The office utilizes the Terra Scan administrative and CAMA system using the Marshall Swift cost. All data collected in all classifications of property have been entered into CAMA. A sketch of each house is entered into CAMA and was completed in 2001. Digital photos for each property have been entered into the system. 1992 and 1998 aerial photos are also a part of the property record card. 2003 colored aeriels have been copied into the GIS and are being used to determine land used. 2005 digital obliques have been added to GIS and copied to the TerraScan property record information.

A Butler County Assessor web site has been on line since June 2004. Website included property record card information, digital photo, sketch, GIS map. June 2005 digital obliques were also added to the website. Website address is butler.gisworkshop.com.

The cost approach is used in setting the values. An income approach is only used occasionally for commercial to substantiate the cost approach. A discount cash flow valuation method is used to value undeveloped subdivisions.

The real estate transfer statements, form 521, are processed on a continual basis. Please refer to the attached 2004 Progress Report for Butler County for additional information under Sales Review/Verification.

Progress Report for Butler County has been prepared by the Department of Property Assessment and Taxation is on file in the assessor's office and serves as additional information for this report. The 2004 Butler County statistical measures are on file in the 2004 reports and opinions manual. The budget, staffing and training are provided with the annual survey report and kept on file in the assessor's office.

Helen Macoubrie

Butler County Assessor

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
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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
 - Sum SaleAmt + or – 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
 - TotAdjSalePrice/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
 - $TotAssdValue/Count$

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.
 - $(ratio\ 1 + ratio\ 2)/2$ equals the Median ratio.

Weighted Mean

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

Mean

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

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:

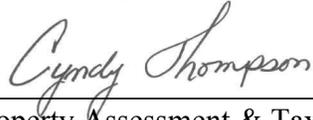
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

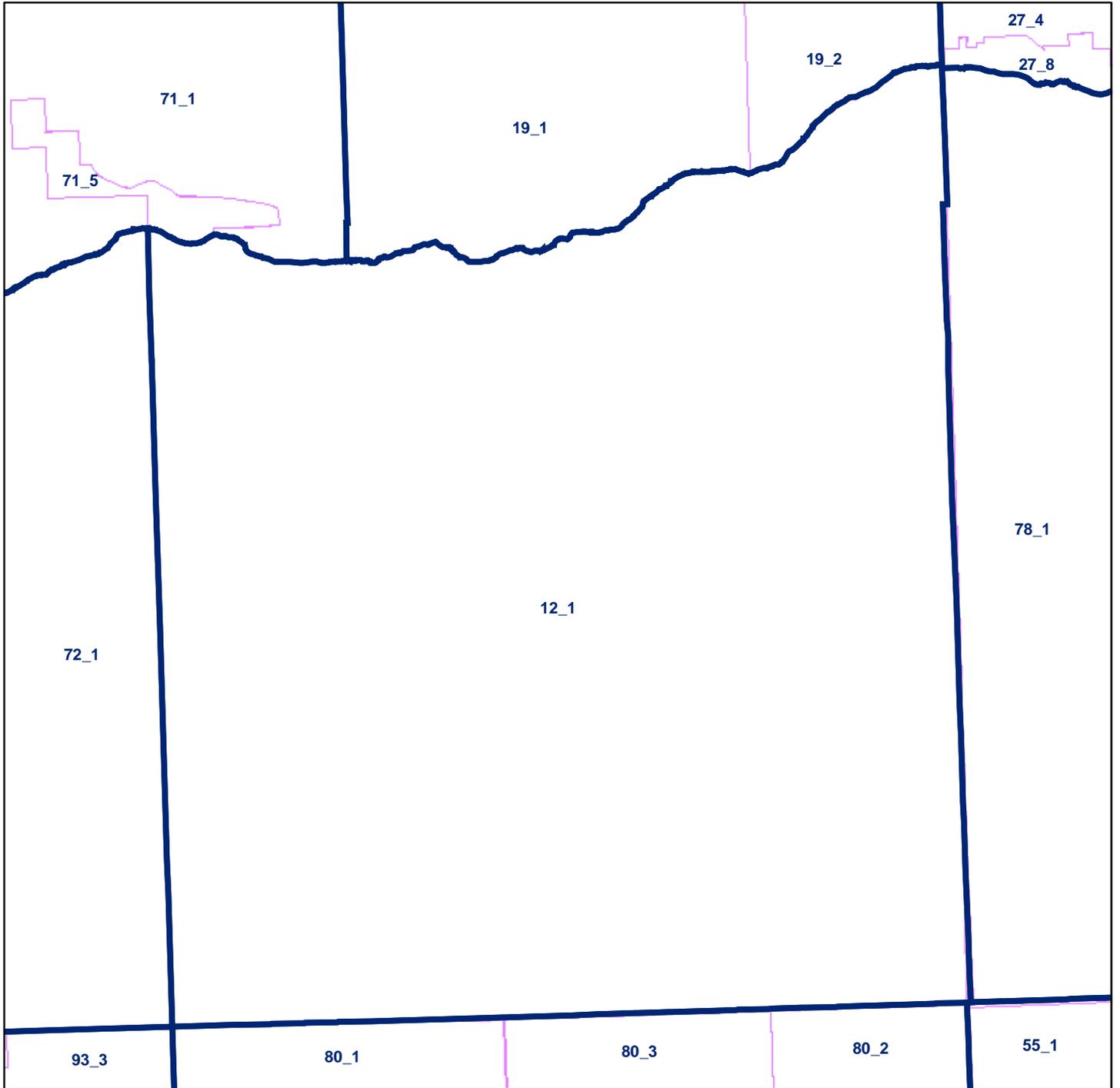
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Butler County County Assessor, by certified mail, return receipt requested, 7016 1160 0001 1212 8809.

