

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions  
of the  
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

**Chase County**  
**15**

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.

# Table of Contents

## Commission Summary

## Property Tax Administrator's Opinions and Recommendations

## Correlation Section

### Residential Real Property

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

### Commercial Real Property

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

### Agricultural Land

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

2006 County Abstract of Assessment for Real Property Compared with the 2005 Certificate of Taxes Levied (CTL) Report

## **Statistical Reports Section**

### R&O Statistical Reports

- Residential Real Property, Qualified
- Commercial Real Property, Qualified
- Agricultural Unimproved, Qualified

### Preliminary Statistical Reports

- Residential Real Property, Qualified
- Commercial Real Property, Qualified
- Agricultural Unimproved, Qualified

## **Assessment Survey Section**

## **County Reports Section**

- 2006 County Abstract of Assessment for Real Property, Form 45
- 2006 County Agricultural Land Detail
- County Assessor's Three Year Plan of Assessment

## **Special Valuation Section**

## **Purpose Statements Section**

## **Glossary**

## **Technical Specification Section**

- Commission Summary Calculations
- Correlation Table Calculations
- Statistical Reports Query
- Statistical Reports Calculations
- Map Source
- Valuation History Charts

## **Certification**

## **Map Section**

## **Valuation History Chart Section**

## 2006 Commission Summary

15 Chase

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### Residential Real Property - Current

<b>Number of Sales</b>	<b>149</b>	<b>COD</b>	<b>15.51</b>
Total Sales Price	8976620	<b>PRD</b>	<b>105.47</b>
Total Adj. Sales Price	9043320	COV	23.68
Total Assessed Value	8232947	STD	22.74
Avg. Adj. Sales Price	60693.42	Avg. Abs. Dev.	14.79
Avg. Assessed Value	55254.68	Min	32.24
<b>Median</b>	<b>95.37</b>	Max	218.09
Wgt. Mean	91.04	95% Median C.I.	92.48 to 96.96
Mean	96.02	95% Wgt. Mean C.I.	87.72 to 94.36
		95% Mean C.I.	92.37 to 99.67
% of Value of the Class of all Real Property Value in the County			17.74
% of Records Sold in the Study Period			8.74
% of Value Sold in the Study Period			10.29
Average Assessed Value of the Base			46,923

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>149</b>	<b>95.37</b>	<b>15.51</b>	<b>105.47</b>
<b>2005</b>	142	94.69	18.61	106.36
<b>2004</b>	141	94.96	22.15	108.10
<b>2003</b>	160	94	16.98	101.16
<b>2002</b>	197	95	22.25	107.65
<b>2001</b>	198	95	31.49	110.79

## 2006 Commission Summary

15 Chase

### Commercial Real Property - Current

<b>Number of Sales</b>	<b>30</b>	<b>COD</b>	<b>20.85</b>
Total Sales Price	1524809	<b>PRD</b>	<b>99.99</b>
Total Adj. Sales Price	1522809	COV	28.31
Total Assessed Value	1371862	STD	25.50
Avg. Adj. Sales Price	50760.30	Avg. Abs. Dev.	19.80
Avg. Assessed Value	45728.73	Min	33.30
<b>Median</b>	<b>94.96</b>	Max	136.11
Wgt. Mean	90.09	95% Median C.I.	84.18 to 106.25
Mean	90.08	95% Wgt. Mean C.I.	81.44 to 98.73
		95% Mean C.I.	80.56 to 99.60
% of Value of the Class of all Real Property Value in the County			11.33
% of Records Sold in the Study Period			5.99
% of Value Sold in the Study Period			2.68
Average Assessed Value of the Base			102,011

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>30</b>	<b>94.96</b>	<b>20.85</b>	<b>99.99</b>
<b>2005</b>	26	94.96	22.50	100.91
<b>2004</b>	26	98.25	22.09	103.90
<b>2003</b>	28	98	20.25	107.17
<b>2002</b>	36	96	31.73	102.32
<b>2001</b>	41	96	35.73	86.84

## 2006 Commission Summary

15 Chase

### Agricultural Land - Current

<b>Number of Sales</b>	<b>72</b>	<b>COD</b>	<b>16.67</b>
Total Sales Price	14782001	<b>PRD</b>	<b>103.23</b>
Total Adj. Sales Price	14411324	COV	21.14
Total Assessed Value	11256643	STD	17.05
Avg. Adj. Sales Price	200157.28	Avg. Abs. Dev.	12.56
Avg. Assessed Value	156342.26	Min	54.13
<b>Median</b>	<b>75.38</b>	Max	129.18
Wgt. Mean	78.11	95% Median C.I.	73.23 to 78.64
Mean	80.64	95% Wgt. Mean C.I.	73.40 to 82.82
		95% Mean C.I.	76.70 to 84.57
% of Value of the Class of all Real Property Value in the County			70.88
% of Records Sold in the Study Period			2.86
% of Value Sold in the Study Period			0.05
Average Assessed Value of the Base			127,148

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>72</b>	<b>75.38</b>	<b>16.67</b>	<b>103.23</b>
<b>2005</b>	60	76.77	18.37	101.59
<b>2004</b>	57	76.58	17.70	103.13
<b>2003</b>	49	77	18.28	102.17
<b>2002</b>	43	75	21.69	107.52
<b>2001</b>	50	77	21.03	104.92

## **2006 Opinions of the Property Tax Administrator for Chase County**

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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 RQ. 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 Chase County is 95% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Chase 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 Chase County is 95% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Chase 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 Chase County is 75% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Chase County is in compliance with generally accepted mass appraisal practices.

## 2006 Opinions of the Property Tax Administrator for Chase County

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### Recommendations

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

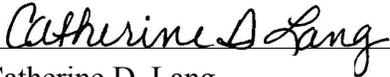
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.



  
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Catherine D. Lang  
Property Tax Administrator

**2006 Correlation Section  
for Chase County**

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**Residential Real Property**

**I. Correlation**

Chase: RESIDENTIAL: The median and mean measures of central tendency along with the 2006 assessment actions by the county support a level of value within the acceptable parameters. The coefficient of dispersion falls slightly above the range, whereas the price-related differential is above by 2.47 points. Based on the accomplishments of the county assessor and the median measure of central tendency, it is believed that the county has attained the level of value and has uniform and proportionate assessment practices.

**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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>212</b>	<b>198</b>	<b>93.4</b>
<b>2002</b>	<b>212</b>	<b>197</b>	<b>92.92</b>
<b>2003</b>	<b>178</b>	<b>160</b>	<b>89.89</b>
<b>2004</b>	<b>163</b>	<b>141</b>	<b>86.5</b>
<b>2005</b>	<b>180</b>	<b>142</b>	<b>78.89</b>
<b>2006</b>	<b>199</b>	<b>149</b>	<b>74.87</b>

Chase: RESIDENTIAL: Historically a high proportion of the available residential sales have been utilized for the development of the qualified statistics. Based on the known assessment practices of the county assessor, it is believed that the county has used an adequate portion of the total sales to determine the level of value and has not excessively trimmed the sample.

**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

**2006 Correlation Section  
for Chase County**

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

Adjusting for Selective Reappraisal

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

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

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>92</b>	<b>2.05</b>	<b>93.89</b>	<b>95</b>
<b>2002</b>	<b>89</b>	<b>4.28</b>	<b>92.81</b>	<b>95</b>
<b>2003</b>	<b>93</b>	<b>0.99</b>	<b>93.92</b>	<b>94</b>
<b>2004</b>	<b>93.83</b>	<b>2.97</b>	<b>96.62</b>	<b>94.96</b>
<b>2005</b>	<b>90.85</b>	<b>4.71</b>	<b>95.13</b>	<b>94.69</b>
<b>2006</b>	<b>91.52</b>	<b>2.58</b>	<b>93.88</b>	<b>95.37</b>

Chase: RESIDENTIAL: The Trended Preliminary Ratio and the R&O Median are relatively similar

**2006 Correlation Section  
for Chase County**

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and somewhat supportive of each other with an approximate 1.49 point spread.

**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.

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>4.22</b>	<b>2001</b>	<b>2.05</b>
<b>10.12</b>	<b>2002</b>	<b>4.28</b>
<b>1</b>	<b>2003</b>	<b>1</b>
<b>1.71</b>	<b>2004</b>	<b>2.97</b>
<b>4.65</b>	<b>2005</b>	<b>4.71</b>
<b>4.01</b>	<b>2006</b>	<b>2.58</b>

Chase: RESIDENTIAL: A review of the percent change to the sales file compared to the percent change in assessed value (excluding growth) will reveal an approximately 1.43 point difference. This would support the assessor's actions to apply new values for residential improvements in Wauneta and Enders. Also four subdivisions within the City of Imperial had new lot values applied.

## 2006 Correlation Section for Chase County

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

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

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

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

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

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

**2006 Correlation Section  
for Chase County**

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>95.37</b>	<b>91.04</b>	<b>96.02</b>

Chase: RESIDENTIAL: Both the median and mean measures of central tendency are within the acceptable range. For direct equalization purposes, the median should be used to determine the level of value in the residential class of property in Chase County.

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>15.51</b>	<b>105.47</b>
<b>Difference</b>	<b>0.51</b>	<b>2.47</b>

Chase: RESIDENTIAL: Both qualitative measures are slightly above the acceptable ranges, however the assessor developed new depreciation tables for improvements in Wauneta and Enders for the

**2006 Correlation Section  
for Chase County**

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current assessment year. Adjustments to lot values by subdivisions were made also in Imperial and Wauneta to equalize the statistical measures. The coefficient of dispersion strongly improved from the preliminary statistics due to the assessors actions. Based on the assessment actions for 2006 is believed that the county has met the standards for uniform and proportionate assessment practices.

**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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>149</b>	<b>149</b>	<b>0</b>
<b>Median</b>	<b>91.52</b>	<b>95.37</b>	<b>3.85</b>
<b>Wgt. Mean</b>	<b>88.14</b>	<b>91.04</b>	<b>2.9</b>
<b>Mean</b>	<b>92.31</b>	<b>96.02</b>	<b>3.71</b>
<b>COD</b>	<b>20.82</b>	<b>15.51</b>	<b>-5.31</b>
<b>PRD</b>	<b>104.73</b>	<b>105.47</b>	<b>0.74</b>
<b>Min Sales Ratio</b>	<b>25.42</b>	<b>32.24</b>	<b>6.82</b>
<b>Max Sales Ratio</b>	<b>218.09</b>	<b>218.09</b>	<b>0</b>

Chase: RESIDENTIAL: Differences shown on the above utilization grid between the preliminary and the R&O statistics reflect and support the assessment actions taken by the county for the 2006 assessment year.

## 2006 Correlation Section for Chase County

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### Commerical Real Property

#### I. Correlation

Chase: COMMERCIAL: No overall changes were implemented in 2006 for the commercial class of property. The median measure of central tendency is within the acceptable range and best represents the overall level of value for commercial properties in Chase County. Although the coefficient of dispersion is slightly over the acceptable range, the price related differential indicates the county has uniform and proportionate assessment practices.

#### 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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>65</b>	<b>41</b>	<b>63.08</b>
<b>2002</b>	<b>62</b>	<b>39</b>	<b>62.9</b>
<b>2003</b>	<b>44</b>	<b>28</b>	<b>63.64</b>
<b>2004</b>	<b>41</b>	<b>26</b>	<b>63.41</b>
<b>2005</b>	<b>41</b>	<b>26</b>	<b>63.41</b>
<b>2006</b>	<b>53</b>	<b>30</b>	<b>56.6</b>

Chase: COMMERCIAL: Five sales within the total sales file for commercial property have been substantially changed thus eliminating the number of qualified sales by 9.54% for 2006. Historically, the county has utilized a reasonable percent of the total sales for the development of commercial statistics in Chase 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,

**2006 Correlation Section  
for Chase County**

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.

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>85</b>	<b>3.72</b>	<b>88.16</b>	<b>96</b>
<b>2002</b>	<b>88</b>	<b>10.47</b>	<b>97.21</b>	<b>96</b>
<b>2003</b>	<b>96</b>	<b>8.61</b>	<b>104.27</b>	<b>98</b>
<b>2004</b>	<b>98.25</b>	<b>0.2</b>	<b>98.44</b>	<b>98.25</b>
<b>2005</b>	<b>95.48</b>	<b>0.45</b>	<b>95.91</b>	<b>94.96</b>
<b>2006</b>	<b>94.96</b>	<b>-0.09</b>	<b>94.88</b>	<b>94.96</b>

Chase: COMMERCIAL: Both statistical ratios are very similar and offer strong support of each other. A review of the utilization grid supports the assessor's decision that no overall changes were made to

**2006 Correlation Section  
for Chase County**

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the commercial class of property.

**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.

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>10.71</b>	<b>2001</b>	<b>3.72</b>
<b>10.71</b>	<b>2002</b>	<b>3.72</b>
<b>38</b>	<b>2003</b>	<b>9</b>
<b>0</b>	<b>2004</b>	<b>0.2</b>
<b>-9.83</b>	<b>2005</b>	<b>0.45</b>
<b>0</b>	<b>2006</b>	<b>-0.09</b>

Chase: COMMERCIAL: No significant difference exists between the percent change to the sales base compared to the percent change to assessed value (excluding growth), confirming that no assessment actions were taken to address the commercial class as a whole for the 2006 assessment year.

## 2006 Correlation Section for Chase County

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

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

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

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

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

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

**2006 Correlation Section  
for Chase County**

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>94.96</b>	<b>90.09</b>	<b>90.08</b>

Chase: COMMERCIAL: It appears that only the median measure of central tendency is within the acceptable parameters. A review of the total sales reflect a small sample size of 3 sales within one assessor location may be skewing the weighted mean and the arithmetic mean. The median is strongly supported by the Trended Preliminary Ratio.

**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.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>20.85</b>	<b>99.99</b>
<b>Difference</b>	<b>0.85</b>	<b>0</b>

Chase: COMMERCIAL: The price-related differential indicates that uniformity has been achieved but

**2006 Correlation Section  
for Chase County**

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the coefficient of dispersion falls slightly above the acceptable parameters. It is believed that the county has met the standards for uniform and proportionate assessments for the 2006 year.

**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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>30</b>	<b>30</b>	<b>0</b>
<b>Median</b>	<b>94.96</b>	<b>94.96</b>	<b>0</b>
<b>Wgt. Mean</b>	<b>90.69</b>	<b>90.09</b>	<b>-0.6</b>
<b>Mean</b>	<b>90.17</b>	<b>90.08</b>	<b>-0.09</b>
<b>COD</b>	<b>20.95</b>	<b>20.85</b>	<b>-0.1</b>
<b>PRD</b>	<b>99.43</b>	<b>99.99</b>	<b>0.56</b>
<b>Min Sales Ratio</b>	<b>33.30</b>	<b>33.30</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>136.11</b>	<b>136.11</b>	<b>0</b>

Chase: COMMERCIAL: The slight differences shown reflects only review and pickup work was completed by the county for the 2006 assessment year. This is supportive with the 2006 Assessment Survey for Chase County.

**2006 Correlation Section  
for Chase County**

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**Agricultural Land**

**I. Correlation**

Chase: AGRICULTURAL UNIMPROVED: Both the median and weighted mean measures of central tendency are within the parameters designated for each with the mean falling slightly above the range. Both qualitative measures are within the acceptable range for agricultural unimproved land in Chase County. The Chase County Assessor utilizes three different irrigation valuations and has described these by separating them on the Form 45 abstract of real property by market areas. The county only has one market area but for computer purposes the satellite pivot values are described on the Form 45 by market area 12 and market area 15. Based on the accomplishments of the county and the known assessment practices of the county assessor, it is believed the county has attained the level of value and proportionate assessment practices.

**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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>93</b>	<b>50</b>	<b>53.76</b>
<b>2002</b>	<b>74</b>	<b>43</b>	<b>58.11</b>
<b>2003</b>	<b>89</b>	<b>49</b>	<b>55.06</b>
<b>2004</b>	<b>100</b>	<b>57</b>	<b>57</b>
<b>2005</b>	<b>107</b>	<b>60</b>	<b>56.07</b>
<b>2006</b>	<b>128</b>	<b>72</b>	<b>56.25</b>

Chase: AGRICULTURAL UNIMPROVED: The table reflects the increasing number of total agricultural unimproved sales over the past five years. Likewise, the qualified sales have also increased since 2002. This supports the good verification process conducted by the assessor. This indicates that the measurements of the class were done as fairly as possible and the county has not excessively

**2006 Correlation Section  
for Chase County**

trimmed the sample.

**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.

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>77</b>	<b>-0.09</b>	<b>76.93</b>	<b>77</b>
<b>2002</b>	<b>70</b>	<b>11.97</b>	<b>78.38</b>	<b>75</b>
<b>2003</b>	<b>75</b>	<b>0.19</b>	<b>75.14</b>	<b>77</b>
<b>2004</b>	<b>76.58</b>	<b>0.02</b>	<b>76.6</b>	<b>76.58</b>
<b>2005</b>	<b>75.69</b>	<b>1.56</b>	<b>76.87</b>	<b>76.77</b>

**2006 Correlation Section  
for Chase County**

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<b>2006</b>	<b>74.22</b>	<b>7.19</b>	<b>79.56</b>	<b>75.38</b>
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Chase: AGRICULTURAL UNIMPROVED: The 4.18 point spread between the Trended Preliminary Ratio and the R&O Ratio reflects the land value changes made to land classification groups for 2006 in Chase County by the assessor.

**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.

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>-3.38</b>	<b>2001</b>	<b>-0.09</b>
<b>9.86</b>	<b>2002</b>	<b>5.21</b>
<b>3</b>	<b>2003</b>	<b>0</b>
<b>0</b>	<b>2004</b>	<b>0.02</b>
<b>1.86</b>	<b>2005</b>	<b>1.56</b>
<b>8.17</b>	<b>2006</b>	<b>7.19</b>

## **2006 Correlation Section for Chase County**

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Chase: AGRICULTURAL UNIMPROVED: A slight difference of .98 is reflected on the utilization grid between the percent change in the assessed value in the sales file compared to the percent change in assessed value (excluding growth). This supports the assessor's implementation of new 2006 agricultural land values.

### **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

## 2006 Correlation Section for Chase County

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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
<b>R&amp;O Statistics</b>	<b>75.38</b>	<b>78.11</b>	<b>80.64</b>

Chase: AGRICULTURAL UNIMPROVED: The median and weighted mean measures of central tendency are both within the acceptable range with the mean falling slightly over the parameters. For direct equalization purposes the median should be used to determine the level of value in the agricultural unimproved 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 Chase County**

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	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>16.67</b>	<b>103.23</b>
<b>Difference</b>	<b>0</b>	<b>0.23</b>

Chase: AGRICULTURAL UNIMPROVED: The coefficient of dispersion indicates that uniformity has been achieved but the price-related differential falls slightly above the acceptable parameters. It is believed that the county has met the standards for uniform and proportionate assessments for the 2006 year.

**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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>72</b>	<b>72</b>	<b>0</b>
<b>Median</b>	<b>74.22</b>	<b>75.38</b>	<b>1.16</b>
<b>Wgt. Mean</b>	<b>73.78</b>	<b>78.11</b>	<b>4.33</b>
<b>Mean</b>	<b>77.63</b>	<b>80.64</b>	<b>3.01</b>
<b>COD</b>	<b>18.29</b>	<b>16.67</b>	<b>-1.62</b>
<b>PRD</b>	<b>105.22</b>	<b>103.23</b>	<b>-1.99</b>
<b>Min Sales Ratio</b>	<b>47.25</b>	<b>54.13</b>	<b>6.88</b>
<b>Max Sales Ratio</b>	<b>127.29</b>	<b>129.18</b>	<b>1.89</b>

Chase: AGRICULTURAL UNIMPROVED: The above table represents the changes made by the assessor in 2006 to update new land values by each land classification group. The statistics support the changes to land valuations by the county assessor.

