

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Dawes County
23

2006 Equalization Proceedings
before the
Tax Equalization and Review Commission

April 2006

Preface

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

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

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

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

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

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

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

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

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

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

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

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

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2006 Commission Summary

23 Dawes

Residential Real Property - Current

Number of Sales	291	COD	17.15
Total Sales Price	19321894	PRD	105.36
Total Adj. Sales Price	19251894	COV	26.65
Total Assessed Value	18979795	STD	27.68
Avg. Adj. Sales Price	66157.71	Avg. Abs. Dev.	17.10
Avg. Assessed Value	65222.66	Min	30.39
Median	99.75	Max	262.03
Wgt. Mean	98.59	95% Median C.I.	98.02 to 102.51
Mean	103.87	95% Wgt. Mean C.I.	96.49 to 100.69
		95% Mean C.I.	100.69 to 107.05
% of Value of the Class of all Real Property Value in the County			35.9
% of Records Sold in the Study Period			8.62
% of Value Sold in the Study Period			11.35
Average Assessed Value of the Base			49,582

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	291	99.75	17.15	105.36
2005	275	98.27	15.44	103.65
2004	288	100.00	21.15	105.98
2003	317	96	25.11	109.45
2002	306	93	21.2	105.54
2001	298	96	24.36	107.82

2006 Commission Summary

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Commercial Real Property - Current

Number of Sales	46	COD	29.07
Total Sales Price	6677694	PRD	125.06
Total Adj. Sales Price	6684944	COV	43.57
Total Assessed Value	5213145	STD	42.50
Avg. Adj. Sales Price	145324.87	Avg. Abs. Dev.	28.03
Avg. Assessed Value	113329.24	Min	20.64
Median	96.44	Max	264.15
Wgt. Mean	77.98	95% Median C.I.	84.00 to 101.38
Mean	97.52	95% Wgt. Mean C.I.	70.57 to 85.39
		95% Mean C.I.	85.24 to 109.80
% of Value of the Class of all Real Property Value in the County			10.09
% of Records Sold in the Study Period			9.33
% of Value Sold in the Study Period			11.09
Average Assessed Value of the Base			95,384

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	46	96.44	29.07	125.06
2005	50	94.92	27.93	126.21
2004	53	92.63	28.50	118.35
2003	58	98	39.77	116.97
2002	60	99	39.23	121.47
2001	66	92	35.01	127.6

2006 Opinions of the Property Tax Administrator for Dawes County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Dawes County is 100% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Dawes 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 Dawes County is 96% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Dawes County is not in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Dawes County

Recommendations

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

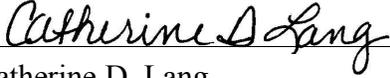
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.




Catherine D. Lang
Property Tax Administrator

2006 Correlation Section for Dawes County

Residential Real Property

I. Correlation

Dawes: RESIDENTIAL: Since the median and the aggregate are within acceptable range, and the difference between these two measures of central tendency is less than two points, either measure of central tendency could be used to describe the overall level of value for the residential property class. It should be noted that the removal of extreme outliers would not bring the mean within acceptable range. However, the median will be used as a point estimate for the overall level of value—particularly since, it receives quite strong support from the Trended Preliminary Ratio. Both qualitative statistical measures are approximately two points above the upper limit of acceptable range. Removal of the extreme outliers would only bring the coefficient of dispersion within acceptable range. However, based on the overall assessment practices of the county, it is believed that the county has met both the required level of value and the standards for uniform and proportionate assessment for the residential property class.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	365	298	81.64
2002	370	306	82.7
2003	395	317	80.25
2004	361	288	79.78
2005	328	275	83.84
2006	351	291	82.91

Dawes: RESIDENTIAL: A review of the above table indicates that a significant percentage of all residential sales have been utilized for the current year's study, and confirms that the county has not excessively trimmed the sales file.

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	94	2.91	96.74	96
2002	92	3.29	95.03	93
2003	89	7.21	95.42	96
2004	90.23	17.51	106.03	100.00
2005	97.07	-0.28	96.8	98.27
2006	94.35	6.26	100.26	99.75

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Dawes: RESIDENTIAL: Analysis of the Trended Preliminary Ratio compared to the R&O median indicates very strong support for each other, since the difference between the two figures is less than one point (0.51).

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
3.21	2001	2.91
3.07	2002	3.29
6.25	2003	7.21
11.31	2004	17.51
4.56	2005	-0.28
7.71	2006	6.26

Dawes: RESIDENTIAL: As shown in the above table, there is less than two-points difference between the percent change to the sales file compared to the percent change to the assessed base (excluding

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growth). This is statistically insignificant and suggests that all residential properties (both sold and unsold) are similarly assessed.

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

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having the same impact on the calculation regardless of the assessed value or the selling price.

	Median	Wgt. Mean	Mean
R&O Statistics	99.75	98.59	103.87

Dawes: RESIDENTIAL: Only the median and the aggregate are within acceptable range. The difference between these two measures of central tendency is less than two points. Either could be used to describe the overall level of value for the residential property class. Removal of extreme outliers would not bring the mean within acceptable range.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	17.15	105.36
Difference	2.15	2.36

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Dawes: RESIDENTIAL: As indicated by the above table, both qualitative statistical measures are approximately two points above the upper limit of acceptable range. Removal of the extreme outliers would only bring the coefficient of dispersion within acceptable range.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	291	291	0
Median	94.35	99.75	5.4
Wgt. Mean	92.68	98.59	5.91
Mean	97.50	103.87	6.37
COD	19.80	17.15	-2.65
PRD	105.20	105.36	0.16
Min Sales Ratio	30.39	30.39	0
Max Sales Ratio	254.44	262.03	7.59

Dawes: RESIDENTIAL: A review of the above table does indicate some statistical differences between the Preliminary and the R&O statistical profiles. These can be attributed to the assessment actions taken to address the residential property class for 2006: all residential property within the towns of Crawford and Whitney was reviewed and revalued. All residential lots in Chadron were given a valuation increase, based on neighborhood, and some of the Chadron residential neighborhoods received an increase to improvements to match current market value.

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Commerical Real Property

I. Correlation

Dawes: COMMERCIAL: A review of the measures of central tendency reveals that both the median and the mean are well within acceptable range. Only the aggregate is significantly outside of the lower limit of acceptable range. The removal of the two extreme outlying sales would fail to bring the aggregate into compliance. For purposes of direct equalization, the median will be the measure of central tendency used to describe the overall level of value for the commercial class of real property. Neither the coefficient of dispersion nor the price-related differential is within their respective acceptable range. The hypothetical removal of the two extreme outlying sales would fail to move the two qualitative statistics into compliance.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	89	66	74.16
2002	93	60	64.52
2003	94	58	61.7
2004	89	53	59.55
2005	79	50	63.29
2006	80	46	57.5

Dawes: COMMERCIAL: This table indicates that the percentage of sales deemed qualified for assessment year 2006 is historically the lowest for the years shown. A closer examination of the sales file reveals that of the eighty total sales, four are in fact non-sales and should be removed from the total (one is Dept. of Roads right-of-way, two in lieu of foreclosures, and an exempt entity transferring to an exempt government entity). This would leave 76 total commercial sales that occurred during the three-year timeframe of the sales study, with 46, or 60.53% of sales deemed qualified.

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	92	1.6	93.47	92
2002	75	34.9	101.18	99
2003	97	0.27	97.26	98
2004	92.63	0.56	93.15	92.63
2005	84.17	7.71	90.66	94.92
2006	92.97	6.14	98.68	96.44

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Dawes: COMMERCIAL: A comparison of the Trended Preliminary Ratio with the R&O median indicates slightly more than a two-point difference (2.24) between the two figures, and thus support between them.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File	% Change in Assessed Value (excl. growth)
0	2001 1.6
30.5	2002 34.9
0	2003 0.27
0	2004 0.56
3.03	2005 7.71
0.89	2006 6.14

Dawes: COMMERCIAL: As shown in the table, there is slightly more than five points difference between the percent change in the sales file compared to the percent change in the commercial assessed

2006 Correlation Section for Dawes County

base (excluding growth), and this is statistically insignificant, since no valuation changes (other than for pickup work) were made to the commercial property class for assessment year 2006. The completion of the pickup work had less effect on the sales file than on the commercial base as a whole.

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

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

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

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

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

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

**2006 Correlation Section
for Dawes County**

value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	Median	Wgt. Mean	Mean
R&O Statistics	96.44	77.98	97.52

Dawes: COMMERCIAL: Examination of the measures of central tendency indicates that both the median and the mean are well within acceptable range. Only the aggregate is significantly outside of the lower limit of acceptable range. The removal of the two extreme outlying sales would fail to bring the aggregate into compliance.

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 Dawes County**

	COD	PRD
R&O Statistics	29.07	125.06
Difference	9.07	22.06

Dawes: COMMERCIAL: Neither the coefficient of dispersion nor the price-related differential is within their respective acceptable ranges. The hypothetical removal of the two extreme outlying sales would fail to move the two qualitative statistics into compliance.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	46	46	0
Median	92.97	96.44	3.47
Wgt. Mean	76.69	77.98	1.29
Mean	92.05	97.52	5.47
COD	27.32	29.07	1.75
PRD	120.02	125.06	5.04
Min Sales Ratio	13.49	20.64	7.15
Max Sales Ratio	184.55	264.15	79.6

Dawes: COMMERCIAL: No valuation changes (other than for pickup work) were made to the commercial property class for assessment year 2006, and this appears to be reflected in the above table.

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

23 Dawes

	2005 CTL County Total	2006 Form 45 County Total	Value Difference (2006 Form 45 - 2005 CTL)	Percent Change	2006 Growth (New Construction Value)	% Change excl. Growth
1. Residential	155,735,531	167,290,465	11,554,934	7.42	1,807,243	6.26
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	42,796,485	43,329,035	532,550	1.24	*-----	1.24
4. Total Residential (sum lines 1-3)	198,532,016	210,619,500	12,087,484	6.09	1,807,243	5.18
5. Commercial	43,833,710	47,024,065	3,190,355	7.28	499,045	6.14
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	11,549,725	11,668,321	118,596	1.03	939,630	-7.11
8. Minerals	17,613,925	32,893,350	15,279,425	86.75	0	86.75
9. Total Commercial (sum lines 5-8)	72,997,360	91,585,736	18,588,376	25.46	898,190	24.23
10. Total Non-Agland Real Property	271,529,376	302,205,236	30,675,860	11.3	3,245,918	10.1
11. Irrigated	4,959,420	5,150,135	190,715	3.85		
12. Dryland	30,982,060	34,746,460	3,764,400	12.15		
13. Grassland	108,837,395	121,267,265	12,429,870	11.42		
14. Wasteland	112,315	112,315	0	0		
15. Other Agland	2,539,215	2,533,450	-5,765	-0.23		
16. Total Agricultural Land	147,430,405	163,809,625	16,379,220	11.11		
17. Total Value of All Real Property (Locally Assessed)	418,959,781	466,014,861	47,055,080	11.23	3,245,918	10.46

*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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	291	MEDIAN:	100	COV:	26.65	95% Median C.I.:	98.02 to 102.51
TOTAL Sales Price:	19,321,894	WGT. MEAN:	99	STD:	27.68	95% Wgt. Mean C.I.:	96.49 to 100.69
TOTAL Adj.Sales Price:	19,251,894	MEAN:	104	AVG.ABS.DEV:	17.10	95% Mean C.I.:	100.69 to 107.05
TOTAL Assessed Value:	18,979,795						
AVG. Adj. Sales Price:	66,157	COD:	17.15	MAX Sales Ratio:	262.03		
AVG. Assessed Value:	65,222	PRD:	105.36	MIN Sales Ratio:	30.39		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	41	105.40	106.34	105.28	10.47	101.01	74.60	163.29	99.30 to 111.48	61,585	64,838
10/01/03 TO 12/31/03	29	104.49	103.57	99.29	15.19	104.32	30.39	136.38	101.00 to 117.07	56,634	56,231
01/01/04 TO 03/31/04	17	102.43	102.82	99.85	13.83	102.98	60.40	169.64	84.31 to 109.78	63,030	62,934
04/01/04 TO 06/30/04	51	96.85	99.64	95.88	15.01	103.93	55.02	186.43	93.70 to 99.79	73,400	70,373
07/01/04 TO 09/30/04	58	99.25	100.30	97.12	12.21	103.28	55.37	188.85	96.61 to 102.50	79,118	76,837
10/01/04 TO 12/31/04	27	97.07	109.87	100.66	23.70	109.15	66.23	262.03	88.46 to 110.94	61,603	62,010
01/01/05 TO 03/31/05	19	97.82	98.43	94.04	20.76	104.67	53.00	152.32	81.07 to 117.34	44,326	41,683
04/01/05 TO 06/30/05	49	97.19	109.76	97.91	26.35	112.10	50.00	261.88	91.97 to 104.92	64,799	63,447
<u>Study Years</u>											
07/01/03 TO 06/30/04	138	102.47	102.85	99.62	13.99	103.25	30.39	186.43	98.77 to 105.30	65,089	64,840
07/01/04 TO 06/30/05	153	98.37	104.79	97.68	19.75	107.27	50.00	262.03	96.39 to 101.00	67,121	65,567
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	153	98.61	102.05	97.49	15.40	104.67	55.02	262.03	96.61 to 100.00	72,334	70,521
<u>ALL</u>											
	291	99.75	103.87	98.59	17.15	105.36	30.39	262.03	98.02 to 102.51	66,157	65,222

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CHADRON	199	99.63	104.20	99.01	16.55	105.24	52.80	262.03	97.89 to 103.34	67,455	66,785
CRAWFORD	33	100.09	108.62	104.75	14.17	103.70	68.22	168.56	98.97 to 105.63	32,441	33,981
DEANS	2	97.59	97.59	91.62	15.44	106.51	82.52	112.66	N/A	186,250	170,645
MARSLAND	2	82.65	82.65	104.46	27.41	79.12	60.00	105.31	N/A	21,400	22,355
PARKVIEW	4	141.66	136.93	121.82	23.15	112.40	75.54	188.85	N/A	33,924	41,328
RURAL	35	96.61	95.69	95.70	17.51	99.99	30.39	136.48	91.72 to 105.12	91,257	87,335
SUBURBAN	6	81.61	84.91	85.75	20.08	99.02	50.00	113.27	50.00 to 113.27	65,436	56,110
SW 8TH	2	121.87	121.87	114.62	6.68	106.32	113.73	130.00	N/A	68,750	78,800
SWANSONS	1	109.79	109.79	109.79			109.79	109.79	N/A	117,500	129,005
WHISPERING PINES	5	92.57	112.50	89.59	26.26	125.57	84.31	200.00	N/A	60,821	54,492
WHITNEY	2	111.46	111.46	105.37	14.50	105.79	95.30	127.63	N/A	30,500	32,137
<u>ALL</u>											
	291	99.75	103.87	98.59	17.15	105.36	30.39	262.03	98.02 to 102.51	66,157	65,222

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	291	MEDIAN:	100	COV:	26.65	95% Median C.I.:	98.02 to 102.51
TOTAL Sales Price:	19,321,894	WGT. MEAN:	99	STD:	27.68	95% Wgt. Mean C.I.:	96.49 to 100.69
TOTAL Adj.Sales Price:	19,251,894	MEAN:	104	AVG.ABS.DEV:	17.10	95% Mean C.I.:	100.69 to 107.05
TOTAL Assessed Value:	18,979,795						
AVG. Adj. Sales Price:	66,157	COD:	17.15	MAX Sales Ratio:	262.03		
AVG. Assessed Value:	65,222	PRD:	105.36	MIN Sales Ratio:	30.39		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	234	99.93	104.88	99.46	16.18	105.46	52.80	262.03	98.25 to 102.95	62,201	61,863
2	19	95.74	108.35	94.85	29.55	114.22	50.00	200.00	82.27 to 130.00	70,654	67,017
3	38	97.97	95.38	96.31	17.48	99.04	30.39	136.48	91.72 to 105.31	88,271	85,012
ALL	291	99.75	103.87	98.59	17.15	105.36	30.39	262.03	98.02 to 102.51	66,157	65,222

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	263	100.00	104.99	99.25	15.66	105.78	53.00	262.03	98.38 to 102.95	70,601	70,074
2	28	88.40	93.38	80.50	32.65	116.00	30.39	186.67	68.75 to 112.00	24,415	19,653
ALL	291	99.75	103.87	98.59	17.15	105.36	30.39	262.03	98.02 to 102.51	66,157	65,222

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	291	99.75	103.87	98.59	17.15	105.36	30.39	262.03	98.02 to 102.51	66,157	65,222
06											
07											
ALL	291	99.75	103.87	98.59	17.15	105.36	30.39	262.03	98.02 to 102.51	66,157	65,222

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	291	MEDIAN:	100	COV:	26.65	95% Median C.I.:	98.02 to 102.51
TOTAL Sales Price:	19,321,894	WGT. MEAN:	99	STD:	27.68	95% Wgt. Mean C.I.:	96.49 to 100.69
TOTAL Adj.Sales Price:	19,251,894	MEAN:	104	AVG.ABS.DEV:	17.10	95% Mean C.I.:	100.69 to 107.05
TOTAL Assessed Value:	18,979,795						
AVG. Adj. Sales Price:	66,157	COD:	17.15	MAX Sales Ratio:	262.03		
AVG. Assessed Value:	65,222	PRD:	105.36	MIN Sales Ratio:	30.39		

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0010	2	120.88	120.88	122.73	2.48	98.49	117.88	123.88	N/A	65,500	80,390
23-0002	204	99.71	104.46	98.64	16.86	105.90	52.80	262.03	97.89 to 103.50	69,304	68,361
23-0003	11	86.80	87.99	89.58	30.00	98.22	30.39	136.48	55.73 to 127.26	76,609	68,626
23-0028	1	100.20	100.20	100.20			100.20	100.20	N/A	10,000	10,020
23-0039	4	102.32	92.66	103.73	12.70	89.33	60.00	106.02	N/A	39,050	40,506
23-0041											
23-0044	2	115.64	115.64	115.71	1.23	99.94	114.21	117.07	N/A	84,000	97,195
23-0049	5	74.60	78.23	97.02	28.56	80.64	50.00	111.72	N/A	61,424	59,595
23-0062	2	111.46	111.46	105.37	14.50	105.79	95.30	127.63	N/A	30,500	32,137
23-0069	24	94.73	104.71	96.03	19.11	109.05	60.40	200.00	91.72 to 113.73	90,593	86,992
23-0070	1	90.28	90.28	90.28			90.28	90.28	N/A	115,000	103,820
23-0071	35	100.09	108.22	104.31	14.02	103.75	68.22	168.56	98.97 to 105.63	32,815	34,231
81-0003											
81-0030											
83-0007											
83-0500											
NonValid School											
ALL	291	99.75	103.87	98.59	17.15	105.36	30.39	262.03	98.02 to 102.51	66,157	65,222

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	32	92.15	98.62	87.65	32.39	112.52	30.39	200.00	74.60 to 115.83	31,285	27,420
Prior TO 1860											
1860 TO 1899	6	96.86	93.64	93.01	11.32	100.68	71.25	105.71	71.25 to 105.71	43,150	40,131
1900 TO 1919	53	103.65	111.55	102.58	19.19	108.75	72.60	262.03	97.64 to 106.30	50,335	51,631
1920 TO 1939	77	100.00	104.60	99.49	14.48	105.13	55.37	209.29	98.06 to 104.47	52,315	52,049
1940 TO 1949	21	95.92	103.17	98.24	21.64	105.02	53.00	188.85	84.35 to 109.44	51,354	50,453
1950 TO 1959	18	96.51	101.96	95.55	14.34	106.71	73.59	168.56	88.46 to 104.49	77,027	73,598
1960 TO 1969	24	98.14	102.22	99.27	11.63	102.98	77.76	143.89	92.63 to 103.67	113,922	113,086
1970 TO 1979	37	98.02	101.66	99.63	13.34	102.04	52.80	163.29	96.42 to 105.12	89,289	88,962
1980 TO 1989	8	107.90	102.54	92.07	13.06	111.37	80.96	127.63	80.96 to 127.63	126,487	116,455
1990 TO 1994	4	107.29	105.08	104.83	6.06	100.24	89.90	115.86	N/A	101,777	106,693
1995 TO 1999	5	108.09	103.35	104.25	8.30	99.14	78.18	115.04	N/A	128,400	133,851
2000 TO Present	6	95.69	94.70	95.58	10.18	99.08	66.40	113.73	66.40 to 113.73	122,000	116,601
ALL	291	99.75	103.87	98.59	17.15	105.36	30.39	262.03	98.02 to 102.51	66,157	65,222

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	291	MEDIAN:	100	COV:	26.65	95% Median C.I.:	98.02 to 102.51
TOTAL Sales Price:	19,321,894	WGT. MEAN:	99	STD:	27.68	95% Wgt. Mean C.I.:	96.49 to 100.69
TOTAL Adj.Sales Price:	19,251,894	MEAN:	104	AVG.ABS.DEV:	17.10	95% Mean C.I.:	100.69 to 107.05
TOTAL Assessed Value:	18,979,795						
AVG. Adj. Sales Price:	66,157	COD:	17.15	MAX Sales Ratio:	262.03		
AVG. Assessed Value:	65,222	PRD:	105.36	MIN Sales Ratio:	30.39		

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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	103.23	123.62	127.43	50.07	97.01	60.00	200.00	N/A	2,880	3,670
5000 TO 9999	8	133.75	138.67	141.82	22.75	97.78	82.27	207.06	82.27 to 207.06	7,937	11,256
Total \$ _____											
1 TO 9999	13	130.00	132.88	139.16	31.28	95.49	60.00	207.06	82.27 to 186.67	5,992	8,338
10000 TO 29999	59	106.76	116.36	115.23	28.34	100.98	50.00	262.03	100.00 to 122.25	19,883	22,911
30000 TO 59999	81	102.64	102.22	101.15	13.24	101.06	55.37	186.43	97.89 to 105.40	45,402	45,922
60000 TO 99999	79	97.64	96.43	96.29	9.51	100.14	30.39	125.56	94.38 to 99.29	76,271	73,442
100000 TO 149999	40	98.01	98.97	98.81	11.52	100.16	61.46	142.94	95.31 to 104.49	118,172	116,765
150000 TO 249999	16	96.35	95.07	95.40	8.92	99.65	69.15	110.94	91.82 to 103.73	173,181	165,216
250000 TO 499999	3	82.52	85.37	85.48	4.71	99.87	80.96	92.63	N/A	266,666	227,940
ALL _____											
	291	99.75	103.87	98.59	17.15	105.36	30.39	262.03	98.02 to 102.51	66,157	65,222