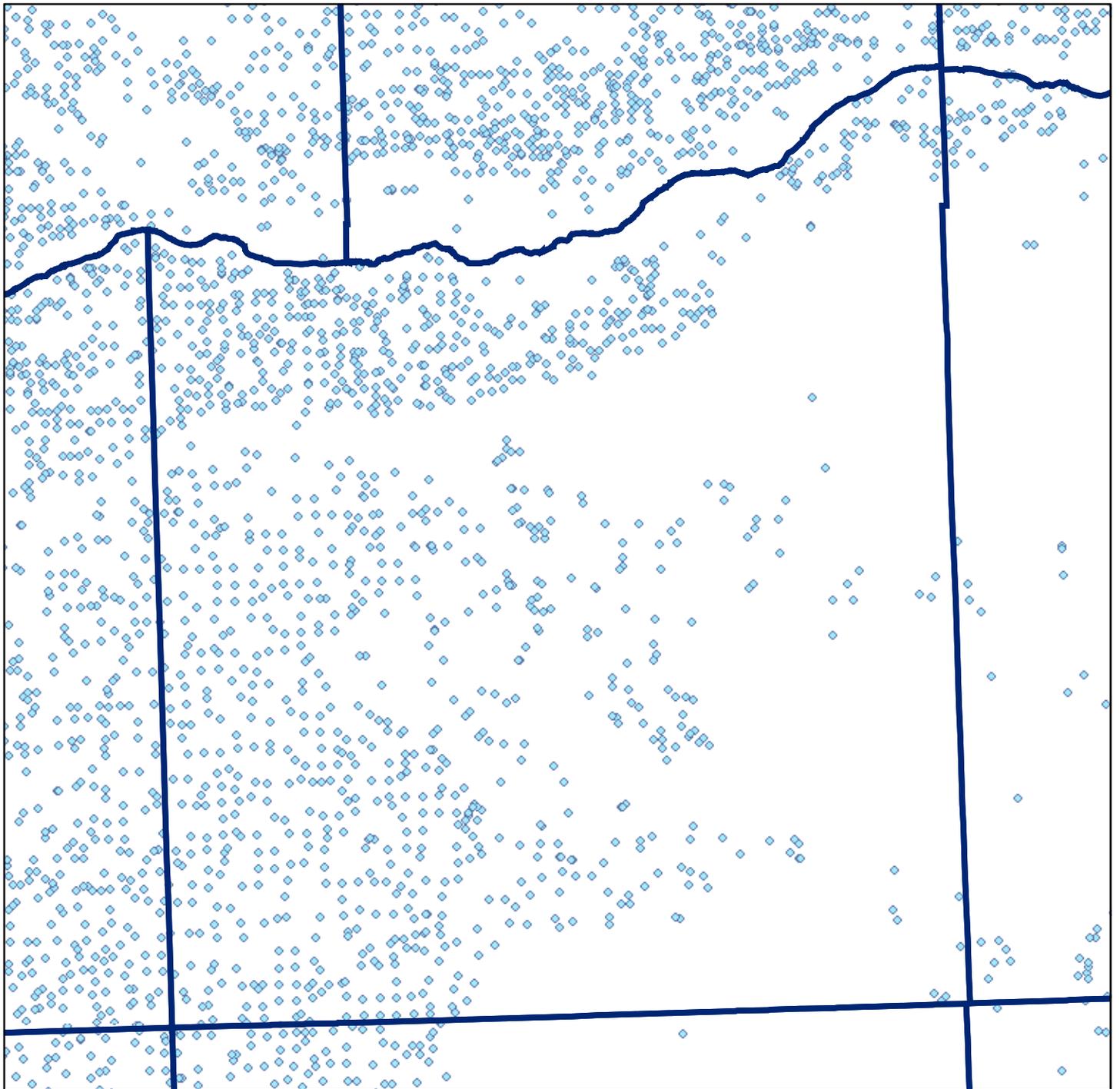
Dated this 10th day of April, 2006.