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

15 Chase

	<b>2005 CTL County Total</b>	<b>2006 Form 45 County Total</b>	<b>Value Difference (2006 Form 45 - 2005 CTL)</b>	<b>Percent Change</b>	<b>2006 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	76,893,127	79,349,135	2,456,008	3.19	455,957	2.6
2. Recreational	654,387	654,387	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	19,121,456	19,103,704	-17,752	-0.09	*-----	-0.09
<b>4. Total Residential (sum lines 1-3)</b>	<b>96,668,970</b>	<b>99,107,226</b>	<b>2,438,256</b>	<b>2.52</b>	<b>455,957</b>	<b>2.05</b>
5. Commercial	50,768,048	51,107,518	339,470	0.67	384,576	-0.09
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	10,212,259	10,450,409	238,150	2.33	789,207	-5.4
8. Minerals	172,309	209,811	37,502	21.76	0	21.76
<b>9. Total Commercial (sum lines 5-8)</b>	<b>61,152,616</b>	<b>61,767,738</b>	<b>615,122</b>	<b>1.01</b>	<b>384,576</b>	<b>0.38</b>
<b>10. Total Non-Agland Real Property</b>	<b>157,821,586</b>	<b>160,874,964</b>	<b>3,053,378</b>	<b>1.93</b>	<b>1,629,740</b>	<b>0.9</b>
11. Irrigated	184,041,505	197,399,263	13,357,758	7.26		
12. Dryland	42,977,624	41,778,697	-1,198,927	-2.79		
13. Grassland	43,601,842	50,902,847	7,301,005	16.74		
14. Wasteland	14657	14,637	-20	-0.14		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>270,635,628</b>	<b>290,095,444</b>	<b>19,459,816</b>	<b>7.19</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>428,457,214</b>	<b>450,970,408</b>	<b>22,513,194</b>	<b>5.25</b>	<b>1,629,740</b>	<b>4.87</b>

\*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**

Type: Qualified

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

NUMBER of Sales:	149	<b>MEDIAN:</b>	<b>95</b>	COV:	23.68	95% Median C.I.:	92.48 to 96.96	(!: Derived)
TOTAL Sales Price:	8,976,620	WGT. MEAN:	91	STD:	22.74	95% Wgt. Mean C.I.:	87.72 to 94.36	
TOTAL Adj.Sales Price:	9,043,320	MEAN:	96	AVG.ABS.DEV:	14.79	95% Mean C.I.:	92.37 to 99.67	
TOTAL Assessed Value:	8,232,947							
AVG. Adj. Sales Price:	60,693	COD:	15.51	MAX Sales Ratio:	218.09			
AVG. Assessed Value:	55,254	PRD:	105.47	MIN Sales Ratio:	32.24			

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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
____Qrtrs____											
07/01/03 TO 09/30/03	18	98.51	97.60	97.25	10.26	100.36	68.00	123.07	87.84 to 101.04	60,222	58,565
10/01/03 TO 12/31/03	16	92.26	94.56	88.20	9.89	107.20	71.09	118.42	89.43 to 105.71	58,571	51,662
01/01/04 TO 03/31/04	17	97.13	111.99	105.98	22.42	105.67	75.71	218.09	88.76 to 134.10	48,385	51,280
04/01/04 TO 06/30/04	23	95.47	93.52	92.23	8.86	101.40	66.02	110.53	87.51 to 100.10	65,369	60,291
07/01/04 TO 09/30/04	15	94.54	85.54	84.00	17.38	101.84	36.00	117.96	67.36 to 97.49	53,150	44,644
10/01/04 TO 12/31/04	15	95.20	96.90	93.90	18.42	103.19	58.89	122.58	83.12 to 119.13	64,033	60,127
01/01/05 TO 03/31/05	22	92.77	93.77	88.95	18.40	105.41	32.24	149.77	79.61 to 103.17	61,716	54,899
04/01/05 TO 06/30/05	23	92.31	94.90	83.15	18.86	114.12	63.19	181.94	80.75 to 96.96	68,721	57,144
____Study Years____											
07/01/03 TO 06/30/04	74	96.54	98.98	95.22	12.66	103.95	66.02	218.09	93.92 to 99.11	58,745	55,935
07/01/04 TO 06/30/05	75	94.34	93.09	87.17	18.23	106.79	32.24	181.94	88.36 to 96.28	62,614	54,582
____Calendar Yrs____											
01/01/04 TO 12/31/04	70	95.50	97.02	93.79	16.15	103.45	36.00	218.09	94.34 to 98.14	58,340	54,715
____ALL____											
	149	95.37	96.02	91.04	15.51	105.47	32.24	218.09	92.48 to 96.96	60,693	55,254

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CHAMPION	7	96.59	91.86	94.59	10.16	97.12	68.00	106.43	68.00 to 106.43	71,000	67,156
ENDERS	1	97.49	97.49	97.49			97.49	97.49	N/A	15,000	14,623
IMPERIAL	93	92.67	96.10	89.78	18.72	107.04	36.00	218.09	89.16 to 97.07	64,686	58,075
LAMAR	2	87.12	87.12	34.91	63.00	249.53	32.24	142.00	N/A	10,250	3,578
RURALRES	17	93.92	95.89	91.30	14.73	105.02	68.30	147.08	79.28 to 103.04	82,082	74,942
WAUNETA	29	95.90	97.39	96.95	5.94	100.46	81.35	120.70	94.44 to 99.11	37,917	36,760
____ALL____											
	149	95.37	96.02	91.04	15.51	105.47	32.24	218.09	92.48 to 96.96	60,693	55,254

**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	132	95.40	96.03	90.99	15.62	105.54	32.24	218.09	92.48 to 97.02	57,938	52,719
2	1	68.30	68.30	68.30			68.30	68.30	N/A	142,000	96,993
3	16	95.10	97.61	93.91	13.77	103.94	69.11	147.08	85.22 to 103.04	78,337	73,564
____ALL____											
	149	95.37	96.02	91.04	15.51	105.47	32.24	218.09	92.48 to 96.96	60,693	55,254

**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:	149	<b>MEDIAN:</b>	<b>95</b>	COV:	23.68	95% Median C.I.:	92.48 to 96.96	(! : Derived)
TOTAL Sales Price:	8,976,620	WGT. MEAN:	91	STD:	22.74	95% Wgt. Mean C.I.:	87.72 to 94.36	
TOTAL Adj.Sales Price:	9,043,320	MEAN:	96	AVG.ABS.DEV:	14.79	95% Mean C.I.:	92.37 to 99.67	
TOTAL Assessed Value:	8,232,947							
AVG. Adj. Sales Price:	60,693	COD:	15.51	MAX Sales Ratio:	218.09			
AVG. Assessed Value:	55,254	PRD:	105.47	MIN Sales Ratio:	32.24			

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	137	95.43	96.46	91.22	15.87	105.75	32.24	218.09	92.05 to 97.03	64,688	59,007
2	12	95.29	90.92	82.28	11.28	110.51	50.83	117.96	82.82 to 100.00	15,083	12,410
ALL	149	95.37	96.02	91.04	15.51	105.47	32.24	218.09	92.48 to 96.96	60,693	55,254

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	141	95.37	96.38	90.85	15.20	106.08	36.00	218.09	92.48 to 96.96	62,041	56,364
06											
07	8	95.99	89.70	96.63	20.89	92.82	32.24	123.07	32.24 to 123.07	36,937	35,694
ALL	149	95.37	96.02	91.04	15.51	105.47	32.24	218.09	92.48 to 96.96	60,693	55,254

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	119	94.34	95.67	90.11	18.10	106.17	32.24	218.09	90.35 to 97.02	65,745	59,244
15-0536	29	95.90	97.39	96.95	5.94	100.46	81.35	120.70	94.44 to 99.11	37,917	36,760
68-0020	1	97.28	97.28	97.28			97.28	97.28	N/A	120,000	116,732
NonValid School											
ALL	149	95.37	96.02	91.04	15.51	105.47	32.24	218.09	92.48 to 96.96	60,693	55,254

**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	12	95.29	90.92	82.28	11.28	110.51	50.83	117.96	82.82 to 100.00	15,083	12,410
Prior TO 1860											
1860 TO 1899	2	87.63	87.63	85.89	13.09	102.03	76.16	99.11	N/A	72,500	62,272
1900 TO 1919	21	95.47	108.63	93.78	26.17	115.83	67.36	218.09	83.71 to 123.17	41,319	38,750
1920 TO 1939	16	97.02	94.40	87.50	16.86	107.88	36.00	147.43	79.28 to 106.56	41,537	36,347
1940 TO 1949	20	92.26	96.78	94.02	14.31	102.93	57.36	147.08	89.13 to 105.71	45,723	42,987
1950 TO 1959	9	94.54	91.01	90.09	11.84	101.02	64.21	106.16	71.09 to 106.07	65,472	58,983
1960 TO 1969	14	96.61	96.09	95.29	14.36	100.84	58.89	142.00	79.61 to 110.28	62,214	59,282
1970 TO 1979	29	96.00	93.33	92.91	14.94	100.46	32.24	132.06	85.40 to 100.69	77,560	72,060
1980 TO 1989	15	94.44	93.53	88.07	8.90	106.20	63.19	123.07	89.16 to 100.45	94,003	82,785
1990 TO 1994	4	86.76	87.67	80.51	17.98	108.90	70.74	106.43	N/A	144,500	116,332
1995 TO 1999	6	102.18	103.37	104.35	9.26	99.06	91.54	119.13	91.54 to 119.13	71,833	74,958
2000 TO Present	1	68.30	68.30	68.30			68.30	68.30	N/A	142,000	96,993
ALL	149	95.37	96.02	91.04	15.51	105.47	32.24	218.09	92.48 to 96.96	60,693	55,254

**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:	149	<b>MEDIAN:</b>	<b>95</b>	COV:	23.68	95% Median C.I.:	92.48 to 96.96	(! : Derived)
TOTAL Sales Price:	8,976,620	WGT. MEAN:	91	STD:	22.74	95% Wgt. Mean C.I.:	87.72 to 94.36	
TOTAL Adj.Sales Price:	9,043,320	MEAN:	96	AVG.ABS.DEV:	14.79	95% Mean C.I.:	92.37 to 99.67	
TOTAL Assessed Value:	8,232,947							
AVG. Adj. Sales Price:	60,693	COD:	15.51	MAX Sales Ratio:	218.09			
AVG. Assessed Value:	55,254	PRD:	105.47	MIN Sales Ratio:	32.24			

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	5	99.75	110.37	103.73	13.59	106.41	95.20	142.00	N/A	2,200	2,282
5000 TO 9999	8	94.91	87.05	88.88	12.69	97.94	50.83	103.17	50.83 to 103.17	6,937	6,166
Total \$ _____											
1 TO 9999	13	96.49	96.02	91.34	13.59	105.12	50.83	142.00	86.79 to 103.17	5,115	4,672
10000 TO 29999	26	102.01	111.41	110.81	22.98	100.54	32.24	218.09	92.48 to 120.70	17,825	19,752
30000 TO 59999	36	94.94	94.75	93.52	15.97	101.31	57.36	147.43	85.22 to 98.14	44,038	41,184
60000 TO 99999	53	94.68	93.53	93.57	11.17	99.96	36.00	132.06	90.86 to 99.11	75,815	70,941
100000 TO 149999	15	89.16	89.46	88.61	11.50	100.96	66.02	119.13	78.60 to 97.28	117,350	103,981
150000 TO 249999	6	72.08	75.26	74.50	10.05	101.03	63.19	97.61	63.19 to 97.61	191,583	142,729
ALL _____											
	149	95.37	96.02	91.04	15.51	105.47	32.24	218.09	92.48 to 96.96	60,693	55,254

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	7	96.96	95.81	81.18	21.46	118.02	50.83	142.00	50.83 to 142.00	3,142	2,551
5000 TO 9999	8	95.40	88.14	79.01	11.47	111.56	32.24	103.17	32.24 to 103.17	9,312	7,358
Total \$ _____											
1 TO 9999	15	95.43	91.72	79.51	16.40	115.37	32.24	142.00	86.79 to 101.27	6,433	5,114
10000 TO 29999	26	95.47	103.14	91.64	23.04	112.55	36.00	218.09	87.51 to 105.71	21,578	19,774
30000 TO 59999	43	93.79	94.52	90.80	15.58	104.10	57.36	147.43	86.52 to 97.13	48,876	44,379
60000 TO 99999	47	96.00	96.29	93.52	11.60	102.96	66.02	147.08	91.54 to 100.10	80,890	75,649
100000 TO 149999	16	94.39	93.00	88.46	14.21	105.13	63.19	132.06	76.49 to 102.78	131,140	116,008
150000 TO 249999	2	85.51	85.51	83.87	14.15	101.95	73.41	97.61	N/A	192,000	161,038
ALL _____											
	149	95.37	96.02	91.04	15.51	105.47	32.24	218.09	92.48 to 96.96	60,693	55,254

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	95.29	90.92	82.28	11.28	110.51	50.83	117.96	82.82 to 100.00	15,083	12,410
10	7	104.96	99.07	104.33	24.48	94.96	32.24	142.00	32.24 to 142.00	28,142	29,361
20	28	94.92	96.42	87.51	20.21	110.17	36.00	218.09	87.51 to 104.02	27,851	24,374
25	4	96.00	96.26	97.18	3.46	99.06	90.35	102.70	N/A	62,875	61,100
30	88	95.68	97.69	93.52	13.94	104.46	64.21	181.94	91.66 to 97.28	71,948	67,288
40	10	80.87	84.02	79.10	17.18	106.22	63.19	114.20	67.36 to 99.11	130,250	103,023
ALL _____											
	149	95.37	96.02	91.04	15.51	105.47	32.24	218.09	92.48 to 96.96	60,693	55,254

**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:	149	<b>MEDIAN:</b>	<b>95</b>	COV:	23.68	95% Median C.I.:	92.48 to 96.96	(!: Derived)
TOTAL Sales Price:	8,976,620	WGT. MEAN:	91	STD:	22.74	95% Wgt. Mean C.I.:	87.72 to 94.36	
TOTAL Adj.Sales Price:	9,043,320	MEAN:	96	AVG.ABS.DEV:	14.79	95% Mean C.I.:	92.37 to 99.67	
TOTAL Assessed Value:	8,232,947							
AVG. Adj. Sales Price:	60,693	COD:	15.51	MAX Sales Ratio:	218.09			
AVG. Assessed Value:	55,254	PRD:	105.47	MIN Sales Ratio:	32.24			

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<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	13	95.20	90.48	83.09	11.23	108.89	50.83	117.96	82.82 to 100.00		19,269	16,011
100	9	85.29	84.40	86.97	28.59	97.05	32.24	132.06	58.89 to 123.07		41,500	36,092
101	109	95.90	97.17	91.73	14.22	105.93	36.00	218.09	92.67 to 97.49		63,404	58,159
102	6	86.33	98.10	81.96	24.10	119.70	70.14	181.94	70.14 to 181.94		114,333	93,706
103	2	105.90	105.90	105.62	2.95	100.27	102.78	109.03	N/A		96,375	101,787
104	9	96.58	98.62	95.00	16.99	103.81	67.36	149.77	75.71 to 123.17		59,022	56,071
304	1	91.66	91.66	91.66			91.66	91.66	N/A		98,300	90,097
<u>ALL</u>												
	149	95.37	96.02	91.04	15.51	105.47	32.24	218.09	92.48 to 96.96		60,693	55,254

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	12	95.29	90.92	82.28	11.28	110.51	50.83	117.96	82.82 to 100.00		15,083	12,410
10	3	97.49	102.50	91.38	25.30	112.16	68.00	142.00	N/A		6,833	6,244
20	16	95.25	107.81	94.81	28.92	113.71	36.00	218.09	85.22 to 132.59		30,900	29,297
30	86	94.87	95.00	92.16	13.82	103.09	32.24	149.77	91.07 to 97.03		59,162	54,520
40	32	95.74	94.15	89.21	14.02	105.54	63.19	147.08	85.26 to 100.10		101,858	90,866
<u>ALL</u>												
	149	95.37	96.02	91.04	15.51	105.47	32.24	218.09	92.48 to 96.96		60,693	55,254

**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:	30	<b>MEDIAN:</b>	<b>95</b>	COV:	28.31	95% Median C.I.:	84.18 to 106.25
TOTAL Sales Price:	1,524,809	WGT. MEAN:	90	STD:	25.50	95% Wgt. Mean C.I.:	81.44 to 98.73
TOTAL Adj.Sales Price:	1,522,809	MEAN:	90	AVG.ABS.DEV:	19.80	95% Mean C.I.:	80.56 to 99.60
TOTAL Assessed Value:	1,371,862						
AVG. Adj. Sales Price:	50,760	COD:	20.85	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	45,728	PRD:	99.99	MIN Sales Ratio:	33.30		

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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	94.78	94.78	95.61	11.19	99.14	84.18	105.39	N/A	85,677	81,917
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03	4	97.37	94.49	90.32	9.17	104.61	75.86	107.33	N/A	27,938	25,233
04/01/03 TO 06/30/03	2	74.83	74.83	78.80	26.50	94.97	55.00	94.67	N/A	62,500	49,250
07/01/03 TO 09/30/03	1	90.87	90.87	90.87			90.87	90.87	N/A	39,500	35,893
10/01/03 TO 12/31/03	2	56.60	56.60	57.05	7.24	99.20	52.50	60.69	N/A	45,000	25,672
01/01/04 TO 03/31/04	6	87.03	78.30	96.41	35.66	81.21	33.30	113.42	33.30 to 113.42	74,475	71,804
04/01/04 TO 06/30/04	1	113.42	113.42	113.42			113.42	113.42	N/A	6,500	7,372
07/01/04 TO 09/30/04	1	113.42	113.42	113.42			113.42	113.42	N/A	6,500	7,372
10/01/04 TO 12/31/04	4	100.18	101.72	98.82	10.51	102.94	88.28	118.25	N/A	51,937	51,326
01/01/05 TO 03/31/05	2	96.86	96.86	72.80	40.53	133.05	57.60	136.11	N/A	23,250	16,925
04/01/05 TO 06/30/05	5	102.17	96.79	87.29	12.62	110.89	68.67	113.37	N/A	54,219	47,325
<u>Study Years</u>											
07/01/02 TO 06/30/03	8	94.96	89.65	89.01	12.87	100.71	55.00	107.33	55.00 to 107.33	51,013	45,408
07/01/03 TO 06/30/04	10	81.21	78.73	90.15	34.15	87.33	33.30	113.42	36.95 to 113.42	58,285	52,543
07/01/04 TO 06/30/05	12	104.21	99.83	90.84	15.70	109.89	57.60	136.11	88.28 to 113.42	44,320	40,262
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	9	90.87	81.30	78.27	18.67	103.86	52.50	107.33	55.00 to 99.50	40,695	31,852
01/01/04 TO 12/31/04	12	104.38	91.96	97.49	19.97	94.32	33.30	118.25	71.56 to 113.42	55,633	54,239
<u>ALL</u>											
	30	94.96	90.08	90.09	20.85	99.99	33.30	136.11	84.18 to 106.25	50,760	45,728

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CHAMPION	1	102.17	102.17	102.17			102.17	102.17	N/A	23,000	23,500
IMPERIAL	26	94.96	91.01	91.12	20.70	99.89	33.30	136.11	84.18 to 109.75	55,415	50,492
WAUNETA	3	71.56	77.96	60.25	24.38	129.39	55.00	107.33	N/A	19,666	11,850
<u>ALL</u>											
	30	94.96	90.08	90.09	20.85	99.99	33.30	136.11	84.18 to 106.25	50,760	45,728

**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	94.96	90.08	90.09	20.85	99.99	33.30	136.11	84.18 to 106.25	50,760	45,728
<u>ALL</u>											
	30	94.96	90.08	90.09	20.85	99.99	33.30	136.11	84.18 to 106.25	50,760	45,728

**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:	30	<b>MEDIAN:</b>	<b>95</b>	COV:	28.31	95% Median C.I.:	84.18 to 106.25
TOTAL Sales Price:	1,524,809	WGT. MEAN:	90	STD:	25.50	95% Wgt. Mean C.I.:	81.44 to 98.73
TOTAL Adj.Sales Price:	1,522,809	MEAN:	90	AVG.ABS.DEV:	19.80	95% Mean C.I.:	80.56 to 99.60
TOTAL Assessed Value:	1,371,862						
AVG. Adj. Sales Price:	50,760	COD:	20.85	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	45,728	PRD:	99.99	MIN Sales Ratio:	33.30		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	27	95.25	92.23	90.56	19.30	101.84	36.95	136.11	84.18 to 109.75	55,604	50,357
2	3	71.56	70.73	56.80	34.49	124.52	33.30	107.33	N/A	7,166	4,070
ALL	30	94.96	90.08	90.09	20.85	99.99	33.30	136.11	84.18 to 106.25	50,760	45,728

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	27	95.25	91.43	91.29	20.14	100.15	33.30	136.11	84.18 to 109.75	54,215	49,493
15-0536	3	71.56	77.96	60.25	24.38	129.39	55.00	107.33	N/A	19,666	11,850
68-0020											
NonValid School											
ALL	30	94.96	90.08	90.09	20.85	99.99	33.30	136.11	84.18 to 106.25	50,760	45,728

**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	12	108.54	92.48	89.83	18.51	102.96	33.30	113.42	71.56 to 113.42	26,745	24,024
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	99.50	98.01	95.53	6.02	102.59	88.28	106.25	N/A	53,666	51,268
1920 TO 1939	1	136.11	136.11	136.11			136.11	136.11	N/A	9,000	12,250
1940 TO 1949	2	104.56	104.56	104.65	13.09	99.92	90.87	118.25	N/A	39,750	41,596
1950 TO 1959	2	60.59	60.59	63.41	13.35	95.54	52.50	68.67	N/A	61,500	39,000
1960 TO 1969	2	68.28	68.28	67.43	11.11	101.25	60.69	75.86	N/A	45,000	30,345
1970 TO 1979	8	94.39	86.96	94.09	15.08	92.42	55.00	105.39	55.00 to 105.39	92,419	86,953
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	30	94.96	90.08	90.09	20.85	99.99	33.30	136.11	84.18 to 106.25	50,760	45,728

**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:	30	<b>MEDIAN:</b>	<b>95</b>	COV:	28.31	95% Median C.I.:	84.18 to 106.25
TOTAL Sales Price:	1,524,809	WGT. MEAN:	90	STD:	25.50	95% Wgt. Mean C.I.:	81.44 to 98.73
TOTAL Adj.Sales Price:	1,522,809	MEAN:	90	AVG.ABS.DEV:	19.80	95% Mean C.I.:	80.56 to 99.60
TOTAL Assessed Value:	1,371,862						
AVG. Adj. Sales Price:	50,760	COD:	20.85	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	45,728	PRD:	99.99	MIN Sales Ratio:	33.30		

Printed: 03/29/2006 20:06:21

**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	2	89.44	89.44	89.44	20.00	100.00	71.56	107.33	N/A	4,500	4,025
5000 TO 9999	4	113.42	119.09	120.58	5.00	98.76	113.42	136.11	N/A	7,125	8,591
Total \$ _____											
1 TO 9999	6	113.42	109.21	113.11	10.38	96.55	71.56	136.11	71.56 to 136.11	6,250	7,069
10000 TO 29999	5	102.17	90.77	94.78	18.51	95.76	33.30	113.37	N/A	19,751	18,720
30000 TO 59999	12	83.37	79.97	80.60	28.24	99.22	36.95	118.25	55.00 to 106.25	42,612	34,347
60000 TO 99999	5	88.28	88.24	88.54	10.70	99.66	68.67	105.39	N/A	82,071	72,668
100000 TO 149999	1	89.97	89.97	89.97			89.97	89.97	N/A	129,095	116,146
250000 TO 499999	1	102.51	102.51	102.51			102.51	102.51	N/A	335,754	344,191
ALL _____											
	30	94.96	90.08	90.09	20.85	99.99	33.30	136.11	84.18 to 106.25	50,760	45,728

**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	71.56	70.73	56.80	34.49	124.52	33.30	107.33	N/A	7,166	4,070
5000 TO 9999	3	113.42	113.42	113.42	0.00	100.00	113.42	113.42	N/A	6,500	7,372
Total \$ _____											
1 TO 9999	6	110.37	92.07	83.73	19.34	109.97	33.30	113.42	33.30 to 113.42	6,833	5,721
10000 TO 29999	9	95.25	84.30	71.67	30.26	117.63	36.95	136.11	52.50 to 113.37	28,639	20,524
30000 TO 59999	9	94.12	91.81	89.41	16.53	102.68	60.69	118.25	68.67 to 112.08	47,983	42,903
60000 TO 99999	4	91.47	93.13	93.58	7.54	99.52	84.18	105.39	N/A	81,838	76,585
100000 TO 149999	1	89.97	89.97	89.97			89.97	89.97	N/A	129,095	116,146
250000 TO 499999	1	102.51	102.51	102.51			102.51	102.51	N/A	335,754	344,191
ALL _____											
	30	94.96	90.08	90.09	20.85	99.99	33.30	136.11	84.18 to 106.25	50,760	45,728

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	107.33	90.91	88.29	20.22	102.97	33.30	113.42	36.95 to 113.42	27,086	23,914
10	3	102.51	102.31	101.54	4.91	100.76	94.67	109.75	N/A	144,584	146,811
20	16	89.57	87.22	84.49	21.62	103.23	52.50	136.11	60.69 to 105.39	49,444	41,773
ALL _____											
	30	94.96	90.08	90.09	20.85	99.99	33.30	136.11	84.18 to 106.25	50,760	45,728

**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:	30	<b>MEDIAN:</b>	<b>95</b>	COV:	28.31	95% Median C.I.:	84.18 to 106.25
TOTAL Sales Price:	1,524,809	WGT. MEAN:	90	STD:	25.50	95% Wgt. Mean C.I.:	81.44 to 98.73
TOTAL Adj.Sales Price:	1,522,809	MEAN:	90	AVG.ABS.DEV:	19.80	95% Mean C.I.:	80.56 to 99.60
TOTAL Assessed Value:	1,371,862						
AVG. Adj. Sales Price:	50,760	COD:	20.85	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	45,728	PRD:	99.99	MIN Sales Ratio:	33.30		