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	68.22	77.15	80.36	21.12	96.01	60.00	103.23	N/A	2,800	2,250
5000 TO 9999	11	92.57	103.79	84.02	42.77	123.53	50.00	200.00	52.80 to 186.67	8,874	7,456
Total \$ _____											
1 TO 9999	14	87.42	98.08	83.73	41.10	117.14	50.00	200.00	53.00 to 130.00	7,572	6,340
10000 TO 29999	51	102.68	106.68	95.14	23.77	112.13	30.39	207.06	93.75 to 108.06	22,000	20,931
30000 TO 59999	90	99.68	108.35	100.90	19.80	107.38	55.37	262.03	96.80 to 105.30	43,992	44,388
60000 TO 99999	83	98.77	99.92	97.07	11.18	102.94	61.46	209.29	96.42 to 102.50	78,163	75,871
100000 TO 149999	36	99.52	100.77	99.39	9.17	101.38	69.15	123.88	96.61 to 105.02	122,663	121,919
150000 TO 249999	16	101.60	102.93	100.05	10.41	102.88	80.96	142.94	93.17 to 110.94	180,375	180,460
250000 TO 499999	1	92.63	92.63	92.63			92.63	92.63	N/A	275,000	254,730
ALL _____											
	291	99.75	103.87	98.59	17.15	105.36	30.39	262.03	98.02 to 102.51	66,157	65,222

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	291	MEDIAN:	100	COV:	26.65	95% Median C.I.:	98.02 to 102.51
TOTAL Sales Price:	19,321,894	WGT. MEAN:	99	STD:	27.68	95% Wgt. Mean C.I.:	96.49 to 100.69
TOTAL Adj.Sales Price:	19,251,894	MEAN:	104	AVG.ABS.DEV:	17.10	95% Mean C.I.:	100.69 to 107.05
TOTAL Assessed Value:	18,979,795						
AVG. Adj. Sales Price:	66,157	COD:	17.15	MAX Sales Ratio:	262.03		
AVG. Assessed Value:	65,222	PRD:	105.36	MIN Sales Ratio:	30.39		

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QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	33	91.72	97.64	85.63	32.39	114.03	30.39	200.00	74.60 to 114.21	33,519	28,702
10	10	100.36	115.07	102.98	30.40	111.74	53.00	207.06	82.81 to 168.56	17,150	17,661
15	1	102.68	102.68	102.68			102.68	102.68	N/A	22,000	22,590
20	77	105.31	111.08	105.57	17.92	105.22	55.37	209.29	99.83 to 109.33	39,617	41,823
30	158	98.57	101.26	98.30	12.68	103.01	52.80	262.03	97.15 to 101.00	80,282	78,919
35	1	109.79	109.79	109.79			109.79	109.79	N/A	117,500	129,005
40	10	92.23	98.12	94.93	13.16	103.35	80.96	142.94	82.52 to 110.94	192,450	182,700
60	1	107.25	107.25	107.25			107.25	107.25	N/A	175,000	187,695
<u>ALL</u>											
	291	99.75	103.87	98.59	17.15	105.36	30.39	262.03	98.02 to 102.51	66,157	65,222

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	33	91.72	97.64	85.63	32.39	114.03	30.39	200.00	74.60 to 114.21	33,519	28,702
100	6	99.14	94.61	96.76	26.99	97.78	52.80	128.14	52.80 to 128.14	24,083	23,303
101	202	99.41	105.14	98.73	16.64	106.49	53.00	262.03	97.64 to 102.95	67,592	66,732
102	9	100.00	102.92	99.81	9.25	103.12	82.52	142.94	93.11 to 106.75	108,377	108,167
103	7	104.92	105.62	105.11	3.93	100.48	97.99	118.67	97.99 to 118.67	133,000	139,795
104	30	103.14	104.76	101.08	9.86	103.64	81.78	155.76	97.57 to 105.71	71,005	71,772
301	3	102.05	97.58	99.66	4.63	97.91	88.25	102.43	N/A	77,000	76,735
302	1	96.61	96.61	96.61			96.61	96.61	N/A	80,000	77,290
<u>ALL</u>											
	291	99.75	103.87	98.59	17.15	105.36	30.39	262.03	98.02 to 102.51	66,157	65,222

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	33	91.72	97.64	85.63	32.39	114.03	30.39	200.00	74.60 to 114.21	33,519	28,702
10	6	100.36	109.55	104.64	18.13	104.69	82.81	168.56	82.81 to 168.56	17,250	18,050
20	66	104.53	108.26	103.95	17.21	104.15	53.00	209.29	98.75 to 108.34	39,400	40,957
30	170	99.09	103.38	98.50	14.52	104.96	52.80	262.03	97.19 to 102.05	74,381	73,263
35	1	109.79	109.79	109.79			109.79	109.79	N/A	117,500	129,005
40	13	101.05	99.84	97.01	11.56	102.91	80.96	142.94	84.31 to 108.09	182,269	176,827
60	2	109.49	109.49	109.20	2.04	100.26	107.25	111.72	N/A	155,000	169,260
<u>ALL</u>											
	291	99.75	103.87	98.59	17.15	105.36	30.39	262.03	98.02 to 102.51	66,157	65,222

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:	46	MEDIAN:	96	COV:	43.57	95% Median C.I.:	84.00 to 101.38
TOTAL Sales Price:	6,677,694	WGT. MEAN:	78	STD:	42.50	95% Wgt. Mean C.I.:	70.57 to 85.39
TOTAL Adj.Sales Price:	6,684,944	MEAN:	98	AVG.ABS.DEV:	28.03	95% Mean C.I.:	85.24 to 109.80
TOTAL Assessed Value:	5,213,145						
AVG. Adj. Sales Price:	145,324	COD:	29.07	MAX Sales Ratio:	264.15		
AVG. Assessed Value:	113,329	PRD:	125.06	MIN Sales Ratio:	20.64		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	3	75.19	94.06	81.55	25.52	115.34	74.72	132.27	N/A	32,250	26,300
10/01/02 TO 12/31/02	5	52.37	64.19	48.01	46.20	133.71	32.26	102.38	N/A	83,600	40,136
01/01/03 TO 03/31/03	2	152.65	152.65	159.67	8.55	95.60	139.60	165.69	N/A	32,500	51,892
04/01/03 TO 06/30/03	6	95.93	95.16	85.65	18.77	111.11	55.45	140.00	55.45 to 140.00	30,666	26,265
07/01/03 TO 09/30/03	4	83.72	126.44	75.79	59.16	166.84	74.16	264.15	N/A	286,625	217,220
10/01/03 TO 12/31/03	1	100.50	100.50	100.50			100.50	100.50	N/A	90,000	90,450
01/01/04 TO 03/31/04	3	100.73	94.92	100.03	9.24	94.89	78.05	105.98	N/A	106,666	106,696
04/01/04 TO 06/30/04	5	74.11	71.65	75.52	28.55	94.89	20.64	104.15	N/A	605,400	457,172
07/01/04 TO 09/30/04	2	95.01	95.01	96.06	2.95	98.91	92.21	97.81	N/A	160,000	153,700
10/01/04 TO 12/31/04	6	115.64	119.54	65.25	30.15	183.20	36.59	184.55	36.59 to 184.55	97,000	63,295
01/01/05 TO 03/31/05	4	99.97	104.53	100.12	6.12	104.40	98.27	119.90	N/A	56,468	56,537
04/01/05 TO 06/30/05	5	86.67	86.41	92.26	27.09	93.65	30.00	136.30	N/A	41,964	38,718
<u>Study Years</u>											
07/01/02 TO 06/30/03	16	92.38	92.46	70.83	31.41	130.54	32.26	165.69	55.45 to 132.27	47,734	33,809
07/01/03 TO 06/30/04	13	87.78	96.10	77.79	32.53	123.54	20.64	264.15	74.11 to 104.15	352,576	274,252
07/01/04 TO 06/30/05	17	98.55	103.38	82.75	24.93	124.93	30.00	184.55	86.67 to 119.90	78,687	65,112
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	13	99.50	114.04	82.17	33.77	138.78	55.45	264.15	79.67 to 140.00	114,269	93,900
01/01/04 TO 12/31/04	16	99.27	96.89	77.50	27.25	125.02	20.64	184.55	74.11 to 111.78	265,562	205,820
<u>ALL</u>	46	96.44	97.52	77.98	29.07	125.06	20.64	264.15	84.00 to 101.38	145,324	113,329

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CHADRON	35	97.81	97.82	77.84	27.57	125.67	20.64	264.15	84.00 to 100.73	174,673	135,964
CRAWFORD	5	104.15	111.78	103.57	24.60	107.92	79.67	159.17	N/A	47,800	49,508
RURAL	2	103.28	103.28	115.10	16.09	89.74	86.67	119.90	N/A	5,187	5,970
SUBURBAN	4	63.67	74.23	60.53	67.70	122.64	30.00	139.60	N/A	80,500	48,727
<u>ALL</u>	46	96.44	97.52	77.98	29.07	125.06	20.64	264.15	84.00 to 101.38	145,324	113,329

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	40	98.04	99.57	78.81	27.50	126.34	20.64	264.15	84.00 to 101.38	158,814	125,157
2	4	63.67	74.23	60.53	67.70	122.64	30.00	139.60	N/A	80,500	48,727
3	2	103.28	103.28	115.10	16.09	89.74	86.67	119.90	N/A	5,187	5,970
<u>ALL</u>	46	96.44	97.52	77.98	29.07	125.06	20.64	264.15	84.00 to 101.38	145,324	113,329

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:	46	MEDIAN:	96	COV:	43.57	95% Median C.I.:	84.00 to 101.38
TOTAL Sales Price:	6,677,694	WGT. MEAN:	78	STD:	42.50	95% Wgt. Mean C.I.:	70.57 to 85.39
TOTAL Adj.Sales Price:	6,684,944	MEAN:	98	AVG.ABS.DEV:	28.03	95% Mean C.I.:	85.24 to 109.80
TOTAL Assessed Value:	5,213,145						
AVG. Adj. Sales Price:	145,324	COD:	29.07	MAX Sales Ratio:	264.15		
AVG. Assessed Value:	113,329	PRD:	125.06	MIN Sales Ratio:	20.64		

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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	36	96.44	95.82	78.37	21.89	122.26	32.26	184.55	84.00 to 100.73	180,335	141,331
2	10	103.08	103.67	64.91	51.37	159.71	20.64	264.15	30.00 to 140.00	19,287	12,520
<u>ALL</u>	<u>46</u>	<u>96.44</u>	<u>97.52</u>	<u>77.98</u>	<u>29.07</u>	<u>125.06</u>	<u>20.64</u>	<u>264.15</u>	<u>84.00 to 101.38</u>	<u>145,324</u>	<u>113,329</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0010											
23-0002	37	97.81	98.88	78.32	27.31	126.25	20.64	264.15	87.78 to 100.73	168,880	132,264
23-0003											
23-0028											
23-0039											
23-0041											
23-0044											
23-0049	1	32.26	32.26	32.26			32.26	32.26	N/A	167,000	53,880
23-0062											
23-0069	1	119.90	119.90	119.90			119.90	119.90	N/A	8,874	10,640
23-0070	1	86.67	86.67	86.67			86.67	86.67	N/A	1,500	1,300
23-0071	6	93.90	98.15	97.89	35.90	100.26	30.00	159.17	30.00 to 159.17	43,166	42,256
81-0003											
81-0030											
83-0007											
83-0500											
NonValid School											
<u>ALL</u>	<u>46</u>	<u>96.44</u>	<u>97.52</u>	<u>77.98</u>	<u>29.07</u>	<u>125.06</u>	<u>20.64</u>	<u>264.15</u>	<u>84.00 to 101.38</u>	<u>145,324</u>	<u>113,329</u>

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	46	MEDIAN:	96	COV:	43.57	95% Median C.I.:	84.00 to 101.38
TOTAL Sales Price:	6,677,694	WGT. MEAN:	78	STD:	42.50	95% Wgt. Mean C.I.:	70.57 to 85.39
TOTAL Adj.Sales Price:	6,684,944	MEAN:	98	AVG.ABS.DEV:	28.03	95% Mean C.I.:	85.24 to 109.80
TOTAL Assessed Value:	5,213,145						
AVG. Adj. Sales Price:	145,324	COD:	29.07	MAX Sales Ratio:	264.15		
AVG. Assessed Value:	113,329	PRD:	125.06	MIN Sales Ratio:	20.64		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	10	103.08	103.67	64.91	51.37	159.71	20.64	264.15	30.00 to 140.00	19,287	12,520
Prior TO 1860											
1860 TO 1899	3	97.81	96.68	96.60	3.60	100.08	90.83	101.38	N/A	128,333	123,973
1900 TO 1919	6	92.25	96.62	94.51	19.01	102.23	75.19	136.30	75.19 to 136.30	50,428	47,661
1920 TO 1939	7	100.00	124.26	122.73	35.57	101.25	68.54	184.55	68.54 to 184.55	30,142	36,993
1940 TO 1949	4	93.02	99.50	95.81	16.96	103.85	79.67	132.27	N/A	33,000	31,617
1950 TO 1959	5	102.38	90.19	80.21	16.99	112.45	32.26	111.78	N/A	97,500	78,202
1960 TO 1969	3	92.21	82.80	91.54	16.37	90.44	55.45	100.73	N/A	96,666	88,493
1970 TO 1979	5	92.37	87.97	76.51	11.03	114.98	74.11	104.15	N/A	821,800	628,776
1980 TO 1989	1	52.37	52.37	52.37			52.37	52.37	N/A	155,000	81,170
1990 TO 1994	1	83.65	83.65	83.65			83.65	83.65	N/A	20,000	16,730
1995 TO 1999	1	36.59	36.59	36.59			36.59	36.59	N/A	400,000	146,360
2000 TO Present											
ALL	46	96.44	97.52	77.98	29.07	125.06	20.64	264.15	84.00 to 101.38	145,324	113,329

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	113.33	113.33	126.67	23.53	89.47	86.67	140.00	N/A	3,000	3,800
5000 TO 9999	4	139.53	160.81	155.36	36.45	103.50	100.00	264.15	N/A	7,218	11,215
Total \$											
1 TO 9999	6	129.95	144.98	150.43	32.93	96.38	86.67	264.15	86.67 to 264.15	5,812	8,743
10000 TO 29999	11	99.50	99.09	96.91	24.63	102.25	30.00	139.60	74.72 to 136.30	19,256	18,660
30000 TO 59999	10	81.03	89.86	88.49	44.03	101.54	20.64	184.55	41.56 to 165.69	45,425	40,197
60000 TO 99999	7	98.55	95.91	96.52	7.90	99.37	68.54	111.78	68.54 to 111.78	77,857	75,147
100000 TO 149999	4	93.64	96.02	96.65	4.81	99.36	90.83	105.98	N/A	112,500	108,727
150000 TO 249999	5	97.81	77.46	79.19	24.59	97.82	32.26	104.15	N/A	175,800	139,218
250000 TO 499999	1	36.59	36.59	36.59			36.59	36.59	N/A	400,000	146,360
500000 +	2	74.14	74.14	74.13	0.03	100.01	74.11	74.16	N/A	1,855,000	1,375,025
ALL	46	96.44	97.52	77.98	29.07	125.06	20.64	264.15	84.00 to 101.38	145,324	113,329

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:	46	MEDIAN:	96	COV:	43.57	95% Median C.I.:	84.00 to 101.38
TOTAL Sales Price:	6,677,694	WGT. MEAN:	78	STD:	42.50	95% Wgt. Mean C.I.:	70.57 to 85.39
TOTAL Adj.Sales Price:	6,684,944	MEAN:	98	AVG.ABS.DEV:	28.03	95% Mean C.I.:	85.24 to 109.80
TOTAL Assessed Value:	5,213,145						
AVG. Adj. Sales Price:	145,324	COD:	29.07	MAX Sales Ratio:	264.15		
AVG. Assessed Value:	113,329	PRD:	125.06	MIN Sales Ratio:	20.64		

Printed: 03/29/2006 20:08:59

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	1	86.67	86.67	86.67			86.67	86.67	N/A	1,500	1,300
5000 TO 9999	4	120.00	107.29	77.24	35.24	138.91	30.00	159.17	N/A	9,500	7,337
Total \$ _____											
1 TO 9999	5	100.00	103.17	77.59	36.50	132.96	30.00	159.17	N/A	7,900	6,130
10000 TO 29999	14	95.95	101.81	75.82	39.40	134.29	20.64	264.15	55.45 to 132.27	22,776	17,268
30000 TO 59999	8	81.03	83.47	67.91	24.64	122.92	32.26	136.30	32.26 to 136.30	60,571	41,132
60000 TO 99999	11	98.55	108.05	97.55	21.94	110.76	52.37	184.55	90.83 to 165.69	84,090	82,032
100000 TO 149999	3	95.08	79.22	61.27	24.33	129.30	36.59	105.98	N/A	216,666	132,743
150000 TO 249999	3	100.73	100.90	100.73	2.10	100.17	97.81	104.15	N/A	185,666	187,013
500000 +	2	74.14	74.14	74.13	0.03	100.01	74.11	74.16	N/A	1,855,000	1,375,025
ALL _____											
	46	96.44	97.52	77.98	29.07	125.06	20.64	264.15	84.00 to 101.38	145,324	113,329

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	103.08	103.67	64.91	51.37	159.71	20.64	264.15	30.00 to 140.00	19,287	12,520
10	23	97.81	94.42	84.80	20.62	111.35	32.26	165.69	83.65 to 101.38	62,369	52,888
20	12	97.79	103.43	79.98	20.02	129.32	74.11	184.55	75.19 to 111.78	388,130	310,428
30	1	36.59	36.59	36.59			36.59	36.59	N/A	400,000	146,360
ALL _____											
	46	96.44	97.52	77.98	29.07	125.06	20.64	264.15	84.00 to 101.38	145,324	113,329

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:	46	MEDIAN:	96	COV:	43.57	95% Median C.I.:	84.00 to 101.38
TOTAL Sales Price:	6,677,694	WGT. MEAN:	78	STD:	42.50	95% Wgt. Mean C.I.:	70.57 to 85.39
TOTAL Adj.Sales Price:	6,684,944	MEAN:	98	AVG.ABS.DEV:	28.03	95% Mean C.I.:	85.24 to 109.80
TOTAL Assessed Value:	5,213,145						
AVG. Adj. Sales Price:	145,324	COD:	29.07	MAX Sales Ratio:	264.15		
AVG. Assessed Value:	113,329	PRD:	125.06	MIN Sales Ratio:	20.64		

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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)	10	103.08	103.67	64.91	51.37	159.71	20.64	264.15	30.00 to 140.00	19,287	12,520
300	4	83.78	84.15	86.38	14.66	97.42	68.54	100.50	N/A	76,562	66,132
326	3	92.40	74.89	41.71	24.44	179.54	32.26	100.00	N/A	65,666	27,390
341	1	105.98	105.98	105.98			105.98	105.98	N/A	130,000	137,780
343	4	89.16	104.53	76.71	34.09	136.27	74.11	165.69	N/A	986,750	756,913
344	5	100.73	106.69	101.19	10.17	105.43	92.21	136.30	N/A	81,864	82,840
349	1	52.37	52.37	52.37			52.37	52.37	N/A	155,000	81,170
352	1	97.81	97.81	97.81			97.81	97.81	N/A	220,000	215,190
353	7	101.38	112.38	106.62	24.23	105.40	78.05	184.55	78.05 to 184.55	53,857	57,424
406	6	89.54	95.96	88.11	25.60	108.91	55.45	159.17	55.45 to 159.17	40,750	35,905
434	1	83.65	83.65	83.65			83.65	83.65	N/A	20,000	16,730
436	1	36.59	36.59	36.59			36.59	36.59	N/A	400,000	146,360
442	2	98.89	98.89	98.56	0.62	100.33	98.27	99.50	N/A	43,000	42,380
ALL	46	96.44	97.52	77.98	29.07	125.06	20.64	264.15	84.00 to 101.38	145,324	113,329

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	46	96.44	97.52	77.98	29.07	125.06	20.64	264.15	84.00 to 101.38	145,324	113,329
04											
ALL	46	96.44	97.52	77.98	29.07	125.06	20.64	264.15	84.00 to 101.38	145,324	113,329

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:	47	MEDIAN:	74	COV:	42.44	95% Median C.I.:	70.78 to 77.73	(!: Derived)
(AgLand) TOTAL Sales Price:	9,450,895	WGT. MEAN:	88	STD:	35.05	95% Wgt. Mean C.I.:	77.09 to 98.14	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,450,895	MEAN:	83	AVG.ABS.DEV:	23.55	95% Mean C.I.:	72.56 to 92.60	
(AgLand) TOTAL Assessed Value:	8,280,080							
AVG. Adj. Sales Price:	201,082	COD:	31.70	MAX Sales Ratio:	181.20			
AVG. Assessed Value:	176,171	PRD:	94.26	MIN Sales Ratio:	22.95			

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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	82.36	82.36	79.34	5.63	103.81	77.73	87.00	N/A	144,000	114,245
10/01/02 TO 12/31/02	3	137.75	131.69	134.70	25.43	97.77	76.12	181.20	N/A	293,946	395,933
01/01/03 TO 03/31/03	4	72.21	72.03	71.93	3.17	100.14	67.75	75.95	N/A	85,000	61,140
04/01/03 TO 06/30/03	4	76.22	83.97	88.91	23.12	94.45	61.92	121.52	N/A	403,018	358,311
07/01/03 TO 09/30/03	6	96.43	101.09	94.94	37.87	106.48	45.99	169.68	45.99 to 169.68	81,453	77,331
10/01/03 TO 12/31/03	5	66.01	90.07	96.24	48.68	93.59	48.82	162.15	N/A	97,510	93,840
01/01/04 TO 03/31/04	1	71.32	71.32	71.32			71.32	71.32	N/A	300,000	213,965
04/01/04 TO 06/30/04	5	73.61	63.32	75.86	20.98	83.47	28.75	81.05	N/A	229,540	174,125
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	4	61.98	68.71	89.17	40.25	77.05	38.62	112.24	N/A	321,360	286,547
01/01/05 TO 03/31/05	3	74.72	64.36	65.50	14.59	98.25	42.82	75.53	N/A	359,477	235,460
04/01/05 TO 06/30/05	10	70.39	78.49	85.37	32.91	91.94	22.95	146.50	55.20 to 106.29	154,113	131,563
<u>Study Years</u>											
07/01/02 TO 06/30/03	13	76.12	91.06	99.11	26.89	91.88	61.92	181.20	70.78 to 121.52	240,147	238,007
07/01/03 TO 06/30/04	17	73.61	84.99	83.24	37.42	102.10	28.75	169.68	54.12 to 118.57	142,586	118,692
07/01/04 TO 06/30/05	17	73.29	73.69	81.13	29.35	90.83	22.95	146.50	48.90 to 105.72	229,706	186,365
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	19	73.44	88.47	89.16	33.68	99.22	45.99	169.68	66.01 to 118.57	154,123	137,420
01/01/04 TO 12/31/04	10	72.47	66.27	81.62	24.74	81.20	28.75	112.24	38.62 to 81.05	273,314	223,078
<u>ALL</u>											
	47	74.28	82.58	87.61	31.70	94.26	22.95	181.20	70.78 to 77.73	201,082	176,171