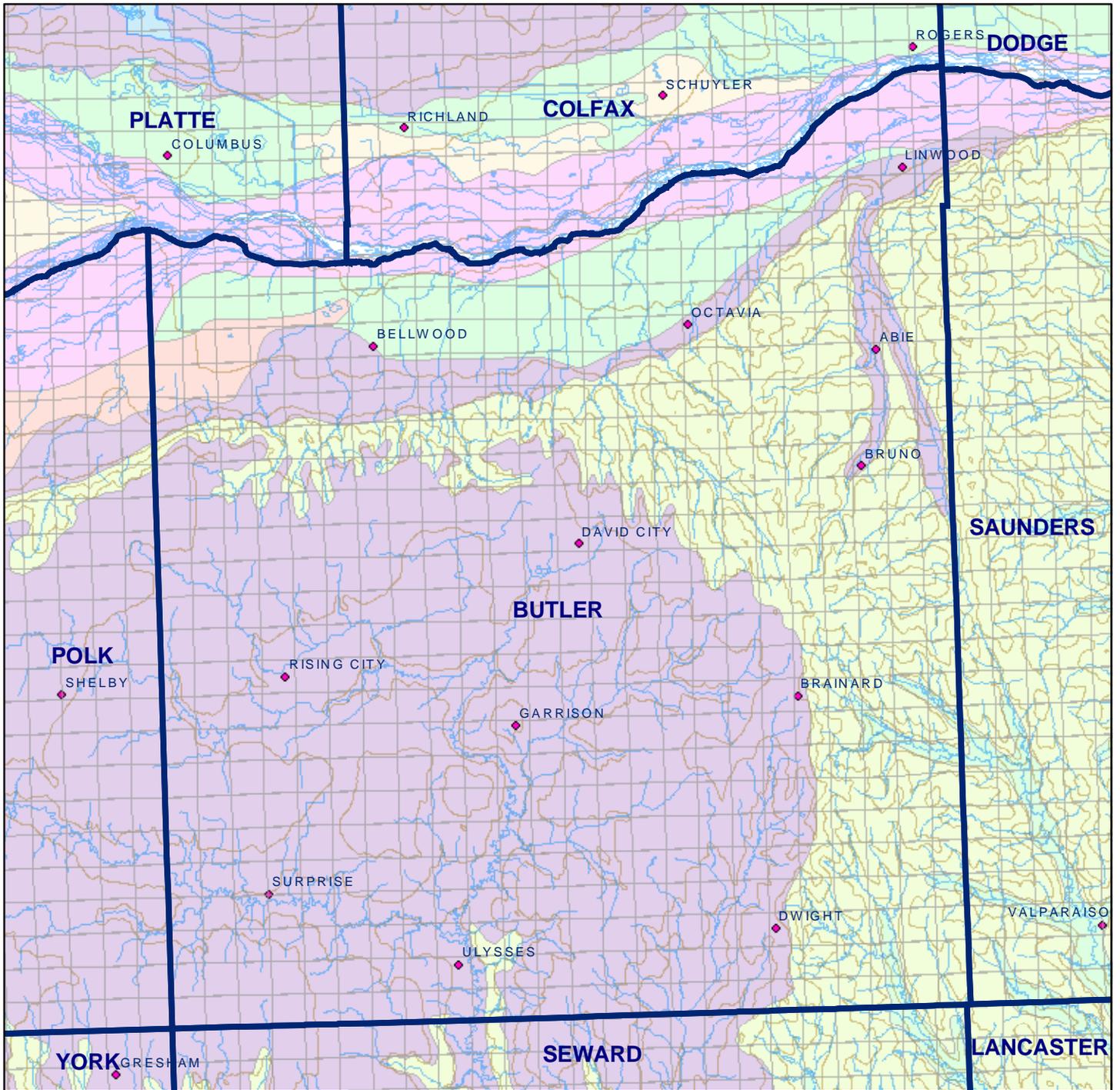
Property Assessment & Taxation



Market Areas



● Registered Wells > 500 GPM



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

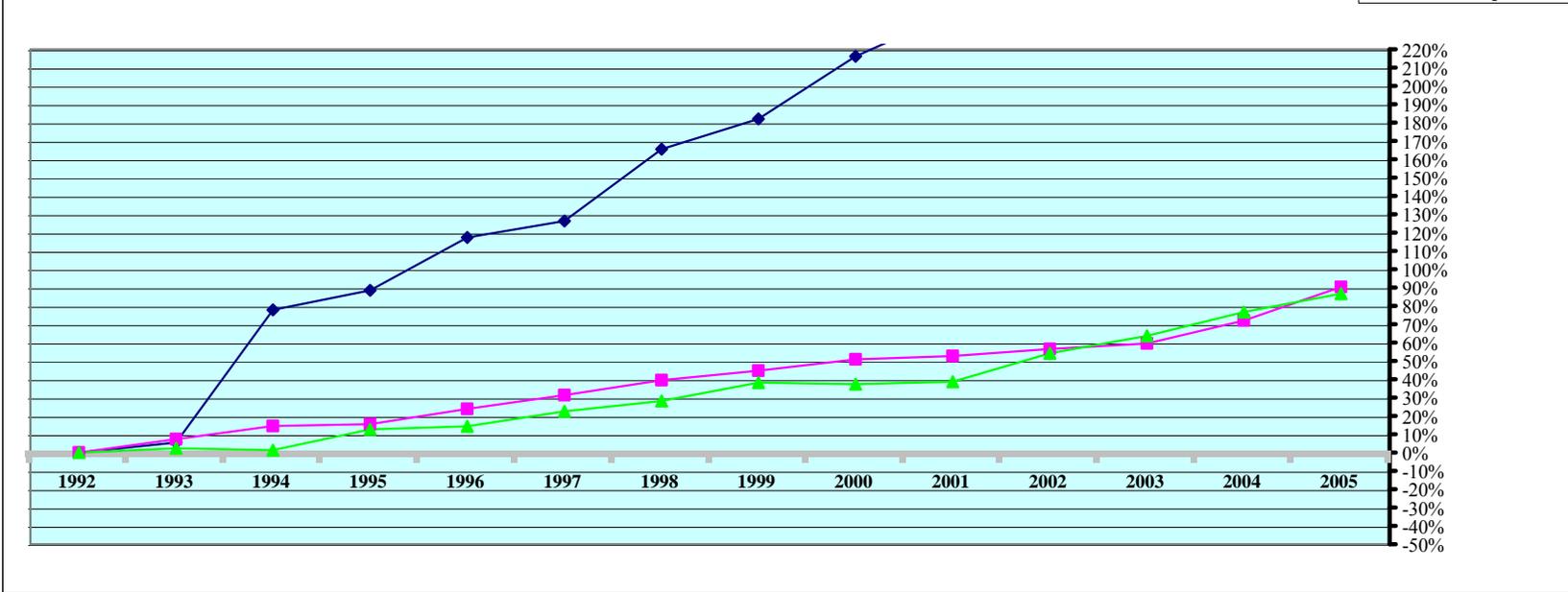
8 - Moderately well drained silty soils with clayey subsoils on uplands

Exhibit 12A - page 5

Butler 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	42,625,585	--	--	--	25,810,865	--	--	--	257,738,290	--	--	--
1993	44,983,395	2,357,810	5.53%	5.53%	27,704,025	1,893,160	7.33%	7.33%	263,913,685	6,175,395	2.40%	2.40%
1994	75,808,765	30,825,370	68.53%	77.85%	29,551,855	1,847,830	6.67%	14.49%	261,325,285	-2,588,400	-0.98%	1.39%
1995	80,314,395	4,505,630	5.94%	88.42%	29,813,835	261,980	0.89%	15.51%	290,259,540	28,934,255	11.07%	12.62%
1996	92,608,100	12,293,705	15.31%	117.26%	31,957,675	2,143,840	7.19%	23.81%	294,504,670	4,245,130	1.46%	14.27%
1997	96,493,085	3,884,985	4.20%	126.37%	33,888,690	1,931,015	6.04%	31.30%	315,679,820	21,175,150	7.19%	22.48%