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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)	11	107.33	90.91	88.29	20.22	102.97	33.30	113.42	36.95 to 113.42	27,086	23,914
326	1	102.17	102.17	102.17			102.17	102.17	N/A	23,000	23,500
343	1	102.51	102.51	102.51			102.51	102.51	N/A	335,754	344,191
344	2	76.00	76.00	76.00	30.92	100.00	52.50	99.50	N/A	40,000	30,400
349	1	88.28	88.28	88.28			88.28	88.28	N/A	81,000	71,505
350	1	105.39	105.39	105.39			105.39	105.39	N/A	92,355	97,335
353	8	87.52	89.32	84.95	19.38	105.14	60.69	118.25	60.69 to 118.25	49,312	41,890
384	1	94.12	94.12	94.12			94.12	94.12	N/A	46,750	44,000
406	1	136.11	136.11	136.11			136.11	136.11	N/A	9,000	12,250
426	1	94.67	94.67	94.67			94.67	94.67	N/A	75,000	71,000
528	2	56.30	56.30	56.11	2.31	100.33	55.00	57.60	N/A	43,750	24,550
ALL	30	94.96	90.08	90.09	20.85	99.99	33.30	136.11	84.18 to 106.25	50,760	45,728

**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	30	94.96	90.08	90.09	20.85	99.99	33.30	136.11	84.18 to 106.25	50,760	45,728
04											
ALL	30	94.96	90.08	90.09	20.85	99.99	33.30	136.11	84.18 to 106.25	50,760	45,728

**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:	72	<b>MEDIAN:</b>	<b>75</b>	COV:	21.14	95% Median C.I.:	73.23 to 78.64	(!: Derived)
(AgLand) TOTAL Sales Price:	14,782,001	WGT. MEAN:	78	STD:	17.05	95% Wgt. Mean C.I.:	73.40 to 82.82	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,411,324	MEAN:	81	AVG.ABS.DEV:	12.56	95% Mean C.I.:	76.70 to 84.57	
(AgLand) TOTAL Assessed Value:	11,256,643							
AVG. Adj. Sales Price:	200,157	COD:	16.67	MAX Sales Ratio:	129.18			
AVG. Assessed Value:	156,342	PRD:	103.23	MIN Sales Ratio:	54.13			

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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	117.75	117.75	117.75			117.75	117.75	N/A	132,714	156,277
10/01/02 TO 12/31/02	1	62.68	62.68	62.68			62.68	62.68	N/A	77,850	48,793
01/01/03 TO 03/31/03	6	86.23	87.99	85.55	8.93	102.85	73.64	109.32	73.64 to 109.32	130,816	111,917
04/01/03 TO 06/30/03	10	77.28	86.20	83.36	19.23	103.42	70.35	123.53	70.37 to 118.62	146,150	121,823
07/01/03 TO 09/30/03	3	61.11	72.70	65.71	26.58	110.64	54.13	102.86	N/A	138,000	90,681
10/01/03 TO 12/31/03	2	77.45	77.45	67.97	22.56	113.94	59.98	94.92	N/A	148,649	101,040
01/01/04 TO 03/31/04	7	76.53	83.52	87.81	13.96	95.12	69.09	109.08	69.09 to 109.08	249,908	219,441
04/01/04 TO 06/30/04	9	78.25	84.92	84.09	16.10	100.99	66.79	107.02	70.54 to 101.39	184,837	155,438
07/01/04 TO 09/30/04	3	88.84	84.78	79.51	5.39	106.63	75.57	89.93	N/A	79,086	62,880
10/01/04 TO 12/31/04	8	75.70	82.64	83.56	12.44	98.90	71.23	113.40	71.23 to 113.40	210,595	175,976
01/01/05 TO 03/31/05	8	71.72	75.52	70.54	20.00	107.06	54.74	129.18	54.74 to 129.18	393,522	277,593
04/01/05 TO 06/30/05	14	71.70	70.98	70.13	8.77	101.22	57.95	94.49	60.15 to 76.15	197,140	138,248
<u>Study Years</u>											
07/01/02 TO 06/30/03	18	83.17	87.25	85.26	16.98	102.33	62.68	123.53	72.09 to 97.86	136,498	116,378
07/01/03 TO 06/30/04	21	76.53	82.00	82.66	17.98	99.20	54.13	109.08	70.54 to 94.92	196,390	162,341
07/01/04 TO 06/30/05	33	73.62	76.16	73.47	13.22	103.67	54.74	129.18	71.23 to 76.55	237,277	174,323
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	21	83.07	83.95	79.92	17.47	105.04	54.13	123.53	71.38 to 94.92	140,842	112,564
01/01/04 TO 12/31/04	27	77.12	83.87	84.94	13.99	98.74	66.79	113.40	74.14 to 90.83	197,589	167,832
<u>ALL</u>											
	72	75.38	80.64	78.11	16.67	103.23	54.13	129.18	73.23 to 78.64	200,157	156,342

**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:	72	<b>MEDIAN:</b>	<b>75</b>	COV:	21.14	95% Median C.I.:	73.23 to 78.64	(!: Derived)
(AgLand) TOTAL Sales Price:	14,782,001	WGT. MEAN:	78	STD:	17.05	95% Wgt. Mean C.I.:	73.40 to 82.82	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,411,324	MEAN:	81	AVG.ABS.DEV:	12.56	95% Mean C.I.:	76.70 to 84.57	
(AgLand) TOTAL Assessed Value:	11,256,643							
AVG. Adj. Sales Price:	200,157	COD:	16.67	MAX Sales Ratio:	129.18			
AVG. Assessed Value:	156,342	PRD:	103.23	MIN Sales Ratio:	54.13			

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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	
3599	2	77.24	77.24	77.83	1.41	99.25	76.15	78.33	N/A	205,050	159,581	
3601	5	101.29	100.15	102.35	6.52	97.85	88.30	113.40	N/A	104,640	107,100	
3603	7	89.93	93.12	92.66	11.59	100.49	75.18	123.53	75.18 to 123.53	110,792	102,663	
3605	1	74.03	74.03	74.03			74.03	74.03	N/A	178,600	132,225	
3607	3	72.51	78.48	85.08	9.27	92.24	71.38	91.54	N/A	174,683	148,623	
3609	1	60.15	60.15	60.15			60.15	60.15	N/A	225,000	135,348	
3611	1	97.86	97.86	97.86			97.86	97.86	N/A	150,000	146,797	
3819	1	84.16	84.16	84.16			84.16	84.16	N/A	88,000	74,060	
3821	2	85.24	85.24	76.80	18.94	111.00	69.09	101.39	N/A	77,343	59,396	
3823	2	60.55	60.55	60.56	0.93	99.98	59.98	61.11	N/A	234,649	142,102	
3825	3	73.64	72.99	75.54	15.20	96.63	55.88	89.46	N/A	102,733	77,601	
3827	9	74.14	74.21	75.27	4.76	98.59	62.68	83.07	71.47 to 78.25	190,871	143,667	
3829	1	117.75	117.75	117.75			117.75	117.75	N/A	132,714	156,277	
3831	1	109.08	109.08	109.08			109.08	109.08	N/A	452,956	494,067	
3833	1	70.18	70.18	70.18			70.18	70.18	N/A	950,000	666,746	
3835	2	91.96	91.96	72.07	40.47	127.59	54.74	129.18	N/A	494,731	356,576	
3837	3	75.57	84.04	77.35	26.76	108.65	57.95	118.62	N/A	171,700	132,814	
3839	3	67.79	64.62	66.46	8.75	97.23	54.13	71.94	N/A	169,116	112,399	
3841	3	66.79	67.30	70.51	8.96	95.44	58.57	76.53	N/A	372,166	262,416	
3843	2	90.28	90.28	91.44	21.10	98.73	71.23	109.32	N/A	94,250	86,181	
4055	5	76.00	81.09	80.27	9.92	101.02	72.02	107.02	N/A	96,152	77,179	
4057	2	77.07	77.07	77.36	6.46	99.63	72.09	82.06	N/A	307,500	237,874	
4059	4	70.36	74.91	73.34	8.08	102.14	68.10	90.83	N/A	84,800	62,191	
4061	3	71.59	74.56	74.93	6.72	99.51	68.83	83.27	N/A	148,750	111,461	
4063	3	78.64	79.73	82.92	8.26	96.15	70.54	90.01	N/A	444,333	368,443	
4065	2	68.58	68.58	66.42	6.82	103.26	63.91	73.26	N/A	410,000	272,305	
ALL												
	72	75.38	80.64	78.11	16.67	103.23	54.13	129.18	73.23 to 78.64	200,157	156,342	
<b>AREA (MARKET)</b>												
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val	
1	72	75.38	80.64	78.11	16.67	103.23	54.13	129.18	73.23 to 78.64	200,157	156,342	
ALL												
	72	75.38	80.64	78.11	16.67	103.23	54.13	129.18	73.23 to 78.64	200,157	156,342	

**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:	72	<b>MEDIAN:</b>	<b>75</b>	COV:	21.14	95% Median C.I.:	73.23 to 78.64	(! : Derived)
(AgLand) TOTAL Sales Price:	14,782,001	WGT. MEAN:	78	STD:	17.05	95% Wgt. Mean C.I.:	73.40 to 82.82	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,411,324	MEAN:	81	AVG.ABS.DEV:	12.56	95% Mean C.I.:	76.70 to 84.57	
(AgLand) TOTAL Assessed Value:	11,256,643							
AVG. Adj. Sales Price:	200,157	COD:	16.67	MAX Sales Ratio:	129.18			
AVG. Assessed Value:	156,342	PRD:	103.23	MIN Sales Ratio:	54.13			

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	72	75.38	80.64	78.11	16.67	103.23	54.13	129.18	73.23 to 78.64	200,157	156,342
____ALL____											
	72	75.38	80.64	78.11	16.67	103.23	54.13	129.18	73.23 to 78.64	200,157	156,342

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	58	73.63	78.14	76.56	15.58	102.07	54.13	129.18	71.47 to 77.12	223,695	171,253
15-0536	7	76.55	85.56	85.12	14.68	100.51	72.02	109.32	72.02 to 109.32	95,537	81,325
68-0020	7	97.86	96.40	98.23	8.49	98.13	76.15	113.40	76.15 to 113.40	109,742	107,805
NonValid School											
____ALL____											
	72	75.38	80.64	78.11	16.67	103.23	54.13	129.18	73.23 to 78.64	200,157	156,342

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	4	89.15	81.03	82.11	9.72	98.68	55.88	89.93	N/A	48,715	39,999
100.01 TO 180.00	41	73.23	78.96	76.02	15.77	103.86	57.95	123.53	71.23 to 77.12	142,523	108,349
180.01 TO 330.00	14	83.62	88.98	87.97	16.82	101.15	54.13	129.18	76.15 to 107.02	178,706	157,202
330.01 TO 650.00	9	75.57	77.02	75.34	13.82	102.23	54.74	109.08	63.91 to 91.54	419,457	316,001
650.01 +	4	72.68	76.39	76.79	7.22	99.48	70.18	90.01	N/A	524,000	402,368
____ALL____											
	72	75.38	80.64	78.11	16.67	103.23	54.13	129.18	73.23 to 78.64	200,157	156,342

**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	19	75.18	81.22	78.74	14.15	103.15	62.68	123.53	71.23 to 89.93	74,449	58,621
DRY-N/A	4	75.20	78.90	82.38	18.67	95.78	55.88	109.32	N/A	93,875	77,330
GRASS	8	74.80	78.85	80.88	14.17	97.49	54.13	101.39	54.13 to 101.39	182,010	147,214
GRASS-N/A	4	78.13	83.09	78.15	16.00	106.32	69.09	107.02	N/A	143,825	112,399
IRRGTD	5	89.46	90.27	92.14	20.51	97.98	57.95	117.75	N/A	219,794	202,510
IRRGTD-N/A	32	73.89	79.14	75.79	16.90	104.41	54.74	129.18	70.18 to 82.06	296,591	224,801
____ALL____											
	72	75.38	80.64	78.11	16.67	103.23	54.13	129.18	73.23 to 78.64	200,157	156,342

**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:	72	<b>MEDIAN:</b>	<b>75</b>	COV:	21.14	95% Median C.I.:	73.23 to 78.64	(!: Derived)
(AgLand) TOTAL Sales Price:	14,782,001	WGT. MEAN:	78	STD:	17.05	95% Wgt. Mean C.I.:	73.40 to 82.82	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,411,324	MEAN:	81	AVG.ABS.DEV:	12.56	95% Mean C.I.:	76.70 to 84.57	
(AgLand) TOTAL Assessed Value:	11,256,643							
AVG. Adj. Sales Price:	200,157	COD:	16.67	MAX Sales Ratio:	129.18			
AVG. Assessed Value:	156,342	PRD:	103.23	MIN Sales Ratio:	54.13			

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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	22	75.59	81.13	79.76	15.45	101.72	55.88	123.53	71.23 to 89.93	77,819	62,069
DRY-N/A	1	73.84	73.84	73.84			73.84	73.84	N/A	78,000	57,596
GRASS	10	73.65	77.20	78.77	12.45	98.01	54.13	101.39	69.09 to 90.83	186,388	146,816
GRASS-N/A	2	95.59	95.59	95.01	11.96	100.61	84.16	107.02	N/A	83,750	79,569
IRRGTD	32	76.82	81.79	78.54	19.78	104.14	54.74	129.18	70.18 to 89.46	273,790	215,039
IRRGTD-N/A	5	73.62	73.29	72.46	5.74	101.15	63.91	78.64	N/A	365,720	264,987
ALL	72	75.38	80.64	78.11	16.67	103.23	54.13	129.18	73.23 to 78.64	200,157	156,342

**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	23	75.18	80.81	79.50	14.93	101.65	55.88	123.53	71.38 to 88.84	77,827	61,875
GRASS	12	74.80	80.27	80.11	15.01	100.20	54.13	107.02	71.59 to 90.83	169,282	135,609
IRRGTD	36	76.82	81.11	78.31	17.99	103.58	54.74	129.18	71.47 to 83.07	277,497	217,299
IRRGTD-N/A	1	63.91	63.91	63.91			63.91	63.91	N/A	600,000	383,432
ALL	72	75.38	80.64	78.11	16.67	103.23	54.13	129.18	73.23 to 78.64	200,157	156,342

**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	6	89.38	88.53	88.35	18.37	100.20	55.88	123.53	55.88 to 123.53	39,507	34,904
60000 TO 99999	21	75.18	80.29	79.47	12.50	101.03	62.68	107.02	71.38 to 89.46	80,574	64,035
100000 TO 149999	5	109.32	93.78	94.36	20.70	99.39	54.13	118.62	N/A	115,202	108,709
150000 TO 249999	25	73.62	77.49	76.56	13.99	101.22	57.95	129.18	70.54 to 77.12	196,958	150,786
250000 TO 499999	9	82.06	83.14	85.20	13.53	97.58	58.57	109.08	72.09 to 99.38	321,256	273,712
500000 +	6	73.36	72.34	71.52	12.80	101.14	54.74	90.01	54.74 to 90.01	681,818	487,640
ALL	72	75.38	80.64	78.11	16.67	103.23	54.13	129.18	73.23 to 78.64	200,157	156,342

**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:	72	<b>MEDIAN:</b>	<b>75</b>	COV:	21.14	95% Median C.I.:	73.23 to 78.64	(!: Derived)
(AgLand) TOTAL Sales Price:	14,782,001	WGT. MEAN:	78	STD:	17.05	95% Wgt. Mean C.I.:	73.40 to 82.82	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,411,324	MEAN:	81	AVG.ABS.DEV:	12.56	95% Mean C.I.:	76.70 to 84.57	
(AgLand) TOTAL Assessed Value:	11,256,643							
AVG. Adj. Sales Price:	200,157	COD:	16.67	MAX Sales Ratio:	129.18			
AVG. Assessed Value:	156,342	PRD:	103.23	MIN Sales Ratio:	54.13			

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<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
_____ Low \$ _____												
_____ Total \$ _____												
10000 TO 29999	1	55.88	55.88	55.88			55.88	55.88	N/A	42,500	23,747	
30000 TO 59999	12	74.74	81.52	76.74	17.97	106.23	54.13	123.53	71.59 to 90.83	61,976	47,561	
60000 TO 99999	16	76.07	81.65	80.30	13.83	101.68	68.10	107.02	70.37 to 94.49	85,668	68,789	
100000 TO 149999	18	72.79	75.92	72.68	15.85	104.46	57.95	118.62	61.11 to 78.25	187,352	136,175	
150000 TO 249999	14	75.63	82.38	79.85	14.12	103.18	66.79	117.75	72.09 to 101.29	221,490	176,855	
250000 TO 499999	9	82.06	87.23	80.93	21.04	107.78	54.74	129.18	63.91 to 109.08	466,132	377,241	
500000 +	2	80.10	80.10	78.14	12.38	102.51	70.18	90.01	N/A	793,000	619,616	
_____ ALL _____												
	72	75.38	80.64	78.11	16.67	103.23	54.13	129.18	73.23 to 78.64	200,157	156,342	

**PA&T 2006 Preliminary Statistics**

Type: Qualified

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

NUMBER of Sales:	149	<b>MEDIAN:</b>	<b>92</b>	COV:	29.13	95% Median C.I.:	89.13 to 94.77	(!: Derived)
TOTAL Sales Price:	8,976,620	WGT. MEAN:	88	STD:	26.89	95% Wgt. Mean C.I.:	84.69 to 91.60	
TOTAL Adj.Sales Price:	9,043,320	MEAN:	92	AVG.ABS.DEV:	19.06	95% Mean C.I.:	88.00 to 96.63	
TOTAL Assessed Value:	7,971,231							
AVG. Adj. Sales Price:	60,693	COD:	20.82	MAX Sales Ratio:	218.09			
AVG. Assessed Value:	53,498	PRD:	104.73	MIN Sales Ratio:	25.42			

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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
____Qrtrs____											
07/01/03 TO 09/30/03	18	91.62	93.50	93.59	11.34	99.91	68.00	123.07	85.22 to 100.45	60,222	56,361
10/01/03 TO 12/31/03	16	93.02	95.40	87.24	10.98	109.35	69.21	129.31	89.43 to 105.71	58,571	51,098
01/01/04 TO 03/31/04	17	98.61	113.06	103.92	23.84	108.79	75.71	218.09	88.76 to 134.10	48,385	50,282
04/01/04 TO 06/30/04	23	91.07	89.80	89.70	14.66	100.11	51.13	117.47	83.71 to 102.70	65,369	58,635
07/01/04 TO 09/30/04	15	87.39	80.04	81.60	24.96	98.09	25.42	131.05	58.96 to 97.07	53,150	43,368
10/01/04 TO 12/31/04	15	94.34	94.32	92.04	22.49	102.47	38.01	129.44	78.20 to 119.13	64,033	58,937
01/01/05 TO 03/31/05	22	90.22	93.06	85.91	21.37	108.33	32.24	149.77	78.60 to 107.09	61,716	53,019
04/01/05 TO 06/30/05	23	78.09	82.39	78.11	33.07	105.48	30.60	177.00	64.21 to 96.00	68,721	53,681
____Study Years____											
07/01/03 TO 06/30/04	74	93.74	97.25	92.83	15.52	104.77	51.13	218.09	90.35 to 98.10	58,745	54,533
07/01/04 TO 06/30/05	75	86.52	87.44	83.81	26.48	104.33	25.42	177.00	78.60 to 94.34	62,614	52,476
____Calendar Yrs____											
01/01/04 TO 12/31/04	70	93.30	94.33	91.53	21.19	103.05	25.42	218.09	89.13 to 98.10	58,340	53,400
____ALL____											
	149	91.52	92.31	88.14	20.82	104.73	25.42	218.09	89.13 to 94.77	60,693	53,498

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CHAMPION	7	94.34	90.52	92.68	10.42	97.66	68.00	106.43	68.00 to 106.43	71,000	65,805
ENDERS	1	131.05	131.05	131.05			131.05	131.05	N/A	15,000	19,658
IMPERIAL	93	89.43	90.99	87.93	23.03	103.49	25.42	218.09	85.40 to 96.00	64,686	56,877
LAMAR	2	87.12	87.12	34.91	63.00	249.53	32.24	142.00	N/A	10,250	3,578
RURALRES	17	93.92	90.21	88.55	10.99	101.88	50.71	107.09	79.28 to 102.70	82,082	72,684
WAUNETA	29	93.20	97.23	87.17	19.06	111.54	62.71	137.19	84.98 to 113.99	37,917	33,054
____ALL____											
	149	91.52	92.31	88.14	20.82	104.73	25.42	218.09	89.13 to 94.77	60,693	53,498

**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	132	90.88	92.58	88.07	22.18	105.12	25.42	218.09	87.84 to 94.77	57,938	51,027
2	1	68.30	68.30	68.30			68.30	68.30	N/A	142,000	96,993
3	16	95.10	91.58	90.84	9.85	100.81	50.71	107.09	85.22 to 102.70	78,337	71,165
____ALL____											
	149	91.52	92.31	88.14	20.82	104.73	25.42	218.09	89.13 to 94.77	60,693	53,498

**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

NUMBER of Sales:	149	<b>MEDIAN:</b>	<b>92</b>	COV:	29.13	95% Median C.I.:	89.13 to 94.77	(! : Derived)
TOTAL Sales Price:	8,976,620	WGT. MEAN:	88	STD:	26.89	95% Wgt. Mean C.I.:	84.69 to 91.60	
TOTAL Adj.Sales Price:	9,043,320	MEAN:	92	AVG.ABS.DEV:	19.06	95% Mean C.I.:	88.00 to 96.63	
TOTAL Assessed Value:	7,971,231							
AVG. Adj. Sales Price:	60,693	COD:	20.82	MAX Sales Ratio:	218.09			
AVG. Assessed Value:	53,498	PRD:	104.73	MIN Sales Ratio:	25.42			

Printed: 02/27/2006 14:41:56

**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	137	92.57	95.56	88.86	18.79	107.54	32.24	218.09	89.87 to 96.59	64,688	57,482
2	12	47.28	55.23	53.12	43.79	103.97	25.42	100.00	34.68 to 78.20	15,083	8,013
ALL	149	91.52	92.31	88.14	20.82	104.73	25.42	218.09	89.13 to 94.77	60,693	53,498

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	141	91.07	92.25	87.83	20.70	105.04	25.42	218.09	87.84 to 94.61	62,041	54,491
06											
07	8	102.70	93.35	97.43	19.76	95.82	32.24	123.07	32.24 to 123.07	36,937	35,986
ALL	149	91.52	92.31	88.14	20.82	104.73	25.42	218.09	89.13 to 94.77	60,693	53,498

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	119	91.07	91.07	88.14	21.37	103.33	25.42	218.09	87.40 to 96.00	65,745	57,949
15-0536	29	93.20	97.23	87.17	19.06	111.54	62.71	137.19	84.98 to 113.99	37,917	33,054
68-0020	1	97.28	97.28	97.28			97.28	97.28	N/A	120,000	116,732
NonValid School											
ALL	149	91.52	92.31	88.14	20.82	104.73	25.42	218.09	89.13 to 94.77	60,693	53,498