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:	47	MEDIAN:	74	COV:	42.44	95% Median C.I.:	70.78 to 77.73	(!: Derived)
(AgLand) TOTAL Sales Price:	9,450,895	WGT. MEAN:	88	STD:	35.05	95% Wgt. Mean C.I.:	77.09 to 98.14	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,450,895	MEAN:	83	AVG.ABS.DEV:	23.55	95% Mean C.I.:	72.56 to 92.60	
(AgLand) TOTAL Assessed Value:	8,280,080							
AVG. Adj. Sales Price:	201,082	COD:	31.70	MAX Sales Ratio:	181.20			
AVG. Assessed Value:	176,171	PRD:	94.26	MIN Sales Ratio:	22.95			

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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	
109	1	118.57	118.57	118.57			118.57	118.57	N/A	102,000	120,945	
113	3	75.53	75.09	74.87	1.11	100.30	73.61	76.12	N/A	152,234	113,970	
295	1	162.15	162.15	162.15			162.15	162.15	N/A	10,000	16,215	
297	3	63.01	60.77	57.83	14.44	105.07	45.99	73.29	N/A	69,573	40,235	
299	1	181.20	181.20	181.20			181.20	181.20	N/A	121,000	219,250	
301	4	70.98	87.56	58.77	49.66	149.01	38.62	169.68	N/A	56,512	33,210	
305	1	146.50	146.50	146.50			146.50	146.50	N/A	12,000	17,580	
327	2	81.03	81.03	77.90	7.37	104.01	75.06	87.00	N/A	105,000	81,800	
329	2	63.93	63.93	69.40	23.64	92.12	48.82	79.05	N/A	82,250	57,082	
331	2	50.34	50.34	65.98	54.40	76.30	22.95	77.73	N/A	151,500	99,955	
333	1	54.12	54.12	54.12			54.12	54.12	N/A	34,000	18,400	
335	3	81.05	84.75	84.75	16.20	100.00	66.91	106.29	N/A	305,833	259,198	
337	1	74.72	74.72	74.72			74.72	74.72	N/A	633,433	473,305	
549	3	73.44	73.01	72.20	1.34	101.13	71.32	74.28	N/A	150,333	108,541	
551	2	89.20	89.20	100.41	18.51	88.83	72.69	105.72	N/A	398,567	400,217	
555	3	81.66	87.91	87.23	15.76	100.78	71.72	110.35	N/A	507,991	443,121	
557	3	67.50	73.61	83.61	47.32	88.04	28.75	124.58	N/A	96,333	80,541	
559	2	73.64	73.64	73.57	3.89	100.10	70.78	76.51	N/A	97,500	71,730	
581	2	125.00	125.00	123.69	10.20	101.05	112.24	137.75	N/A	703,640	870,360	
583	2	85.21	85.21	95.58	42.61	89.15	48.90	121.52	N/A	280,000	267,630	
585	1	67.75	67.75	67.75			67.75	67.75	N/A	56,000	37,940	
75	1	61.92	61.92	61.92			61.92	61.92	N/A	80,100	49,600	
821	2	49.01	49.01	47.52	12.63	103.14	42.82	55.20	N/A	253,750	120,575	
823	1	64.04	64.04	64.04			64.04	64.04	N/A	185,000	118,480	
_____ALL_____	47	74.28	82.58	87.61	31.70	94.26	22.95	181.20	70.78 to 77.73	201,082	176,171	

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134
2	4	75.51	100.75	100.79	38.03	99.96	70.78	181.20	N/A	126,000	127,000
3	22	75.61	85.54	94.52	33.53	90.50	28.75	162.15	66.91 to 110.35	294,865	278,693
_____ALL_____	47	74.28	82.58	87.61	31.70	94.26	22.95	181.20	70.78 to 77.73	201,082	176,171

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

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(AgLand) TOTAL Sales Price:	9,450,895	WGT. MEAN:	88	STD:	35.05	95% Wgt. Mean C.I.:	77.09 to 98.14	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,450,895	MEAN:	83	AVG.ABS.DEV:	23.55	95% Mean C.I.:	72.56 to 92.60	
(AgLand) TOTAL Assessed Value:	8,280,080							
AVG. Adj. Sales Price:	201,082	COD:	31.70	MAX Sales Ratio:	181.20			
AVG. Assessed Value:	176,171	PRD:	94.26	MIN Sales Ratio:	22.95			

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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	47	74.28	82.58	87.61	31.70	94.26	22.95	181.20	70.78 to 77.73	201,082	176,171
____ALL____	47	74.28	82.58	87.61	31.70	94.26	22.95	181.20	70.78 to 77.73	201,082	176,171

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0010	3	81.66	86.59	87.71	17.39	98.71	67.75	110.35	N/A	487,991	428,035
23-0002	5	63.01	57.22	66.60	25.25	85.92	22.95	77.73	N/A	125,240	83,414
23-0003	10	73.86	82.00	77.97	23.96	105.17	45.99	162.15	61.92 to 106.29	192,775	150,308
23-0028	3	118.57	113.38	94.39	20.08	120.12	75.06	146.50	N/A	91,333	86,208
23-0039	5	64.04	82.41	100.03	47.46	82.39	42.82	137.75	N/A	419,956	420,070
23-0041											
23-0044	1	71.32	71.32	71.32			71.32	71.32	N/A	300,000	213,965
23-0049	3	76.12	110.95	109.38	46.27	101.44	75.53	181.20	N/A	126,666	138,543
23-0062	5	75.95	85.86	65.49	37.94	131.11	38.62	169.68	N/A	67,610	44,275
23-0069	3	72.69	77.51	98.52	23.66	78.67	54.12	105.72	N/A	277,045	272,945
23-0070											
23-0071	9	71.72	77.47	86.53	30.00	89.53	28.75	124.58	48.90 to 121.52	134,444	116,338
81-0003											
81-0030											
83-0007											
83-0500											
NonValid School											
____ALL____	47	74.28	82.58	87.61	31.70	94.26	22.95	181.20	70.78 to 77.73	201,082	176,171

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	162.15	162.15	162.15			162.15	162.15	N/A	10,000	16,215
30.01 TO 50.00	5	66.01	72.46	54.30	39.55	133.44	28.75	146.50	N/A	30,710	16,675
50.01 TO 100.00	7	67.50	59.49	57.79	18.00	102.95	22.95	75.95	22.95 to 75.95	67,102	38,777
100.01 TO 180.00	8	74.60	80.51	68.89	30.23	116.86	38.62	169.68	38.62 to 169.68	90,437	62,306
180.01 TO 330.00	8	73.86	80.16	80.51	22.20	99.56	48.90	124.58	48.90 to 124.58	193,262	155,595
330.01 TO 650.00	8	75.82	89.40	88.25	28.94	101.31	55.20	181.20	55.20 to 181.20	186,437	164,528
650.01 +	10	93.69	93.99	95.91	26.86	98.00	42.82	137.75	71.32 to 121.52	505,652	484,961
____ALL____	47	74.28	82.58	87.61	31.70	94.26	22.95	181.20	70.78 to 77.73	201,082	176,171

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:	47	MEDIAN:	74	COV:	42.44	95% Median C.I.:	70.78 to 77.73	(!: Derived)
(AgLand) TOTAL Sales Price:	9,450,895	WGT. MEAN:	88	STD:	35.05	95% Wgt. Mean C.I.:	77.09 to 98.14	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,450,895	MEAN:	83	AVG.ABS.DEV:	23.55	95% Mean C.I.:	72.56 to 92.60	
(AgLand) TOTAL Assessed Value:	8,280,080							
AVG. Adj. Sales Price:	201,082	COD:	31.70	MAX Sales Ratio:	181.20			
AVG. Assessed Value:	176,171	PRD:	94.26	MIN Sales Ratio:	22.95			

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	4	70.39	89.26	71.48	40.42	124.88	54.12	162.15	N/A	47,250	33,773
DRY-N/A	6	73.86	72.23	73.06	10.67	98.86	48.82	87.00	48.82 to 87.00	77,583	56,684
GRASS	15	66.91	67.00	75.10	25.97	89.21	22.95	118.57	55.20 to 75.53	201,558	151,373
GRASS-N/A	18	81.36	96.43	97.38	34.72	99.03	45.99	181.20	71.72 to 121.52	308,165	300,079
IRRGTD	2	70.98	70.98	73.10	7.00	97.10	66.01	75.95	N/A	28,025	20,487
IRRGTD-N/A	2	104.15	104.15	54.04	62.92	192.73	38.62	169.68	N/A	85,000	45,932
ALL	47	74.28	82.58	87.61	31.70	94.26	22.95	181.20	70.78 to 77.73	201,082	176,171

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	4	70.39	89.26	71.48	40.42	124.88	54.12	162.15	N/A	47,250	33,773
DRY-N/A	6	73.86	72.23	73.06	10.67	98.86	48.82	87.00	48.82 to 87.00	77,583	56,684
GRASS	18	70.68	72.05	75.42	27.53	95.53	22.95	146.50	61.92 to 76.12	184,965	139,506
GRASS-N/A	15	81.66	96.25	98.47	34.76	97.74	45.99	181.20	71.72 to 121.52	349,398	344,061
IRRGTD	3	66.01	60.19	48.00	18.85	125.40	38.62	75.95	N/A	68,683	32,968
IRRGTD-N/A	1	169.68	169.68	169.68			169.68	169.68	N/A	20,000	33,935
ALL	47	74.28	82.58	87.61	31.70	94.26	22.95	181.20	70.78 to 77.73	201,082	176,171

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	4	70.39	89.26	71.48	40.42	124.88	54.12	162.15	N/A	47,250	33,773
DRY	6	73.86	72.23	73.06	10.67	98.86	48.82	87.00	48.82 to 87.00	77,583	56,684
GRASS	25	73.61	77.24	78.94	28.94	97.85	22.95	181.20	64.04 to 76.51	197,683	156,045
GRASS-N/A	8	111.29	101.21	103.93	20.50	97.38	48.90	137.75	48.90 to 137.75	453,531	471,363
IRRGTD	4	70.98	87.56	58.77	49.66	149.01	38.62	169.68	N/A	56,512	33,210
ALL	47	74.28	82.58	87.61	31.70	94.26	22.95	181.20	70.78 to 77.73	201,082	176,171

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

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(AgLand) TOTAL Assessed Value:	8,280,080							
AVG. Adj. Sales Price:	201,082	COD:	31.70	MAX Sales Ratio:	181.20			
AVG. Assessed Value:	176,171	PRD:	94.26	MIN Sales Ratio:	22.95			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	5	146.50	122.25	113.06	27.15	108.13	66.01	169.68	N/A	17,110	19,345
30000 TO 59999	6	70.52	67.82	68.05	15.49	99.67	48.82	87.00	48.82 to 87.00	46,250	31,471
60000 TO 99999	8	62.47	55.86	57.36	25.54	97.37	22.95	76.51	22.95 to 76.51	77,352	44,373
100000 TO 149999	10	75.82	93.77	94.18	29.19	99.57	67.50	181.20	70.78 to 124.58	116,300	109,535
150000 TO 249999	8	68.83	67.43	67.24	22.87	100.29	38.62	106.29	38.62 to 106.29	184,150	123,816
250000 TO 499999	4	90.83	86.50	88.26	32.40	98.01	42.82	121.52	N/A	327,750	289,267
500000 +	6	93.69	98.86	97.23	21.04	101.67	74.72	137.75	74.72 to 137.75	753,637	732,764
ALL _____											
	47	74.28	82.58	87.61	31.70	94.26	22.95	181.20	70.78 to 77.73	201,082	176,171

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	8	60.07	74.53	49.86	59.71	149.46	22.95	162.15	22.95 to 162.15	35,131	17,517
30000 TO 59999	10	70.52	75.67	62.88	28.65	120.33	38.62	169.68	45.99 to 87.00	66,482	41,805
60000 TO 99999	10	73.48	71.31	69.73	6.79	102.26	48.90	79.05	67.50 to 76.51	120,100	83,751
100000 TO 149999	6	68.83	71.55	64.76	25.47	110.48	42.82	118.57	42.82 to 118.57	192,033	124,367
150000 TO 249999	5	106.29	112.22	99.93	29.49	112.30	71.32	181.20	N/A	186,800	186,673
250000 TO 499999	3	110.35	102.19	96.40	14.14	106.01	74.72	121.52	N/A	443,144	427,175
500000 +	5	105.72	103.68	100.90	16.51	102.76	81.05	137.75	N/A	777,678	784,656
ALL _____											
	47	74.28	82.58	87.61	31.70	94.26	22.95	181.20	70.78 to 77.73	201,082	176,171

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	291	MEDIAN:	94	COV:	30.14	95% Median C.I.:	92.19 to 96.10
TOTAL Sales Price:	19,321,894	WGT. MEAN:	93	STD:	29.39	95% Wgt. Mean C.I.:	90.53 to 94.83
TOTAL Adj.Sales Price:	19,251,894	MEAN:	98	AVG.ABS.DEV:	18.68	95% Mean C.I.:	94.12 to 100.87
TOTAL Assessed Value:	17,842,910						
AVG. Adj. Sales Price:	66,157	COD:	19.80	MAX Sales Ratio:	254.44		
AVG. Assessed Value:	61,315	PRD:	105.20	MIN Sales Ratio:	30.39		

(!: AVTot=0)

(!: Derived)

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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	41	97.73	102.55	99.78	12.40	102.78	71.38	200.35	94.35 to 101.28	61,585	61,451
10/01/03 TO 12/31/03	29	101.57	98.27	96.23	16.01	102.12	30.39	136.38	95.29 to 111.63	56,634	54,499
01/01/04 TO 03/31/04	17	98.42	97.47	95.76	16.21	101.78	60.40	162.50	79.11 to 107.70	63,030	60,360
04/01/04 TO 06/30/04	51	91.72	94.85	90.91	16.51	104.33	55.02	181.77	88.15 to 95.65	73,400	66,728
07/01/04 TO 09/30/04	58	92.47	95.83	90.96	19.46	105.36	36.13	206.93	85.81 to 97.97	79,118	71,962
10/01/04 TO 12/31/04	27	92.79	102.90	94.57	25.07	108.80	56.86	252.93	84.21 to 103.25	61,603	58,261
01/01/05 TO 03/31/05	19	91.30	93.02	88.51	26.03	105.10	35.77	144.95	76.47 to 117.34	44,326	39,232
04/01/05 TO 06/30/05	49	89.57	96.31	88.86	26.39	108.39	30.67	254.44	82.52 to 96.00	64,799	57,577
____Study Years____											
07/01/03 TO 06/30/04	138	96.00	98.18	94.96	15.82	103.39	30.39	200.35	93.56 to 99.33	65,089	61,806
07/01/04 TO 06/30/05	153	91.11	96.88	90.69	23.60	106.83	30.67	254.44	86.99 to 94.93	67,121	60,873
____Calendar Yrs____											
01/01/04 TO 12/31/04	153	92.79	96.93	91.95	19.17	105.42	36.13	252.93	89.83 to 95.65	72,334	66,510
____ALL____											
	291	94.35	97.50	92.68	19.80	105.20	30.39	254.44	92.19 to 96.10	66,157	61,315

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CHADRON	199	94.65	96.39	92.14	17.70	104.60	30.67	254.44	91.40 to 96.00	67,455	62,156
CRAWFORD	33	86.09	100.93	89.80	31.27	112.40	63.57	206.93	74.39 to 105.48	32,441	29,131
DEANS	2	91.47	91.47	87.93	9.79	104.03	82.52	100.43	N/A	186,250	163,762
MARSLAND	2	82.65	82.65	104.46	27.41	79.12	60.00	105.31	N/A	21,400	22,355
PARKVIEW	4	141.72	136.96	121.87	23.12	112.38	75.54	188.85	N/A	33,924	41,345
RURAL	35	96.08	94.85	94.42	16.88	100.46	30.39	136.48	91.72 to 100.20	91,257	86,161
SUBURBAN	6	81.61	85.07	85.82	20.27	99.13	50.00	114.23	50.00 to 114.23	65,436	56,155
SW 8TH	2	121.87	121.87	114.62	6.68	106.32	113.73	130.00	N/A	68,750	78,800
SWANSONS	1	109.79	109.79	109.79			109.79	109.79	N/A	117,500	129,005
WHISPERING PINES	5	92.57	112.57	89.67	26.33	125.54	84.31	200.00	N/A	60,821	54,541
WHITNEY	2	108.83	108.83	103.25	13.58	105.40	94.05	123.61	N/A	30,500	31,492
____ALL____											
	291	94.35	97.50	92.68	19.80	105.20	30.39	254.44	92.19 to 96.10	66,157	61,315

PA&T 2006 Preliminary Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	291	MEDIAN:	94	COV:	30.14	95% Median C.I.:	92.19 to 96.10
TOTAL Sales Price:	19,321,894	WGT. MEAN:	93	STD:	29.39	95% Wgt. Mean C.I.:	90.53 to 94.83
TOTAL Adj.Sales Price:	19,251,894	MEAN:	98	AVG.ABS.DEV:	18.68	95% Mean C.I.:	94.12 to 100.87
TOTAL Assessed Value:	17,842,910						
AVG. Adj. Sales Price:	66,157	COD:	19.80	MAX Sales Ratio:	254.44		
AVG. Assessed Value:	61,315	PRD:	105.20	MIN Sales Ratio:	30.39		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	234	94.17	97.13	92.02	19.41	105.56	30.67	254.44	91.11 to 95.92	62,201	57,236
2	19	96.10	107.78	93.87	28.83	114.82	50.00	200.00	82.27 to 130.00	70,654	66,323
3	38	96.35	94.60	95.08	17.11	99.49	30.39	136.48	91.72 to 102.15	88,271	83,930
ALL	291	94.35	97.50	92.68	19.80	105.20	30.39	254.44	92.19 to 96.10	66,157	61,315

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	265	94.93	99.42	93.41	18.49	106.44	30.67	254.44	93.12 to 96.78	70,133	65,507
2	26	67.97	77.91	72.50	34.08	107.47	30.39	136.48	58.67 to 89.99	25,640	18,588
ALL	291	94.35	97.50	92.68	19.80	105.20	30.39	254.44	92.19 to 96.10	66,157	61,315

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	291	94.35	97.50	92.68	19.80	105.20	30.39	254.44	92.19 to 96.10	66,157	61,315
06											
07											
ALL	291	94.35	97.50	92.68	19.80	105.20	30.39	254.44	92.19 to 96.10	66,157	61,315

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	291	MEDIAN:	94	COV:	30.14	95% Median C.I.:	92.19 to 96.10
TOTAL Sales Price:	19,321,894	WGT. MEAN:	93	STD:	29.39	95% Wgt. Mean C.I.:	90.53 to 94.83
TOTAL Adj.Sales Price:	19,251,894	MEAN:	98	AVG.ABS.DEV:	18.68	95% Mean C.I.:	94.12 to 100.87
TOTAL Assessed Value:	17,842,910						
AVG. Adj. Sales Price:	66,157	COD:	19.80	MAX Sales Ratio:	254.44		
AVG. Assessed Value:	61,315	PRD:	105.20	MIN Sales Ratio:	30.39		

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0010	2	120.88	120.88	122.73	2.48	98.49	117.88	123.88	N/A	65,500	80,390
23-0002	204	94.68	96.78	92.03	17.99	105.16	30.67	254.44	91.40 to 96.49	69,304	63,777
23-0003	11	86.80	86.69	86.11	28.51	100.67	30.39	136.48	55.73 to 127.26	76,609	65,970
23-0028	1	100.20	100.20	100.20			100.20	100.20	N/A	10,000	10,020
23-0039	4	102.32	92.94	104.22	12.97	89.18	60.00	107.10	N/A	39,050	40,696
23-0041											
23-0044	2	106.85	106.85	107.33	9.57	99.55	96.63	117.07	N/A	84,000	90,160
23-0049	5	74.60	78.44	97.48	28.84	80.47	50.00	112.77	N/A	61,424	59,879
23-0062	2	108.83	108.83	103.25	13.58	105.40	94.05	123.61	N/A	30,500	31,492
23-0069	24	94.90	104.73	96.04	19.10	109.05	60.40	200.00	91.72 to 113.73	90,593	87,005
23-0070	1	90.28	90.28	90.28			90.28	90.28	N/A	115,000	103,820
23-0071	35	88.67	101.00	90.40	29.57	111.72	63.57	206.93	75.08 to 105.48	32,815	29,666
81-0003											
81-0030											
83-0007											
83-0500											
NonValid School											
ALL	291	94.35	97.50	92.68	19.80	105.20	30.39	254.44	92.19 to 96.10	66,157	61,315

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	32	80.35	85.53	81.13	33.04	105.42	30.39	200.00	62.50 to 96.63	31,285	25,382
Prior TO 1860											
1860 TO 1899	6	94.57	91.74	90.58	13.06	101.28	67.08	107.98	67.08 to 107.98	43,150	39,085
1900 TO 1919	53	97.38	102.99	94.03	23.89	109.53	30.67	254.44	89.57 to 103.25	50,335	47,331
1920 TO 1939	77	95.68	100.64	94.95	17.52	106.00	55.05	206.93	92.29 to 100.11	52,315	49,670
1940 TO 1949	21	93.12	98.89	94.38	21.58	104.77	35.77	188.85	81.71 to 102.61	51,354	48,469
1950 TO 1959	18	90.62	98.06	92.01	16.10	106.57	72.01	168.56	85.77 to 102.02	77,027	70,876
1960 TO 1969	24	92.59	96.41	94.29	12.74	102.25	71.69	143.89	86.83 to 100.55	113,922	107,418
1970 TO 1979	37	93.29	92.58	88.55	18.38	104.55	41.58	200.35	81.28 to 96.61	89,289	79,069
1980 TO 1989	8	105.37	101.16	91.44	12.63	110.63	80.96	123.61	80.96 to 123.61	126,487	115,658
1990 TO 1994	4	101.17	99.35	99.56	4.20	99.79	89.90	105.17	N/A	101,777	101,326
1995 TO 1999	5	98.37	106.02	100.76	18.32	105.22	77.00	148.15	N/A	128,400	129,382
2000 TO Present	6	94.61	93.10	94.02	9.05	99.02	66.40	113.73	66.40 to 113.73	122,000	114,709
ALL	291	94.35	97.50	92.68	19.80	105.20	30.39	254.44	92.19 to 96.10	66,157	61,315