1998	113,184,000	16,690,915	17.30%	165.53%	36,027,045	2,138,355	6.31%	39.58%	330,203,660	14,523,840	4.60%	28.12%
1999	120,179,315	6,995,315	6.18%	181.94%	37,357,135	1,330,090	3.69%	44.73%	356,318,795	26,115,135	7.91%	38.25%
2000	134,777,505	14,598,190	12.15%	216.19%	38,929,885	1,572,750	4.21%	50.83%	353,999,275	-2,319,520	-0.65%	37.35%
2001	144,768,035	9,990,530	7.41%	239.63%	39,413,990	484,105	1.24%	52.70%	357,590,135	3,590,860	1.01%	38.74%
2002	154,502,335	9,734,300	6.72%	262.46%	40,376,890	962,900	2.44%	56.43%	397,480,335	39,890,200	11.16%	54.22%
2003	161,008,705	6,506,370	4.21%	277.73%	41,183,765	806,875	2.00%	59.56%	421,670,045	24,189,710	6.09%	63.60%
2004	180,543,685	19,534,980	12.13%	323.56%	44,388,625	3,204,860	7.78%	71.98%	455,374,195	33,704,150	7.99%	76.68%
2005	186,552,175	6,008,490	3.33%	337.65%	49,111,455	4,722,830	10.64%	90.27%	480,923,140	25,548,945	5.61%	86.59%