**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	12	47.28	55.23	53.12	43.79	103.97	25.42	100.00	34.68 to 78.20	15,083	8,013
Prior TO 1860											
1860 TO 1899	2	83.40	83.40	82.30	8.68	101.34	76.16	90.64	N/A	72,500	59,669
1900 TO 1919	21	98.10	110.56	93.53	27.11	118.21	67.36	218.09	83.71 to 129.31	41,319	38,644
1920 TO 1939	16	95.59	97.28	86.98	23.90	111.85	36.00	147.43	79.28 to 129.44	41,537	36,128
1940 TO 1949	20	90.73	90.14	87.78	12.47	102.69	57.36	114.20	85.22 to 98.61	45,723	40,137
1950 TO 1959	9	87.84	87.07	83.81	19.31	103.88	63.66	132.11	64.21 to 106.07	65,472	54,875
1960 TO 1969	14	91.35	92.59	92.79	15.82	99.78	58.89	142.00	76.10 to 104.21	62,214	57,726
1970 TO 1979	29	93.55	94.15	91.40	17.73	103.01	32.24	129.34	81.91 to 106.26	77,560	70,890
1980 TO 1989	15	94.34	91.68	84.74	10.53	108.19	61.04	123.07	87.18 to 100.45	94,003	79,656
1990 TO 1994	4	79.54	83.53	76.42	18.38	109.30	68.61	106.43	N/A	144,500	110,431
1995 TO 1999	6	111.26	109.34	109.51	5.13	99.84	91.54	119.13	91.54 to 119.13	71,833	78,661
2000 TO Present	1	68.30	68.30	68.30			68.30	68.30	N/A	142,000	96,993
ALL	149	91.52	92.31	88.14	20.82	104.73	25.42	218.09	89.13 to 94.77	60,693	53,498

**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

NUMBER of Sales:	149	<b>MEDIAN:</b>	<b>92</b>	COV:	29.13	95% Median C.I.:	89.13 to 94.77	(! : Derived)
TOTAL Sales Price:	8,976,620	WGT. MEAN:	88	STD:	26.89	95% Wgt. Mean C.I.:	84.69 to 91.60	
TOTAL Adj.Sales Price:	9,043,320	MEAN:	92	AVG.ABS.DEV:	19.06	95% Mean C.I.:	88.00 to 96.63	
TOTAL Assessed Value:	7,971,231							
AVG. Adj. Sales Price:	60,693	COD:	20.82	MAX Sales Ratio:	218.09			
AVG. Assessed Value:	53,498	PRD:	104.73	MIN Sales Ratio:	25.42			

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	5	78.20	79.80	67.92	36.24	117.50	30.60	142.00	N/A	2,200	1,494
5000 TO 9999	8	101.72	92.55	98.30	33.99	94.15	25.42	137.19	25.42 to 137.19	6,937	6,819
Total \$ _____											
1 TO 9999	13	87.39	87.65	93.28	37.63	93.97	25.42	142.00	51.13 to 132.11	5,115	4,771
10000 TO 29999	26	106.40	107.77	107.11	27.19	100.61	32.24	218.09	94.61 to 129.31	17,825	19,093
30000 TO 59999	36	87.98	88.93	87.37	19.78	101.78	38.01	147.43	80.76 to 96.58	44,038	38,476
60000 TO 99999	53	91.11	91.91	91.77	12.60	100.14	36.00	129.34	88.76 to 97.02	75,815	69,578
100000 TO 149999	15	87.18	86.71	85.60	12.36	101.30	63.47	119.13	75.54 to 96.59	117,350	100,447
150000 TO 249999	6	69.45	73.37	72.49	10.20	101.21	61.04	97.61	61.04 to 97.61	191,583	138,876
ALL _____											
	149	91.52	92.31	88.14	20.82	104.73	25.42	218.09	89.13 to 94.77	60,693	53,498

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	9	58.96	64.25	49.80	44.40	129.01	25.42	142.00	30.60 to 89.25	4,166	2,075
5000 TO 9999	7	87.39	81.34	63.20	42.60	128.71	32.24	132.11	32.24 to 132.11	12,642	7,989
Total \$ _____											
1 TO 9999	16	63.48	71.73	59.21	51.65	121.14	25.42	142.00	34.68 to 116.05	7,875	4,662
10000 TO 29999	30	99.01	101.94	84.70	27.65	120.35	36.00	218.09	91.52 to 110.55	25,121	21,278
30000 TO 59999	41	90.32	92.98	89.68	15.66	103.68	57.36	147.43	84.98 to 96.58	50,057	44,893
60000 TO 99999	46	92.11	93.25	90.50	12.95	103.04	63.47	123.17	88.76 to 99.99	84,218	76,217
100000 TO 149999	14	90.87	91.46	86.27	16.82	106.02	61.04	129.34	69.68 to 110.28	132,375	114,195
150000 TO 249999	2	83.41	83.41	81.49	17.02	102.36	69.21	97.61	N/A	192,000	156,458
ALL _____											
	149	91.52	92.31	88.14	20.82	104.73	25.42	218.09	89.13 to 94.77	60,693	53,498

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	47.28	55.23	53.12	43.79	103.97	25.42	100.00	34.68 to 78.20	15,083	8,013
10	7	116.05	104.14	105.99	19.14	98.25	32.24	142.00	32.24 to 142.00	28,142	29,829
20	28	100.48	100.25	89.00	24.48	112.63	36.00	218.09	85.22 to 110.55	27,851	24,789
25	4	98.13	99.65	99.22	7.84	100.44	90.35	111.99	N/A	62,875	62,382
30	88	91.85	95.00	90.84	15.58	104.58	50.71	177.00	89.13 to 96.58	71,948	65,358
40	10	71.87	79.74	74.56	17.26	106.95	61.04	114.20	67.36 to 96.58	130,250	97,113
ALL _____											
	149	91.52	92.31	88.14	20.82	104.73	25.42	218.09	89.13 to 94.77	60,693	53,498

**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

NUMBER of Sales:	149	<b>MEDIAN:</b>	<b>92</b>	COV:	29.13	95% Median C.I.:	89.13 to 94.77	(! : Derived)
TOTAL Sales Price:	8,976,620	WGT. MEAN:	88	STD:	26.89	95% Wgt. Mean C.I.:	84.69 to 91.60	
TOTAL Adj.Sales Price:	9,043,320	MEAN:	92	AVG.ABS.DEV:	19.06	95% Mean C.I.:	88.00 to 96.63	
TOTAL Assessed Value:	7,971,231							
AVG. Adj. Sales Price:	60,693	COD:	20.82	MAX Sales Ratio:	218.09			
AVG. Assessed Value:	53,498	PRD:	104.73	MIN Sales Ratio:	25.42			

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<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	13	51.13	57.54	62.03	42.51	92.76	25.42	100.00	34.68 to 85.22		19,269	11,952
100	9	91.52	88.04	87.23	29.86	100.93	32.24	129.34	58.89 to 123.07		41,500	36,199
101	109	93.55	95.98	88.96	17.73	107.88	36.00	218.09	89.87 to 97.61		63,404	56,405
102	6	86.33	96.80	81.11	23.71	119.34	69.68	177.00	69.68 to 177.00		114,333	92,734
103	2	103.24	103.24	102.96	2.92	100.27	100.22	106.26	N/A		96,375	99,231
104	9	90.64	97.11	93.54	18.42	103.82	67.36	149.77	75.71 to 123.17		59,022	55,207
304	1	91.66	91.66	91.66			91.66	91.66	N/A		98,300	90,097
<u>ALL</u>												
	149	91.52	92.31	88.14	20.82	104.73	25.42	218.09	89.13 to 94.77		60,693	53,498

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	12	47.28	55.23	53.12	43.79	103.97	25.42	100.00	34.68 to 78.20		15,083	8,013
10	3	131.05	113.68	115.94	18.82	98.05	68.00	142.00	N/A		6,833	7,922
20	16	95.25	107.85	93.79	28.15	114.99	36.00	218.09	85.22 to 132.11		30,900	28,981
30	86	91.85	94.40	90.03	18.03	104.85	32.24	149.77	87.40 to 97.07		59,162	53,266
40	32	92.73	90.85	86.11	13.92	105.50	61.04	129.34	81.91 to 98.61		101,858	87,709
<u>ALL</u>												
	149	91.52	92.31	88.14	20.82	104.73	25.42	218.09	89.13 to 94.77		60,693	53,498

**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:	30	<b>MEDIAN:</b>	<b>95</b>	COV:	28.34	95% Median C.I.:	84.18 to 106.25
TOTAL Sales Price:	1,524,809	WGT. MEAN:	91	STD:	25.55	95% Wgt. Mean C.I.:	81.35 to 100.02
TOTAL Adj.Sales Price:	1,522,809	MEAN:	90	AVG.ABS.DEV:	19.89	95% Mean C.I.:	80.63 to 99.71
TOTAL Assessed Value:	1,380,963						
AVG. Adj. Sales Price:	50,760	COD:	20.95	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	46,032	PRD:	99.43	MIN Sales Ratio:	33.30		

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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	94.78	94.78	95.61	11.19	99.14	84.18	105.39	N/A	85,677	81,917
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03	4	97.37	94.49	90.32	9.17	104.61	75.86	107.33	N/A	27,938	25,233
04/01/03 TO 06/30/03	2	74.83	74.83	78.80	26.50	94.97	55.00	94.67	N/A	62,500	49,250
07/01/03 TO 09/30/03	1	90.87	90.87	90.87			90.87	90.87	N/A	39,500	35,893
10/01/03 TO 12/31/03	2	56.60	56.60	57.05	7.24	99.20	52.50	60.69	N/A	45,000	25,672
01/01/04 TO 03/31/04	6	88.39	78.75	98.45	35.62	79.99	33.30	113.42	33.30 to 113.42	74,475	73,321
04/01/04 TO 06/30/04	1	113.42	113.42	113.42			113.42	113.42	N/A	6,500	7,372
07/01/04 TO 09/30/04	1	113.42	113.42	113.42			113.42	113.42	N/A	6,500	7,372
10/01/04 TO 12/31/04	4	100.18	101.72	98.82	10.51	102.94	88.28	118.25	N/A	51,937	51,326
01/01/05 TO 03/31/05	2	96.86	96.86	72.80	40.53	133.05	57.60	136.11	N/A	23,250	16,925
04/01/05 TO 06/30/05	5	102.17	96.79	87.29	12.62	110.89	68.67	113.37	N/A	54,219	47,325
<u>Study Years</u>											
07/01/02 TO 06/30/03	8	94.96	89.65	89.01	12.87	100.71	55.00	107.33	55.00 to 107.33	51,013	45,408
07/01/03 TO 06/30/04	10	81.21	79.00	91.71	34.48	86.14	33.30	113.42	36.95 to 113.42	58,285	53,453
07/01/04 TO 06/30/05	12	104.21	99.83	90.84	15.70	109.89	57.60	136.11	88.28 to 113.42	44,320	40,262
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	9	90.87	81.30	78.27	18.67	103.86	52.50	107.33	55.00 to 99.50	40,695	31,852
01/01/04 TO 12/31/04	12	105.74	92.19	98.86	19.50	93.25	33.30	118.25	71.56 to 113.42	55,633	54,998
<u>ALL</u>											
	30	94.96	90.17	90.69	20.95	99.43	33.30	136.11	84.18 to 106.25	50,760	46,032

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CHAMPION	1	102.17	102.17	102.17			102.17	102.17	N/A	23,000	23,500
IMPERIAL	26	94.96	91.12	91.75	20.81	99.31	33.30	136.11	84.18 to 109.75	55,415	50,842
WAUNETA	3	71.56	77.96	60.25	24.38	129.39	55.00	107.33	N/A	19,666	11,850
<u>ALL</u>											
	30	94.96	90.17	90.69	20.95	99.43	33.30	136.11	84.18 to 106.25	50,760	46,032

**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	94.96	90.17	90.69	20.95	99.43	33.30	136.11	84.18 to 106.25	50,760	46,032
<u>ALL</u>											
	30	94.96	90.17	90.69	20.95	99.43	33.30	136.11	84.18 to 106.25	50,760	46,032

**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:	30	<b>MEDIAN:</b>	<b>95</b>	COV:	28.34	95% Median C.I.:	84.18 to 106.25
TOTAL Sales Price:	1,524,809	WGT. MEAN:	91	STD:	25.55	95% Wgt. Mean C.I.:	81.35 to 100.02
TOTAL Adj.Sales Price:	1,522,809	MEAN:	90	AVG.ABS.DEV:	19.89	95% Mean C.I.:	80.63 to 99.71
TOTAL Assessed Value:	1,380,963						
AVG. Adj. Sales Price:	50,760	COD:	20.95	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	46,032	PRD:	99.43	MIN Sales Ratio:	33.30		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	27	95.25	92.33	91.17	19.40	101.27	36.95	136.11	84.18 to 109.75	55,604	50,694
2	3	71.56	70.73	56.80	34.49	124.52	33.30	107.33	N/A	7,166	4,070
ALL	30	94.96	90.17	90.69	20.95	99.43	33.30	136.11	84.18 to 106.25	50,760	46,032

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	27	95.25	91.53	91.91	20.25	99.58	33.30	136.11	84.18 to 109.75	54,215	49,830
15-0536	3	71.56	77.96	60.25	24.38	129.39	55.00	107.33	N/A	19,666	11,850
68-0020											
NonValid School											
ALL	30	94.96	90.17	90.69	20.95	99.43	33.30	136.11	84.18 to 106.25	50,760	46,032

**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	12	108.54	92.48	89.83	18.51	102.96	33.30	113.42	71.56 to 113.42	26,745	24,024
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	99.50	98.01	95.53	6.02	102.59	88.28	106.25	N/A	53,666	51,268
1920 TO 1939	1	136.11	136.11	136.11			136.11	136.11	N/A	9,000	12,250
1940 TO 1949	2	104.56	104.56	104.65	13.09	99.92	90.87	118.25	N/A	39,750	41,596
1950 TO 1959	2	60.59	60.59	63.41	13.35	95.54	52.50	68.67	N/A	61,500	39,000
1960 TO 1969	2	68.28	68.28	67.43	11.11	101.25	60.69	75.86	N/A	45,000	30,345
1970 TO 1979	8	94.39	87.29	95.32	15.44	91.58	55.00	105.39	55.00 to 105.39	92,419	88,090
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	30	94.96	90.17	90.69	20.95	99.43	33.30	136.11	84.18 to 106.25	50,760	46,032

**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:	30	<b>MEDIAN:</b>	<b>95</b>	COV:	28.34	95% Median C.I.:	84.18 to 106.25
TOTAL Sales Price:	1,524,809	WGT. MEAN:	91	STD:	25.55	95% Wgt. Mean C.I.:	81.35 to 100.02
TOTAL Adj.Sales Price:	1,522,809	MEAN:	90	AVG.ABS.DEV:	19.89	95% Mean C.I.:	80.63 to 99.71
TOTAL Assessed Value:	1,380,963						
AVG. Adj. Sales Price:	50,760	COD:	20.95	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	46,032	PRD:	99.43	MIN Sales Ratio:	33.30		

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	89.44	89.44	89.44	20.00	100.00	71.56	107.33	N/A	4,500	4,025
5000 TO 9999	4	113.42	119.09	120.58	5.00	98.76	113.42	136.11	N/A	7,125	8,591
Total \$ _____											
1 TO 9999	6	113.42	109.21	113.11	10.38	96.55	71.56	136.11	71.56 to 136.11	6,250	7,069
10000 TO 29999	5	102.17	90.77	94.78	18.51	95.76	33.30	113.37	N/A	19,751	18,720
30000 TO 59999	12	83.37	79.97	80.60	28.24	99.22	36.95	118.25	55.00 to 106.25	42,612	34,347
60000 TO 99999	5	88.28	88.24	88.54	10.70	99.66	68.67	105.39	N/A	82,071	72,668
100000 TO 149999	1	89.97	89.97	89.97			89.97	89.97	N/A	129,095	116,146
250000 TO 499999	1	105.22	105.22	105.22			105.22	105.22	N/A	335,754	353,292
ALL _____											
	30	94.96	90.17	90.69	20.95	99.43	33.30	136.11	84.18 to 106.25	50,760	46,032

**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	71.56	70.73	56.80	34.49	124.52	33.30	107.33	N/A	7,166	4,070
5000 TO 9999	3	113.42	113.42	113.42	0.00	100.00	113.42	113.42	N/A	6,500	7,372
Total \$ _____											
1 TO 9999	6	110.37	92.07	83.73	19.34	109.97	33.30	113.42	33.30 to 113.42	6,833	5,721
10000 TO 29999	9	95.25	84.30	71.67	30.26	117.63	36.95	136.11	52.50 to 113.37	28,639	20,524
30000 TO 59999	9	94.12	91.81	89.41	16.53	102.68	60.69	118.25	68.67 to 112.08	47,983	42,903
60000 TO 99999	4	91.47	93.13	93.58	7.54	99.52	84.18	105.39	N/A	81,838	76,585
100000 TO 149999	1	89.97	89.97	89.97			89.97	89.97	N/A	129,095	116,146
250000 TO 499999	1	105.22	105.22	105.22			105.22	105.22	N/A	335,754	353,292
ALL _____											
	30	94.96	90.17	90.69	20.95	99.43	33.30	136.11	84.18 to 106.25	50,760	46,032

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	107.33	90.91	88.29	20.22	102.97	33.30	113.42	36.95 to 113.42	27,086	23,914
10	3	105.22	103.21	103.64	4.78	99.59	94.67	109.75	N/A	144,584	149,845
20	16	89.57	87.22	84.49	21.62	103.23	52.50	136.11	60.69 to 105.39	49,444	41,773
ALL _____											
	30	94.96	90.17	90.69	20.95	99.43	33.30	136.11	84.18 to 106.25	50,760	46,032

**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:	30	<b>MEDIAN:</b>	<b>95</b>	COV:	28.34	95% Median C.I.:	84.18 to 106.25
TOTAL Sales Price:	1,524,809	WGT. MEAN:	91	STD:	25.55	95% Wgt. Mean C.I.:	81.35 to 100.02
TOTAL Adj.Sales Price:	1,522,809	MEAN:	90	AVG.ABS.DEV:	19.89	95% Mean C.I.:	80.63 to 99.71
TOTAL Assessed Value:	1,380,963						
AVG. Adj. Sales Price:	50,760	COD:	20.95	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	46,032	PRD:	99.43	MIN Sales Ratio:	33.30		

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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)	11	107.33	90.91	88.29	20.22	102.97	33.30	113.42	36.95 to 113.42	27,086	23,914
326	1	102.17	102.17	102.17			102.17	102.17	N/A	23,000	23,500
343	1	105.22	105.22	105.22			105.22	105.22	N/A	335,754	353,292
344	2	76.00	76.00	76.00	30.92	100.00	52.50	99.50	N/A	40,000	30,400
349	1	88.28	88.28	88.28			88.28	88.28	N/A	81,000	71,505
350	1	105.39	105.39	105.39			105.39	105.39	N/A	92,355	97,335
353	8	87.52	89.32	84.95	19.38	105.14	60.69	118.25	60.69 to 118.25	49,312	41,890
384	1	94.12	94.12	94.12			94.12	94.12	N/A	46,750	44,000
406	1	136.11	136.11	136.11			136.11	136.11	N/A	9,000	12,250
426	1	94.67	94.67	94.67			94.67	94.67	N/A	75,000	71,000
528	2	56.30	56.30	56.11	2.31	100.33	55.00	57.60	N/A	43,750	24,550
ALL	30	94.96	90.17	90.69	20.95	99.43	33.30	136.11	84.18 to 106.25	50,760	46,032

**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	30	94.96	90.17	90.69	20.95	99.43	33.30	136.11	84.18 to 106.25	50,760	46,032
04											
ALL	30	94.96	90.17	90.69	20.95	99.43	33.30	136.11	84.18 to 106.25	50,760	46,032

**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:	72	<b>MEDIAN:</b>	<b>74</b>	COV:	22.96	95% Median C.I.:	67.98 to 77.66	(!: Derived)
(AgLand) TOTAL Sales Price:	14,781,372	WGT. MEAN:	74	STD:	17.82	95% Wgt. Mean C.I.:	68.47 to 79.09	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,410,695	MEAN:	78	AVG.ABS.DEV:	13.57	95% Mean C.I.:	73.51 to 81.74	
(AgLand) TOTAL Assessed Value:	10,631,923							
AVG. Adj. Sales Price:	200,148	COD:	18.29	MAX Sales Ratio:	127.29			
AVG. Assessed Value:	147,665	PRD:	105.22	MIN Sales Ratio:	47.25			

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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	108.97	108.97	108.97			108.97	108.97	N/A	132,714	144,623
10/01/02 TO 12/31/02	1	64.40	64.40	64.40			64.40	64.40	N/A	77,850	50,136
01/01/03 TO 03/31/03	6	77.34	83.00	79.78	14.09	104.03	62.89	111.48	62.89 to 111.48	130,816	104,369
04/01/03 TO 06/30/03	10	78.09	84.30	80.53	16.20	104.68	63.87	125.91	72.91 to 102.70	146,150	117,689
07/01/03 TO 09/30/03	3	59.08	72.67	64.52	31.74	112.63	51.33	107.59	N/A	138,000	89,043
10/01/03 TO 12/31/03	2	80.11	80.11	69.63	24.11	115.05	60.79	99.42	N/A	148,649	103,500
01/01/04 TO 03/31/04	7	79.60	81.08	84.98	10.56	95.41	60.90	102.16	60.90 to 102.16	249,822	212,288
04/01/04 TO 06/30/04	9	76.39	80.40	81.50	17.75	98.65	60.24	104.15	60.38 to 101.62	184,837	150,639
07/01/04 TO 09/30/04	3	91.70	83.51	73.06	10.29	114.30	65.25	93.57	N/A	79,086	57,781
10/01/04 TO 12/31/04	8	74.20	80.11	80.39	13.65	99.65	66.42	113.59	66.42 to 113.59	210,595	169,299
01/01/05 TO 03/31/05	8	61.27	70.63	63.42	24.70	111.36	47.25	127.29	47.25 to 127.29	393,519	249,587
04/01/05 TO 06/30/05	14	67.55	67.78	64.99	11.24	104.29	51.89	99.01	56.59 to 75.34	197,140	128,121
<u>Study Years</u>											
07/01/02 TO 06/30/03	18	77.34	84.13	81.31	16.99	103.46	62.89	125.91	73.57 to 92.55	136,498	110,993
07/01/03 TO 06/30/04	21	77.13	79.49	80.41	18.34	98.86	51.33	107.59	60.90 to 92.67	196,361	157,900
07/01/04 TO 06/30/05	33	67.95	72.89	67.92	17.42	107.32	47.25	127.29	65.25 to 74.31	237,276	161,155
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	21	77.01	81.87	76.99	18.84	106.33	51.33	125.91	72.91 to 92.55	140,842	108,440
01/01/04 TO 12/31/04	27	77.13	80.83	81.91	15.06	98.68	60.24	113.59	71.48 to 91.70	197,567	161,833
<u>ALL</u>											
	72	74.22	77.63	73.78	18.29	105.22	47.25	127.29	67.98 to 77.66	200,148	147,665