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	291	MEDIAN:	94	COV:	30.14	95% Median C.I.:	92.19 to 96.10
TOTAL Sales Price:	19,321,894	WGT. MEAN:	93	STD:	29.39	95% Wgt. Mean C.I.:	90.53 to 94.83
TOTAL Adj.Sales Price:	19,251,894	MEAN:	98	AVG.ABS.DEV:	18.68	95% Mean C.I.:	94.12 to 100.87
TOTAL Assessed Value:	17,842,910						
AVG. Adj. Sales Price:	66,157	COD:	19.80	MAX Sales Ratio:	254.44		
AVG. Assessed Value:	61,315	PRD:	105.20	MIN Sales Ratio:	30.39		

(!: AVTot=0)

(!: Derived)

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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	112.00	117.01	120.83	38.68	96.84	60.00	200.00	N/A	2,880	3,480
5000 TO 9999	8	119.43	131.52	135.20	37.66	97.27	62.50	207.06	62.50 to 207.06	7,937	10,731
Total \$ _____											
1 TO 9999	13	112.00	125.94	132.55	39.59	95.01	60.00	207.06	68.22 to 200.00	5,992	7,942
10000 TO 29999	59	101.28	107.88	105.64	33.89	102.11	35.77	254.44	86.80 to 116.41	19,883	21,005
30000 TO 59999	81	94.86	96.38	95.10	16.63	101.34	55.05	181.77	91.01 to 100.91	45,402	43,178
60000 TO 99999	79	92.84	90.75	90.52	10.49	100.25	30.39	120.57	89.90 to 95.68	76,271	69,041
100000 TO 149999	40	90.91	91.60	91.33	14.35	100.29	59.78	138.61	85.67 to 99.83	118,172	107,925
150000 TO 249999	16	93.78	92.70	92.82	7.72	99.87	66.87	110.94	91.82 to 99.51	173,181	160,742
250000 TO 499999	3	82.52	82.45	82.46	1.17	99.98	80.96	83.86	N/A	266,666	219,901
ALL _____											
	291	94.35	97.50	92.68	19.80	105.20	30.39	254.44	92.19 to 96.10	66,157	61,315

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	5	68.22	84.17	65.78	47.22	127.95	35.77	144.84	N/A	4,880	3,210
5000 TO 9999	14	71.92	81.07	66.48	39.56	121.95	36.13	200.00	50.00 to 108.86	11,187	7,436
Total \$ _____											
1 TO 9999	19	68.75	81.88	66.38	42.86	123.35	35.77	200.00	51.23 to 108.86	9,527	6,324
10000 TO 29999	53	96.00	100.32	85.67	29.58	117.10	30.39	207.06	83.38 to 104.59	25,351	21,718
30000 TO 59999	93	94.35	102.55	94.47	21.97	108.55	55.05	254.44	91.01 to 99.70	46,250	43,693
60000 TO 99999	82	93.21	93.65	91.09	11.36	102.81	59.78	148.15	90.41 to 96.61	83,714	76,252
100000 TO 149999	29	99.83	98.22	96.49	11.23	101.79	66.87	138.61	92.61 to 103.25	125,358	120,958
150000 TO 249999	15	93.83	95.62	93.90	7.33	101.83	80.96	112.77	91.82 to 102.04	195,066	183,170
ALL _____											
	291	94.35	97.50	92.68	19.80	105.20	30.39	254.44	92.19 to 96.10	66,157	61,315

PA&T 2006 Preliminary Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	291	MEDIAN:	94	COV:	30.14	95% Median C.I.:	92.19 to 96.10
TOTAL Sales Price:	19,321,894	WGT. MEAN:	93	STD:	29.39	95% Wgt. Mean C.I.:	90.53 to 94.83
TOTAL Adj.Sales Price:	19,251,894	MEAN:	98	AVG.ABS.DEV:	18.68	95% Mean C.I.:	94.12 to 100.87
TOTAL Assessed Value:	17,842,910						
AVG. Adj. Sales Price:	66,157	COD:	19.80	MAX Sales Ratio:	254.44		
AVG. Assessed Value:	61,315	PRD:	105.20	MIN Sales Ratio:	30.39		

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QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	33	78.44	84.95	79.73	33.29	106.54	30.39	200.00	66.35 to 93.72	33,519	26,725
10	10	102.48	110.19	97.08	38.01	113.50	35.77	207.06	71.38 to 168.56	17,150	16,649
15	1	107.98	107.98	107.98			107.98	107.98	N/A	22,000	23,755
20	77	99.83	102.66	94.93	22.52	108.14	30.67	200.35	92.29 to 104.67	39,617	37,610
30	158	94.33	96.76	92.98	14.63	104.06	41.58	254.44	91.40 to 95.92	80,282	74,649
35	1	109.79	109.79	109.79			109.79	109.79	N/A	117,500	129,005
40	10	91.05	95.42	92.10	12.12	103.61	80.96	138.61	82.52 to 110.94	192,450	177,249
60	1	102.04	102.04	102.04			102.04	102.04	N/A	175,000	178,565
<u>ALL</u>											
	291	94.35	97.50	92.68	19.80	105.20	30.39	254.44	92.19 to 96.10	66,157	61,315

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	33	78.44	84.95	79.73	33.29	106.54	30.39	200.00	66.35 to 93.72	33,519	26,725
100	6	94.81	86.96	91.36	28.10	95.19	41.58	123.61	41.58 to 123.61	24,083	22,001
101	202	94.50	99.29	92.62	19.43	107.20	30.67	254.44	91.30 to 96.49	67,592	62,604
102	9	96.61	98.51	97.21	13.60	101.34	66.25	138.61	82.52 to 106.75	108,377	105,351
103	7	94.93	94.34	94.30	5.31	100.04	85.67	101.68	85.67 to 101.68	133,000	125,418
104	30	97.56	102.11	96.51	14.89	105.80	66.56	206.93	92.84 to 104.59	71,005	68,527
301	3	98.42	94.56	96.82	5.36	97.67	84.72	100.55	N/A	77,000	74,553
302	1	96.61	96.61	96.61			96.61	96.61	N/A	80,000	77,290
<u>ALL</u>											
	291	94.35	97.50	92.68	19.80	105.20	30.39	254.44	92.19 to 96.10	66,157	61,315

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	33	78.44	84.95	79.73	33.29	106.54	30.39	200.00	66.35 to 93.72	33,519	26,725
10	6	84.93	104.95	91.06	35.54	115.26	71.38	168.56	71.38 to 168.56	17,250	15,707
20	66	98.52	99.11	92.31	22.50	107.38	30.67	200.35	87.55 to 104.67	39,400	36,369
30	170	94.82	98.97	93.34	16.51	106.03	41.58	254.44	92.19 to 96.61	74,381	69,425
35	1	109.79	109.79	109.79			109.79	109.79	N/A	117,500	129,005
40	13	92.58	96.03	93.02	10.66	103.23	80.96	138.61	83.86 to 105.12	182,269	169,553
60	2	107.41	107.41	106.71	5.00	100.65	102.04	112.77	N/A	155,000	165,405
<u>ALL</u>											
	291	94.35	97.50	92.68	19.80	105.20	30.39	254.44	92.19 to 96.10	66,157	61,315

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:	46	MEDIAN:	93	COV:	38.85	95% Median C.I.:	83.65 to 100.73
TOTAL Sales Price:	6,677,694	WGT. MEAN:	77	STD:	35.76	95% Wgt. Mean C.I.:	69.30 to 84.09
TOTAL Adj.Sales Price:	6,684,944	MEAN:	92	AVG.ABS.DEV:	25.40	95% Mean C.I.:	81.71 to 102.38
TOTAL Assessed Value:	5,126,850						
AVG. Adj. Sales Price:	145,324	COD:	27.32	MAX Sales Ratio:	184.55		
AVG. Assessed Value:	111,453	PRD:	120.02	MIN Sales Ratio:	13.49		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	3	75.19	94.06	81.55	25.52	115.34	74.72	132.27	N/A	32,250	26,300
10/01/02 TO 12/31/02	5	52.37	62.86	47.65	43.66	131.92	32.26	102.38	N/A	83,600	39,834
01/01/03 TO 03/31/03	2	150.39	150.39	156.19	7.17	96.28	139.60	161.17	N/A	32,500	50,762
04/01/03 TO 06/30/03	6	95.93	88.84	77.40	25.36	114.78	17.50	140.00	17.50 to 140.00	30,666	23,735
07/01/03 TO 09/30/03	4	81.37	81.17	74.76	5.23	108.58	74.16	87.78	N/A	286,625	214,277
10/01/03 TO 12/31/03	1	100.50	100.50	100.50			100.50	100.50	N/A	90,000	90,450
01/01/04 TO 03/31/04	3	100.73	94.92	100.03	9.24	94.89	78.05	105.98	N/A	106,666	106,696
04/01/04 TO 06/30/04	5	72.50	69.90	74.00	31.16	94.46	13.49	104.15	N/A	605,400	448,017
07/01/04 TO 09/30/04	2	95.01	95.01	96.06	2.95	98.91	92.21	97.81	N/A	160,000	153,700
10/01/04 TO 12/31/04	6	112.58	118.16	64.10	32.19	184.34	36.59	184.55	36.59 to 184.55	97,000	62,178
01/01/05 TO 03/31/05	4	99.97	103.35	98.75	7.29	104.66	93.58	119.90	N/A	56,468	55,762
04/01/05 TO 06/30/05	5	86.67	86.41	92.26	27.09	93.65	30.00	136.30	N/A	41,964	38,718
<u>Study Years</u>											
07/01/02 TO 06/30/03	16	89.05	89.39	68.35	35.40	130.79	17.50	161.17	52.37 to 132.27	47,734	32,625
07/01/03 TO 06/30/04	13	83.08	81.50	76.53	18.85	106.49	13.49	105.98	72.50 to 100.73	352,576	269,825
07/01/04 TO 06/30/05	17	98.55	102.61	82.02	24.71	125.12	30.00	184.55	86.67 to 119.90	78,687	64,535
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	13	92.37	96.84	80.21	26.23	120.74	17.50	161.17	79.67 to 139.60	114,269	91,653
01/01/04 TO 12/31/04	16	99.27	95.83	76.27	27.28	125.65	13.49	184.55	72.50 to 105.98	265,562	202,540
<u>ALL</u>	46	92.97	92.05	76.69	27.32	120.02	13.49	184.55	83.65 to 100.73	145,324	111,453

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CHADRON	35	92.37	90.62	76.43	25.45	118.57	13.49	184.55	83.08 to 100.50	174,673	133,498
CRAWFORD	5	104.15	111.78	103.57	24.60	107.92	79.67	159.17	N/A	47,800	49,508
RURAL	2	103.28	103.28	115.10	16.09	89.74	86.67	119.90	N/A	5,187	5,970
SUBURBAN	4	63.67	74.23	60.53	67.70	122.64	30.00	139.60	N/A	80,500	48,727
<u>ALL</u>	46	92.97	92.05	76.69	27.32	120.02	13.49	184.55	83.65 to 100.73	145,324	111,453

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	40	92.97	93.27	77.45	25.89	120.42	13.49	184.55	83.65 to 100.73	158,814	123,000
2	4	63.67	74.23	60.53	67.70	122.64	30.00	139.60	N/A	80,500	48,727
3	2	103.28	103.28	115.10	16.09	89.74	86.67	119.90	N/A	5,187	5,970
<u>ALL</u>	46	92.97	92.05	76.69	27.32	120.02	13.49	184.55	83.65 to 100.73	145,324	111,453

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:	46	MEDIAN:	93	COV:	38.85	95% Median C.I.:	83.65 to 100.73
TOTAL Sales Price:	6,677,694	WGT. MEAN:	77	STD:	35.76	95% Wgt. Mean C.I.:	69.30 to 84.09
TOTAL Adj.Sales Price:	6,684,944	MEAN:	92	AVG.ABS.DEV:	25.40	95% Mean C.I.:	81.71 to 102.38
TOTAL Assessed Value:	5,126,850						
AVG. Adj. Sales Price:	145,324	COD:	27.32	MAX Sales Ratio:	184.55		
AVG. Assessed Value:	111,453	PRD:	120.02	MIN Sales Ratio:	13.49		

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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	36	94.33	94.05	77.28	23.32	121.70	17.50	184.55	84.00 to 100.73	180,335	139,361
2	10	84.87	84.85	56.95	42.75	148.98	13.49	140.00	30.00 to 139.60	19,287	10,984
<u>ALL</u>	<u>46</u>	<u>92.97</u>	<u>92.05</u>	<u>76.69</u>	<u>27.32</u>	<u>120.02</u>	<u>13.49</u>	<u>184.55</u>	<u>83.65 to 100.73</u>	<u>145,324</u>	<u>111,453</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0010											
23-0002	37	93.58	92.07	76.94	25.17	119.66	13.49	184.55	84.00 to 100.50	168,880	129,932
23-0003											
23-0028											
23-0039											
23-0041											
23-0044											
23-0049	1	32.26	32.26	32.26			32.26	32.26	N/A	167,000	53,880
23-0062											
23-0069	1	119.90	119.90	119.90			119.90	119.90	N/A	8,874	10,640
23-0070	1	86.67	86.67	86.67			86.67	86.67	N/A	1,500	1,300
23-0071	6	93.90	98.15	97.89	35.90	100.26	30.00	159.17	30.00 to 159.17	43,166	42,256
81-0003											
81-0030											
83-0007											
83-0500											
NonValid School											
<u>ALL</u>	<u>46</u>	<u>92.97</u>	<u>92.05</u>	<u>76.69</u>	<u>27.32</u>	<u>120.02</u>	<u>13.49</u>	<u>184.55</u>	<u>83.65 to 100.73</u>	<u>145,324</u>	<u>111,453</u>

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	46	MEDIAN:	93	COV:	38.85	95% Median C.I.:	83.65 to 100.73
TOTAL Sales Price:	6,677,694	WGT. MEAN:	77	STD:	35.76	95% Wgt. Mean C.I.:	69.30 to 84.09
TOTAL Adj.Sales Price:	6,684,944	MEAN:	92	AVG.ABS.DEV:	25.40	95% Mean C.I.:	81.71 to 102.38
TOTAL Assessed Value:	5,126,850						
AVG. Adj. Sales Price:	145,324	COD:	27.32	MAX Sales Ratio:	184.55		
AVG. Assessed Value:	111,453	PRD:	120.02	MIN Sales Ratio:	13.49		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	10	84.87	84.85	56.95	42.75	148.98	13.49	140.00	30.00 to 139.60	19,287	10,984
Prior TO 1860											
1860 TO 1899	3	97.81	96.68	96.60	3.60	100.08	90.83	101.38	N/A	128,333	123,973
1900 TO 1919	6	92.25	96.62	94.51	19.01	102.23	75.19	136.30	75.19 to 136.30	50,428	47,661
1920 TO 1939	7	100.00	122.67	120.95	35.87	101.42	68.54	184.55	68.54 to 184.55	30,142	36,456
1940 TO 1949	4	90.68	98.32	93.46	16.10	105.20	79.67	132.27	N/A	33,000	30,842
1950 TO 1959	5	102.38	88.54	78.83	15.37	112.31	32.26	105.98	N/A	97,500	76,862
1960 TO 1969	3	92.21	70.15	86.31	30.09	81.27	17.50	100.73	N/A	96,666	83,433
1970 TO 1979	5	92.37	87.65	75.49	11.38	116.12	72.50	104.15	N/A	821,800	620,336
1980 TO 1989	1	52.37	52.37	52.37			52.37	52.37	N/A	155,000	81,170
1990 TO 1994	1	83.65	83.65	83.65			83.65	83.65	N/A	20,000	16,730
1995 TO 1999	1	36.59	36.59	36.59			36.59	36.59	N/A	400,000	146,360
2000 TO Present											
ALL	46	92.97	92.05	76.69	27.32	120.02	13.49	184.55	83.65 to 100.73	145,324	111,453

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	113.33	113.33	126.67	23.53	89.47	86.67	140.00	N/A	3,000	3,800
5000 TO 9999	4	109.95	115.54	114.60	21.83	100.82	83.08	159.17	N/A	7,218	8,272
Total \$											
1 TO 9999	6	109.95	114.80	116.68	22.64	98.39	83.08	159.17	83.08 to 159.17	5,812	6,781
10000 TO 29999	11	99.50	98.48	96.20	25.24	102.37	30.00	139.60	74.72 to 136.30	19,256	18,524
30000 TO 59999	10	81.03	84.89	83.86	49.05	101.23	13.49	184.55	17.50 to 161.17	45,425	38,095
60000 TO 99999	7	98.55	94.06	94.72	7.38	99.30	68.54	103.51	68.54 to 103.51	77,857	73,747
100000 TO 149999	4	93.64	96.02	96.65	4.81	99.36	90.83	105.98	N/A	112,500	108,727
150000 TO 249999	5	97.81	77.46	79.19	24.59	97.82	32.26	104.15	N/A	175,800	139,218
250000 TO 499999	1	36.59	36.59	36.59			36.59	36.59	N/A	400,000	146,360
500000 +	2	73.33	73.33	72.99	1.13	100.47	72.50	74.16	N/A	1,855,000	1,353,925
ALL	46	92.97	92.05	76.69	27.32	120.02	13.49	184.55	83.65 to 100.73	145,324	111,453

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:	46	MEDIAN:	93	COV:	38.85	95% Median C.I.:	83.65 to 100.73
TOTAL Sales Price:	6,677,694	WGT. MEAN:	77	STD:	35.76	95% Wgt. Mean C.I.:	69.30 to 84.09
TOTAL Adj.Sales Price:	6,684,944	MEAN:	92	AVG.ABS.DEV:	25.40	95% Mean C.I.:	81.71 to 102.38
TOTAL Assessed Value:	5,126,850						
AVG. Adj. Sales Price:	145,324	COD:	27.32	MAX Sales Ratio:	184.55		
AVG. Assessed Value:	111,453	PRD:	120.02	MIN Sales Ratio:	13.49		

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

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	86.67	86.67	86.67			86.67	86.67	N/A	1,500	1,300
5000 TO 9999	7	83.08	77.60	36.06	58.15	215.24	13.49	159.17	13.49 to 159.17	19,214	6,927
Total \$ _____											
1 TO 9999	8	84.87	78.74	36.61	50.34	215.05	13.49	159.17	13.49 to 159.17	17,000	6,224
10000 TO 29999	11	99.50	98.04	85.70	22.69	114.40	41.54	139.60	74.72 to 132.27	20,215	17,325
30000 TO 59999	8	81.03	83.47	67.91	24.64	122.92	32.26	136.30	32.26 to 136.30	60,571	41,132
60000 TO 99999	11	98.55	106.46	96.25	21.20	110.61	52.37	184.55	90.83 to 161.17	84,090	80,935
100000 TO 149999	3	95.08	79.22	61.27	24.33	129.30	36.59	105.98	N/A	216,666	132,743
150000 TO 249999	3	100.73	100.90	100.73	2.10	100.17	97.81	104.15	N/A	185,666	187,013
500000 +	2	73.33	73.33	72.99	1.13	100.47	72.50	74.16	N/A	1,855,000	1,353,925
ALL _____											
	46	92.97	92.05	76.69	27.32	120.02	13.49	184.55	83.65 to 100.73	145,324	111,453

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	84.87	84.85	56.95	42.75	148.98	13.49	140.00	30.00 to 139.60	19,287	10,984
10	23	93.58	92.08	83.26	23.39	110.59	17.50	161.17	83.65 to 101.38	62,369	51,930
20	12	97.79	102.60	78.93	19.45	129.99	72.50	184.55	75.19 to 104.15	388,130	306,353
30	1	36.59	36.59	36.59			36.59	36.59	N/A	400,000	146,360
ALL _____											
	46	92.97	92.05	76.69	27.32	120.02	13.49	184.55	83.65 to 100.73	145,324	111,453

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:	46	MEDIAN:	93	COV:	38.85	95% Median C.I.:	83.65 to 100.73
TOTAL Sales Price:	6,677,694	WGT. MEAN:	77	STD:	35.76	95% Wgt. Mean C.I.:	69.30 to 84.09
TOTAL Adj.Sales Price:	6,684,944	MEAN:	92	AVG.ABS.DEV:	25.40	95% Mean C.I.:	81.71 to 102.38
TOTAL Assessed Value:	5,126,850						
AVG. Adj. Sales Price:	145,324	COD:	27.32	MAX Sales Ratio:	184.55		
AVG. Assessed Value:	111,453	PRD:	120.02	MIN Sales Ratio:	13.49		

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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)	10	84.87	84.85	56.95	42.75	148.98	13.49	140.00	30.00 to 139.60	19,287	10,984
300	4	83.78	84.15	86.38	14.66	97.42	68.54	100.50	N/A	76,562	66,132
326	3	85.73	72.67	40.95	26.34	177.45	32.26	100.00	N/A	65,666	26,890
341	1	105.98	105.98	105.98			105.98	105.98	N/A	130,000	137,780
343	4	89.16	103.00	75.58	33.27	136.27	72.50	161.17	N/A	986,750	745,798
344	5	100.73	106.69	101.19	10.17	105.43	92.21	136.30	N/A	81,864	82,840
349	1	52.37	52.37	52.37			52.37	52.37	N/A	155,000	81,170
352	1	97.81	97.81	97.81			97.81	97.81	N/A	220,000	215,190
353	7	101.38	111.20	104.85	23.06	106.06	78.05	184.55	78.05 to 184.55	53,857	56,467
406	6	89.54	89.63	81.90	32.66	109.44	17.50	159.17	17.50 to 159.17	40,750	33,375
434	1	83.65	83.65	83.65			83.65	83.65	N/A	20,000	16,730
436	1	36.59	36.59	36.59			36.59	36.59	N/A	400,000	146,360
442	2	96.54	96.54	94.95	3.07	101.67	93.58	99.50	N/A	43,000	40,830
ALL	46	92.97	92.05	76.69	27.32	120.02	13.49	184.55	83.65 to 100.73	145,324	111,453

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	46	92.97	92.05	76.69	27.32	120.02	13.49	184.55	83.65 to 100.73	145,324	111,453
04											
ALL	46	92.97	92.05	76.69	27.32	120.02	13.49	184.55	83.65 to 100.73	145,324	111,453

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:	47	MEDIAN:	67	COV:	45.27	95% Median C.I.:	62.63 to 73.29	(!: Derived)
(AgLand) TOTAL Sales Price:	9,454,920	WGT. MEAN:	80	STD:	33.86	95% Wgt. Mean C.I.:	70.69 to 90.24	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,454,920	MEAN:	75	AVG.ABS.DEV:	22.01	95% Mean C.I.:	65.13 to 84.49	
(AgLand) TOTAL Assessed Value:	7,607,805							
AVG. Adj. Sales Price:	201,168	COD:	32.67	MAX Sales Ratio:	185.08			
AVG. Assessed Value:	161,868	PRD:	92.97	MIN Sales Ratio:	20.56			