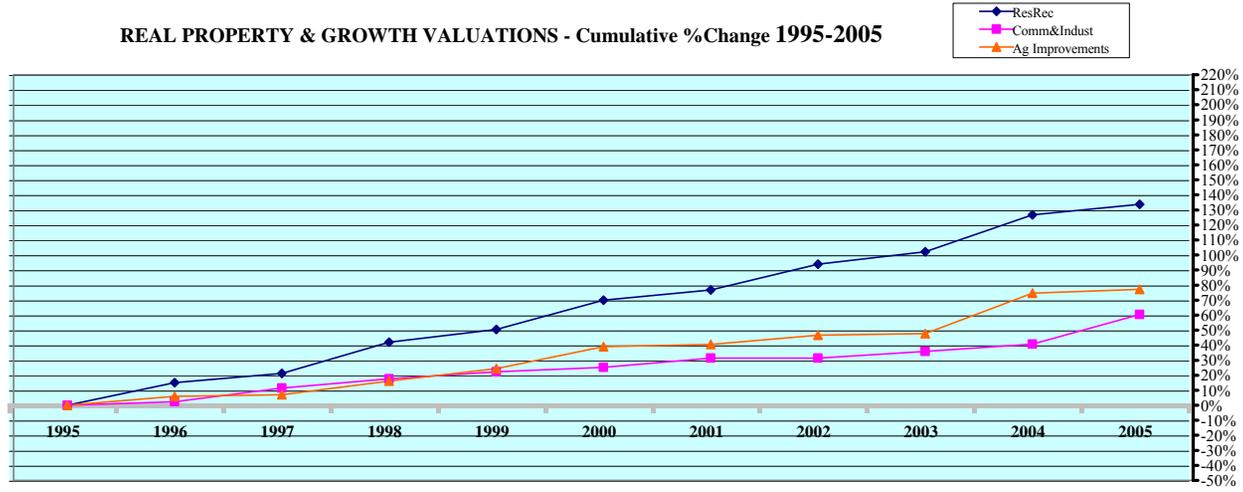
1992-2005 Rate Ann. %chg: Resid & Rec. 12.03% Comm & Indust 5.07% Agland 4.92%

Cnty# 12
County BUTLER

FL area 9

(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	42,625,585	not avail.	--	--	--	--	25,810,865	not avail.	--	--	--	--
1993	44,983,395	not avail.	--	--	--	--	27,704,025	not avail.	--	--	--	--
1994	75,808,765	not avail.	--	--	--	--	29,551,855	not avail.	--	--	--	--
1995	80,314,395	2,265,620	2.82%	78,048,775	--	--	29,813,835	37,965	0.13%	29,775,870	--	--
1996	92,608,100	2,761,440	2.98%	89,846,660	11.87%	15.12%	31,957,675	1,457,605	4.56%	30,500,070	2.30%	2.43%
1997	96,493,085	1,969,385	2.04%	94,523,700	2.07%	21.11%	33,888,690	697,335	2.06%	33,191,355	3.86%	11.47%
1998	113,184,000	2,408,920	2.13%	110,775,080	14.80%	41.93%	36,027,045	983,085	2.73%	35,043,960	3.41%	17.69%
1999	120,179,315	2,739,650	2.28%	117,439,665	3.76%	50.47%	37,357,135	973,695	2.61%	36,383,440	0.99%	22.19%
2000	134,777,505	2,175,370	1.61%	132,602,135	10.34%	69.90%	38,929,885	1,667,975	4.28%	37,261,910	-0.25%	25.14%
2001	144,768,035	6,910,482	4.77%	137,857,553	2.29%	76.63%	39,413,990	324,960	0.82%	39,089,030	0.41%	31.28%
2002	154,502,335	3,137,410	2.03%	151,364,925	4.56%	93.94%	40,376,890	1,267,765	3.14%	39,109,125	-0.77%	31.35%
2003	161,008,705	3,171,380	1.97%	157,837,325	2.16%	102.23%	41,183,765	766,145	1.86%	40,417,620	0.10%	35.74%
2004	180,543,685	3,546,920	1.96%	176,996,765	9.93%	126.78%	44,388,625	2,503,510	5.64%	41,885,115	1.70%	40.67%
2005	186,552,175	4,136,282	2.22%	182,415,893	1.04%	133.72%	49,111,455	1,376,560	2.80%	47,734,895	7.54%	60.31%

1995-2005 Rate Annual %chg w/o growth > Resid & Rec. **8.86%**

Comm & Indust **4.83%**

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	48,599,000					
1993	not avail	not avail	48,678,270					
1994	not avail	not avail	39,355,885					
1995	26,271,125	17,932,170	44,203,295	473,320	1.07%	43,729,975	--	--
1996	28,830,955	18,022,085	46,853,040	547,890	1.17%	46,305,150	4.75%	5.89%
1997	29,069,940	17,802,760	46,872,700	57,630	0.12%	46,815,070	-0.08%	7.05%
1998	31,142,180	20,265,595	51,407,775	588,035	1.14%	50,819,740	8.42%	16.21%
1999	34,692,495	20,439,455	55,131,950	757,890	1.37%	54,374,060	5.77%	24.34%
2000	38,580,565	22,800,300	61,380,865	632,025	1.03%	60,748,840	10.19%	38.92%
2001	39,514,860	23,307,625	62,822,485	1,360,885	2.17%	61,461,600	0.13%	40.55%
2002	41,547,935	23,616,385	65,164,320	1,069,720	1.64%	64,094,600	2.02%	46.57%
2003	42,425,155	23,801,895	66,227,050	1,660,395	2.51%	64,566,655	-0.92%	47.65%
2004	50,563,645	27,383,735	77,947,380	1,553,765	1.99%	76,393,615	15.35%	74.69%
2005	50,629,365	27,719,155	78,348,520	904,981	1.16%	77,443,539	-0.65%	77.09%

1995-2005 Rate Annual %chg w/o growth > Ag Imprvmts **5.88%**

(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.