**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

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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	
3599	2	78.51	78.51	78.68	0.42	99.77	78.17	78.84	N/A	205,050	161,339	
3601	5	101.62	102.96	104.29	5.75	98.72	92.55	113.59	N/A	104,640	109,124	
3603	7	93.57	93.31	89.69	12.01	104.03	74.13	125.91	74.13 to 125.91	110,792	99,372	
3605	1	63.26	63.26	63.26			63.26	63.26	N/A	178,600	112,975	
3607	3	74.13	76.57	79.66	4.39	96.13	72.91	82.67	N/A	174,683	139,144	
3609	1	51.89	51.89	51.89			51.89	51.89	N/A	225,000	116,756	
3611	1	90.89	90.89	90.89			90.89	90.89	N/A	150,000	136,337	
3819	1	77.01	77.01	77.01			77.01	77.01	N/A	88,000	67,766	
3821	2	87.36	87.36	87.98	1.35	99.30	86.18	88.55	N/A	77,043	67,783	
3823	2	59.94	59.94	59.92	1.42	100.03	59.08	60.79	N/A	234,649	140,598	
3825	3	62.89	65.29	65.74	10.51	99.32	56.58	76.41	N/A	102,723	67,526	
3827	9	67.95	68.84	69.25	5.03	99.41	62.25	77.66	64.40 to 74.09	190,871	132,179	
3829	1	108.97	108.97	108.97			108.97	108.97	N/A	132,714	144,623	
3831	1	102.16	102.16	102.16			102.16	102.16	N/A	452,956	462,747	
3833	1	59.94	59.94	59.94			59.94	59.94	N/A	950,000	569,467	
3835	2	87.27	87.27	65.88	45.86	132.45	47.25	127.29	N/A	494,731	325,948	
3837	3	65.25	74.13	68.83	24.64	107.71	54.45	102.70	N/A	171,700	118,174	
3839	3	65.55	61.56	63.34	8.37	97.19	51.33	67.79	N/A	169,116	107,118	
3841	3	60.38	64.50	68.75	11.01	93.82	56.59	76.53	N/A	372,166	255,867	
3843	2	92.90	92.90	94.03	20.00	98.79	74.31	111.48	N/A	94,250	88,623	
4055	5	79.02	82.90	82.22	8.10	100.83	75.34	104.15	N/A	96,152	79,052	
4057	2	73.53	73.53	74.08	13.13	99.26	63.87	83.19	N/A	307,500	227,797	
4059	4	73.67	73.95	73.62	2.03	100.45	71.33	77.13	N/A	84,800	62,427	
4061	3	67.98	70.31	72.94	10.37	96.39	60.90	82.05	N/A	148,750	108,498	
4063	3	67.31	73.41	78.41	16.06	93.62	60.24	92.67	N/A	444,333	348,403	
4065	2	60.41	60.41	59.40	3.62	101.71	58.22	62.60	N/A	410,000	243,531	
ALL												
	72	74.22	77.63	73.78	18.29	105.22	47.25	127.29	67.98 to 77.66	200,148	147,665	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	72	74.22	77.63	73.78	18.29	105.22	47.25	127.29	67.98 to 77.66	200,148	147,665	
ALL												
	72	74.22	77.63	73.78	18.29	105.22	47.25	127.29	67.98 to 77.66	200,148	147,665	

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Base Stat

State Stat Run

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(AgLand) TOTAL Adj.Sales Price:	14,410,695	MEAN:	78	AVG.ABS.DEV:	13.57	95% Mean C.I.:	73.51 to 81.74	
(AgLand) TOTAL Assessed Value:	10,631,923							
AVG. Adj. Sales Price:	200,148	COD:	18.29	MAX Sales Ratio:	127.29			
AVG. Assessed Value:	147,665	PRD:	105.22	MIN Sales Ratio:	47.25			

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	72	74.22	77.63	73.78	18.29	105.22	47.25	127.29	67.98 to 77.66	200,148	147,665
____ALL____											
	72	74.22	77.63	73.78	18.29	105.22	47.25	127.29	67.98 to 77.66	200,148	147,665

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	58	71.40	74.18	71.69	17.35	103.46	47.25	127.29	66.42 to 74.31	223,685	160,365
15-0536	7	79.02	86.14	85.91	12.02	100.27	75.34	111.48	75.34 to 111.48	95,537	82,072
68-0020	7	99.42	97.69	98.44	8.79	99.24	78.17	113.59	78.17 to 113.59	109,742	108,032
NonValid School											
____ALL____											
	72	74.22	77.63	73.78	18.29	105.22	47.25	127.29	67.98 to 77.66	200,148	147,665

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	4	84.06	79.56	77.72	15.55	102.37	56.58	93.57	N/A	48,707	37,855
100.01 TO 180.00	41	73.57	76.67	72.48	17.62	105.77	51.89	125.91	67.34 to 75.34	142,523	103,304
180.01 TO 330.00	14	78.93	85.51	85.72	15.74	99.75	51.33	127.29	77.01 to 104.15	178,706	153,189
330.01 TO 650.00	9	67.31	72.36	69.37	19.14	104.30	47.25	102.16	58.22 to 88.55	419,390	290,952
650.01 +	4	63.24	69.77	70.70	13.44	98.69	59.94	92.67	N/A	524,000	370,447
____ALL____											
	72	74.22	77.63	73.78	18.29	105.22	47.25	127.29	67.98 to 77.66	200,148	147,665

**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	19	75.34	84.00	81.50	14.98	103.07	64.40	125.91	73.76 to 93.57	74,449	60,676
DRY-N/A	4	77.71	80.87	84.58	18.51	95.61	56.58	111.48	N/A	93,867	79,395
GRASS	8	64.25	69.91	76.42	16.17	91.49	51.33	92.67	51.33 to 92.67	182,010	139,083
GRASS-N/A	4	82.78	83.39	76.49	15.65	109.03	63.87	104.15	N/A	143,675	109,892
IRRGTD	5	76.41	81.99	84.83	23.23	96.65	54.45	108.97	N/A	219,794	186,455
IRRGTD-N/A	32	67.87	73.96	70.35	19.28	105.13	47.25	127.29	62.25 to 78.84	296,591	208,655
____ALL____											
	72	74.22	77.63	73.78	18.29	105.22	47.25	127.29	67.98 to 77.66	200,148	147,665

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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	22	76.76	83.78	82.41	16.17	101.66	56.58	125.91	73.76 to 93.57	77,818	64,129
DRY-N/A	1	76.39	76.39	76.39			76.39	76.39	N/A	78,000	59,588
GRASS	10	64.56	71.17	75.23	16.70	94.61	51.33	92.67	60.90 to 88.55	186,328	140,167
GRASS-N/A	2	90.58	90.58	89.89	14.98	100.77	77.01	104.15	N/A	83,750	75,281
IRRGTD	32	69.73	76.21	73.03	22.06	104.35	47.25	127.29	62.25 to 82.67	273,790	199,962
IRRGTD-N/A	5	67.31	67.58	66.20	6.84	102.09	58.22	78.84	N/A	365,720	242,088
ALL	72	74.22	77.63	73.78	18.29	105.22	47.25	127.29	67.98 to 77.66	200,148	147,665

**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	23	76.39	83.46	82.15	15.54	101.59	56.58	125.91	74.09 to 92.55	77,826	63,932
GRASS	12	71.13	74.41	76.44	18.57	97.35	51.33	104.15	62.60 to 88.55	169,232	129,353
IRRGTD	36	67.97	75.51	72.67	20.69	103.91	47.25	127.29	65.55 to 78.84	277,497	201,663
IRRGTD-N/A	1	58.22	58.22	58.22			58.22	58.22	N/A	600,000	349,348
ALL	72	74.22	77.63	73.78	18.29	105.22	47.25	127.29	67.98 to 77.66	200,148	147,665

**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	6	88.94	85.81	85.46	20.15	100.40	56.58	125.91	56.58 to 125.91	39,503	33,760
60000 TO 99999	21	76.39	80.76	80.06	10.13	100.87	64.40	107.59	74.09 to 79.60	80,574	64,507
100000 TO 149999	5	102.70	92.61	92.97	15.69	99.61	51.33	111.48	N/A	115,082	106,992
150000 TO 249999	25	66.42	72.11	71.18	16.80	101.30	51.89	127.29	62.60 to 67.98	196,958	140,199
250000 TO 499999	9	78.84	78.96	80.86	13.05	97.65	56.59	102.16	63.87 to 94.20	321,256	259,765
500000 +	6	63.63	66.99	65.92	18.62	101.61	47.25	92.67	47.25 to 92.67	681,818	449,477
ALL	72	74.22	77.63	73.78	18.29	105.22	47.25	127.29	67.98 to 77.66	200,148	147,665

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<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
_____ Low \$ _____												
_____ Total \$ _____												
10000 TO 29999	2	58.74	58.74	58.80	3.68	99.89	56.58	60.90	N/A	43,735	25,716	
30000 TO 59999	10	76.76	81.53	76.00	17.41	107.28	51.33	125.91	64.40 to 93.57	61,545	46,773	
60000 TO 99999	16	76.71	83.08	81.92	11.87	101.42	71.33	107.59	73.76 to 99.01	83,510	68,407	
100000 TO 149999	26	65.99	71.56	68.59	16.90	104.32	51.89	111.48	62.25 to 74.13	187,374	128,527	
150000 TO 249999	7	77.66	82.15	78.63	16.69	104.48	63.87	113.59	63.87 to 113.59	245,526	193,055	
250000 TO 499999	9	82.67	82.09	75.47	21.17	108.77	47.25	127.29	58.22 to 102.16	466,132	351,807	
500000 +	2	76.31	76.31	73.07	21.44	104.43	59.94	92.67	N/A	793,000	579,421	
_____ ALL _____												
	72	74.22	77.63	73.78	18.29	105.22	47.25	127.29	67.98 to 77.66	200,148	147,665	

## 2006 Assessment Survey for Chase County

### I. General Information

#### A. Staffing and Funding Information

1. Deputy(ies) on staff: 1
2. Appraiser(s) on staff: 0
3. Other full-time employees: 0
4. Other part-time employees: 2
5. Number of shared employees: 0
6. Assessor's requested budget for current fiscal year: \$130,954.00
  - a. Does this include employee benefits? No
7. Part of the budget that is dedicated to the computer system: \$8,500.00
8. Adopted budget, or granted budget if different from above: \$120,954.00  
\$10,000.00 was transferred into the County General Fund for the purpose of GIS.
  - a. Does this amount include employee benefits? No
9. Amount of total budget set aside for appraisal work: \$12,000.00
10. Amount of the total budget set aside for education/workshops: \$3,200.00
11. Appraisal/Reappraisal budget, if not part of the total budget: None
12. Other miscellaneous funds: \$23,000.00
13. Total budget: \$120,954.00
  - a. Was any of last year's budget not used? Yes, the balance on hand as of June 30, 2005 was transferred by the County Board to a County General fund for future implementation of GIS.

**B. Residential Appraisal Information**

(Includes Urban, Suburban and Rural Residential)

- 1. Data collection done by: The Chase County Assessor and staff
- 2. Valuation done by: The Chase County Assessor
- 3. Date of last appraisal: <sup>1</sup> 2004
- 4. Date of last “update”: <sup>2</sup> 2004
- 5. Pickup work done by: <sup>3</sup>The Chase County assessor and staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	55	0	0	55

- 6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 06/2005
- 7. What was the last year the depreciation schedule for this property class was developed using market-derived information? 2006 for Wauneta and Enders and 2004 for the remainder of the county.
- 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? <sup>4</sup> The County Assessor uses a mass appraisal system which commonly does not involve enough sales to review properties with a Sales Comparison Approach.
- 9. Number of market areas/neighborhoods for this property class: 7
- 10. How are these defined? The entire county is one market area which is defined by assessor locations and market.

**C. Commercial/Industrial Appraisal Information**

- 1. Data collection done by: The Chase County Assessor and staff
- 2. Valuation done by: The Chase County Assessor
- 3. Date of last appraisal: <sup>1</sup> 2002
- 4. Date of last “update”: <sup>2</sup> 2002
- 5. Pickup work done by whom: <sup>3</sup> Pickup work is completed by the county assessor and staff.

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Commercial	9	0	0	9

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 2002
7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? 2002
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?<sup>5</sup> 2002
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?<sup>4</sup> 2002
10. Number of market areas/neighborhoods for this property class? 7
11. How are these defined? The market areas/neighborhoods are defined by assessor location and market.

#### **D. Agricultural Appraisal Information**

1. Data collection done by: The Chase County Assessor and staff
2. Valuation done by: The Chase County Assessor
3. Date of last appraisal: <sup>1</sup> The last appraisal for improved agricultural properties was in 1999 and land values in 2006.
4. Date of last “update”: <sup>2</sup> 2002 for improvements
5. Pickup work done by whom: <sup>3</sup> Pickup work is completed by the county assessor and staff.

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Agricultural	25	0	0	25

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?<sup>5</sup> 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?<sup>4</sup> N/A

8. What is the date of the soil survey currently used? 1995
9. What date was the last countywide land use study completed? 2005
  - a. By what method? (Physical inspection, FSA maps, etc.)  
FSA maps reviewed and updated information.
  - b. By whom? The County Assessor and staff
  - c. What proportion is complete / implemented at this time? 100%
10. Number of market areas/neighborhoods for this property class: 1
11. How are these defined? The entire county is one market area by county boundaries.
12. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? No

**E. Computer, Automation Information and GIS**

1. Administrative software: TerraScan
2. CAMA software: TerraScan
3. Cadastral maps or GIS software: Chase County is currently in the process to implement the GIS Workshop
  - a. Who maintains the Cadastral Maps? The assessor
  - b. Who maintains the GIS software and maps? The Assessor and Deputy
4. Personal Property software: TerraScan

**F. Zoning Information**

1. Does the county have zoning? Yes
  - a. If so, is the zoning county wide? Yes
  - b. What municipalities in the county are zoned? Imperial and Wauneta are zoned. Champion and Enders are under the countywide zoning. Lamar is not zoned.
  - c. When was zoning implemented? January 2000

## **G. Contracted Services**

1. Appraisal Services: None
2. Other Services: TerraScan is contracted. Larry Rexroth assisted the County Assessor for 2006 in developing new depreciation tables for Wauneta and Enders.

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

## **II. Assessment Actions**

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

1. Residential- New depreciation tables for residential improvements in Wauneta and Enders were developed by the Chase County Assessor and applied for the current 2006 assessment year. Adjustments were made to lot values in Johnson subdivision in Wauneta. Lot values in Imperial were reviewed and a market analysis completed. New lot values were established in the Subdivisions of Sage, Lewis Langworthy, Goodrich, Hoffmeister and Max in the City of Imperial to equalize and bring the statistical measures within compliance. Pickup work was completed timely for the current assessment year by the Chase County Assessor and staff.
2. Commercial- No overall changes were made to the Commercial Class of property for 2006. The assessor continues to conduct a sales verification process for all properties. Pickup work was timely completed.
3. Agricultural- A review of the agricultural land sales was completed by the County Assessor and the market supported new values for 2006 in Chase County by each land classification group. The county continues to utilize every available resource to determine agricultural land values including a sales review process.

Endnotes:

<sup>1</sup> 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 15 - Chase

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 4,759	<b>Value</b> 450,970,408	<b>Total Growth</b> 1,629,740 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	174	639,484	4	72,760	15	64,279	193	776,523	
2. Res Improv Land	1,198	3,671,997	17	227,840	121	1,864,979	1,336	5,764,816	
3. Res Improvements	1,303	61,677,327	17	1,397,585	163	9,732,884	1,483	72,807,796	
4. Res Total	1,477	65,988,808	21	1,698,185	178	11,662,142	1,676	79,349,135	455,957
% of Total	88.12	83.16	1.25	2.14	10.62	14.69	35.21	17.59	27.97
5. Rec UnImp Land	0	0	0	0	1	4,810	1	4,810	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	28	649,577	28	649,577	
8. Rec Total	0	0	0	0	29	654,387	29	654,387	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.60	0.14	0.00
Res+Rec Total	1,477	65,988,808	21	1,698,185	207	12,316,529	1,705	80,003,522	455,957
% of Total	86.62	82.48	1.23	2.12	12.14	15.39	35.82	17.74	27.97

**County 15 - Chase**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 4,759	<b>Value</b> 450,970,408	<b>Total Growth</b> 1,629,740 (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	76	726,625	2	15,666	14	95,905	92	838,196	
10. Comm Improv Land	360	1,919,967	2	6,251	19	147,950	381	2,074,168	
11. Comm Improvements	375	29,350,423	4	472,329	30	18,372,402	409	48,195,154	
12. Comm Total	451	31,997,015	6	494,246	44	18,616,257	501	51,107,518	384,576
% of Total	90.01	62.60	1.19	0.96	8.78	36.42	10.52	11.33	23.59
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	451	31,997,015	6	494,246	44	18,616,257	0	0	0
% of Total	90.01	62.60	1.19	0.96	8.78	36.42	10.52	11.33	23.59
17. Taxable Total	1,928	97,985,823	27	2,192,431	251	30,932,786	2,206	131,111,040	840,533
% of Total	87.39	74.73	1.22	1.29	11.37	9.39	46.35	29.07	51

**County 15 - Chase**

**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	0	0	0	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	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>0</b>	<b>0</b>	<b>0</b>

**Schedule III: Mineral Interest Records**

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	10	196,145
24. Mineral Interest-Non-Producing	0	0	0	0	29	13,666
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	10	196,145	0	0		
24. Mineral Interest-Non-Producing	29	13,666	0	0		
<b>25. Mineral Interest Total</b>	<b>39</b>	<b>209,811</b>	<b>0</b>	<b>0</b>		

**Schedule IV: Exempt Records: Non-Agricultural**

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	234	26	61	321

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	26	3,418,532	1,897	210,331,186	1,923	213,749,718
28. Ag-Improved Land	1	6,666	19	2,109,837	537	76,441,567	557	78,558,070
29. Ag-Improvements	1	600	19	1,215,752	571	26,125,417	591	27,341,769
<b>30. Ag-Total Taxable</b>							<b>2,514</b>	<b>319,649,557</b>

**County 15 - Chase**

**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	0	0.000	0	15	16.000	42,400	
33. HomeSite Improvements	0		0	12		914,409	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	1	3.000	3,250	14	48.730	15,644	
37. FarmSite Improv	1		600	17		301,343	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			88.700		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	34	35.000	91,425	34	35.000	91,425	
32. HomeSite Improv Land	402	467.340	1,229,051	417	483.340	1,271,451	
33. HomeSite Improvements	365		16,826,419	377		17,740,828	789,207
<b>34. HomeSite Total</b>				411	518.340	19,103,704	
35. FarmSite UnImp Land	69	205.860	61,486	69	205.860	61,486	
36. FarmSite Impr Land	451	2,129.850	769,088	466	2,181.580	787,982	
37. FarmSite Improv	521		9,298,998	539		9,600,941	0
<b>38. FarmSite Total</b>				608	2,387.440	10,450,409	
39. Road & Ditches		5,444.390			5,533.090		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>1,019</b>	<b>8,438.870</b>	<b>29,554,113</b>	<b>789,207</b>

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	0	0.000	0	<b>0</b>	<b>0.000</b>	<b>0</b>

**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	<b>0</b>	<b>0.000</b>	<b>0</b>
44. Recapture Val			0			<b>0</b>

County 15 - Chase

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	756.830	875,106	42,933.280	49,728,958	43,690.110	50,604,064
47. 2A1	0.000	0	1,303.600	1,446,411	21,941.130	24,330,417	23,244.730	25,776,828
48. 2A	0.000	0	165.000	181,185	14,531.830	15,970,342	14,696.830	16,151,527
49. 3A1	0.000	0	815.300	851,840	32,199.020	33,630,434	33,014.320	34,482,274
50. 3A	0.000	0	552.300	549,540	16,044.230	15,965,115	16,596.530	16,514,655
51. 4A1	0.000	0	656.500	653,219	28,727.700	28,584,121	29,384.200	29,237,340
52. 4A	0.000	0	211.700	210,642	12,961.100	12,896,321	13,172.800	13,106,963
53. Total	0.000	0	4,461.230	4,767,943	169,338.290	181,105,708	173,799.520	185,873,651
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	438.100	180,836	60,992.690	25,160,205	61,430.790	25,341,041
56. 2D1	0.000	0	345.920	140,596	10,314.660	4,219,399	10,660.580	4,359,995
57. 2D	0.000	0	26.500	8,975	9,060.200	3,151,889	9,086.700	3,160,864
58. 3D1	0.000	0	135.340	40,602	12,286.120	3,656,360	12,421.460	3,696,962
59. 3D	0.000	0	118.060	29,190	5,685.720	1,416,853	5,803.780	1,446,043
60. 4D1	0.000	0	83.800	18,857	8,348.990	1,878,603	8,432.790	1,897,460
61. 4D	0.000	0	0.500	113	3,203.440	720,816	3,203.940	720,929
62. Total	0.000	0	1,148.220	419,169	109,891.820	40,204,125	111,040.040	40,623,294
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	8.500	1,913	4,025.390	906,120	4,033.890	908,033
65. 2G1	0.000	0	44.000	9,901	3,606.730	811,531	3,650.730	821,432
66. 2G	0.000	0	12.500	2,813	10,730.520	2,413,780	10,743.020	2,416,593
67. 3G1	0.000	0	23.000	5,176	5,224.760	1,173,432	5,247.760	1,178,608
68. 3G	0.000	0	94.960	20,891	7,967.280	1,752,846	8,062.240	1,773,737
69. 4G1	0.000	0	720.910	144,182	48,340.910	9,668,462	49,061.820	9,812,644
70. 4G	17.080	3,416	491.160	98,232	166,082.180	33,216,766	166,590.420	33,318,414
71. Total	17.080	3,416	1,395.030	283,108	245,977.770	49,942,937	247,389.880	50,229,461
72. Waste	0.000	0	10.500	105	1,154.230	14,028	1,164.730	14,133
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		35.000		35.000	
75. Total	17.080	3,416	7,014.980	5,470,325	526,362.110	271,266,798	533,394.170	276,740,539