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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	76.69	76.69	76.70	0.03	99.98	76.66	76.71	N/A	144,000	110,452
10/01/02 TO 12/31/02	3	127.72	120.69	124.27	26.48	97.12	66.45	167.91	N/A	293,946	365,295
01/01/03 TO 03/31/03	4	66.87	67.60	67.03	4.63	100.85	62.63	74.03	N/A	85,000	56,976
04/01/03 TO 06/30/03	4	72.50	75.87	80.33	19.31	94.44	53.93	104.53	N/A	405,025	325,375
07/01/03 TO 09/30/03	6	86.51	92.44	86.39	40.42	107.00	42.50	159.33	42.50 to 159.33	81,453	70,365
10/01/03 TO 12/31/03	5	60.00	90.19	89.06	61.25	101.26	45.36	185.08	N/A	96,710	86,130
01/01/04 TO 03/31/04	1	62.18	62.18	62.18			62.18	62.18	N/A	300,000	186,530
04/01/04 TO 06/30/04	5	66.82	58.35	70.05	21.48	83.29	26.56	75.12	N/A	229,540	160,800
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	4	57.50	64.06	82.84	39.76	77.33	37.17	104.07	N/A	321,360	266,208
01/01/05 TO 03/31/05	3	65.93	57.78	59.79	15.80	96.64	38.08	69.32	N/A	359,477	214,916
04/01/05 TO 06/30/05	10	64.66	63.77	78.43	27.56	81.32	20.56	98.41	40.25 to 98.08	154,113	120,865
<u>Study Years</u>											
07/01/02 TO 06/30/03	13	74.03	83.79	90.93	25.17	92.15	53.93	167.91	66.38 to 104.53	240,764	218,938
07/01/03 TO 06/30/04	17	65.78	79.97	76.17	42.55	104.98	26.56	185.08	50.00 to 107.24	142,351	108,433
07/01/04 TO 06/30/05	17	65.93	62.78	74.73	26.84	84.01	20.56	104.07	40.25 to 73.29	229,706	171,660
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	19	67.36	83.13	81.24	37.05	102.32	42.50	185.08	60.00 to 104.53	154,335	125,381
01/01/04 TO 12/31/04	10	64.50	61.01	75.20	26.03	81.13	26.56	104.07	37.17 to 75.12	273,314	205,536
<u>ALL</u>											
	47	67.36	74.81	80.46	32.67	92.97	20.56	185.08	62.63 to 73.29	201,168	161,868

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:	47	MEDIAN:	67	COV:	45.27	95% Median C.I.:	62.63 to 73.29	(!: Derived)
(AgLand) TOTAL Sales Price:	9,454,920	WGT. MEAN:	80	STD:	33.86	95% Wgt. Mean C.I.:	70.69 to 90.24	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,454,920	MEAN:	75	AVG.ABS.DEV:	22.01	95% Mean C.I.:	65.13 to 84.49	
(AgLand) TOTAL Assessed Value:	7,607,805							
AVG. Adj. Sales Price:	201,168	COD:	32.67	MAX Sales Ratio:	185.08			
AVG. Assessed Value:	161,868	PRD:	92.97	MIN Sales Ratio:	20.56			

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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	
109	1	107.24	107.24	107.24			107.24	107.24	N/A	102,000	109,380	
113	3	66.45	66.40	66.46	0.45	99.91	65.93	66.82	N/A	152,234	101,180	
295	1	185.08	185.08	185.08			185.08	185.08	N/A	6,000	11,105	
297	3	58.22	58.00	54.64	17.63	106.16	42.50	73.29	N/A	69,573	38,013	
299	1	167.91	167.91	167.91			167.91	167.91	N/A	121,000	203,170	
301	4	67.01	82.63	56.12	50.80	147.24	37.17	159.33	N/A	56,512	31,715	
305	1	40.25	40.25	40.25			40.25	40.25	N/A	12,000	4,830	
327	2	73.21	73.21	71.41	4.71	102.53	69.77	76.66	N/A	105,000	74,980	
329	2	59.29	59.29	64.33	23.49	92.17	45.36	73.22	N/A	82,250	52,912	
331	2	48.64	48.64	64.67	57.72	75.21	20.56	76.71	N/A	151,500	97,970	
333	1	50.00	50.00	50.00			50.00	50.00	N/A	34,000	17,000	
335	3	75.12	78.45	78.53	16.24	99.90	61.82	98.41	N/A	305,833	240,165	
337	1	69.32	69.32	69.32			69.32	69.32	N/A	633,433	439,095	
549	3	64.13	64.03	63.05	1.87	101.55	62.18	65.78	N/A	150,333	94,783	
551	2	82.72	82.72	93.14	18.56	88.81	67.36	98.08	N/A	398,567	371,245	
555	3	75.20	81.28	80.47	15.90	101.01	66.38	102.26	N/A	510,666	410,933	
557	3	67.50	69.91	79.26	44.00	88.20	26.56	115.66	N/A	96,333	76,356	
559	2	70.24	70.24	70.23	0.63	100.02	69.80	70.68	N/A	97,500	68,475	
581	2	115.90	115.90	114.69	10.20	101.05	104.07	127.72	N/A	703,640	807,000	
583	2	74.88	74.88	83.35	39.60	89.84	45.23	104.53	N/A	280,000	233,375	
585	1	62.63	62.63	62.63			62.63	62.63	N/A	56,000	35,070	
75	1	53.93	53.93	53.93			53.93	53.93	N/A	80,100	43,200	
821	2	44.04	44.04	42.60	13.54	103.38	38.08	50.00	N/A	253,750	108,097	
823	1	57.13	57.13	57.13			57.13	57.13	N/A	185,000	105,690	
_____ALL_____	47	67.36	74.81	80.46	32.67	92.97	20.56	185.08	62.63 to 73.29	201,168	161,868	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	21	64.13	64.48	59.48	26.77	108.39	20.56	159.33	50.00 to 69.77	117,135	69,675	
2	4	75.00	96.93	96.93	33.84	100.00	69.80	167.91	N/A	126,000	122,131	
3	22	70.00	80.65	87.14	35.02	92.56	26.56	185.08	61.82 to 102.26	295,048	257,094	
_____ALL_____	47	67.36	74.81	80.46	32.67	92.97	20.56	185.08	62.63 to 73.29	201,168	161,868	

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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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	47	67.36	74.81	80.46	32.67	92.97	20.56	185.08	62.63 to 73.29	201,168	161,868
ALL	47	67.36	74.81	80.46	32.67	92.97	20.56	185.08	62.63 to 73.29	201,168	161,868

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0010	3	75.20	80.03	80.90	17.57	98.92	62.63	102.26	N/A	490,666	396,956
23-0002	5	58.22	53.54	62.98	26.66	85.01	20.56	76.71	N/A	125,240	78,873
23-0003	10	67.55	78.94	71.90	31.54	109.78	42.50	185.08	53.93 to 98.41	192,375	138,325
23-0028	3	69.77	72.42	82.42	32.00	87.86	40.25	107.24	N/A	91,333	75,280
23-0039	5	57.13	75.40	92.19	50.31	81.78	38.08	127.72	N/A	419,956	387,177
23-0041											
23-0044	1	62.18	62.18	62.18			62.18	62.18	N/A	300,000	186,530
23-0049	3	66.45	100.10	98.58	51.16	101.54	65.93	167.91	N/A	126,666	124,866
23-0062	5	73.22	80.75	61.79	37.20	130.69	37.17	159.33	N/A	67,610	41,774
23-0069	3	67.36	71.81	91.38	23.79	78.59	50.00	98.08	N/A	277,045	253,163
23-0070											
23-0071	9	69.80	71.44	78.36	25.77	91.18	26.56	115.66	45.23 to 104.53	134,444	105,344
81-0003											
81-0030											
83-0007											
83-0500											
NonValid School											
ALL	47	67.36	74.81	80.46	32.67	92.97	20.56	185.08	62.63 to 73.29	201,168	161,868

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	185.08	185.08	185.08			185.08	185.08	N/A	6,000	11,105
30.01 TO 50.00	5	50.00	47.73	42.63	22.00	111.95	26.56	61.82	N/A	30,710	13,092
50.01 TO 100.00	7	62.63	56.96	55.26	21.34	103.07	20.56	74.03	20.56 to 74.03	67,102	37,083
100.01 TO 180.00	8	69.02	74.52	63.88	29.63	116.66	37.17	159.33	37.17 to 159.33	90,437	57,768
180.01 TO 330.00	8	67.79	73.51	74.34	23.96	98.88	45.23	115.66	45.23 to 115.66	193,262	143,666
330.01 TO 650.00	8	68.11	82.02	81.42	32.51	100.74	50.00	167.91	50.00 to 167.91	186,437	151,793
650.01 +	10	86.64	85.32	87.78	26.55	97.20	38.08	127.72	62.18 to 107.24	506,455	444,582
ALL	47	67.36	74.81	80.46	32.67	92.97	20.56	185.08	62.63 to 73.29	201,168	161,868

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	4	70.39	93.97	69.51	50.03	135.20	50.00	185.08	N/A	46,250	32,146
DRY-N/A	6	67.79	65.82	66.98	10.92	98.28	45.36	76.66	45.36 to 76.66	77,583	51,962
GRASS	15	61.82	60.66	68.63	25.79	88.39	20.56	107.24	50.00 to 69.32	201,558	138,324
GRASS-N/A	18	75.16	83.60	89.39	32.53	93.52	40.25	167.91	62.63 to 104.07	308,611	275,873
IRRGTD	2	67.01	67.01	70.01	10.46	95.72	60.00	74.03	N/A	28,025	19,620
IRRGTD-N/A	2	98.25	98.25	51.54	62.17	190.62	37.17	159.33	N/A	85,000	43,810
ALL	47	67.36	74.81	80.46	32.67	92.97	20.56	185.08	62.63 to 73.29	201,168	161,868

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	4	70.39	93.97	69.51	50.03	135.20	50.00	185.08	N/A	46,250	32,146
DRY-N/A	6	67.79	65.82	66.98	10.92	98.28	45.36	76.66	45.36 to 76.66	77,583	51,962
GRASS	18	62.22	60.53	69.00	24.68	87.72	20.56	107.24	50.00 to 69.32	184,965	127,629
GRASS-N/A	15	75.20	88.35	90.36	34.67	97.77	42.50	167.91	66.38 to 104.53	349,933	316,216
IRRGTD	3	60.00	57.07	46.10	20.48	123.78	37.17	74.03	N/A	68,683	31,665
IRRGTD-N/A	1	159.33	159.33	159.33			159.33	159.33	N/A	20,000	31,865
ALL	47	67.36	74.81	80.46	32.67	92.97	20.56	185.08	62.63 to 73.29	201,168	161,868

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	4	70.39	93.97	69.51	50.03	135.20	50.00	185.08	N/A	46,250	32,146
DRY	6	67.79	65.82	66.98	10.92	98.28	45.36	76.66	45.36 to 76.66	77,583	51,962
GRASS	25	65.93	66.91	72.30	27.85	92.54	20.56	167.91	57.13 to 69.77	197,683	142,929
GRASS-N/A	8	103.17	92.75	95.35	19.62	97.27	45.23	127.72	45.23 to 127.72	454,535	433,418
IRRGTD	4	67.01	82.63	56.12	50.80	147.24	37.17	159.33	N/A	56,512	31,715
ALL	47	67.36	74.81	80.46	32.67	92.97	20.56	185.08	62.63 to 73.29	201,168	161,868

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	1	185.08	185.08	185.08			185.08	185.08	N/A	6,000	11,105	
Total \$ _____												
1 TO 9999	1	185.08	185.08	185.08			185.08	185.08	N/A	6,000	11,105	
10000 TO 29999	4	60.91	80.35	83.82	49.62	95.86	40.25	159.33	N/A	18,887	15,831	
30000 TO 59999	6	67.96	63.66	63.71	16.18	99.92	45.36	76.66	45.36 to 76.66	46,250	29,467	
60000 TO 99999	8	56.08	50.30	51.65	25.69	97.39	20.56	70.68	20.56 to 70.68	77,352	39,949	
100000 TO 149999	10	68.65	86.74	86.94	29.16	99.78	65.93	167.91	66.38 to 115.66	116,300	101,108	
150000 TO 249999	8	61.98	62.66	62.59	24.64	100.10	37.17	98.41	37.17 to 98.41	184,150	115,260	
250000 TO 499999	4	82.22	76.76	78.29	32.39	98.05	38.08	104.53	N/A	327,750	256,592	
500000 +	6	86.64	91.59	90.01	21.20	101.75	69.32	127.72	69.32 to 127.72	754,974	679,573	
ALL _____												
	47	67.36	74.81	80.46	32.67	92.97	20.56	185.08	62.63 to 73.29	201,168	161,868	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	40.25	40.25	40.25			40.25	40.25	N/A	12,000	4,830	
5000 TO 9999	1	60.00	60.00	60.00			60.00	60.00	N/A	16,050	9,630	
Total \$ _____												
1 TO 9999	2	50.13	50.13	51.55	19.70	97.23	40.25	60.00	N/A	14,025	7,230	
10000 TO 29999	7	50.00	66.20	44.60	65.27	148.43	20.56	185.08	20.56 to 185.08	41,285	18,413	
30000 TO 59999	10	63.38	69.36	58.13	29.15	119.33	37.17	159.33	42.50 to 76.66	71,582	41,608	
60000 TO 99999	10	66.90	64.26	62.02	8.16	103.60	45.23	73.22	50.00 to 70.68	130,250	80,782	
100000 TO 149999	7	69.77	79.01	70.54	32.61	112.02	38.08	115.66	38.08 to 115.66	176,386	124,419	
150000 TO 249999	3	76.71	102.27	86.84	45.94	117.76	62.18	167.91	N/A	219,666	190,758	
250000 TO 499999	3	102.26	92.04	87.18	11.48	105.57	69.32	104.53	N/A	443,144	386,331	
500000 +	5	98.08	96.04	93.38	16.61	102.85	75.12	127.72	N/A	779,283	727,669	
ALL _____												
	47	67.36	74.81	80.46	32.67	92.97	20.56	185.08	62.63 to 73.29	201,168	161,868	

2006 Assessment Survey for Dawes County

I. General Information

A. Staffing and Funding Information

1. **Deputy(ies) on staff:** One

2. **Appraiser(s) on staff:** None

3. **Other full-time employees:** One
(Does not include anyone counted in 1 and 2 above)

4. **Other part-time employees:** One
(Does not include anyone counted in 1 through 3 above)

5. **Number of shared employees:** None
(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).

6. **Assessor's requested budget for current fiscal year:** \$131,141
(This would be the "total budget" for the assessor's office)

a. **Does this include employee benefits?** No, the employee benefits are part of the County's miscellaneous general fund.

7. **Part of the budget that is dedicated to the computer system** *(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?):* \$15,000

8. **Adopted budget, or granted budget if different from above:** \$124,427

a. **Does this amount include employee benefits?** No, as noted in "6a."

9. **Amount of total budget set aside for appraisal work:** \$6,000

10. **Amount of the total budget set aside for education/workshops:** \$2,000

11. **Appraisal/Reappraisal budget, if not part of the total budget:** None

12. **Other miscellaneous funds:** \$0; except for employee benefits.
(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund)

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

- 13. Total budget:** \$124,427—this amount does not include any estimate of employee benefits.

a. Was any of last year’s budget not used? \$10,400 out of last year’s budget of \$148,827.

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. **Data collection done by:** Assessor, staff and Tim Johns (PlainView Appraisal)
2. **Valuation done by:** Assessor
3. **Date of last appraisal:** ¹(see endnotes) For all residential—1988-1989.
4. **Date of last “update”:** ²Crawford 2005; Rural 2004; Chadron 2003; Whitney 2005.
5. **Pickup work done by:** ³ Assessor, staff and Tim Johns (PlainView Appraisal)

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	55	0	155	210

6. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** The RCN for residential property is dated 2001.
7. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** For Chadron 2003; for Rural 2004; for Crawford and Whitney 2006.
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?** ⁴The Market or Sales Comparison Approach is typically used during individual taxpayer protests, and not as a separate approach to estimate market value of the residential property class.
9. **Number of market areas/neighborhoods for this property class:** Thirteen, with three for the rural residential.
10. **How are these defined?** Primarily by location and similar property characteristics.

C. Commercial/Industrial Appraisal Information

- 1. **Data collection done by:** Tim Johns (PlainView Appraisal)
- 2. **Valuation done by:** Tim Johns (PlainView Appraisal)
- 3. **Date of last appraisal:** ¹ In 2002, and this was done by Great Plains Appraisal
- 4. **Date of last “update”:** ² Certain occupancy codes received an update to value in 2005.
- 5. **Pickup work done by whom:** ³ Tim Johns (PlainView Appraisal)

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	10	0	0	10

- 6. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** The RCN that is used to price commercial property in Dawes County is dated 2000.
- 7. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** The last time the depreciation schedule was developed by market-derived information was in 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?** ⁵ The Income Approach was last used to establish the market value of commercial properties in 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?** ⁴ This approach is typically used during the individual taxpayer protests and generally not used in the County’s mass appraisal of commercial properties.
- 10. **Number of market areas/neighborhoods for this property class?** Three: Chadron, Crawford and Rural.
- 11. **How are these defined?** Almost exclusively by location.

D. Agricultural Appraisal Information

- 1. **Data collection done by:** Assessor, staff and Tim Johns (PlainView Appraisal)
- 2. **Valuation done by:** Assessor

3. **Date of last appraisal:**¹ The last agricultural land appraisal date via the IAAO definition is unknown.
4. **Date of last “update”:**² The last update of agricultural land was in 2005.
5. **Pickup work done by whom:**³ Assessor, staff and Tim Johns (PlainView Appraisal)

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	0	21	0	21

6. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?**⁵ The Income Approach has not been used to establish the market value of agricultural land.
7. **When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?**⁴ Typically, the Market Approach is used by the assessor for individual taxpayer protests, and not for mass appraisal as a whole.
8. **What is the date of the soil survey currently used?** 1976
9. **What date was the last countywide land use study completed?** The last complete countywide land use study was conducted in 1976. At present, the County has begun a new land use study utilizing GIS.
 - a. **By what method? (Physical inspection, FSA maps, etc.)** GIS
 - b. **By whom?** Contracted
 - c. **What proportion is complete / implemented at this time?** All land use within the County has been reviewed, but has not been implemented at this time.
10. **Number of market areas/neighborhoods for this property class:** Three
11. **How are these defined?** By geography, topography, and soil types.
12. **Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** Dawes County has implemented special valuation for agricultural land.

E. Computer, Automation Information and GIS

1. **Administrative software:** County Solutions

2. CAMA software: County Solutions

3. Cadastral maps or GIS software: GIS WorkShop

a. Who maintains the Cadastral Maps? No one—all will be GIS

b. Who maintains the GIS software and maps? GIS and CAMA are not currently connected, but will be.

4. Personal Property software: County Solutions

F. Zoning Information

1. Does the county have zoning? Yes

a. If so, is the zoning countywide? Yes

b. What municipalities in the county are zoned? Chadron and Crawford.

c. When was zoning implemented? 2002

G. Contracted Services

1. Appraisal Services: PlainView Appraisal; Pritchard and Abbott (all minerals)

2. Other Services: GIS Workshop; County Solutions

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

None.

II. Assessment Actions

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

1. Residential—All residential property within the towns of Crawford and Whitney was reviewed and revalued. All residential lots in Chadron received an increase, based on neighborhood. Some Chadron neighborhoods also received increases to improvements to match the current market.

2. **Commercial**—No valuation changes (other than for pickup work) were made to the commercial property class for assessment year 2006.
3. **Agricultural**—The majority of LCG's in each market area were adjusted to closer match 80% of market.