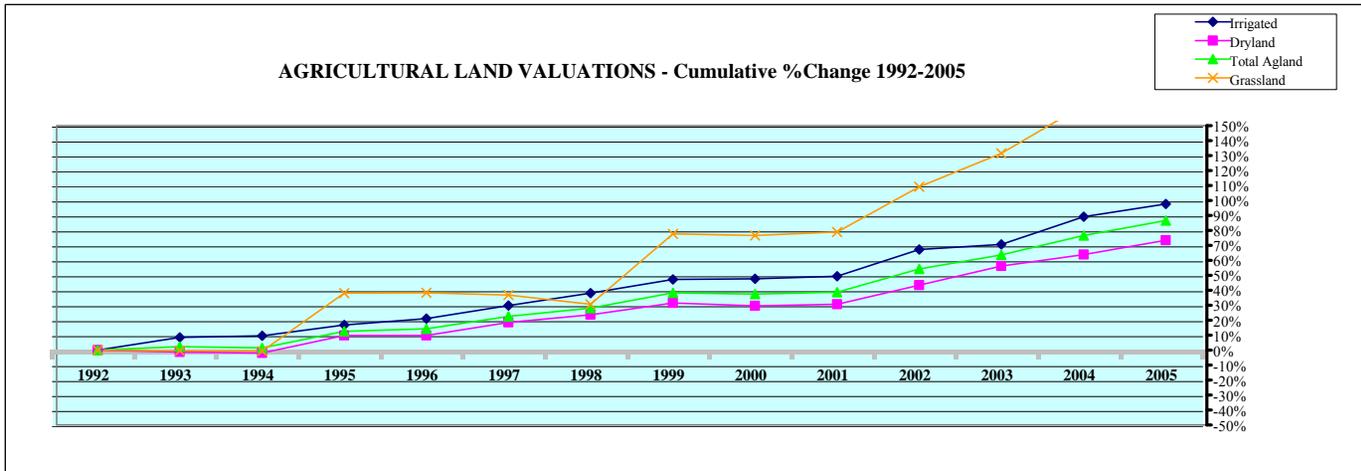
State of Nebraska
Dept. of Property Assessment & Taxation
Prepared as of 03/01/2006

Cnty# **12**
County **BUTLER**

FL area **9**

CHART 2

EXHIBIT **12B** Page 2



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992	100,614,210	--	--	--	141,246,950	--	--	--	12,483,290	--	--	--
1993	109,113,735	8,499,525	8.45%	8.45%	139,447,345	-1,799,605	-1.27%	-1.27%	12,429,050	-54,240	-0.43%	-0.43%
1994	110,205,975	1,092,240	1.00%	9.53%	138,405,590	-1,041,755	-0.75%	-2.01%	12,414,995	-14,055	-0.11%	-0.55%
1995	117,632,855	7,426,880	6.74%	16.91%	154,946,775	16,541,185	11.95%	9.70%	17,227,440	4,812,445	38.76%	38.00%
1996	121,827,520	4,194,665	3.57%	21.08%	154,973,085	26,310	0.02%	9.72%	17,257,155	29,715	0.17%	38.24%
1997	130,672,250	8,844,730	7.26%	29.87%	167,490,475	12,517,390	8.08%	18.58%	17,074,395	-182,760	-1.06%	36.78%
1998	138,918,870	8,246,620	6.31%	38.07%	174,522,640	7,032,165	4.20%	23.56%	16,314,820	-759,575	-4.45%	30.69%
1999	148,059,305	9,140,435	6.58%	47.16%	185,637,975	11,115,335	6.37%	31.43%	22,175,985	5,861,165	35.93%	77.65%
2000	148,475,580	416,275	0.28%	47.57%	183,070,275	-2,567,700	-1.38%	29.61%	22,050,270	-125,715	-0.57%	76.64%
2001	150,286,460	1,810,880	1.22%	49.37%	184,499,260	1,428,985	0.78%	30.62%	22,348,260	297,990	1.35%	79.03%
2002	168,211,710	17,925,250	11.93%	67.18%	202,578,400	18,079,140	9.80%	43.42%	26,109,570	3,761,310	16.83%	109.16%
2003	171,609,480	3,397,770	2.02%	70.56%	220,606,605	18,028,205	8.90%	56.19%	28,892,860	2,783,290	10.66%	131.45%
2004	190,414,785	18,805,305	10.96%	89.25%	231,470,175	10,863,570	4.92%	63.88%	32,895,015	4,002,155	13.85%	163.51%
2005	198,856,490	8,441,705	4.43%	97.64%	245,023,050	13,552,875	5.86%	73.47%	36,483,465	3,588,450	10.91%	192.26%