County 15 - Chase

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 12

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	3,161.630	3,115,618	3,161.630	3,115,618
47. 2A1	0.000	0	0.000	0	523.100	492,426	523.100	492,426
48. 2A	0.000	0	0.000	0	389.500	386,565	389.500	386,565
49. 3A1	0.000	0	0.000	0	1,383.300	1,180,655	1,383.300	1,180,655
50. 3A	0.000	0	0.000	0	402.500	310,788	402.500	310,788
51. 4A1	0.000	0	0.000	0	1,042.200	859,507	1,042.200	859,507
52. 4A	0.000	0	0.000	0	535.600	417,483	535.600	417,483
53. Total	0.000	0	0.000	0	7,437.830	6,763,042	7,437.830	6,763,042
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	768.390	314,084	768.390	314,084
56. 2D1	0.000	0	0.000	0	63.240	26,152	63.240	26,152
57. 2D	0.000	0	0.000	0	73.060	25,509	73.060	25,509
58. 3D1	0.000	0	0.000	0	356.340	106,571	356.340	106,571
59. 3D	0.000	0	0.000	0	175.420	43,555	175.420	43,555
60. 4D1	0.000	0	0.000	0	81.000	18,226	81.000	18,226
61. 4D	0.000	0	0.000	0	22.600	5,085	22.600	5,085
62. Total	0.000	0	0.000	0	1,540.050	539,182	1,540.050	539,182
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	16.880	3,799	16.880	3,799
65. 2G1	0.000	0	0.000	0	25.000	5,625	25.000	5,625
66. 2G	0.000	0	0.000	0	15.350	3,454	15.350	3,454
67. 3G1	0.000	0	0.000	0	20.700	4,658	20.700	4,658
68. 3G	0.000	0	0.000	0	32.050	7,051	32.050	7,051
69. 4G1	0.000	0	0.000	0	312.270	62,454	312.270	62,454
70. 4G	0.000	0	0.000	0	680.880	136,176	680.880	136,176
71. Total	0.000	0	0.000	0	1,103.130	223,217	1,103.130	223,217
72. Waste	0.000	0	0.000	0	24.100	241	24.100	241
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	10,105.110	7,525,682	10,105.110	7,525,682

County 15 - Chase

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 15

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	3,185.570	2,245,962	3,185.570	2,245,962
47. 2A1	0.000	0	0.000	0	807.900	679,266	807.900	679,266
48. 2A	0.000	0	0.000	0	539.530	402,069	539.530	402,069
49. 3A1	0.000	0	0.000	0	972.000	663,179	972.000	663,179
50. 3A	0.000	0	0.000	0	399.400	301,425	399.400	301,425
51. 4A1	0.000	0	0.000	0	462.400	294,345	462.400	294,345
52. 4A	0.000	0	0.000	0	382.150	176,324	382.150	176,324
53. Total	0.000	0	0.000	0	6,748.950	4,762,570	6,748.950	4,762,570
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	984.900	405,979	984.900	405,979
56. 2D1	0.000	0	0.000	0	157.250	64,814	157.250	64,814
57. 2D	0.000	0	0.000	0	121.600	42,498	121.600	42,498
58. 3D1	0.000	0	0.000	0	157.620	45,671	157.620	45,671
59. 3D	0.000	0	0.000	0	104.650	26,118	104.650	26,118
60. 4D1	0.000	0	0.000	0	91.800	20,656	91.800	20,656
61. 4D	0.000	0	0.000	0	46.600	10,485	46.600	10,485
62. Total	0.000	0	0.000	0	1,664.420	616,221	1,664.420	616,221
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	36.600	8,235	36.600	8,235
65. 2G1	0.000	0	0.000	0	48.300	10,868	48.300	10,868
66. 2G	0.000	0	0.000	0	58.070	13,066	58.070	13,066
67. 3G1	0.000	0	0.000	0	74.000	16,651	74.000	16,651
68. 3G	0.000	0	0.000	0	105.430	23,195	105.430	23,195
69. 4G1	0.000	0	0.000	0	276.820	55,364	276.820	55,364
70. 4G	0.000	0	0.000	0	1,613.950	322,790	1,613.950	322,790
71. Total	0.000	0	0.000	0	2,213.170	450,169	2,213.170	450,169
72. Waste	0.000	0	0.000	0	26.250	263	26.250	263
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	10,652.790	5,829,223	10,652.790	5,829,223

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	4,461.230	4,767,943	183,525.070	192,631,320	187,986.300	197,399,263
77.Dry Land	0.000	0	1,148.220	419,169	113,096.290	41,359,528	114,244.510	41,778,697
78.Grass	17.080	3,416	1,395.030	283,108	249,294.070	50,616,323	250,706.180	50,902,847
79.Waste	0.000	0	10.500	105	1,204.580	14,532	1,215.080	14,637
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	35.000	0	35.000	0
<b>82.Total</b>	17.080	3,416	7,014.980	5,470,325	547,120.010	284,621,703	<b>554,152.070</b>	<b>290,095,444</b>

## 2006 Agricultural Land Detail

### County 15 - Chase

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	43,690.110	25.14%	50,604,064	27.22%	1,158.249
2A1	23,244.730	13.37%	25,776,828	13.87%	1,108.932
2A	14,696.830	8.46%	16,151,527	8.69%	1,098.980
3A1	33,014.320	19.00%	34,482,274	18.55%	1,044.464
3A	16,596.530	9.55%	16,514,655	8.88%	995.066
4A1	29,384.200	16.91%	29,237,340	15.73%	995.002
4A	13,172.800	7.58%	13,106,963	7.05%	995.002
<b>Irrigated Total</b>	<b>173,799.520</b>	<b>100.00%</b>	<b>185,873,651</b>	<b>100.00%</b>	<b>1,069.471</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	61,430.790	55.32%	25,341,041	62.38%	412.513
2D1	10,660.580	9.60%	4,359,995	10.73%	408.982
2D	9,086.700	8.18%	3,160,864	7.78%	347.856
3D1	12,421.460	11.19%	3,696,962	9.10%	297.627
3D	5,803.780	5.23%	1,446,043	3.56%	249.155
4D1	8,432.790	7.59%	1,897,460	4.67%	225.009
4D	3,203.940	2.89%	720,929	1.77%	225.013
<b>Dry Total</b>	<b>111,040.040</b>	<b>100.00%</b>	<b>40,623,294</b>	<b>100.00%</b>	<b>365.843</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	4,033.890	1.63%	908,033	1.81%	225.101
2G1	3,650.730	1.48%	821,432	1.64%	225.004
2G	10,743.020	4.34%	2,416,593	4.81%	224.945
3G1	5,247.760	2.12%	1,178,608	2.35%	224.592
3G	8,062.240	3.26%	1,773,737	3.53%	220.005
4G1	49,061.820	19.83%	9,812,644	19.54%	200.005
4G	166,590.420	67.34%	33,318,414	66.33%	200.001
<b>Grass Total</b>	<b>247,389.880</b>	<b>100.00%</b>	<b>50,229,461</b>	<b>100.00%</b>	<b>203.037</b>

<b>Irrigated Total</b>	<b>173,799.520</b>	<b>32.58%</b>	<b>185,873,651</b>	<b>67.17%</b>	<b>1,069.471</b>
<b>Dry Total</b>	<b>111,040.040</b>	<b>20.82%</b>	<b>40,623,294</b>	<b>14.68%</b>	<b>365.843</b>
<b>Grass Total</b>	<b>247,389.880</b>	<b>46.38%</b>	<b>50,229,461</b>	<b>18.15%</b>	<b>203.037</b>
Waste	1,164.730	0.22%	14,133	0.01%	12.134
Other	0.000	0.00%	0	0.00%	0.000
Exempt	35.000	0.01%			
<b>Market Area Total</b>	<b>533,394.170</b>	<b>100.00%</b>	<b>276,740,539</b>	<b>100.00%</b>	<b>518.829</b>

**As Related to the County as a Whole**

<b>Irrigated Total</b>	<b>173,799.520</b>	<b>92.45%</b>	<b>185,873,651</b>	<b>94.16%</b>
<b>Dry Total</b>	<b>111,040.040</b>	<b>97.20%</b>	<b>40,623,294</b>	<b>97.23%</b>
<b>Grass Total</b>	<b>247,389.880</b>	<b>98.68%</b>	<b>50,229,461</b>	<b>98.68%</b>
Waste	1,164.730	95.86%	14,133	96.56%
Other	0.000	0.00%	0	0.00%
Exempt	35.000	100.00%		
<b>Market Area Total</b>	<b>533,394.170</b>	<b>96.25%</b>	<b>276,740,539</b>	<b>95.40%</b>

## 2006 Agricultural Land Detail

### County 15 - Chase

Market Area: 12

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	3,161.630	42.51%	3,115,618	46.07%	985.446
2A1	523.100	7.03%	492,426	7.28%	941.361
2A	389.500	5.24%	386,565	5.72%	992.464
3A1	1,383.300	18.60%	1,180,655	17.46%	853.506
3A	402.500	5.41%	310,788	4.60%	772.144
4A1	1,042.200	14.01%	859,507	12.71%	824.704
4A	535.600	7.20%	417,483	6.17%	779.467
<b>Irrigated Total</b>	<b>7,437.830</b>	<b>100.00%</b>	<b>6,763,042</b>	<b>100.00%</b>	<b>909.276</b>

#### Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	768.390	49.89%	314,084	58.25%	408.755
2D1	63.240	4.11%	26,152	4.85%	413.535
2D	73.060	4.74%	25,509	4.73%	349.151
3D1	356.340	23.14%	106,571	19.77%	299.071
3D	175.420	11.39%	43,555	8.08%	248.289
4D1	81.000	5.26%	18,226	3.38%	225.012
4D	22.600	1.47%	5,085	0.94%	225.000
<b>Dry Total</b>	<b>1,540.050</b>	<b>100.00%</b>	<b>539,182</b>	<b>100.00%</b>	<b>350.106</b>

#### Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	16.880	1.53%	3,799	1.70%	225.059
2G1	25.000	2.27%	5,625	2.52%	225.000
2G	15.350	1.39%	3,454	1.55%	225.016
3G1	20.700	1.88%	4,658	2.09%	225.024
3G	32.050	2.91%	7,051	3.16%	220.000
4G1	312.270	28.31%	62,454	27.98%	200.000
4G	680.880	61.72%	136,176	61.01%	200.000
<b>Grass Total</b>	<b>1,103.130</b>	<b>100.00%</b>	<b>223,217</b>	<b>100.00%</b>	<b>202.348</b>

<b>Irrigated Total</b>	<b>7,437.830</b>	<b>73.60%</b>	<b>6,763,042</b>	<b>89.87%</b>	<b>909.276</b>
<b>Dry Total</b>	<b>1,540.050</b>	<b>15.24%</b>	<b>539,182</b>	<b>7.16%</b>	<b>350.106</b>
<b>Grass Total</b>	<b>1,103.130</b>	<b>10.92%</b>	<b>223,217</b>	<b>2.97%</b>	<b>202.348</b>
Waste	24.100	0.24%	241	0.00%	10.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>10,105.110</b>	<b>100.00%</b>	<b>7,525,682</b>	<b>100.00%</b>	<b>744.740</b>

#### As Related to the County as a Whole

<b>Irrigated Total</b>	<b>7,437.830</b>	<b>3.96%</b>	<b>6,763,042</b>	<b>3.43%</b>	
<b>Dry Total</b>	<b>1,540.050</b>	<b>1.35%</b>	<b>539,182</b>	<b>1.29%</b>	
<b>Grass Total</b>	<b>1,103.130</b>	<b>0.44%</b>	<b>223,217</b>	<b>0.44%</b>	
Waste	24.100	1.98%	241	1.65%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>10,105.110</b>	<b>1.82%</b>	<b>7,525,682</b>	<b>2.59%</b>	

## 2006 Agricultural Land Detail

### County 15 - Chase

Market Area: **15**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	3,185.570	47.20%	2,245,962	47.16%	705.042
2A1	807.900	11.97%	679,266	14.26%	840.779
2A	539.530	7.99%	402,069	8.44%	745.220
3A1	972.000	14.40%	663,179	13.92%	682.282
3A	399.400	5.92%	301,425	6.33%	754.694
4A1	462.400	6.85%	294,345	6.18%	636.559
4A	382.150	5.66%	176,324	3.70%	461.399
<b>Irrigated Total</b>	<b>6,748.950</b>	<b>100.00%</b>	<b>4,762,570</b>	<b>100.00%</b>	<b>705.675</b>
<b>Dry:</b>					
1D1	0.000	0.00%	0	0.00%	0.000
1D	984.900	59.17%	405,979	65.88%	412.203
2D1	157.250	9.45%	64,814	10.52%	412.171
2D	121.600	7.31%	42,498	6.90%	349.490
3D1	157.620	9.47%	45,671	7.41%	289.753
3D	104.650	6.29%	26,118	4.24%	249.574
4D1	91.800	5.52%	20,656	3.35%	225.010
4D	46.600	2.80%	10,485	1.70%	225.000
<b>Dry Total</b>	<b>1,664.420</b>	<b>100.00%</b>	<b>616,221</b>	<b>100.00%</b>	<b>370.231</b>
<b>Grass:</b>					
1G1	0.000	0.00%	0	0.00%	0.000
1G	36.600	1.65%	8,235	1.83%	225.000
2G1	48.300	2.18%	10,868	2.41%	225.010
2G	58.070	2.62%	13,066	2.90%	225.004
3G1	74.000	3.34%	16,651	3.70%	225.013
3G	105.430	4.76%	23,195	5.15%	220.003
4G1	276.820	12.51%	55,364	12.30%	200.000
4G	1,613.950	72.92%	322,790	71.70%	200.000
<b>Grass Total</b>	<b>2,213.170</b>	<b>100.00%</b>	<b>450,169</b>	<b>100.00%</b>	<b>203.404</b>
<hr/>					
<b>Irrigated Total</b>	<b>6,748.950</b>	<b>63.35%</b>	<b>4,762,570</b>	<b>81.70%</b>	<b>705.675</b>
<b>Dry Total</b>	<b>1,664.420</b>	<b>15.62%</b>	<b>616,221</b>	<b>10.57%</b>	<b>370.231</b>
<b>Grass Total</b>	<b>2,213.170</b>	<b>20.78%</b>	<b>450,169</b>	<b>7.72%</b>	<b>203.404</b>
Waste	26.250	0.25%	263	0.00%	10.019
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>10,652.790</b>	<b>100.00%</b>	<b>5,829,223</b>	<b>100.00%</b>	<b>547.201</b>

#### As Related to the County as a Whole

<b>Irrigated Total</b>	<b>6,748.950</b>	<b>3.59%</b>	<b>4,762,570</b>	<b>2.41%</b>	
<b>Dry Total</b>	<b>1,664.420</b>	<b>1.46%</b>	<b>616,221</b>	<b>1.47%</b>	
<b>Grass Total</b>	<b>2,213.170</b>	<b>0.88%</b>	<b>450,169</b>	<b>0.88%</b>	
Waste	26.250	2.16%	263	1.80%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>10,652.790</b>	<b>1.92%</b>	<b>5,829,223</b>	<b>2.01%</b>	

## 2006 Agricultural Land Detail

### County 15 - Chase

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	4,461.230	4,767,943	183,525.070	192,631,320
Dry	0.000	0	1,148.220	419,169	113,096.290	41,359,528
Grass	17.080	3,416	1,395.030	283,108	249,294.070	50,616,323
Waste	0.000	0	10.500	105	1,204.580	14,532
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	35.000	0
<b>Total</b>	<b>17.080</b>	<b>3,416</b>	<b>7,014.980</b>	<b>5,470,325</b>	<b>547,120.010</b>	<b>284,621,703</b>

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	187,986.300	197,399,263	187,986.300	33.92%	197,399,263	68.05%	1,050.072
Dry	114,244.510	41,778,697	114,244.510	20.62%	41,778,697	14.40%	365.695
Grass	250,706.180	50,902,847	250,706.180	45.24%	50,902,847	17.55%	203.037
Waste	1,215.080	14,637	1,215.080	0.22%	14,637	0.01%	12.046
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	35.000	0	35.000	0.01%	0	0.00%	0.000
<b>Total</b>	<b>554,152.070</b>	<b>290,095,444</b>	<b>554,152.070</b>	<b>100.00%</b>	<b>290,095,444</b>	<b>100.00%</b>	<b>523.494</b>

\* Department of Property Assessment & Taxation Calculates

CHASE COUNTY ASSESSOR  
921 BROADWAY P O BOX 1299  
IMPERIAL, NE 69033  
308-882-5207

Dorothy Bartels, Assessor

Terrie State, Deputy

June 15, 2005

PLAN OF ASSESSMENT FOR CHASE COUNTY  
ASSESSMENT YEARS 2006, 2007, AND 2008

RE: CHASE COUNTY THREE-YEAR PLAN

INTRODUCTION

PURSUANT TO NEB. LAWS 2005, LB 263, SECTION 9. The former provisions relating to the assessor's 5-year plan of assessment in Neb. Rev. Stat. 77-1311(8) were repealed and the new language of LB 263 Section 9 instituted a 3-year plan of assessment. LB 263 passed with an emergency clause and was signed by the governor on March 9, 2005 and therefore, these changes are effective immediately. The County Assessor shall prepare a plan of Assessment each year, shall describe the assessment actions planned for the next assessment year and two years thereafter. A copy of the plan will be submitted to the Department of Property Assessment and Taxation on or before June 15 each year. The plan shall be presented to the county board of equalization on or before July 31. If amendments are made to this plan they must be sent to the Department on or before October 31.

Chase County's office has the Assessor, a deputy assessor, a clerk, and a part-time employee. Most all of the Appraisal work is done by this staff. Educational requirements set out in Reg. 71-006.01 states, beginning January 1, 2003 thru December 31, 2006, states that all certificate holders must obtain sixty (60) hours of approved continuing education to be eligible to receive approval by the Property Tax Administrator for recertification. Our budget has adequate funding for the certificate holders in our office to maintain these hours before January 1, 2007.

GENERAL DESCRIPTION OF REAL PROPERTY FOR CHASE COUNTY

Chase County for the year 2005 has 4746 Records, a Total Value of \$429,799,641, and Total growth of \$1,433,095, as of March 19, 2005.

Parcels	% of total Parcels	% of Taxable Value Base
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- 2 -

Residential	1672	35.23	17.97
Commercial	495	10.43	12.00
Recreational	29	.61	.15
Agricultural	2511	52.91	69.84
Mineral	39	.82	.04

Chase County for the year 2005 has a total of 554,328.10 Acres, with a total value of \$270,734,727.

	Acres	% of total Ag Acres	% of total Ag Value Base
Irrigation	188,146.25	33.94	68.04
Dry	114,163.32	20.60	15.85
Grassland	250,811.45	45.24	16.11
Waste	1207.08	.22	.005

Exempt Records for 2005 is 318.

Personal Property Schedules filed for Commercial is 247 and for Ag is 435 for a total of 682 schedules for 2005.

Homestead Exemptions for the year 2004 totaled 196 parcels.

## PROCEDURES MANUAL

Chase County has updated the Office Procedure Manual. This manual outlines Office and Assessment procedures such as: Mail, Appraisal Cards, Soil Codes, Values per Acre, Minerals, Photo copies, Faxes, Searching Fees, and Misc. issues in our office. Assessment procedures will include but not limited to:

Assessment of Real Property and Personal Property Jan 1, 12:01 AM to list and value. 77-1301 & 77-1201

Permissive Exemption Recommendations. 77-202.01

Assessor notifies Gov't subdivisions of intent to Tax property not used for Public purpose & not paying an In Lieu of Tax. 77-202.12

Assessor completes assessment of real property 77-1301

Abstract of Real Property to PA&T. 77-1514

Assessor provides data requested by the chairperson of the AHLVB 77-1380 Agland Advisory Board Action. 77-1381.01

Certify Completion of Real Property Roll and Publish in Newspaper. 77-1315

Notice of Valuation Change to Taxpayers. 77-1315

Recertifies Abstract to PA&T from TERC action. 77-5029

Assessor mails assessment /sales ratio statistics (as determined by TERC) to Media and posts in assessor's office 77-1315

Personal Property Abstract filed with PA&T. 77-1514

Application & Waiver for late permissive exemptions 77-202.01

County Board of Equalization & Protest Hearings. 77-1502  
CBE equalizes overvalued, undervalued, and omitted real property 77-1504  
Assessor approves or denies Greenbelt Application and notifies applicant on or before July 22 77-1345.01  
Homestead Applications to TC. 77-3517  
Certifies School District Taxable Report to PTA. 79-1016  
Certifies Taxable Valuations to Political subdivisions & all school district Valuations to Dept. of Education. 13-509 &13-518  
Average Residential value for Homestead Exemptions & Send to PA&T. 77-3506.02  
Certify Trusts owning Agland to Secretary of State. 76-1517  
Every four years assessor files report with CBE & PAT for taxable and exempt properties belonging to the state or governmental subdivisions of the state subject to 77-202.11 and 77-202.12 77-202.13  
Tax List to Treasurer for Real and Personal Property. 77-1616  
Certificate of Taxes Levied to PA&T. 77-1613.01  
Certified Homestead Tax Loss to Tax Commissioner. 77-3523  
Qualifications and duties of the Chase County Assessor  
Job Descriptions and qualifications of Office Staff  
521 Procedures and Sales verifications  
Valuations and Definitions  
Accelerations  
Soil Conversion Table  
Greenbelt 77-1345  
CBE procedures for hearings 77-1502  
Mineral Interests  
County Policies to follow City Ordinances

"Steps in a Revaluation" found in the text, Mass Appraisal of Real Property

This office will value property using Appraisal Techniques according to Nebraska Statutes 77-112, 77-1301.01, and all other rules and regulations set forth from Property Assessment and Taxation. Marshall and Swift programs and manuals are used in our office. The Standards on Ratio Studies approved July 1999 by IAAO is also used for appraisal purposes. All the Reports are generated on the administrative software.

Homestead Exemptions: Chase County accepts form 458 for filing between the dates set forth by the Nebraska Department of Revenue. 77-3510 through 77-3528

Personal Property: Chase County accepts filings from January 1 to on or before May 1 of each year. Penalties are applied if applicable. The Assessor files abstract timely. (77-1514)

## REAL PROPERTY

Property review by Classification in Chase County is done by the assessor's office.

RESIDENTIAL: Chase County has completed all subdivisions urban, suburban, and rural residential properties to reflect Marshall & Swift cost tables for June 2000 for the Abstract in 2004. All data has been updated, complete with sketches and photo's attached to the Property Record Card. The reappraisal on all Residential Properties, Urban, Suburban, and Rural will begin in 2005 using Marshall & Swift cost tables for June 2005. As the residential properties are inspected, measured, and reviewed in each location, value will be implemented as of January 1, of the following year. New depreciation factor will be applied per study from the market in each location. The list of 'Steps in a Revaluation' drawn from the textbook, "Mass Appraisal of Real Property", by International Association of Assessing Officers, 1999, Chapter 2, in particular, will be utilized whether this project is completed by the Assessor's Office or a contracted Appraisal Company. All Residential Properties will be completed by the Abstract for 2008. New construction and additions will be picked up annually and added to the valuation for the following assessment year. We will maintain and study the market and Statistical Measures each year to stay in compliance. As part of the Equalization process, Property Tax Administrator has filed a Statistical & Narrative Report to The Tax Equalization & Review Commission. The Commission, after reviewing the report, certifies the level and quality of assessment for each class of property to each County. The "findings of fact", for Chase County Residential Class by the Tax Equalization and Review Commission for 2005 is as follows: Median indicated level of value is 94.69% of actual or fair market value. Coefficient of Dispersion (COD) is 18.61, and Price Related Differential is 106.36. Statistical studies of the level and quality of assessment are reliable and representative of the level and quality of assessments for the Residential Class. Total qualified sales used for the Residential Class analysis was 142.