Endnotes:

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

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

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

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

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

County 23 - Dawes

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 7,114	Value 466,014,861	Total Growth 3,245,918 (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	296	1,727,150	57	368,165	111	1,079,145	464	3,174,460	
2. Res Improv Land	2,173	11,258,120	122	1,305,525	221	3,417,135	2,516	15,980,780	
3. Res Improvements	2,446	115,281,150	123	9,933,680	341	22,920,395	2,910	148,135,225	
4. Res Total	2,742	128,266,420	180	11,607,370	452	27,416,675	3,374	167,290,465	1,807,243
% of Total	81.26	76.67	5.33	6.93	13.39	16.38	47.42	35.89	55.67
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	2,742	128,266,420	180	11,607,370	452	27,416,675	3,374	167,290,465	1,807,243
% of Total	81.26	76.67	5.33	6.93	13.39	16.38	47.42	35.89	55.67

County 23 - Dawes

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 7,114	Value 466,014,861	Total Growth 3,245,918 (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	80	1,012,520	9	110,000	6	41,460	95	1,163,980	
10. Comm Improv Land	372	5,472,695	23	355,770	3	18,305	398	5,846,770	
11. Comm Improvements	372	37,207,905	23	1,827,670	3	977,740	398	40,013,315	
12. Comm Total	452	43,693,120	32	2,293,440	9	1,037,505	493	47,024,065	499,045
% of Total	91.68	92.91	6.49	4.87	1.82	2.20	6.93	10.09	15.37
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	452	43,693,120	32	2,293,440	9	1,037,505	0	0	0
% of Total	91.68	92.91	6.49	4.87	1.82	2.20	6.93	10.09	15.37
17. Taxable Total	3,194	171,959,540	212	13,900,810	461	28,454,180	3,867	214,314,530	2,306,288
% of Total	82.59	80.23	5.48	5.41	11.92	12.79	54.35	45.98	71

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	3	92,600	6,574,910	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	3	92,600	6,574,910
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				3	92,600	6,574,910

Schedule III: Mineral Interest Records

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	14	32,859,880	1	33,470
24. Mineral Interest-Non-Producing	0	0	25	0	0	0
	Records	Total Value	Growth			
23. Mineral Interest-Producing	15	32,893,350	0			
24. Mineral Interest-Non-Producing	25	0	0			
25. Mineral Interest Total	40	32,893,350	0			

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	155	5	335	495

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	39	1,053,305	2,489	123,428,400	2,528	124,481,705
28. Ag-Improved Land	0	0	28	942,795	651	43,641,695	679	44,584,490
29. Ag-Improvements	0	0	28	2,509,735	651	47,231,051	679	49,740,786
30. Ag-Total Taxable							3,207	218,806,981

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	23	25.000	200,625	
33. HomeSite Improvements	0		0	24		2,016,745	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	1	1.000	2,000	
36. FarmSite Impr Land	0	0.000	0	23	23.350	46,700	
37. FarmSite Improv	0		0	25		492,990	
38. FarmSite Total							
39. Road & Ditches		0.000			128.680		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	27	27.000	178,945	27	27.000	178,945	
32. HomeSite Improv Land	533	566.000	3,948,300	556	591.000	4,148,925	
33. HomeSite Improvements	554		36,984,420	578		39,001,165	540,485
34. HomeSite Total				605	618.000	43,329,035	
35. FarmSite UnImp Land	23	23.000	35,000	24	24.000	37,000	
36. FarmSite Impr Land	554	556.000	845,000	577	579.350	891,700	
37. FarmSite Improv	612		10,246,631	637		10,739,621	399,145
38. FarmSite Total				661	603.350	11,668,321	
39. Road & Ditches		5,595.250			5,723.930		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,266	6,945.280	54,997,356	939,630

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	25	4,213.100	2,213,335	25	4,213.100	2,213,335

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	59	6,764.390	1,503,915
44. Recapture Val			0			3,085,215
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	2,101	514,748.895	106,943,005	2,160	521,513.285	108,446,920
44. Recapture Val			161,460,590			164,545,805

County 23 - Dawes

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	2,089.600	1,211,970	2,089.600	1,211,970
47. 2A1	0.000	0	0.000	0	450.960	216,460	450.960	216,460
48. 2A	0.000	0	0.000	0	894.400	353,290	894.400	353,290
49. 3A1	0.000	0	0.000	0	3,320.550	1,311,620	3,320.550	1,311,620
50. 3A	0.000	0	0.000	0	1,621.070	583,585	1,621.070	583,585
51. 4A1	0.000	0	0.000	0	3,124.850	1,031,210	3,124.850	1,031,210
52. 4A	0.000	0	0.000	0	644.810	212,790	644.810	212,790
53. Total	0.000	0	0.000	0	12,146.240	4,920,925	12,146.240	4,920,925
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	25,991.140	8,707,040	25,991.140	8,707,040
56. 2D1	0.000	0	0.000	0	753.090	225,925	753.090	225,925
57. 2D	0.000	0	0.000	0	13,648.260	4,094,480	13,648.260	4,094,480
58. 3D1	0.000	0	0.000	0	6,691.940	1,672,990	6,691.940	1,672,990
59. 3D	0.000	0	0.000	0	8,984.490	2,111,360	8,984.490	2,111,360
60. 4D1	0.000	0	0.000	0	8,977.120	2,109,625	8,977.120	2,109,625
61. 4D	0.000	0	0.000	0	2,003.500	360,630	2,003.500	360,630
62. Total	0.000	0	0.000	0	67,049.540	19,282,050	67,049.540	19,282,050
Grass:								
63. 1G1	0.000	0	0.000	0	3,577.630	930,180	3,577.630	930,180
64. 1G	0.000	0	0.000	0	23,761.680	6,534,510	23,761.680	6,534,510
65. 2G1	0.000	0	0.000	0	3,417.400	854,355	3,417.400	854,355
66. 2G	0.000	0	54.000	12,690	33,123.300	7,783,990	33,177.300	7,796,680
67. 3G1	0.000	0	0.000	0	16,662.360	3,249,165	16,662.360	3,249,165
68. 3G	0.000	0	151.000	24,160	40,390.930	6,462,555	40,541.930	6,486,715
69. 4G1	0.000	0	9.000	1,395	36,066.765	5,590,355	36,075.765	5,591,750
70. 4G	0.000	0	234.170	36,300	291,119.505	45,123,575	291,353.675	45,159,875
71. Total	0.000	0	448.170	74,545	448,119.570	76,528,685	448,567.740	76,603,230
72. Waste	0.000	0	2.000	40	4,328.210	86,565	4,330.210	86,605
73. Other	0.000	0	0.000	0	454.400	299,240	454.400	299,240
74. Exempt	0.000		0.000		23,643.140		23,643.140	
75. Total	0.000	0	450.170	74,585	532,097.960	101,117,465	532,548.130	101,192,050

County 23 - Dawes

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

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	149.800	86,885	149.800	86,885
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	132.000	52,140	132.000	52,140
49. 3A1	0.000	0	0.000	0	96.880	38,265	96.880	38,265
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	99.300	32,765	99.300	32,765
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	477.980	210,055	477.980	210,055
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	11,145.340	3,733,695	11,145.340	3,733,695
56. 2D1	0.000	0	0.000	0	165.800	49,740	165.800	49,740
57. 2D	0.000	0	0.000	0	10,916.040	3,274,805	10,916.040	3,274,805
58. 3D1	0.000	0	0.000	0	1,218.720	304,935	1,218.720	304,935
59. 3D	0.000	0	0.000	0	195.000	45,825	195.000	45,825
60. 4D1	0.000	0	0.000	0	4,708.170	1,115,825	4,708.170	1,115,825
61. 4D	0.000	0	0.000	0	773.200	140,610	773.200	140,610
62. Total	0.000	0	0.000	0	29,122.270	8,665,435	29,122.270	8,665,435
Grass:								
63. 1G1	0.000	0	0.000	0	4,083.770	1,061,785	4,083.770	1,061,785
64. 1G	0.000	0	0.000	0	5,567.110	1,537,705	5,567.110	1,537,705
65. 2G1	0.000	0	0.000	0	648.430	162,610	648.430	162,610
66. 2G	0.000	0	0.000	0	13,769.810	3,260,105	13,769.810	3,260,105
67. 3G1	0.000	0	0.000	0	1,745.330	340,760	1,745.330	340,760
68. 3G	0.000	0	0.000	0	420.160	67,225	420.160	67,225
69. 4G1	0.000	0	0.000	0	7,752.460	1,236,905	7,752.460	1,236,905
70. 4G	0.000	0	0.000	0	32,024.130	5,072,000	32,024.130	5,072,000
71. Total	0.000	0	0.000	0	66,011.200	12,739,095	66,011.200	12,739,095
72. Waste	0.000	0	0.000	0	1,122.200	22,445	1,122.200	22,445
73. Other	0.000	0	0.000	0	595.690	374,500	595.690	374,500
74. Exempt	0.000		0.000		988.080		988.080	
75. Total	0.000	0	0.000	0	97,329.340	22,011,530	97,329.340	22,011,530

County 23 - Dawes

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	12.000	6,960	12.000	6,960
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	15.000	5,925	15.000	5,925
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	19.000	6,270	19.000	6,270
53. Total	0.000	0	0.000	0	46.000	19,155	46.000	19,155
Dryland:								
54. 1D1	0.000	0	0.000	0	12.000	4,020	12.000	4,020
55. 1D	0.000	0	368.780	127,415	5,609.129	1,941,045	5,977.909	2,068,460
56. 2D1	0.000	0	0.000	0	51.000	15,300	51.000	15,300
57. 2D	0.000	0	885.030	281,110	6,346.634	1,986,260	7,231.664	2,267,370
58. 3D1	0.000	0	466.330	124,565	3,123.480	837,960	3,589.810	962,525
59. 3D	0.000	0	0.000	0	117.000	29,070	117.000	29,070
60. 4D1	0.000	0	157.600	37,035	4,864.900	1,249,165	5,022.500	1,286,200
61. 4D	0.000	0	42.300	7,615	829.343	158,415	871.643	166,030
62. Total	0.000	0	1,920.040	577,740	20,953.486	6,221,235	22,873.526	6,798,975
Grass:								
63. 1G1	0.000	0	248.340	64,570	55,450.250	16,076,855	55,698.590	16,141,425
64. 1G	0.000	0	264.110	74,480	3,989.024	1,200,135	4,253.134	1,274,615
65. 2G1	0.000	0	16.000	4,000	100.430	26,820	116.430	30,820
66. 2G	0.000	0	1,289.360	314,265	9,190.327	2,326,870	10,479.687	2,641,135
67. 3G1	0.000	0	277.270	54,590	3,891.111	789,230	4,168.381	843,820
68. 3G	0.000	0	34.000	5,440	453.400	72,545	487.400	77,985
69. 4G1	0.000	0	549.070	109,445	8,694.330	1,620,935	9,243.400	1,730,380
70. 4G	0.000	0	1,933.370	315,540	52,261.527	8,869,220	54,194.897	9,184,760
71. Total	0.000	0	4,611.520	942,330	134,030.399	30,982,610	138,641.919	31,924,940
72. Waste	0.000	0	28.000	560	135.170	2,705	163.170	3,265
73. Other	0.000	0	190.820	151,560	2,179.610	1,708,150	2,370.430	1,859,710
74. Exempt	0.000		691.620		52,919.270		53,610.890	
75. Total	0.000	0	6,750.380	1,672,190	157,344.665	38,933,855	164,095.045	40,606,045

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	12,670.220	5,150,135	12,670.220	5,150,135
77.Dry Land	0.000	0	1,920.040	577,740	117,125.296	34,168,720	119,045.336	34,746,460
78.Grass	0.000	0	5,059.690	1,016,875	648,161.169	120,250,390	653,220.859	121,267,265
79.Waste	0.000	0	30.000	600	5,585.580	111,715	5,615.580	112,315
80.Other	0.000	0	190.820	151,560	3,229.700	2,381,890	3,420.520	2,533,450
81.Exempt	0.000	0	691.620	0	77,550.490	0	78,242.110	0
82.Total	0.000	0	7,200.550	1,746,775	786,771.965	162,062,850	793,972.515	163,809,625

2006 Agricultural Land Detail

County 23 - Dawes

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	2,089.600	17.20%	1,211,970	24.63%	580.000
2A1	450.960	3.71%	216,460	4.40%	479.998
2A	894.400	7.36%	353,290	7.18%	395.002
3A1	3,320.550	27.34%	1,311,620	26.65%	395.000
3A	1,621.070	13.35%	583,585	11.86%	359.999
4A1	3,124.850	25.73%	1,031,210	20.96%	330.003
4A	644.810	5.31%	212,790	4.32%	330.004
Irrigated Total	12,146.240	100.00%	4,920,925	100.00%	405.139

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	25,991.140	38.76%	8,707,040	45.16%	335.000
2D1	753.090	1.12%	225,925	1.17%	299.997
2D	13,648.260	20.36%	4,094,480	21.23%	300.000
3D1	6,691.940	9.98%	1,672,990	8.68%	250.000
3D	8,984.490	13.40%	2,111,360	10.95%	235.000
4D1	8,977.120	13.39%	2,109,625	10.94%	235.000
4D	2,003.500	2.99%	360,630	1.87%	180.000
Dry Total	67,049.540	100.00%	19,282,050	100.00%	287.579

Grass:

1G1	3,577.630	0.80%	930,180	1.21%	259.998
1G	23,761.680	5.30%	6,534,510	8.53%	275.002
2G1	3,417.400	0.76%	854,355	1.12%	250.001
2G	33,177.300	7.40%	7,796,680	10.18%	235.000
3G1	16,662.360	3.71%	3,249,165	4.24%	195.000
3G	40,541.930	9.04%	6,486,715	8.47%	160.000
4G1	36,075.765	8.04%	5,591,750	7.30%	155.000
4G	291,353.675	64.95%	45,159,875	58.95%	155.000
Grass Total	448,567.740	100.00%	76,603,230	100.00%	170.772

Irrigated Total	12,146.240	2.28%	4,920,925	4.86%	405.139
Dry Total	67,049.540	12.59%	19,282,050	19.05%	287.579
Grass Total	448,567.740	84.23%	76,603,230	75.70%	170.772
Waste	4,330.210	0.81%	86,605	0.09%	20.000
Other	454.400	0.09%	299,240	0.30%	658.538
Exempt	23,643.140	4.44%			
Market Area Total	532,548.130	100.00%	101,192,050	100.00%	190.014

As Related to the County as a Whole

Irrigated Total	12,146.240	95.86%	4,920,925	95.55%	
Dry Total	67,049.540	56.32%	19,282,050	55.49%	
Grass Total	448,567.740	68.67%	76,603,230	63.17%	
Waste	4,330.210	77.11%	86,605	77.11%	
Other	454.400	13.28%	299,240	11.81%	
Exempt	23,643.140	30.22%			
Market Area Total	532,548.130	67.07%	101,192,050	61.77%	

2006 Agricultural Land Detail

County 23 - Dawes

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	149.800	31.34%	86,885	41.36%	580.006
2A1	0.000	0.00%	0	0.00%	0.000
2A	132.000	27.62%	52,140	24.82%	395.000
3A1	96.880	20.27%	38,265	18.22%	394.973
3A	0.000	0.00%	0	0.00%	0.000
4A1	99.300	20.77%	32,765	15.60%	329.959
4A	0.000	0.00%	0	0.00%	0.000
Irrigated Total	477.980	100.00%	210,055	100.00%	439.463

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	11,145.340	38.27%	3,733,695	43.09%	335.000
2D1	165.800	0.57%	49,740	0.57%	300.000
2D	10,916.040	37.48%	3,274,805	37.79%	299.999
3D1	1,218.720	4.18%	304,935	3.52%	250.209
3D	195.000	0.67%	45,825	0.53%	235.000
4D1	4,708.170	16.17%	1,115,825	12.88%	236.997
4D	773.200	2.66%	140,610	1.62%	181.854
Dry Total	29,122.270	100.00%	8,665,435	100.00%	297.553

Grass:

1G1	4,083.770	6.19%	1,061,785	8.33%	260.001
1G	5,567.110	8.43%	1,537,705	12.07%	276.212
2G1	648.430	0.98%	162,610	1.28%	250.774
2G	13,769.810	20.86%	3,260,105	25.59%	236.757
3G1	1,745.330	2.64%	340,760	2.67%	195.241
3G	420.160	0.64%	67,225	0.53%	159.998
4G1	7,752.460	11.74%	1,236,905	9.71%	159.550
4G	32,024.130	48.51%	5,072,000	39.81%	158.380
Grass Total	66,011.200	100.00%	12,739,095	100.00%	192.983

Irrigated Total	477.980	0.49%	210,055	0.95%	439.463
Dry Total	29,122.270	29.92%	8,665,435	39.37%	297.553
Grass Total	66,011.200	67.82%	12,739,095	57.87%	192.983
Waste	1,122.200	1.15%	22,445	0.10%	20.000
Other	595.690	0.61%	374,500	1.70%	628.682
Exempt	988.080	1.02%			
Market Area Total	97,329.340	100.00%	22,011,530	100.00%	226.155

As Related to the County as a Whole

Irrigated Total	477.980	3.77%	210,055	4.08%	
Dry Total	29,122.270	24.46%	8,665,435	24.94%	
Grass Total	66,011.200	10.11%	12,739,095	10.50%	
Waste	1,122.200	19.98%	22,445	19.98%	
Other	595.690	17.42%	374,500	14.78%	
Exempt	988.080	1.26%			
Market Area Total	97,329.340	12.26%	22,011,530	13.44%	

2006 Agricultural Land Detail

County 23 - Dawes

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	12.000	26.09%	6,960	36.34%	580.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	15.000	32.61%	5,925	30.93%	395.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	19.000	41.30%	6,270	32.73%	330.000
Irrigated Total	46.000	100.00%	19,155	100.00%	416.413

Dry:

1D1	12.000	0.05%	4,020	0.06%	335.000
1D	5,977.909	26.13%	2,068,460	30.42%	346.017
2D1	51.000	0.22%	15,300	0.23%	300.000
2D	7,231.664	31.62%	2,267,370	33.35%	313.533
3D1	3,589.810	15.69%	962,525	14.16%	268.127
3D	117.000	0.51%	29,070	0.43%	248.461
4D1	5,022.500	21.96%	1,286,200	18.92%	256.087
4D	871.643	3.81%	166,030	2.44%	190.479
Dry Total	22,873.526	100.00%	6,798,975	100.00%	297.242

Grass:

1G1	55,698.590	40.17%	16,141,425	50.56%	289.799
1G	4,253.134	3.07%	1,274,615	3.99%	299.688
2G1	116.430	0.08%	30,820	0.10%	264.708
2G	10,479.687	7.56%	2,641,135	8.27%	252.024
3G1	4,168.381	3.01%	843,820	2.64%	202.433
3G	487.400	0.35%	77,985	0.24%	160.002
4G1	9,243.400	6.67%	1,730,380	5.42%	187.201
4G	54,194.897	39.09%	9,184,760	28.77%	169.476
Grass Total	138,641.919	100.00%	31,924,940	100.00%	230.269

Irrigated Total	46.000	0.03%	19,155	0.05%	416.413
Dry Total	22,873.526	13.94%	6,798,975	16.74%	297.242
Grass Total	138,641.919	84.49%	31,924,940	78.62%	230.269
Waste	163.170	0.10%	3,265	0.01%	20.009
Other	2,370.430	1.44%	1,859,710	4.58%	784.545
Exempt	53,610.890	32.67%			
Market Area Total	164,095.045	100.00%	40,606,045	100.00%	247.454

As Related to the County as a Whole

Irrigated Total	46.000	0.36%	19,155	0.37%	
Dry Total	22,873.526	19.21%	6,798,975	19.57%	
Grass Total	138,641.919	21.22%	31,924,940	26.33%	
Waste	163.170	2.91%	3,265	2.91%	
Other	2,370.430	69.30%	1,859,710	73.41%	
Exempt	53,610.890	68.52%			
Market Area Total	164,095.045	20.67%	40,606,045	24.79%	

2006 Agricultural Land Detail

County 23 - Dawes

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	12,670.220	5,150,135
Dry	0.000	0	1,920.040	577,740	117,125.296	34,168,720
Grass	0.000	0	5,059.690	1,016,875	648,161.169	120,250,390
Waste	0.000	0	30.000	600	5,585.580	111,715
Other	0.000	0	190.820	151,560	3,229.700	2,381,890
Exempt	0.000	0	691.620	0	77,550.490	0
Total	0.000	0	7,200.550	1,746,775	786,771.965	162,062,850

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	12,670.220	5,150,135	12,670.220	1.60%	5,150,135	3.14%	406.475
Dry	119,045.336	34,746,460	119,045.336	14.99%	34,746,460	21.21%	291.875
Grass	653,220.859	121,267,265	653,220.859	82.27%	121,267,265	74.03%	185.645
Waste	5,615.580	112,315	5,615.580	0.71%	112,315	0.07%	20.000
Other	3,420.520	2,533,450	3,420.520	0.43%	2,533,450	1.55%	740.662
Exempt	78,242.110	0	78,242.110	9.85%	0	0.00%	0.000
Total	793,972.515	163,809,625	793,972.515	100.00%	163,809,625	100.00%	206.316

* Department of Property Assessment & Taxation Calculates

2005 Plan of Assessment
DAWES County Assessor
Assessment years 2006, 2007 & 2008
6-15-05
Connie Sandoz

This plan is prepared and submitted to fulfill the statutory requirement of 77-1311 and as amended by neb. Laws 2005, LB 263 section 9.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows; 100% of actual value for all classes of real property excluding agricultural & horticultural land; and 80% of actual value for agricultural land and horticultural land; and 80% of special value for agricultural & horticultural land which meets the qualifications for special valuation under 77-1344 and 80% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

General Description of Real Property in Dawes County

Per the 2005 County Abstract, Dawes County consists of the following real property types. 3,449 residential parcels, 480 commercial parcels, 3209 agricultural parcels, 2129 special valued parcels (green belted 2004), 694 personal property schedules, & approximately 400 homestead exemptions.

Parcel I.D.'s are close to completion in GIS and land use is mostly complete and then will come connecting CAMA & GIS. Also needed is to put parcel i.d. numbers on all exempt parcels so that GIS accounts for parcels that have no PID's. Will need to decide how to approach the differences of what is on record now & what GIS indicates for acre count on parcels. Will review this with the department.

Also done throughout the year will be monitoring mobile homes, mobile home court reports, preparing my office budget, maintaining office inventory, personnel files, completing paperwork for the 521's, correcting and reviewing the sales roster, maintaining permissive exempts, homestead exemption, central assessed, preparing the abstract, preparing personal property, printing and filing 8000± valuation sheets in card files, printing, stuffing and mailing 8000± valuation notices, reviewing the statistics of sales to derive value, prepare certification of values for subdivision, prepare tax book, filed numerous daily questions, 2 months of time spent on protests, entertain high school

students for county government day, attend training workshops, inspect properties, perform pickup work, perform splits of property, make tax list corrections, keep computer equipment in proper working order, track growth and many other duties to numerous to mention. This paragraph applies to all 3 years.

Current assessment procedures for real property include reviewing a class/city/&/or neighborhood every year. Involved in this process is verifying the characteristics we have listed in the file with the properties actual state. Then the assessor goes through each parcel individually to review the value with the current sales file. For agricultural land I run several what ifs on my own to arrive at the 74%-80% of market values per class derived from the current Ag roster.

Assessment Actions Planned for Assessment Year 2006: I plan on reviewing, acquiring digital photos and checking property in Crawford & Whitney.

Assessment Actions Planned for Assessment Year 2007: Continue with all unaccomplished tasks for Crawford & Whitney. Then will move on to Chadron or Commercial depending on which needs looked at the most.

Assessment Actions Planned for Assessment Year 2008: Complete unaccomplished year 1 & 2 goals which will be finishing reviewing and recording data for neighborhoods in Chadron.

APPLICABLE TO ALL YEARS

The above goals will only be accomplished providing availability of money, personnel & time. The County Commissioners and the County Clerk need more money & personnel than my office therefore, don't know how the budget is going to turn out for sure but the indication is that perhaps my part time person will be cut due to County Commissioner's and the County Clerk. Not to mention we continue to have a rural schools superintendent that was removed by statute many years ago because the Clerk did not want to perform those duties out of her office.

I submitted my budget to the County Commissioners requesting \$131,141 total for the assessor & appraisal budget. I was not notified by the board as to any cuts to my budget as submitted. A notice was posted at the Courthouse stating the Commissioners were having a special budge meeting. I attended and found out that they had indeed cut 5% from a budge that I had already reduced from \$148,827 for 2004 to \$131,141. Within my budget I have 2 full time staff and 1 part time. The final budget adopted for my office is \$124,427. However in their budget they put in for \$20,000 for TERC refunds and \$20,000 for BOE. They did not check with me to see if there was a need for this and I am still baffled as to why they allocated \$40,000 for these line items. I believe it is to add padding to what they can spend on other items and it won't be for TERC or BOE.

2006 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Dawes County

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

Agricultural Land

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

Special Valuation of Agricultural Land

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

Recapture Valuation of Agricultural Land

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Dawes County is 76% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Dawes County is not in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Dawes County

Recommendations

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

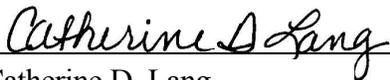
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.