1992-2005 Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992		--	--	--	3,393,840	--	--	--	257,738,290	--	--	--
1993		--	--	--	2,923,555	-470,285	-13.86%	-13.86%	263,913,685	6,175,395	2.40%	2.40%
1994		--	--	--	298,725		0.00%	-91.20%	261,325,285	-2,588,400	-0.98%	1.39%
1995		--	--	--	452,470	153,745	51.47%	-86.67%	290,259,540	28,934,255	11.07%	12.62%
1996		--	--	--	446,910	-5,560	-1.23%	-86.83%	294,504,670	4,245,130	1.46%	14.27%
1997		--	--	--	442,700	-4,210	-0.94%	-86.96%	315,679,820	21,175,150	7.19%	22.48%
1998		--	--	--	447,330	4,630	1.05%	-86.82%	330,203,660	14,523,840	4.60%	28.12%
1999		--	--	--	445,530	-1,800	-0.40%	-86.87%	356,318,795	26,115,135	7.91%	38.25%
2000		--	--	--	403,150	-42,380	-9.51%	-88.12%	353,999,275	-2,319,520	-0.65%	37.35%
2001		--	--	--	456,155	53,005	13.15%	-86.56%	357,590,135	3,590,860	1.01%	38.74%
2002		--	--	--	580,655	124,500	27.29%	-82.89%	397,480,335	39,890,200	11.16%	54.22%
2003	561,100	n/a	n/a	n/a	0	n/a	n/a	n/a	421,670,045	24,189,710	6.09%	63.60%
2004	594,220	33,120	5.90%	5.90%	0	0			455,374,195	33,704,150	7.99%	76.68%
2005	560,135	-34,085	-5.74%	-0.17%	0	0			480,923,140	25,548,945	5.61%	86.59%

1992-2005 Rate Ann.%chg: Total Agland

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CHART 3 EXHIBIT 12B 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.

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	100,622,105	94,476	1,065	--	--	141,228,150	190,317	742	--	--	12,491,595	58,518	213	--	--
1993	107,453,980	94,469	1,137	6.76%	6.76%	141,174,715	190,327	742	0.00%	0.00%	12,485,690	58,475	214	0.47%	0.47%
1994	109,476,825	96,261	1,137	0.00%	6.76%	139,523,560	188,268	741	-0.13%	-0.13%	12,532,180	58,703	213	-0.47%	0.00%
1995	117,847,330	98,008	1,202	5.72%	12.86%	155,430,805	186,332	834	12.55%	12.40%	17,382,515	59,025	294	38.03%	38.03%
1996	121,625,690	98,205	1,238	3.00%	16.24%	155,256,365	186,119	834	0.00%	12.40%	17,251,265	58,760	294	0.00%	38.03%
1997	130,526,995	99,387	1,313	6.06%	23.29%	167,829,685	184,821	908	8.87%	22.37%	17,018,165	58,656	290	-1.36%	36.15%
1998	139,005,080	100,152	1,388	5.71%	30.33%	174,473,475	184,487	946	4.19%	27.49%	16,394,575	58,107	282	-2.76%	32.39%
1999	148,415,540	100,575	1,476	6.34%	38.59%	185,812,485	184,187	1,009	6.66%	35.98%	22,198,555	57,765	384	36.17%	80.28%
2000	148,126,410	100,521	1,474	-0.14%	38.40%	183,421,765	184,048	997	-1.19%	34.37%	22,077,235	57,495	384	0.00%	80.28%
2001	149,883,105	101,707	1,474	0.00%	38.40%	184,865,795	183,606	1,007	1.00%	35.71%	22,348,580	58,714	381	-0.78%	78.87%
2002	168,311,760	102,131	1,648	11.80%	54.74%	202,646,785	182,964	1,108	10.03%	49.33%	26,122,660	58,767	445	16.80%	108.92%
2003	171,504,480	103,260	1,661	0.79%	55.96%	220,739,605	182,276	1,211	9.30%	63.21%	28,914,610	58,047	498	11.91%	133.80%
2004	190,600,245	107,519	1,773	6.73%	66.45%	231,541,635	179,451	1,290	6.55%	73.89%	32,846,345	58,000	566	13.72%	165.87%
2005	197,504,310	109,129	1,810	2.09%	69.94%	246,200,545	177,596	1,386	7.44%	86.83%	36,479,190	58,263	626	10.56%	193.95%