COMMERCIAL: All Commercial properties were reappraised for 2003 Abstract. Marshall and Swift cost table June 2002 were implemented. All the data information, photos, sketches, and valuation is completed on the electronic Record Card. We will maintain and study the market and Statistical Measures each year to stay in compliance. We will plan another Reappraisal for 2008. All New Construction and additions are picked-up annually, valued, and added to the tax roll the following year. As part of the Equalization process, Property Tax Administrator has filed a Statistical & Narrative Report to The Tax Equalization and Review Commission. The Commission, after reviewing the report, certifies the level and quality of assessment for each class of property to each County. The "findings of fact", for Chase County Commercial Class by the Tax Equalization and Review Commission for 2005 is as follows: Median indicated level of value is 94.96% of actual or fair market value. Coefficient of Dispersion (COD) is 22.50, and Price Related Differential is 100.91. Statistical studies of the level and quality of assessment are reliable and representative of the level and quality of assessments for the Commercial Class. Total qualified sales used for the Commercial Class analysis was 26.

AGLAND: The Assessor's Staff has kept all Agland maps current with changes and surveys. We use many resources available to keep the land use current. We physically inspect periodically for sales inspections, pivots, and other concerns in the office. Our Soil survey is dated 1980 and the County uses the 1995 conversion. Soil types and LVG's are captured in the TerraScan Computer System. Electronic Land sheets are placed in each parcel and updated each year. Agland subclasses of Irrigation, Dry, and Grass are studied for level of value and quality of assessment each year. The unimproved Agland Sales qualified by PA&T are monitored for Statistical Information to set Agricultural Land Values. We currently keep our daily records updated on our Cadasteral Maps. We have signed a contract with GIS Workshop, Lincoln, NE, Marcus Tooze, President. Work will begin August of 2005 and be completed in June of 2006. Our County has established a GIS line item in the Miscellaneous General Fund. The expectation of having GIS in the future, will expand our capabilities tremendously in the Agland. This will also be a great, time management tool. As a part of the Equalization Process, Property Tax Administrator has filed a Statistical and Narrative Report to The Tax Equalization and Review Commission. The Commission, after reviewing the report, certifies the level and quality of assessment for each class of property to each County. The "findings of fact", for Chase County Agland Class by The Tax Equalization and Review Commission for 2005 is as follows: Median indicated level of value is 76.77% of actual or fair market value. The coefficient of Dispersion (COD) is 18.37. Price Related Differential (PRD) is 101.59 Statistical studies of level and quality of assessment are reliable and representative of the level and quality of assessment for the Agland Class. The total qualified unimproved sales used for the Agland analysis was 60.

IMPROVEMENTS: The rural area improvements will be reappraised in 2005. Inspection, measurement, sketches, and photos will be completed. New Electronic Property Record Cards will be in our TerraScan Administrative Cama System. We will then review all the data for accuracy, study and complete a new depreciation study from the market, and update the costing table from Marshall & Swift to the most current table. New values will be implemented for the Abstract for 2006. A strong effort will be made to do Statistical Measurements on Agricultural Homes, and Outbuildings, to assure the assessment of 100% and not 80% as allowed for unimproved Land. All new construction such as machine sheds, bins, etc. are picked-up annually and valued each year for the next assessment year.

Legislative changes effecting classification of Real Property is implemented and the assessment of Real Property is completed by March 19, (77-1301) each year. Real Property Abstract is filed with Property Assessment and Taxation in a timely manner. (77-1514)

## RESPONSIBILITIES OF ASSESSMENT

### Record Maintenance

Chase County Record Cards are kept in plastic file folders and contain information as set forth in Regulation 10-004.01 including legal description, current owner and address, previous owner, situs address, sketch, photo, book and page of last deed of record, sale date, property type, geo code, map reference data, parcel ID, property classification code, (10-004.02) taxing district, land value and size, building characteristics and annual value postings. New Electronic Record Cards are being used now from our Administrative System. We are in the process of producing a Hard Card for each parcel with the above information, to be completed as soon as possible. The Assessor's Staff keeps the Record Cards current.

### Mapping

Chase County Cadastral Maps are dated 1966 and are kept current by the assessor's staff. The Geographic Information Systems has the capability to create maps and updating is immediate when the 521 transfer is processed. The Assessor's office staff maintains, updates, and continues to keep very current and accurate Records.

### Software

On August 22, 2001, Chase County converted to TerraScan Administrative System. The Marshall and Swift cost tables for Residential and Outbuildings is June 2000, and Commercial is June 2002. Chase County will continue over the next three years to stay current with the Cost Tables.

### Computerized

Chase County has all the equipment to use our TerraScan System. Our PCs are less than four years old. We have two laser and a DeskJet Hewlett Packard printers. We have also installed a Fax Machine for our office. Our digital cameras are Sonys. We take all of our photos. We will update our equipment as needed to keep our records current and up-to-date. Our budget allows \$2400 for office equipment.

### Depreciation

Our Sales Analysis is done in the subdivisions in Residential, Commercial, and Agland to determine the depreciation. Our vacant land in each subdivision is analyzed by the sales in Residential, Commercial, and Agland to determine lot or land values.

### Pick-up

Defined in Reg 50-001.06

The Assessor does Chase County pick-up work. Residential, Commercial, and Ag Outbuilding improvements are reported by Rural Zoning administrator, City building inspectors, personal knowledge, and third party or self reporting. In our local newspapers we publish, 77-1318.01. Our pick-up work is completed by December 31 each year.

### Sales Review

Timely filing of the 521's-Reg. 12-003

The Assessor and Staff verify Chase County sales. Verification forms from the Assessor's Office are sent to the buyer of each sale. If no information is returned, or the information is questionable, the Assessor contacts personally or via telephone, the seller, buyer, broker, or any other party knowledgeable of the sale. The use of this information is to confirm an "arms length transaction", and qualification or non-qualification of the Sale. Other resources used for verification are personal knowledge of sale property and publicized information from broker. The Assessor makes physical inspection after the sale to confirm the data information. Corrections to the sale property data, if necessary, are made at the proper time.

#### Staff

Chase County has an Assessor, Deputy Assessor, and a Clerk. Responsibilities are shared to achieve our work satisfactorily for all deadlines and reports. The Assessor and the Deputy Assessor attend IAAO classes, workshops, and mandatory educational classes to keep their Certifications current and up-to- date. Assessor and Staff prepare and file all reports required by law/regulation, in a timely manner.

#### Conclusion

Chase County will continue in the next three years to implement the latest technology, maintain assessment records, and follow Assessment procedures as set forth by the Property Assessment and Taxation Department and the Tax Equalization and Review Commission. The Commissioners, the Board of Equalization, for Chase County continues to support the Assessor's Office to maintain the resources needed for the future achievement of the assessment actions planned. The Assessor's budget has \$10,000 adopted for outside appraisal work and consulting.

Respectfully submitted,

Dorothy Bartels  
Chase 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
  - $\text{TotAssdValue}/\text{Count}$

### **Median**

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

### **Weighted Mean**

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

### **Mean**

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

### **COD**

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

**PRD**

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

**COV**

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

**STD**

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

**Avg. Abs. Dev.**

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

**Max Sales Ratio**

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

**Min Sales Ratio**

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

**95% Median C.I.**

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

**95% Wgt. Mean C.I.**

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

- The actual calculation:

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

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

### 95% Mean C.I.

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

### Ratio Formulas

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

## Map Source Documentation

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

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

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

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

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

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

## Valuation History Chart Specifications

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

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

*Source: Certificate of Taxes Levied Reports CTL.*

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

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

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

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

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

*Source: Certificate of Taxes Levied Reports CTL.*

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

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

*Source: County Abstract of Assessment Report for Real Property*

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

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

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

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

*City Class, Population, & Zoning Authority:*

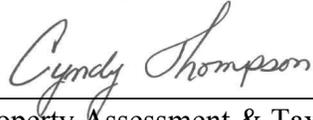
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

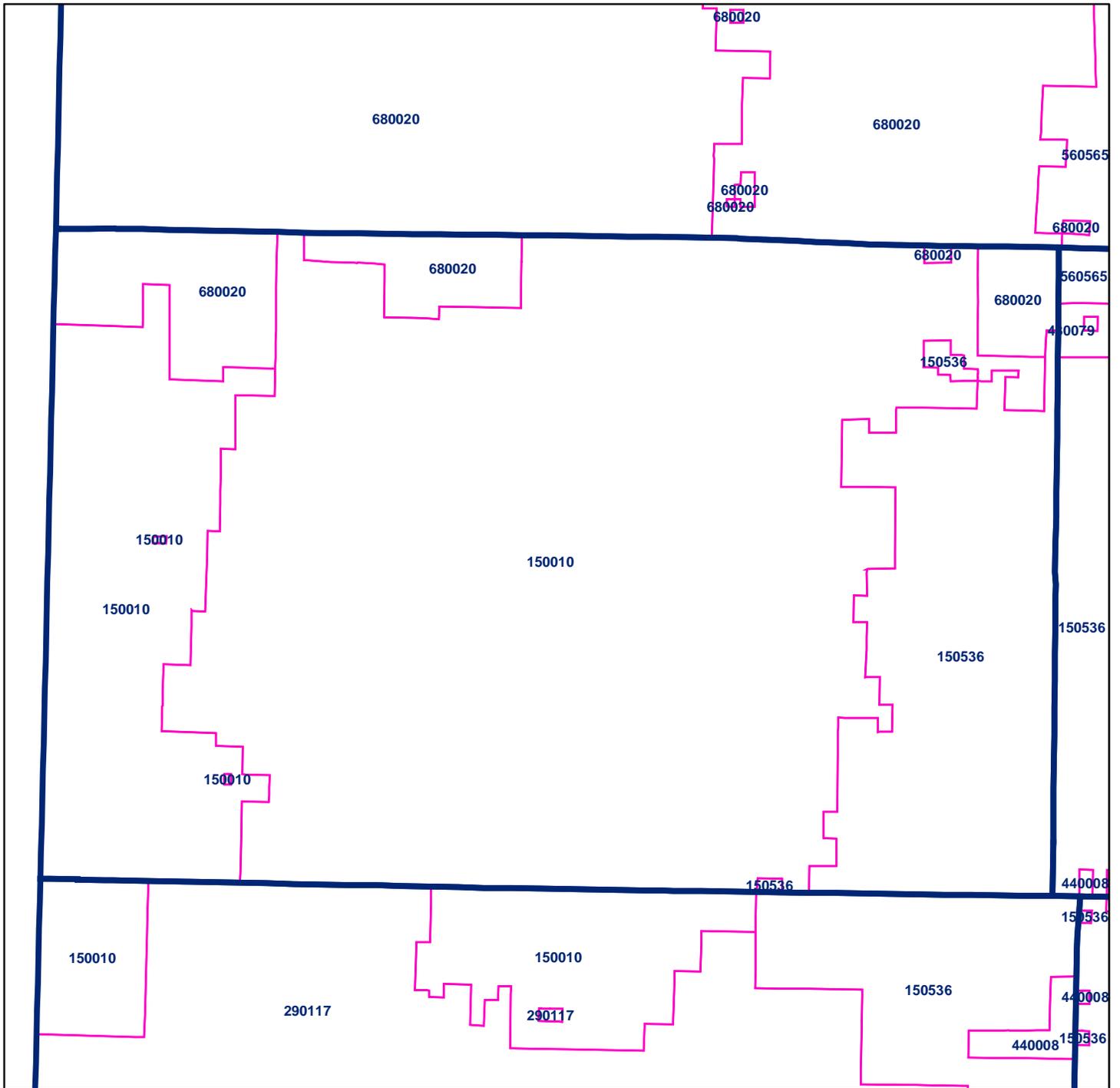
## Certification

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

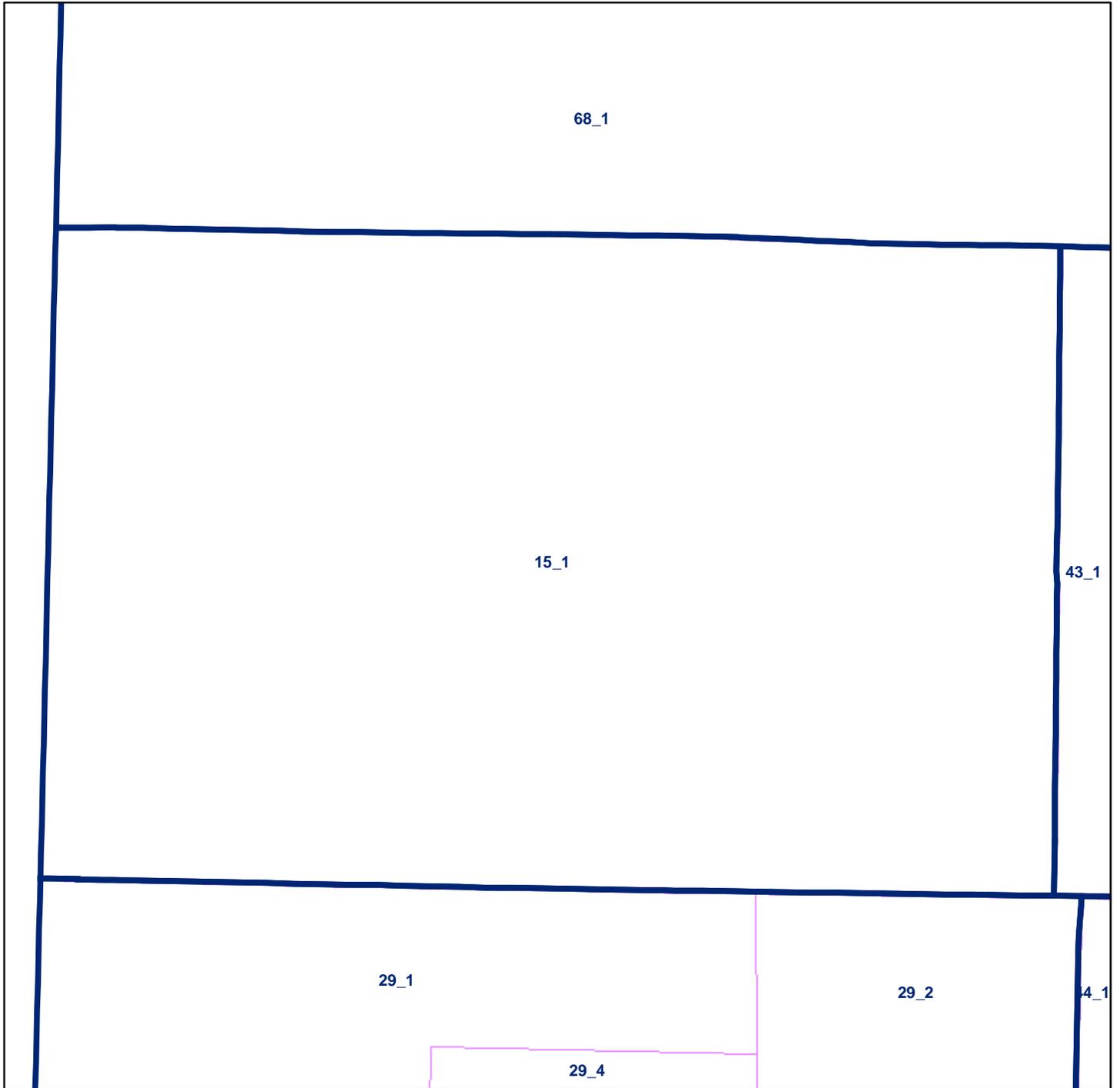
- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Chase County County Assessor, by certified mail, return receipt requested, 7019 1160 0001 1212 3854.

Dated this 10th day of April, 2006.

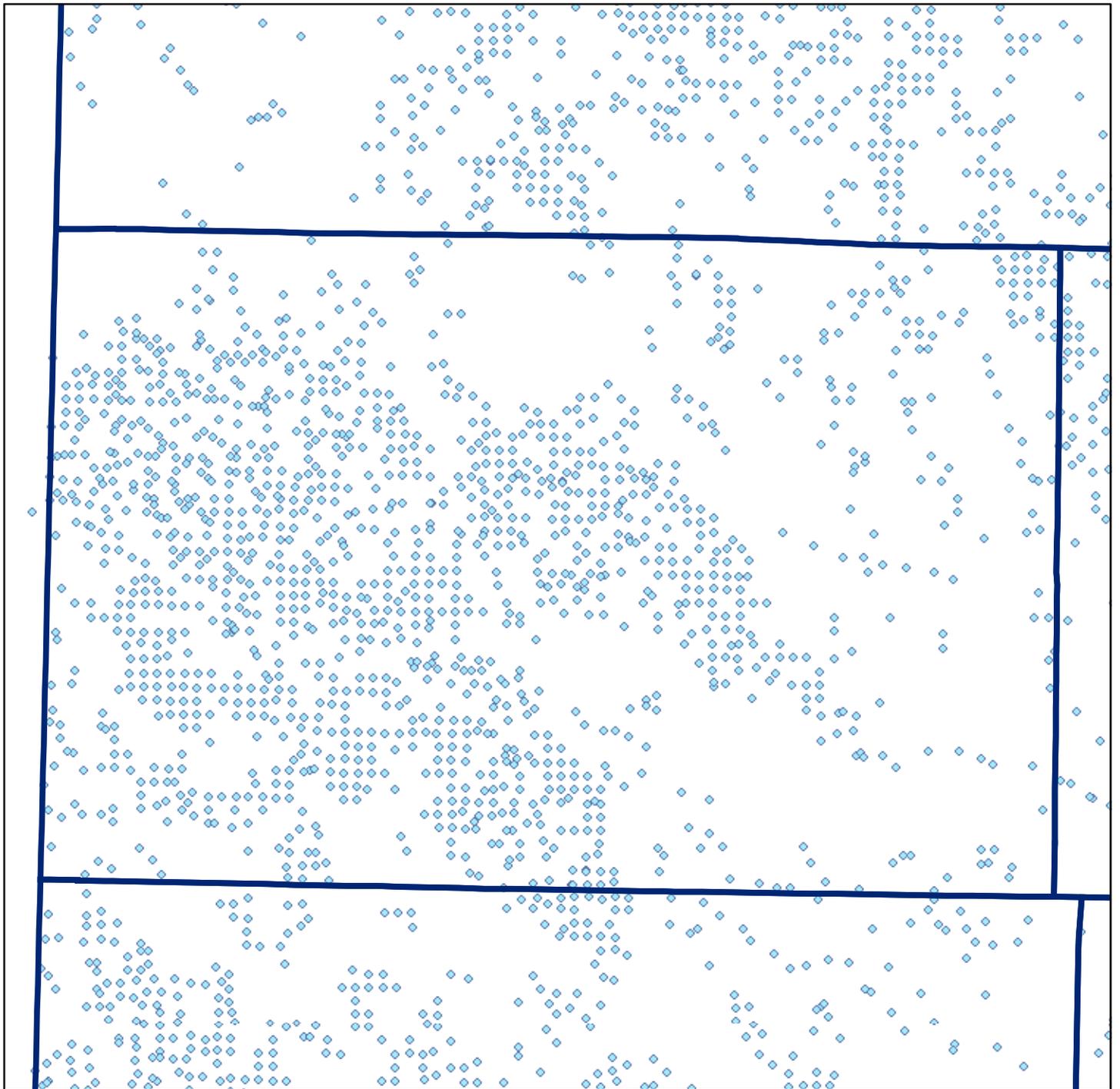
  
\_\_\_\_\_  
Property Assessment & Taxation



 School Districts



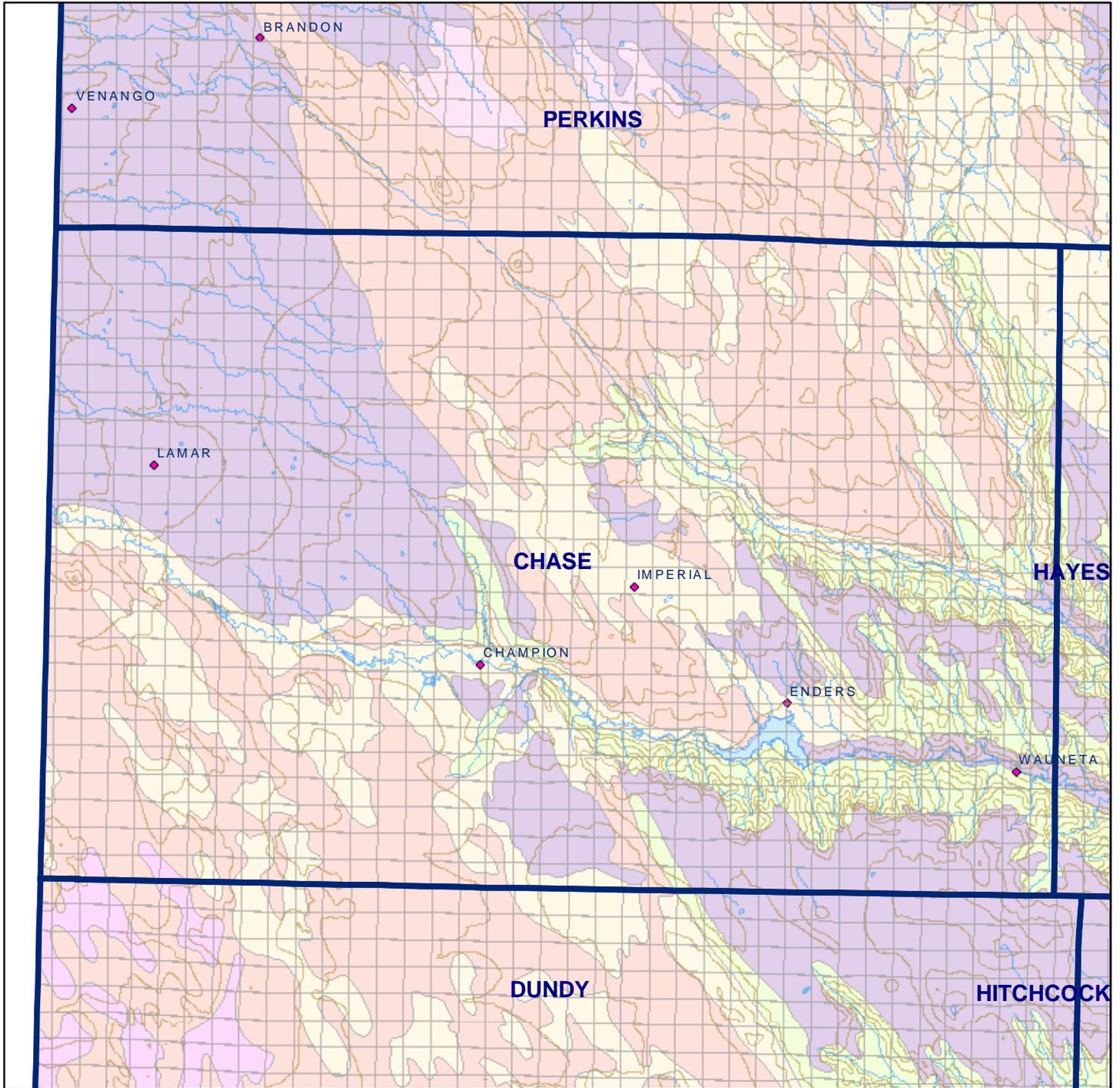
 Market Areas



● Registered Wells > 500 GPM

	3375	3377	3379	3381	3383	3385	3387
	3597	3595	3593	3591	3589	3587	3585
3599	3601	3603	3605	3607	3609	3611	3613
3831	3829	3827	3825	3823	3821	3819	3817
3833	3835	3837	3839	3841	3843	3845	3847
4067	4065	4063	4061	4059	4057	4055	4053
4069	4071	4073	4075	4077	4079	4081	4083
4307	4305	4303	4301	4299	4297	4295	4293