Catherine D. Lang
Property Tax Administrator

SPECIAL VALUE SECTION

CORRELATION for

Dawes County

I. Agricultural Land Value Correlation

A survey of the “Dawes County Agricultural Land Sales Criteria” document that was submitted by the assessor for assessment year 2006 (included in the Reports and Opinion), compared with the document submitted last year, reveals that both documents are virtually the same. The procedure used to measure both agricultural and special value land within Dawes County will follow this document. As stated last year, the land that is not influenced by non-agricultural market factors can (by the parameters noted in the document) be defined as land that falls within agricultural Market Area One.

A review of the agricultural unimproved sales file indicates that twenty-one sales occurred during the three-year period of the sales study that were coded as existing geographically within Market Area One. Since the assessor considers this land as uninfluenced, there would be no difference between special and recapture value within this area only. Examination of the three measures of central tendency shows an overall median of 74% (rounded), an aggregate or weighted mean of 67% (rounded) and an arithmetic mean of 76% (rounded). The coefficient of dispersion is 27.98 and the price-related differential is 113.97. Further examination of the file reveals that two outliers appear to be skewing coefficient of dispersion. The hypothetical removal of these would leave nineteen sales, and the COD would round to 20. For purposes of direct equalization, the median will be used to describe the overall level of value, and the non-skewed qualitative statistics will be used to represent assessment quality. Based on these figures, and the overall assessment practices of the County, it is believed that the county has met both the required level of value and the standards for uniform and proportionate assessment for agricultural land.

PA&T 2006 Special Value Statistics

Base Stat

Query: 5343

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

NUMBER of Sales:	21	MEDIAN:	74	COV:	44.27	95% Median C.I.:	61.92 to 76.12	(!: Derived)
(AgLand) TOTAL Sales Price:	2,459,852	WGT. MEAN:	67	STD:	33.65	95% Wgt. Mean C.I.:	56.65 to 76.76	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,459,852	MEAN:	76	AVG.ABS.DEV:	20.60	95% Mean C.I.:	60.71 to 91.34	
(AgLand) TOTAL Assessed Value:	1,640,815							
AVG. Adj. Sales Price:	117,135	COD:	27.98	MAX Sales Ratio:	169.68			
AVG. Assessed Value:	78,134	PRD:	113.97	MIN Sales Ratio:	22.95			

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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	87.00	87.00	87.00			87.00	87.00	N/A	50,000	43,500
10/01/02 TO 12/31/02	1	76.12	76.12	76.12			76.12	76.12	N/A	129,000	98,190
01/01/03 TO 03/31/03	1	75.95	75.95	75.95			75.95	75.95	N/A	40,000	30,380
04/01/03 TO 06/30/03	1	61.92	61.92	61.92			61.92	61.92	N/A	80,100	49,600
07/01/03 TO 09/30/03	4	96.43	108.99	97.63	36.43	111.63	73.44	169.68	N/A	68,250	66,635
10/01/03 TO 12/31/03	2	57.42	57.42	52.84	14.97	108.65	48.82	66.01	N/A	34,275	18,112
01/01/04 TO 03/31/04	1	71.32	71.32	71.32			71.32	71.32	N/A	300,000	213,965
04/01/04 TO 06/30/04	2	76.33	76.33	75.58	3.56	101.00	73.61	79.05	N/A	154,851	117,032
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	2	56.84	56.84	57.43	32.06	98.98	38.62	75.06	N/A	155,000	89,015
01/01/05 TO 03/31/05	2	59.18	59.18	52.38	27.64	112.98	42.82	75.53	N/A	222,500	116,537
04/01/05 TO 06/30/05	4	59.62	72.17	56.60	55.51	127.52	22.95	146.50	N/A	113,625	64,311
<u>Study Years</u>											
07/01/02 TO 06/30/03	4	76.03	75.25	74.11	8.30	101.53	61.92	87.00	N/A	74,775	55,417
07/01/03 TO 06/30/04	9	73.61	86.09	78.93	27.47	109.07	48.82	169.68	66.01 to 118.57	105,694	83,421
07/01/04 TO 06/30/05	8	59.62	65.09	55.26	42.25	117.80	22.95	146.50	22.95 to 146.50	151,187	83,543
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	8	73.86	86.08	82.91	31.86	103.83	48.82	169.68	48.82 to 169.68	57,706	47,843
01/01/04 TO 12/31/04	5	73.61	67.53	68.07	12.00	99.21	38.62	79.05	N/A	183,940	125,212
<u>ALL</u>											
	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
109	1	118.57	118.57	118.57			118.57	118.57	N/A	102,000	120,945
113	3	75.53	75.09	74.87	1.11	100.30	73.61	76.12	N/A	152,234	113,970
301	4	70.98	87.56	58.77	49.66	149.01	38.62	169.68	N/A	56,512	33,210
305	1	146.50	146.50	146.50			146.50	146.50	N/A	12,000	17,580
327	2	81.03	81.03	77.90	7.37	104.01	75.06	87.00	N/A	105,000	81,800
329	2	63.93	63.93	69.40	23.64	92.12	48.82	79.05	N/A	82,250	57,082
331	1	22.95	22.95	22.95			22.95	22.95	N/A	65,000	14,920
549	3	73.44	73.01	72.20	1.34	101.13	71.32	74.28	N/A	150,333	108,541
75	1	61.92	61.92	61.92			61.92	61.92	N/A	80,100	49,600
821	2	49.01	49.01	47.52	12.63	103.14	42.82	55.20	N/A	253,750	120,575
823	1	64.04	64.04	64.04			64.04	64.04	N/A	185,000	118,480
<u>ALL</u>											
	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134

PA&T 2006 Special Value Statistics

Base Stat

Query: 5343

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AVG. Assessed Value:	78,134	PRD:	113.97	MIN Sales Ratio:	22.95			

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AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134	
____ALL____												
	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134	
____ALL____												
	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
07-0010												
23-0002	3	48.82	48.46	59.04	34.59	82.09	22.95	73.61	N/A	105,067	62,026	
23-0003	3	73.44	69.88	69.78	5.61	100.15	61.92	74.28	N/A	77,033	53,753	
23-0028	3	118.57	113.38	94.39	20.08	120.12	75.06	146.50	N/A	91,333	86,208	
23-0039	3	55.20	54.02	51.93	12.81	104.02	42.82	64.04	N/A	230,833	119,876	
23-0041												
23-0044	1	71.32	71.32	71.32			71.32	71.32	N/A	300,000	213,965	
23-0049	2	75.82	75.82	75.82	0.39	100.00	75.53	76.12	N/A	129,500	98,190	
23-0062	5	75.95	85.86	65.49	37.94	131.11	38.62	169.68	N/A	67,610	44,275	
23-0069												
23-0070												
23-0071	1	87.00	87.00	87.00			87.00	87.00	N/A	50,000	43,500	
81-0003												
81-0030												
83-0007												
83-0500												
NonValid School												
____ALL____												
	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134	

PA&T 2006 Special Value Statistics

Base Stat

Query: 5343

Type: Qualified

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

NUMBER of Sales:	21	MEDIAN:	74	COV:	44.27	95% Median C.I.:	61.92 to 76.12	(!: Derived)
(AgLand) TOTAL Sales Price:	2,459,852	WGT. MEAN:	67	STD:	33.65	95% Wgt. Mean C.I.:	56.65 to 76.76	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,459,852	MEAN:	76	AVG.ABS.DEV:	20.60	95% Mean C.I.:	60.71 to 91.34	
(AgLand) TOTAL Assessed Value:	1,640,815							
AVG. Adj. Sales Price:	117,135	COD:	27.98	MAX Sales Ratio:	169.68			
AVG. Assessed Value:	78,134	PRD:	113.97	MIN Sales Ratio:	22.95			

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	2	106.26	106.26	100.45	37.87	105.78	66.01	146.50	N/A	14,025	14,087
50.01 TO 100.00	2	49.45	49.45	43.14	53.58	114.62	22.95	75.95	N/A	52,500	22,650
100.01 TO 180.00	5	79.05	84.63	64.90	42.82	130.41	38.62	169.68	N/A	76,900	49,906
180.01 TO 330.00	3	73.44	69.88	69.78	5.61	100.15	61.92	74.28	N/A	77,033	53,753
330.01 TO 650.00	5	75.06	69.19	67.95	8.63	101.83	55.20	76.12	N/A	159,300	108,245
650.01 +	4	72.47	76.58	67.27	26.92	113.84	42.82	118.57	N/A	228,675	153,831
ALL	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134

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-N/A	5	74.28	72.52	73.69	11.79	98.41	48.82	87.00	N/A	73,100	53,865
GRASS	10	68.83	66.58	64.71	24.98	102.89	22.95	118.57	42.82 to 76.12	155,630	100,710
GRASS-N/A	2	108.91	108.91	74.21	34.51	146.75	71.32	146.50	N/A	156,000	115,772
IRRGTD	2	70.98	70.98	73.10	7.00	97.10	66.01	75.95	N/A	28,025	20,487
IRRGTD-N/A	2	104.15	104.15	54.04	62.92	192.73	38.62	169.68	N/A	85,000	45,932
ALL	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134

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-N/A	5	74.28	72.52	73.69	11.79	98.41	48.82	87.00	N/A	73,100	53,865
GRASS	11	73.61	73.85	65.34	30.24	113.03	22.95	146.50	42.82 to 118.57	142,572	93,153
GRASS-N/A	1	71.32	71.32	71.32			71.32	71.32	N/A	300,000	213,965
IRRGTD	3	66.01	60.19	48.00	18.85	125.40	38.62	75.95	N/A	68,683	32,968
IRRGTD-N/A	1	169.68	169.68	169.68			169.68	169.68	N/A	20,000	33,935
ALL	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134

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	5	74.28	72.52	73.69	11.79	98.41	48.82	87.00	N/A	73,100	53,865
GRASS	12	72.47	73.64	66.30	28.42	111.07	22.95	146.50	55.20 to 76.12	155,691	103,220
IRRGTD	4	70.98	87.56	58.77	49.66	149.01	38.62	169.68	N/A	56,512	33,210
ALL	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134

PA&T 2006 Special Value Statistics

Base Stat

Query: 5343

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

NUMBER of Sales:	21	MEDIAN:	74	COV:	44.27	95% Median C.I.:	61.92 to 76.12	(!: Derived)
(AgLand) TOTAL Sales Price:	2,459,852	WGT. MEAN:	67	STD:	33.65	95% Wgt. Mean C.I.:	56.65 to 76.76	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,459,852	MEAN:	76	AVG.ABS.DEV:	20.60	95% Mean C.I.:	60.71 to 91.34	
(AgLand) TOTAL Assessed Value:	1,640,815							
AVG. Adj. Sales Price:	117,135	COD:	27.98	MAX Sales Ratio:	169.68			
AVG. Assessed Value:	78,134	PRD:	113.97	MIN Sales Ratio:	22.95			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	3	146.50	127.40	129.26	23.59	98.56	66.01	169.68	N/A	16,016	20,703
30000 TO 59999	3	75.95	70.59	69.83	16.76	101.09	48.82	87.00	N/A	47,500	33,170
60000 TO 99999	4	67.68	58.15	59.50	23.21	97.73	22.95	74.28	N/A	74,025	44,045
100000 TO 149999	4	77.58	87.32	85.81	14.82	101.76	75.53	118.57	N/A	118,250	101,465
150000 TO 249999	5	64.04	61.31	61.94	17.13	98.98	38.62	75.06	N/A	177,040	109,661
250000 TO 499999	2	57.07	57.07	56.72	24.97	100.61	42.82	71.32	N/A	307,500	174,425
ALL _____	_____										
	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	4	57.42	71.07	47.22	61.28	150.52	22.95	146.50	N/A	36,387	17,181
30000 TO 59999	6	74.70	84.43	64.84	35.40	130.23	38.62	169.68	38.62 to 169.68	66,683	43,235
60000 TO 99999	4	75.82	76.24	76.30	1.77	99.93	74.28	79.05	N/A	115,500	88,127
100000 TO 149999	6	68.83	71.55	64.76	25.47	110.48	42.82	118.57	42.82 to 118.57	192,033	124,367
150000 TO 249999	1	71.32	71.32	71.32			71.32	71.32	N/A	300,000	213,965
ALL _____	_____										
	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134

SPECIAL VALUE SECTION CORRELATION for Dawes County

II. Special Value Correlation

As noted in the “Dawes County Agricultural Land Sales Criteria” document, “the special agricultural value in the influenced area is also the market value in the uninfluenced area.” This would consist of agricultural Market Area One that was identified previously in the “Agricultural Land Value Correlation” narrative. The same twenty-one sales that occurred during the period of the current sales study will be used to evaluate special valuation within Dawes County.

A review of the agricultural unimproved sales file indicates that twenty-one sales occurred during the three-year period of the sales study that were coded as existing geographically within Market Area One. Since the assessor considers this land as uninfluenced, there would be no difference between special and recapture value within this area only. Examination of the three measures of central tendency shows an overall median of 74% (rounded), an aggregate or weighted mean of 67% (rounded) and an arithmetic mean of 76% (rounded). The coefficient of dispersion is 27.98 and the price-related differential is 113.97. Further examination of the file reveals that two outliers appear to be skewing coefficient of dispersion. The hypothetical removal of these would leave nineteen sales, and the COD would round to 20. For purposes of direct equalization, the median will be used to describe the overall level of value, and the non-skewed qualitative statistics will be used to represent assessment quality. Based on these figures, and the overall assessment practices of the County, it is believed that the county has met both the required level of value and the standards for uniform and proportionate assessment for special value.

PA&T 2006 Special Value Statistics

Base Stat

Query: 5343

Type: Qualified

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

NUMBER of Sales:	21	MEDIAN:	74	COV:	44.27	95% Median C.I.:	61.92 to 76.12	(!: Derived)
(AgLand) TOTAL Sales Price:	2,459,852	WGT. MEAN:	67	STD:	33.65	95% Wgt. Mean C.I.:	56.65 to 76.76	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,459,852	MEAN:	76	AVG.ABS.DEV:	20.60	95% Mean C.I.:	60.71 to 91.34	
(AgLand) TOTAL Assessed Value:	1,640,815							
AVG. Adj. Sales Price:	117,135	COD:	27.98	MAX Sales Ratio:	169.68			
AVG. Assessed Value:	78,134	PRD:	113.97	MIN Sales Ratio:	22.95			

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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	87.00	87.00	87.00			87.00	87.00	N/A	50,000	43,500
10/01/02 TO 12/31/02	1	76.12	76.12	76.12			76.12	76.12	N/A	129,000	98,190
01/01/03 TO 03/31/03	1	75.95	75.95	75.95			75.95	75.95	N/A	40,000	30,380
04/01/03 TO 06/30/03	1	61.92	61.92	61.92			61.92	61.92	N/A	80,100	49,600
07/01/03 TO 09/30/03	4	96.43	108.99	97.63	36.43	111.63	73.44	169.68	N/A	68,250	66,635
10/01/03 TO 12/31/03	2	57.42	57.42	52.84	14.97	108.65	48.82	66.01	N/A	34,275	18,112
01/01/04 TO 03/31/04	1	71.32	71.32	71.32			71.32	71.32	N/A	300,000	213,965
04/01/04 TO 06/30/04	2	76.33	76.33	75.58	3.56	101.00	73.61	79.05	N/A	154,851	117,032
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	2	56.84	56.84	57.43	32.06	98.98	38.62	75.06	N/A	155,000	89,015
01/01/05 TO 03/31/05	2	59.18	59.18	52.38	27.64	112.98	42.82	75.53	N/A	222,500	116,537
04/01/05 TO 06/30/05	4	59.62	72.17	56.60	55.51	127.52	22.95	146.50	N/A	113,625	64,311
<u>Study Years</u>											
07/01/02 TO 06/30/03	4	76.03	75.25	74.11	8.30	101.53	61.92	87.00	N/A	74,775	55,417
07/01/03 TO 06/30/04	9	73.61	86.09	78.93	27.47	109.07	48.82	169.68	66.01 to 118.57	105,694	83,421
07/01/04 TO 06/30/05	8	59.62	65.09	55.26	42.25	117.80	22.95	146.50	22.95 to 146.50	151,187	83,543
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	8	73.86	86.08	82.91	31.86	103.83	48.82	169.68	48.82 to 169.68	57,706	47,843
01/01/04 TO 12/31/04	5	73.61	67.53	68.07	12.00	99.21	38.62	79.05	N/A	183,940	125,212
<u>ALL</u>											
	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
109	1	118.57	118.57	118.57			118.57	118.57	N/A	102,000	120,945
113	3	75.53	75.09	74.87	1.11	100.30	73.61	76.12	N/A	152,234	113,970
301	4	70.98	87.56	58.77	49.66	149.01	38.62	169.68	N/A	56,512	33,210
305	1	146.50	146.50	146.50			146.50	146.50	N/A	12,000	17,580
327	2	81.03	81.03	77.90	7.37	104.01	75.06	87.00	N/A	105,000	81,800
329	2	63.93	63.93	69.40	23.64	92.12	48.82	79.05	N/A	82,250	57,082
331	1	22.95	22.95	22.95			22.95	22.95	N/A	65,000	14,920
549	3	73.44	73.01	72.20	1.34	101.13	71.32	74.28	N/A	150,333	108,541
75	1	61.92	61.92	61.92			61.92	61.92	N/A	80,100	49,600
821	2	49.01	49.01	47.52	12.63	103.14	42.82	55.20	N/A	253,750	120,575
823	1	64.04	64.04	64.04			64.04	64.04	N/A	185,000	118,480
<u>ALL</u>											
	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134

PA&T 2006 Special Value Statistics

Base Stat

Query: 5343

Type: Qualified

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

NUMBER of Sales:	21	MEDIAN:	74	COV:	44.27	95% Median C.I.:	61.92 to 76.12		
(AgLand) TOTAL Sales Price:	2,459,852	WGT. MEAN:	67	STD:	33.65	95% Wgt. Mean C.I.:	56.65 to 76.76		(!: Derived)
(AgLand) TOTAL Adj.Sales Price:	2,459,852	MEAN:	76	AVG.ABS.DEV:	20.60	95% Mean C.I.:	60.71 to 91.34		(!: land+NAT=0)
(AgLand) TOTAL Assessed Value:	1,640,815								
AVG. Adj. Sales Price:	117,135	COD:	27.98	MAX Sales Ratio:	169.68				
AVG. Assessed Value:	78,134	PRD:	113.97	MIN Sales Ratio:	22.95				

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AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134	
____ALL____												
	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134	
____ALL____												
	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
07-0010												
23-0002	3	48.82	48.46	59.04	34.59	82.09	22.95	73.61	N/A	105,067	62,026	
23-0003	3	73.44	69.88	69.78	5.61	100.15	61.92	74.28	N/A	77,033	53,753	
23-0028	3	118.57	113.38	94.39	20.08	120.12	75.06	146.50	N/A	91,333	86,208	
23-0039	3	55.20	54.02	51.93	12.81	104.02	42.82	64.04	N/A	230,833	119,876	
23-0041												
23-0044	1	71.32	71.32	71.32			71.32	71.32	N/A	300,000	213,965	
23-0049	2	75.82	75.82	75.82	0.39	100.00	75.53	76.12	N/A	129,500	98,190	
23-0062	5	75.95	85.86	65.49	37.94	131.11	38.62	169.68	N/A	67,610	44,275	
23-0069												
23-0070												
23-0071	1	87.00	87.00	87.00			87.00	87.00	N/A	50,000	43,500	
81-0003												
81-0030												
83-0007												
83-0500												
NonValid School												
____ALL____												
	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134	

PA&T 2006 Special Value Statistics

Base Stat

Query: 5343

Type: Qualified

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

NUMBER of Sales:	21	MEDIAN:	74	COV:	44.27	95% Median C.I.:	61.92 to 76.12	(!: Derived)
(AgLand) TOTAL Sales Price:	2,459,852	WGT. MEAN:	67	STD:	33.65	95% Wgt. Mean C.I.:	56.65 to 76.76	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,459,852	MEAN:	76	AVG.ABS.DEV:	20.60	95% Mean C.I.:	60.71 to 91.34	
(AgLand) TOTAL Assessed Value:	1,640,815							
AVG. Adj. Sales Price:	117,135	COD:	27.98	MAX Sales Ratio:	169.68			
AVG. Assessed Value:	78,134	PRD:	113.97	MIN Sales Ratio:	22.95			

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	2	106.26	106.26	100.45	37.87	105.78	66.01	146.50	N/A	14,025	14,087
50.01 TO 100.00	2	49.45	49.45	43.14	53.58	114.62	22.95	75.95	N/A	52,500	22,650
100.01 TO 180.00	5	79.05	84.63	64.90	42.82	130.41	38.62	169.68	N/A	76,900	49,906
180.01 TO 330.00	3	73.44	69.88	69.78	5.61	100.15	61.92	74.28	N/A	77,033	53,753
330.01 TO 650.00	5	75.06	69.19	67.95	8.63	101.83	55.20	76.12	N/A	159,300	108,245
650.01 +	4	72.47	76.58	67.27	26.92	113.84	42.82	118.57	N/A	228,675	153,831
ALL	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134

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-N/A	5	74.28	72.52	73.69	11.79	98.41	48.82	87.00	N/A	73,100	53,865
GRASS	10	68.83	66.58	64.71	24.98	102.89	22.95	118.57	42.82 to 76.12	155,630	100,710
GRASS-N/A	2	108.91	108.91	74.21	34.51	146.75	71.32	146.50	N/A	156,000	115,772
IRRGTD	2	70.98	70.98	73.10	7.00	97.10	66.01	75.95	N/A	28,025	20,487
IRRGTD-N/A	2	104.15	104.15	54.04	62.92	192.73	38.62	169.68	N/A	85,000	45,932
ALL	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134

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-N/A	5	74.28	72.52	73.69	11.79	98.41	48.82	87.00	N/A	73,100	53,865
GRASS	11	73.61	73.85	65.34	30.24	113.03	22.95	146.50	42.82 to 118.57	142,572	93,153
GRASS-N/A	1	71.32	71.32	71.32			71.32	71.32	N/A	300,000	213,965
IRRGTD	3	66.01	60.19	48.00	18.85	125.40	38.62	75.95	N/A	68,683	32,968
IRRGTD-N/A	1	169.68	169.68	169.68			169.68	169.68	N/A	20,000	33,935
ALL	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134

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	5	74.28	72.52	73.69	11.79	98.41	48.82	87.00	N/A	73,100	53,865
GRASS	12	72.47	73.64	66.30	28.42	111.07	22.95	146.50	55.20 to 76.12	155,691	103,220
IRRGTD	4	70.98	87.56	58.77	49.66	149.01	38.62	169.68	N/A	56,512	33,210
ALL	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134

PA&T 2006 Special Value Statistics

Base Stat

Query: 5343

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

NUMBER of Sales:	21	MEDIAN:	74	COV:	44.27	95% Median C.I.:	61.92 to 76.12	(!: Derived)
(AgLand) TOTAL Sales Price:	2,459,852	WGT. MEAN:	67	STD:	33.65	95% Wgt. Mean C.I.:	56.65 to 76.76	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,459,852	MEAN:	76	AVG.ABS.DEV:	20.60	95% Mean C.I.:	60.71 to 91.34	
(AgLand) TOTAL Assessed Value:	1,640,815							
AVG. Adj. Sales Price:	117,135	COD:	27.98	MAX Sales Ratio:	169.68			
AVG. Assessed Value:	78,134	PRD:	113.97	MIN Sales Ratio:	22.95			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	3	146.50	127.40	129.26	23.59	98.56	66.01	169.68	N/A	16,016	20,703
30000 TO 59999	3	75.95	70.59	69.83	16.76	101.09	48.82	87.00	N/A	47,500	33,170
60000 TO 99999	4	67.68	58.15	59.50	23.21	97.73	22.95	74.28	N/A	74,025	44,045
100000 TO 149999	4	77.58	87.32	85.81	14.82	101.76	75.53	118.57	N/A	118,250	101,465
150000 TO 249999	5	64.04	61.31	61.94	17.13	98.98	38.62	75.06	N/A	177,040	109,661
250000 TO 499999	2	57.07	57.07	56.72	24.97	100.61	42.82	71.32	N/A	307,500	174,425
ALL _____											
	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	4	57.42	71.07	47.22	61.28	150.52	22.95	146.50	N/A	36,387	17,181
30000 TO 59999	6	74.70	84.43	64.84	35.40	130.23	38.62	169.68	38.62 to 169.68	66,683	43,235
60000 TO 99999	4	75.82	76.24	76.30	1.77	99.93	74.28	79.05	N/A	115,500	88,127
100000 TO 149999	6	68.83	71.55	64.76	25.47	110.48	42.82	118.57	42.82 to 118.57	192,033	124,367
150000 TO 249999	1	71.32	71.32	71.32			71.32	71.32	N/A	300,000	213,965
ALL _____											
	21	73.61	76.02	66.70	27.98	113.97	22.95	169.68	61.92 to 76.12	117,135	78,134

SPECIAL VALUE SECTION
CORRELATION for
Dawes County

III. Recapture Value Correlation

There were forty-seven qualified agricultural unimproved sales occurring during the three-year period of the sales study. Of these, twenty-two indicated a recapture amount. The measurement of recapture value for Dawes County will be based on the statistical profile of these twenty-two sales. Examination of the three measures of central tendency shows an overall median of 76% (rounded), an aggregate or weighted mean of 92% (rounded) and an arithmetic mean of 86% (rounded). The coefficient of dispersion is 35.98 and the price-related differential is 93.82. For purposes of direct equalization, the median will be used to describe the overall level of recapture value. It is believed that the County has met the required level of value for recapture, but has not met the standards for uniform and proportionate assessment.