1992-2005 Rate Ann.%chg AvgVal/Acre: 4.16%

4.93%

8.65%

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	294,145	7,354	40	--	--	0	0	0	--	--	254,635,995	350,664	726	--	--
1993	295,605	7,390	40	0.00%	--	0	0	0	--	--	261,409,990	350,660	745	2.62%	2.62%
1994	302,155	7,554	40	0.00%	--	0	0	0	--	--	261,834,720	350,786	746	0.13%	2.75%
1995	454,470	7,574	60	50.00%	--	0	0	0	--	--	291,115,120	350,940	830	11.26%	14.33%
1996	448,445	7,474	60	0.00%	--	0	0	0	--	--	294,581,765	350,558	840	1.20%	15.70%
1997						463,355	7,392	63	--	--	315,838,200	350,255	902	7.38%	24.24%
1998						445,145	7,419	60	-4.76%	--	330,318,275	350,166	943	4.55%	29.89%
1999						444,870	7,415	60	0.00%	--	356,871,450	350,943	1,017	7.85%	40.08%
2000						445,290	7,422	60	0.00%	--	354,070,700	349,486	1,013	-0.39%	39.53%
2001						456,275	7,604	60	0.00%	--	357,553,755	351,631	1,017	0.39%	40.08%
2002						579,605	7,727	75	25.00%	--	397,660,810	351,589	1,131	11.21%	55.79%
2003	558,850	7,450	75	n/a	n/a	900	12	75	n/a	n/a	421,718,445	351,046	1,201	6.19%	65.43%
2004	595,275	7,936	75	0.02%	n/a	0	0	0	n/a	n/a	455,583,500	352,906	1,291	7.49%	77.82%
2005	561,570	7,486	75	0.00%	n/a	0	0	0	n/a	n/a	480,745,615	352,475	1,364	5.65%	87.87%

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

4.97%

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BUTLER

FL area 9

(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
8,767	BUTLER	30,977,445	7,142,166	10,104,227	177,611,715	46,072,935	3,038,520	8,940,460	480,923,140	50,629,365	27,719,155	0	843,159,128
<i>cnty sector value % of total value:</i>		3.67%	0.85%	1.20%	21.07%	5.46%	0.36%	1.06%	57.04%	6.00%	3.29%		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
108	ABIE	6,146	3,075	607	1,034,760	96,940	0	0	0	0	0	0	1,141,528
446	BELLWOOD	179,151	80,926	104,655	9,903,660	2,211,015	0	0	0	0	0	0	12,479,407
351	BRAINARD	257,349	163,969	305,199	9,069,980	2,196,720	0	0	0	0	0	0	11,993,217
112	BRUNO	25,331	47,453	9,370	1,488,340	212,600	0	0	0	0	0	0	1,783,094
2,597	DAVID CITY	3,736,398	842,581	425,524	65,541,175	17,944,305	3,038,520	0	3,490	0	0	0	91,531,993
259	DWIGHT	28,298	37,422	7,389	6,125,535	599,550	0	0	15,485	0	0	0	6,813,679
67	GARRISON	9,673	40,851	86,055	870,915	729,165	0	0	0	0	0	0	1,736,659
118	LINWOOD	66,615	0	0	1,359,570	87,620	0	0	69,465	0	2,025	0	1,585,295
145	OCTAVIA	7,361	41,068	8,109	1,865,600	1,170	0	0	0	0	0	0	1,923,308
386	RISING CITY	169,669	232,084	167,563	8,496,445	1,878,220	0	0	0	0	16,600	0	10,960,581
44	SURPRISE	16,135	40,690	8,035	624,655	50,065	0	0	104,795	47,555	6,910	0	898,840
276	ULYSSES	85,818	168,716	109,981	3,254,355	676,780	0	0	0	0	0	0	4,295,650
Total of All City Values:		4,587,944	1,698,835	1,232,487	109,634,990	26,684,150	3,038,520	0	193,235	47,555	25,535	0	147,143,251
<i>% total citysect of cnty sector</i>		14.81%	23.79%	12.20%	61.73%	57.92%	100.00%		0.04%	0.09%	0.09%		17.45%

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

%citypop. to cnty pop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
1.23%	ABIE	0.02%	0.04%	0.01%	0.58%	0.21%							0.14%
5.09%	BELLWOOD	0.58%	1.13%	1.04%	5.58%	4.80%							1.48%
4.00%	BRAINARD	0.83%	2.30%	3.02%	5.11%	4.77%							1.42%
1.28%	BRUNO	0.08%	0.66%	0.09%	0.84%	0.46%							0.21%
29.62%	DAVID CITY	12.06%	11.80%	4.21%	36.90%	38.95%	100.00%		0.00%				10.86%
2.95%	DWIGHT	0.09%	0.52%	0.07%	3.45%	1.30%			0.00%				0.81%
0.76%	GARRISON	0.03%	0.57%	0.85%	0.49%	1.58%							0.21%
1.35%	LINWOOD	0.22%			0.77%	0.19%			0.01%		0.01%		0.19%
1.65%	OCTAVIA	0.02%	0.58%	0.08%	1.05%	0.00%							0.23%
4.40%	RISING CITY	0.55%	3.25%	1.66%	4.78%	4.08%					0.06%		1.30%
0.50%	SURPRISE	0.05%	0.57%	0.08%	0.35%	0.11%			0.02%	0.09%	0.02%		0.11%
3.15%	ULYSSES	0.28%	2.36%	1.09%	1.83%	1.47%							0.51%

Cnty# **12**
County **BUTLER**

FL area **9**