 Geo Codes



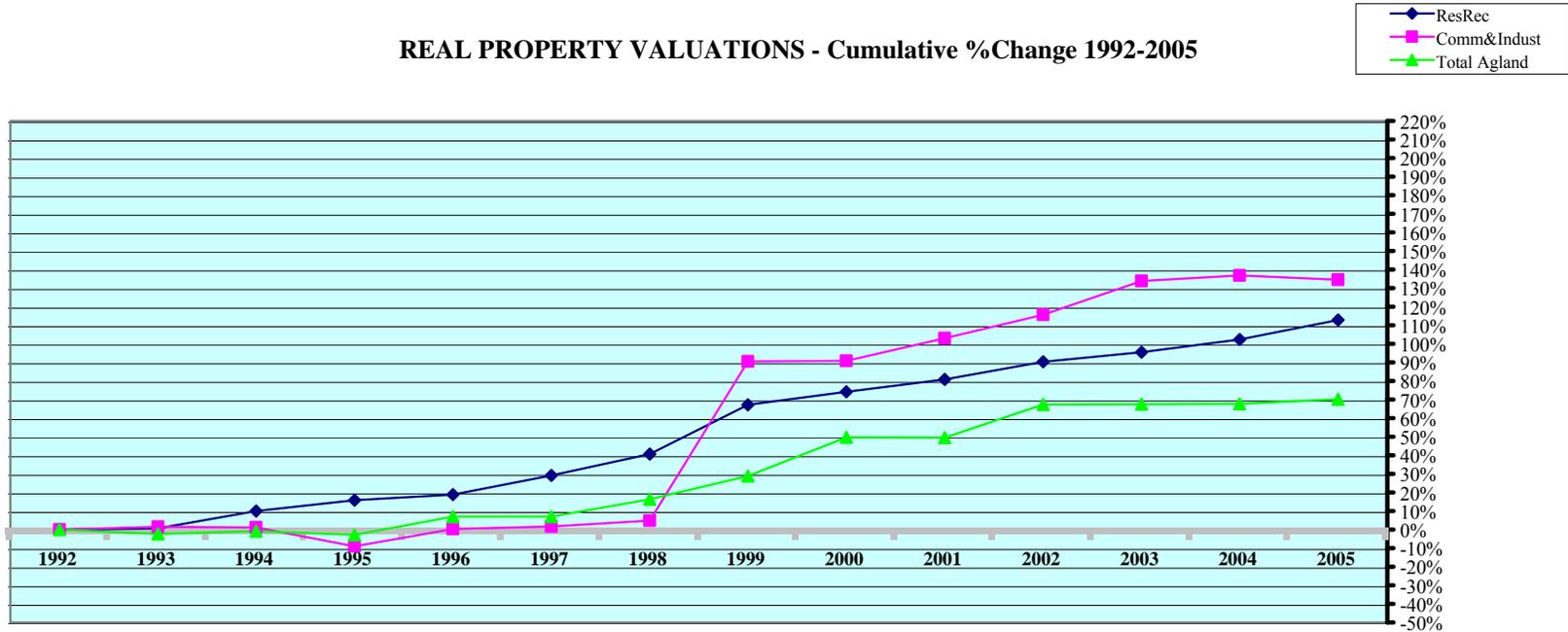
**Legend**

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

**Chase County**



### REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	36,440,692	--	--	--	21,643,782	--	--	--	159,058,953	--	--	--
1993	36,686,207	245,515	0.67%	0.67%	21,967,021	323,239	1.49%	1.49%	155,479,495	-3,579,458	-2.25%	-2.25%
1994	40,109,316	3,423,109	9.33%	10.07%	21,878,742	-88,279	-0.40%	1.09%	157,815,285	2,335,790	1.50%	-0.78%
1995	42,213,852	2,104,536	5.25%	15.84%	19,678,902	-2,199,840	-10.05%	-9.08%	154,648,635	-3,166,650	-2.01%	-2.77%
1996	43,275,105	1,061,253	2.51%	18.75%	21,701,250	2,022,348	10.28%	0.27%	170,196,695	15,548,060	10.05%	7.00%
1997	47,081,387	3,806,282	8.80%	29.20%	21,990,835	289,585	1.33%	1.60%	170,244,998	48,303	0.03%	7.03%
1998	51,254,099	4,172,712	8.86%	40.65%	22,687,317	696,482	3.17%	4.82%	184,953,560	14,708,562	8.64%	16.28%
1999	60,927,754	9,673,655	18.87%	67.20%	41,217,622	18,530,305	81.68%	90.44%	204,992,991	20,039,431	10.83%	28.88%
2000	63,451,173	2,523,419	4.14%	74.12%	41,306,075	88,453	0.21%	90.84%	238,134,315	33,141,324	16.17%	49.71%
2001	65,871,933	2,420,760	3.82%	80.76%	43,926,104	2,620,029	6.34%	102.95%	237,821,087	-313,228	-0.13%	49.52%
2002	69,351,826	3,479,893	5.28%	90.31%	46,685,495	2,759,391	6.28%	115.70%	266,197,124	28,376,037	11.93%	67.36%
2003	71,250,708	1,898,882	2.74%	95.53%	50,622,184	3,936,689	8.43%	133.89%	266,505,032	307,908	0.12%	67.55%
2004	73,758,426	2,507,718	3.52%	102.41%	51,244,914	622,730	1.23%	136.77%	266,565,012	59,980	0.02%	67.59%
2005	77,547,514	3,789,088	5.14%	112.80%	50,768,048	-476,866	-0.93%	134.56%	270,635,628	4,070,616	1.53%	70.15%

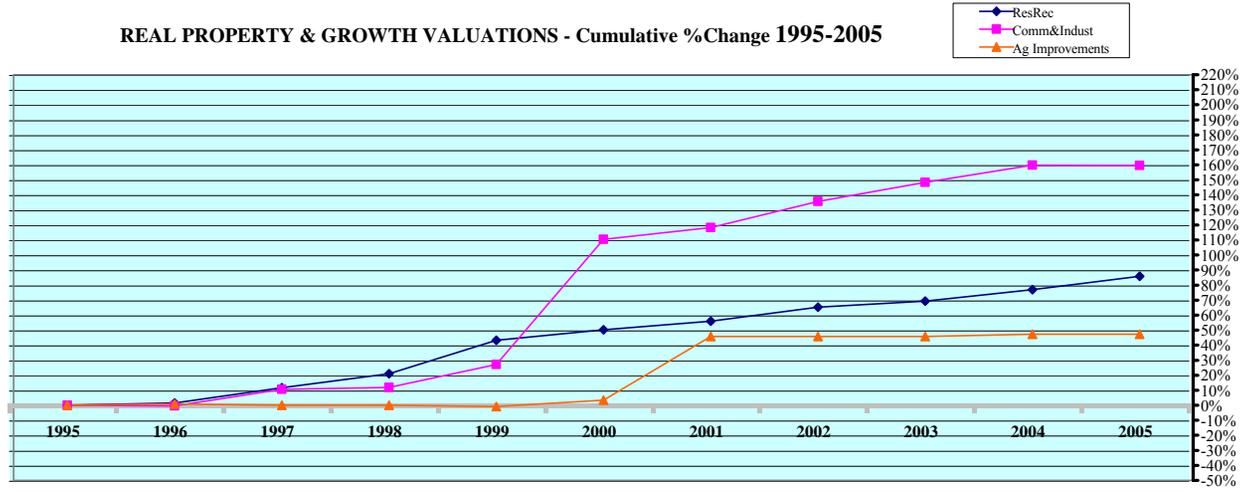
1992-2005 Rate Ann. %chg: Resid & Rec. **5.98%**      Comm & Indust **6.78%**      Agland **4.17%**

Cnty# **15**  
County **CHASE**

FL area **5**

(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 <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	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	36,440,692	not avail.	--	--	--	--	21,643,782	not avail.	--	--	--	--
1993	36,686,207	not avail.	--	--	--	--	21,967,021	not avail.	--	--	--	--
1994	40,109,316	not avail.	--	--	--	--	21,878,742	not avail.	--	--	--	--
1995	42,213,852	845,370	2.00%	41,368,482	--	--	19,678,902	163,495	0.83%	19,515,407	--	--
1996	43,275,105	1,311,040	3.03%	41,964,065	-0.59%	1.44%	21,701,250	2,260,845	10.42%	19,440,405	-1.21%	-0.38%
1997	47,081,387	848,970	1.80%	46,232,417	6.83%	11.76%	21,990,835	421,858	1.92%	21,568,977	-0.61%	10.52%
1998	51,254,099	1,180,904	2.30%	50,073,195	6.35%	21.04%	22,687,317	844,210	3.72%	21,843,107	-0.67%	11.93%
1999	60,927,754	1,707,700	2.80%	59,220,054	15.54%	43.15%	41,217,622	16,388,254	39.76%	24,829,368	9.44%	27.23%
2000	63,451,173	1,304,261	2.06%	62,146,912	2.00%	50.23%	41,306,075	257,287	0.62%	41,048,788	-0.41%	110.34%
2001	65,871,933	1,314,559	2.00%	64,557,374	1.74%	56.05%	43,926,104	1,341,266	3.05%	42,584,838	3.10%	118.21%
2002	69,351,826	997,552	1.44%	68,354,274	3.77%	65.23%	46,685,495	703,295	1.51%	45,982,200	4.68%	135.62%
2003	71,250,708	1,173,393	1.65%	70,077,315	1.05%	69.40%	50,622,184	2,157,843	4.26%	48,464,341	3.81%	148.34%
2004	73,758,426	586,033	0.79%	73,172,393	2.70%	76.88%	51,244,914	533,275	1.04%	50,711,639	0.18%	159.85%
2005	77,547,514	665,512	0.86%	76,882,002	4.23%	85.85%	50,768,048	93,824	0.18%	50,674,224	-1.11%	159.66%

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

Resid & Rec. **6.39%**

Comm & Indust **10.01%**

Tax Year	Ag Imprvmts & Site Land <sup>(1)</sup>			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 Imprvmnts Total Value					
1992	not avail	not avail	20,556,972					
1993	not avail	not avail	19,270,623					
1994	not avail	not avail	18,783,502					
1995	11,124,365	8,452,771	19,577,136	101,217	0.52%	19,475,919	--	--
1996	11,562,965	8,497,507	20,060,472	431,616	2.15%	19,628,856	0.26%	0.79%
1997	11,625,231	8,370,743	19,995,974	511,504	2.56%	19,484,470	-2.87%	0.04%
1998	9,984,506	9,789,046	19,773,552	284,788	1.44%	19,488,764	-2.54%	0.07%
1999	9,617,382	10,184,904	19,802,286	500,380	2.53%	19,301,906	-2.39%	-0.89%
2000	10,064,724	10,404,473	20,469,197	338,081	1.65%	20,131,116	1.66%	3.36%
2001	17,548,180	10,894,088	28,442,268	27,995	0.10%	28,414,273	38.81%	45.89%
2002	19,035,001	9,547,458	28,582,459	188,805	0.66%	28,393,654	-0.17%	45.79%
2003	18,922,389	9,528,736	28,451,125	74,094	0.26%	28,377,031	-0.72%	45.70%
2004	19,158,825	9,859,930	29,018,755	330,227	1.14%	28,688,528	0.83%	47.30%
2005	19,121,456	10,212,259	29,333,715	662,759	2.26%	28,670,956	-1.20%	47.21%

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

Ag Imprvmnts **3.94%**

(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

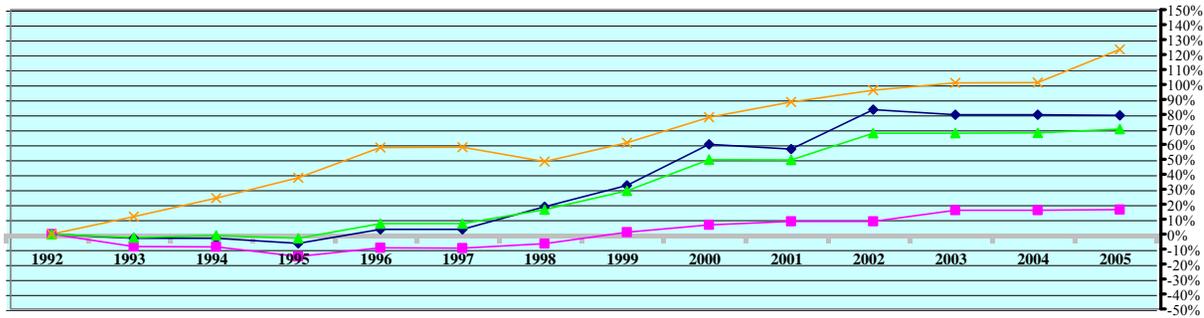
Cnty# **15**  
County **CHASE**

FL area **5**

CHART 2

EXHIBIT **15B** Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



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	102,570,462	--	--	--	36,957,034	--	--	--	19,521,207	--	--	--
1993	99,824,590	-2,745,872	-2.68%	-2.68%	33,855,128	-3,101,906	-8.39%	-8.39%	21,789,661	2,268,454	11.62%	11.62%
1994	99,805,848	-18,742	-0.02%	-2.70%	33,794,822	-60,306	-0.18%	-8.56%	24,204,499	2,414,838	11.08%	23.99%
1995	96,313,057	-3,492,791	-3.50%	-6.10%	31,433,119	-2,361,703	-6.99%	-14.95%	26,892,343	2,687,844	11.10%	37.76%
1996	105,799,176	9,486,119	9.85%	3.15%	33,558,298	2,125,179	6.76%	-9.20%	30,828,980	3,936,637	14.64%	57.93%
1997	105,908,791	109,615	0.10%	3.25%	33,471,303	-86,995	-0.26%	-9.43%	30,854,663	25,683	0.08%	58.06%
1998	121,351,795	15,443,004	14.58%	18.31%	34,577,340	1,106,037	3.30%	-6.44%	28,985,115	-1,869,548	-6.06%	48.48%
1999	136,032,350	14,680,555	12.10%	32.62%	37,464,375	2,887,035	8.35%	1.37%	31,445,440	2,460,325	8.49%	61.08%
2000	164,096,135	28,063,785	20.63%	59.98%	39,225,700	1,761,325	4.70%	6.14%	34,777,005	3,331,565	10.59%	78.15%
2001	160,893,765	-3,202,370	-1.95%	56.86%	40,089,880	864,180	2.20%	8.48%	36,778,750	2,001,745	5.76%	88.40%
2002	187,791,852	26,898,087	16.72%	83.09%	40,105,222	15,342	0.04%	8.52%	38,285,432	1,506,682	4.10%	96.12%
2003	184,333,629	-3,458,223	-1.84%	79.71%	42,888,935	2,783,713	6.94%	16.05%	39,267,789	982,357	2.57%	101.15%
2004	184,436,364	102,735	0.06%	79.81%	42,842,526	-46,409	-0.11%	15.93%	39,271,565	3,776	0.01%	101.17%
2005	184,041,505	-394,859	-0.21%	79.43%	42,977,624	135,098	0.32%	16.29%	43,601,842	4,330,277	11.03%	123.36%

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

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992	--	--	--	--	10,250	--	--	--	159,058,953	--	--	--
1993	--	--	--	--	10,116	-134	-1.31%	-1.31%	155,479,495	-3,579,458	-2.25%	-2.25%
1994	--	--	--	--	10,116	0	0.00%	-1.31%	157,815,285	2,335,790	1.50%	-0.78%
1995	--	--	--	--	10,116	0	0.00%	-1.31%	154,648,635	-3,166,650	-2.01%	-2.77%
1996	--	--	--	--	10,241	125	1.24%	-0.09%	170,196,695	15,548,060	10.05%	7.00%
1997	--	--	--	--	10,241	0	0.00%	-0.09%	170,244,998	48,303	0.03%	7.03%
1998	--	--	--	--	39,310	29,069	283.85%	283.51%	184,953,560	14,708,562	8.64%	16.28%
1999	--	--	--	--	50,826	11,516	29.30%	395.86%	204,992,991	20,039,431	10.83%	28.88%
2000	--	--	--	--	35,475	-15,351	-30.20%	246.10%	238,134,315	33,141,324	16.17%	49.71%
2001	--	--	--	--	58,692	23,217	65.45%	472.60%	237,821,087	-313,228	-0.13%	49.52%
2002	--	--	--	--	14,618	-44,074	-75.09%	42.61%	266,197,124	28,376,037	11.93%	67.36%
2003	14,679	n/a	n/a	n/a	0	n/a	n/a	n/a	266,505,032	307,908	0.12%	67.55%
2004	14,557	-122	-0.83%	-0.83%	0	0	0	0	266,565,012	59,980	0.02%	67.59%
2005	14,657	100	0.69%	-0.15%	0	0	0	0	270,635,628	4,070,616	1.53%	70.15%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#   
County

FL area

CHART 3 EXHIBIT 15B 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)<sup>(1)</sup>**

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	102,570,326	174,735	587	--	--	36,957,482	112,314	329	--	--	19,521,979	238,251	82	--	--
1993	99,708,642	176,686	564	-3.92%	-3.92%	33,849,379	112,156	302	-8.21%	-8.21%	21,791,919	236,510	92	12.20%	12.20%
1994	99,806,875	176,805	565	0.18%	-3.75%	33,794,490	111,986	302	0.00%	-8.21%	24,200,817	236,411	102	10.87%	24.39%
1995	96,314,240	176,593	545	-3.54%	-7.16%	31,439,741	112,557	279	-7.62%	-15.20%	26,892,736	236,015	114	11.76%	39.02%
1996	105,755,662	176,871	598	9.72%	1.87%	33,524,638	112,105	299	7.17%	-9.12%	30,875,047	236,125	131	14.91%	59.76%
1997	105,914,181	177,143	598	0.00%	1.87%	33,469,562	111,922	299	0.00%	-9.12%	30,856,829	235,977	131	0.00%	59.76%
1998	121,469,035	177,845	683	14.21%	16.35%	34,252,090	109,674	312	4.35%	-5.17%	28,898,705	235,199	123	-6.11%	50.00%
1999	136,467,185	180,128	758	10.98%	29.13%	37,431,380	109,251	343	9.94%	4.26%	31,445,700	236,174	133	8.13%	62.20%
2000	164,203,190	181,059	907	19.66%	54.51%	39,217,650	108,402	362	5.54%	10.03%	34,724,900	235,884	147	10.53%	79.27%
2001	161,065,520	187,780	858	-5.40%	46.17%	40,011,725	114,378	350	-3.31%	6.38%	36,781,240	250,605	147	0.00%	79.27%
2002	187,911,891	187,764	1,001	16.67%	70.53%	40,068,701	114,421	350	0.00%	6.38%	38,286,299	250,436	153	4.08%	86.59%
2003	184,552,725	188,314	980	-2.10%	66.95%	42,880,684	114,052	376	7.43%	14.29%	39,266,940	250,212	157	2.61%	91.46%
2004	184,445,924	188,386	979	-0.09%	66.80%	42,840,412	113,949	376	-0.01%	14.27%	39,269,935	250,231	157	-0.04%	91.38%
2005	184,179,235	188,146	979	-0.02%	66.77%	42,929,604	114,163	376	0.02%	14.30%	43,611,331	250,811	174	10.80%	112.05%

1992-2005 Rate Ann.%chg AvgVal/Acre: 4.01%

1.03%

5.95%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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	6,487	649	10	--	--	3,763	376	10	--	--	159,060,037	526,324	302	--	--
1993	6,487	649	10	0.00%		3,629	363	10	0.00%		155,360,056	526,364	295	-2.32%	-2.32%
1994	6,487	649	10	0.00%		3,629	363	10	0.00%		157,812,298	526,215	300	1.69%	-0.66%
1995	6,487	649	10	0.00%		3,629	363	10	0.00%		154,656,833	526,176	294	-2.00%	-2.65%
1996	6,487	649	10	0.00%		3,629	363	10	0.00%		170,165,463	526,113	323	9.86%	6.95%
1997						10,241	1,024	10	--		170,250,813	526,066	324	0.31%	7.28%
1998						9,970	996	10	0.00%		184,629,800	523,713	353	8.95%	16.89%
1999						50,256	1,035	49	390.00%		205,394,521	526,587	390	10.48%	29.14%
2000						35,275	1,092	32	-34.69%		238,181,015	526,437	452	15.90%	49.67%
2001						58,692	1,141	51	59.38%		237,917,177	553,904	430	-4.87%	42.38%
2002						14,569	1,220	12	-76.47%		266,281,460	553,841	481	11.86%	59.27%
2003	14,599	1,211	12	n/a	n/a	90	9	10	n/a	n/a	266,715,038	553,799	482	0.21%	59.60%
2004	14,557	1,207	12	0.50%	n/a	0	0		n/a	n/a	266,570,828	553,773	481	-0.13%	59.39%
2005	14,557	1,207	12	0.00%	n/a	0	0		n/a	n/a	270,734,727	554,328	488	1.46%	61.72%

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

3.77%

15  
**CHASE**

FL area 5

**CHART 4 EXHIBIT 15B Page 4**

(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
4,068	CHASE	33,573,399	4,562,332	3,296,277	76,893,127	50,768,048	0	654,387	270,635,628	19,121,456	10,212,259	172,309	469,889,222
<i>cnty sectorvalue % of total value:</i>		7.14%	0.97%	0.70%	16.36%	10.80%		0.14%	57.60%	4.07%	2.17%	0.04%	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
1,982	IMPERIAL	3,073,717	549,020	262,931	50,810,981	28,198,907	0	0	3,334	0	0	0	82,898,890
19	LAMAR	14,488	31,412	5,737	474,467	7,548	0	0	0	0	0	0	533,652
625	WAUNETA	224,241	1,581,402	397,076	9,781,733	3,009,253	0	0	2,904	0	3,850	0	15,000,459
<b>Total of All City Values:</b>		<b>3,312,446</b>	<b>2,161,834</b>	<b>665,744</b>	<b>61,067,181</b>	<b>31,215,708</b>	<b>0</b>	<b>0</b>	<b>6,238</b>	<b>0</b>	<b>3,850</b>	<b>0</b>	<b>98,433,001</b>
<i>% total citysect of cnty sector</i>		9.87%	47.38%	20.20%	79.42%	61.49%			0.00%		0.04%		20.95%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
48.72%	IMPERIAL	9.16%	12.03%	7.98%	66.08%	55.54%			0.00%				17.64%
0.47%	LAMAR	0.04%	0.69%	0.17%	0.62%	0.01%							0.11%
15.36%	WAUNETA	0.67%	34.66%	12.05%	12.72%	5.93%			0.00%		0.04%		3.19%

Cnty#   
 County

FL area