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5343

Type: Qualified

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

NUMBER of Sales:	22	MEDIAN:	76	COV:	44.30	95% Median C.I.:	63.01 to 106.29	(!: Derived)
(AgLand) TOTAL Sales Price:	6,658,043	WGT. MEAN:	92	STD:	38.04	95% Wgt. Mean C.I.:	76.71 to 106.33	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,658,043	MEAN:	86	AVG.ABS.DEV:	27.20	95% Mean C.I.:	69.00 to 102.74	
(AgLand) TOTAL Assessed Value:	6,093,675							
AVG. Adj. Sales Price:	302,638	COD:	35.98	MAX Sales Ratio:	181.20			
AVG. Assessed Value:	276,985	PRD:	93.82	MIN Sales Ratio:	38.62			

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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	77.73	77.73	77.73			77.73	77.73	N/A	238,000	184,990
10/01/02 TO 12/31/02	2	159.47	159.47	144.73	13.62	110.18	137.75	181.20	N/A	376,420	544,805
01/01/03 TO 03/31/03	2	69.74	69.74	70.43	2.85	99.02	67.75	71.72	N/A	86,000	60,570
04/01/03 TO 06/30/03	3	81.66	91.32	90.32	20.71	101.11	70.78	121.52	N/A	510,658	461,215
07/01/03 TO 09/30/03	1	45.99	45.99	45.99			45.99	45.99	N/A	90,720	41,725
10/01/03 TO 12/31/03	2	112.58	112.58	74.96	44.03	150.19	63.01	162.15	N/A	41,500	31,107
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	2	67.58	67.58	79.87	19.92	84.62	54.12	81.05	N/A	387,000	309,080
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	3	48.90	66.59	91.17	50.18	73.03	38.62	112.24	N/A	375,146	342,030
01/01/05 TO 03/31/05	2	58.77	58.77	64.13	27.14	91.65	42.82	74.72	N/A	474,216	304,095
04/01/05 TO 06/30/05	4	91.11	88.86	101.73	18.82	87.35	66.91	106.29	N/A	235,408	239,477
<u>Study Years</u>											
07/01/02 TO 06/30/03	8	79.69	101.26	103.14	36.73	98.18	67.75	181.20	67.75 to 181.20	336,851	347,423
07/01/03 TO 06/30/04	5	63.01	81.26	76.19	45.41	106.66	45.99	162.15	N/A	189,544	144,420
07/01/04 TO 06/30/05	9	74.72	74.75	85.96	30.26	86.95	38.62	112.24	42.82 to 106.29	335,056	288,021
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	8	71.25	85.57	85.68	33.25	99.88	45.99	162.15	45.99 to 162.15	234,711	201,090
01/01/04 TO 12/31/04	5	54.12	66.99	86.56	39.09	77.38	38.62	112.24	N/A	379,888	328,850
<u>ALL</u>											
	22	75.61	85.87	91.52	35.98	93.82	38.62	181.20	63.01 to 106.29	302,638	276,985

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5343

Type: Qualified

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

NUMBER of Sales:	22	MEDIAN:	76	COV:	44.30	95% Median C.I.:	63.01 to 106.29	(! : Derived)
(AgLand) TOTAL Sales Price:	6,658,043	WGT. MEAN:	92	STD:	38.04	95% Wgt. Mean C.I.:	76.71 to 106.33	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,658,043	MEAN:	86	AVG.ABS.DEV:	27.20	95% Mean C.I.:	69.00 to 102.74	
(AgLand) TOTAL Assessed Value:	6,093,675							
AVG. Adj. Sales Price:	302,638	COD:	35.98	MAX Sales Ratio:	181.20			
AVG. Assessed Value:	276,985	PRD:	93.82	MIN Sales Ratio:	38.62			

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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	
295	1	162.15	162.15	162.15			162.15	162.15	N/A	10,000	16,215	
297	2	54.50	54.50	53.58	15.61	101.72	45.99	63.01	N/A	81,860	43,862	
299	1	181.20	181.20	181.20			181.20	181.20	N/A	121,000	219,250	
301	1	38.62	38.62	38.62			38.62	38.62	N/A	150,000	57,930	
331	1	77.73	77.73	77.73			77.73	77.73	N/A	238,000	184,990	
333	1	54.12	54.12	54.12			54.12	54.12	N/A	34,000	18,400	
335	3	81.05	84.75	84.75	16.20	100.00	66.91	106.29	N/A	305,833	259,198	
337	1	74.72	74.72	74.72			74.72	74.72	N/A	633,433	473,305	
551	1	105.72	105.72	105.72			105.72	105.72	N/A	669,135	707,395	
555	2	76.69	76.69	80.69	6.48	95.04	71.72	81.66	N/A	593,987	479,302	
559	2	73.64	73.64	73.57	3.89	100.10	70.78	76.51	N/A	97,500	71,730	
581	2	125.00	125.00	123.69	10.20	101.05	112.24	137.75	N/A	703,640	870,360	
583	2	85.21	85.21	95.58	42.61	89.15	48.90	121.52	N/A	280,000	267,630	
585	1	67.75	67.75	67.75			67.75	67.75	N/A	56,000	37,940	
821	1	42.82	42.82	42.82			42.82	42.82	N/A	315,000	134,885	
ALL	22	75.61	85.87	91.52	35.98	93.82	38.62	181.20	63.01 to 106.29	302,638	276,985	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	2	40.72	40.72	41.47	5.16	98.20	38.62	42.82	N/A	232,500	96,407	
2	3	77.73	109.90	103.49	47.35	106.20	70.78	181.20	N/A	153,000	158,340	
3	17	76.51	86.94	94.63	31.93	91.88	45.99	162.15	63.01 to 112.24	337,296	319,167	
ALL	22	75.61	85.87	91.52	35.98	93.82	38.62	181.20	63.01 to 106.29	302,638	276,985	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	22	75.61	85.87	91.52	35.98	93.82	38.62	181.20	63.01 to 106.29	302,638	276,985	
ALL	22	75.61	85.87	91.52	35.98	93.82	38.62	181.20	63.01 to 106.29	302,638	276,985	

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5343

Type: Qualified

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

NUMBER of Sales:	22	MEDIAN:	76	COV:	44.30	95% Median C.I.:	63.01 to 106.29	(!: Derived)
(AgLand) TOTAL Sales Price:	6,658,043	WGT. MEAN:	92	STD:	38.04	95% Wgt. Mean C.I.:	76.71 to 106.33	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,658,043	MEAN:	86	AVG.ABS.DEV:	27.20	95% Mean C.I.:	69.00 to 102.74	
(AgLand) TOTAL Assessed Value:	6,093,675							
AVG. Adj. Sales Price:	302,638	COD:	35.98	MAX Sales Ratio:	181.20			
AVG. Assessed Value:	276,985	PRD:	93.82	MIN Sales Ratio:	38.62			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0010	2	74.71	74.71	80.97	9.31	92.26	67.75	81.66	N/A	563,987	456,672
23-0002	2	70.37	70.37	74.27	10.45	94.75	63.01	77.73	N/A	155,500	115,495
23-0003	6	77.88	89.52	79.24	34.64	112.97	45.99	162.15	45.99 to 162.15	275,275	218,140
23-0028											
23-0039	3	112.24	97.60	108.90	28.19	89.63	42.82	137.75	N/A	574,093	625,201
23-0041											
23-0044											
23-0049	1	181.20	181.20	181.20			181.20	181.20	N/A	121,000	219,250
23-0062	1	38.62	38.62	38.62			38.62	38.62	N/A	150,000	57,930
23-0069	2	79.92	79.92	103.22	32.28	77.42	54.12	105.72	N/A	351,567	362,897
23-0070											
23-0071	5	71.72	77.89	87.48	21.85	89.04	48.90	121.52	N/A	174,200	152,384
81-0003											
81-0030											
83-0007											
83-0500											
NonValid School											
ALL	22	75.61	85.87	91.52	35.98	93.82	38.62	181.20	63.01 to 106.29	302,638	276,985

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	162.15	162.15	162.15			162.15	162.15	N/A	10,000	16,215
30.01 TO 50.00	2	60.51	60.51	59.84	10.57	101.13	54.12	66.91	N/A	30,750	18,400
50.01 TO 100.00	3	63.01	58.92	57.19	11.51	103.02	45.99	67.75	N/A	73,240	41,888
100.01 TO 180.00	3	71.72	62.28	59.23	17.61	105.16	38.62	76.51	N/A	120,333	71,270
180.01 TO 330.00	4	75.91	76.75	77.96	22.28	98.45	48.90	106.29	N/A	297,500	231,943
330.01 TO 650.00	2	129.46	129.46	112.60	39.96	114.97	77.73	181.20	N/A	179,500	202,120
650.01 +	7	105.72	96.63	98.03	23.28	98.57	42.82	137.75	42.82 to 137.75	636,689	624,167
ALL	22	75.61	85.87	91.52	35.98	93.82	38.62	181.20	63.01 to 106.29	302,638	276,985

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5343

Type: Qualified

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

NUMBER of Sales:	22	MEDIAN:	76	COV:	44.30	95% Median C.I.:	63.01 to 106.29	(!: Derived)
(AgLand) TOTAL Sales Price:	6,658,043	WGT. MEAN:	92	STD:	38.04	95% Wgt. Mean C.I.:	76.71 to 106.33	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,658,043	MEAN:	86	AVG.ABS.DEV:	27.20	95% Mean C.I.:	69.00 to 102.74	
(AgLand) TOTAL Assessed Value:	6,093,675							
AVG. Adj. Sales Price:	302,638	COD:	35.98	MAX Sales Ratio:	181.20			
AVG. Assessed Value:	276,985	PRD:	93.82	MIN Sales Ratio:	38.62			

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	2	108.13	108.13	78.67	49.95	137.45	54.12	162.15	N/A	22,000	17,307
DRY-N/A	1	70.78	70.78	70.78			70.78	70.78	N/A	100,000	70,780
GRASS	5	66.91	70.64	80.32	22.30	87.94	42.82	105.72	N/A	343,613	275,997
GRASS-N/A	13	81.05	93.10	97.94	33.41	95.06	45.99	181.20	67.75 to 121.52	357,382	350,028
IRRGTD-N/A	1	38.62	38.62	38.62			38.62	38.62	N/A	150,000	57,930
ALL	22	75.61	85.87	91.52	35.98	93.82	38.62	181.20	63.01 to 106.29	302,638	276,985

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	2	108.13	108.13	78.67	49.95	137.45	54.12	162.15	N/A	22,000	17,307
DRY-N/A	1	70.78	70.78	70.78			70.78	70.78	N/A	100,000	70,780
GRASS	7	67.75	71.24	79.67	18.01	89.42	42.82	105.72	42.82 to 105.72	287,438	228,987
GRASS-N/A	11	81.66	96.80	99.44	37.27	97.35	45.99	181.20	48.90 to 137.75	395,634	393,403
IRRGTD	1	38.62	38.62	38.62			38.62	38.62	N/A	150,000	57,930
ALL	22	75.61	85.87	91.52	35.98	93.82	38.62	181.20	63.01 to 106.29	302,638	276,985

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	2	108.13	108.13	78.67	49.95	137.45	54.12	162.15	N/A	22,000	17,307
DRY	1	70.78	70.78	70.78			70.78	70.78	N/A	100,000	70,780
GRASS	13	74.72	81.65	83.58	27.82	97.68	42.82	181.20	63.01 to 105.72	255,752	213,766
GRASS-N/A	5	112.24	100.41	103.69	22.93	96.84	48.90	137.75	N/A	607,851	630,277
IRRGTD	1	38.62	38.62	38.62			38.62	38.62	N/A	150,000	57,930
ALL	22	75.61	85.87	91.52	35.98	93.82	38.62	181.20	63.01 to 106.29	302,638	276,985

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5343

Type: Qualified

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

NUMBER of Sales:	22	MEDIAN:	76	COV:	44.30	95% Median C.I.:	63.01 to 106.29	(! : Derived)
(AgLand) TOTAL Sales Price:	6,658,043	WGT. MEAN:	92	STD:	38.04	95% Wgt. Mean C.I.:	76.71 to 106.33	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,658,043	MEAN:	86	AVG.ABS.DEV:	27.20	95% Mean C.I.:	69.00 to 102.74	
(AgLand) TOTAL Assessed Value:	6,093,675							
AVG. Adj. Sales Price:	302,638	COD:	35.98	MAX Sales Ratio:	181.20			
AVG. Assessed Value:	276,985	PRD:	93.82	MIN Sales Ratio:	38.62			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	2	114.53	114.53	92.31	41.58	124.08	66.91	162.15	N/A	18,750	17,307
30000 TO 59999	2	60.93	60.93	62.60	11.19	97.34	54.12	67.75	N/A	45,000	28,170
60000 TO 99999	3	63.01	61.84	62.00	16.14	99.74	45.99	76.51	N/A	86,240	53,468
100000 TO 149999	3	71.72	107.90	110.75	51.32	97.43	70.78	181.20	N/A	112,333	124,410
150000 TO 249999	4	63.31	67.88	67.77	38.10	100.17	38.62	106.29	N/A	184,500	125,038
250000 TO 499999	2	82.17	82.17	84.79	47.89	96.91	42.82	121.52	N/A	337,500	286,172
500000 +	6	93.69	98.86	97.23	21.04	101.67	74.72	137.75	74.72 to 137.75	753,637	732,764
ALL _____											
	22	75.61	85.87	91.52	35.98	93.82	38.62	181.20	63.01 to 106.29	302,638	276,985

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	3	66.91	94.39	74.15	53.82	127.30	54.12	162.15	N/A	23,833	17,671
30000 TO 59999	4	54.50	53.84	49.66	21.17	108.43	38.62	67.75	N/A	92,430	45,898
60000 TO 99999	4	71.25	66.98	63.50	10.02	105.48	48.90	76.51	N/A	127,750	81,115
100000 TO 149999	1	42.82	42.82	42.82			42.82	42.82	N/A	315,000	134,885
150000 TO 249999	3	106.29	121.74	110.74	32.45	109.93	77.73	181.20	N/A	169,666	187,891
250000 TO 499999	2	98.12	98.12	91.68	23.85	107.02	74.72	121.52	N/A	496,716	455,382
500000 +	5	105.72	103.68	100.90	16.51	102.76	81.05	137.75	N/A	777,678	784,656
ALL _____											
	22	75.61	85.87	91.52	35.98	93.82	38.62	181.20	63.01 to 106.29	302,638	276,985

Dawes County Agricultural Land Sales Criteria Special Agricultural Value Tax Year 2006

Dawes County is using "Special value" for tax year 2006. The special agricultural value will be used on a county wide basis. A large part of the north and south sides of the county are generally used for agricultural purposes and the land values are not influenced by non-agricultural market factors. The Pine Ridge area that includes trees and bluffs has a market demand that exceeds agricultural use. The following is the criteria used to select the sales that are included in the analysis to estimate the uninfluenced agricultural value. It should be noted that the analysis concludes that the special agricultural value in the influenced area is also the market value in the uninfluenced area.

All of the agricultural land sales that did not include improvements were considered in the analysis. The following criterion is used to select the uninfluenced sales included in the analysis.

- 1.) Sales less than 80 acres are valued on a size basis.
- 2.) Sales within the Pine Ridge area are not included in the analysis.
- 3.) Sales in the immediate area of Chadron and Crawford are excluded from the analysis
- 4.) Sales that include more than 5% of the land classified as 4GA (Dawes County) are considered to be influenced and are not included in the analysis.
- 5.) Sales that include the following market influences are excluded from the analysis:
 - a. The location is close (generally within 2 miles) to the Pine Ridge area and the land generally includes some physical characteristics similar to the Pine Ridge area. The location and or physical characteristics cause the sales to be influenced.
 - b. A demand for recreational use.
 - c. A demand based on view.

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:

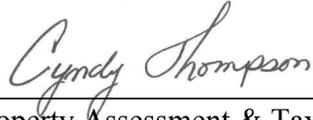
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

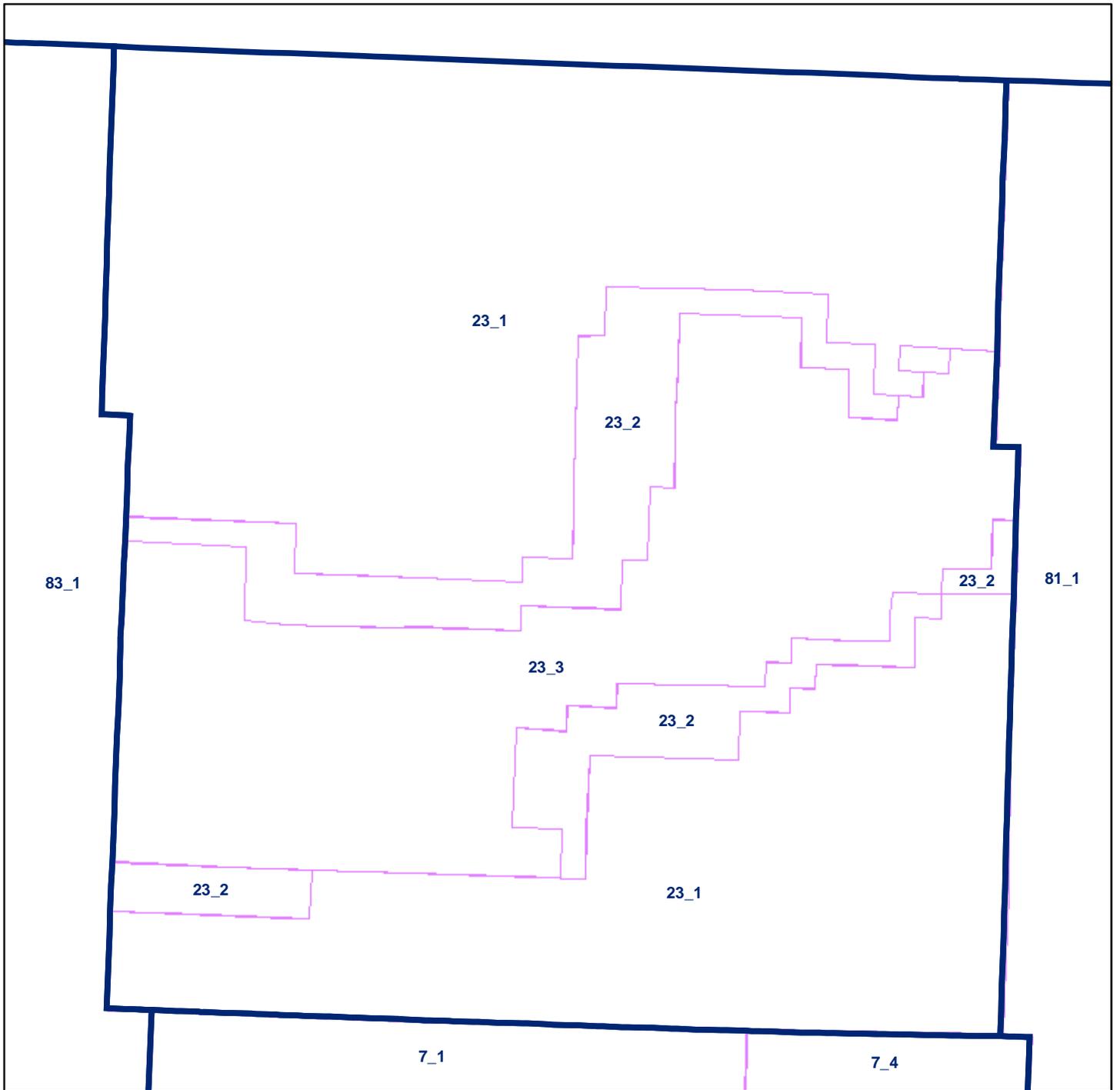
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Dawes County County Assessor, by certified mail, return receipt requested, 7027 1160 0001 1212 7970.

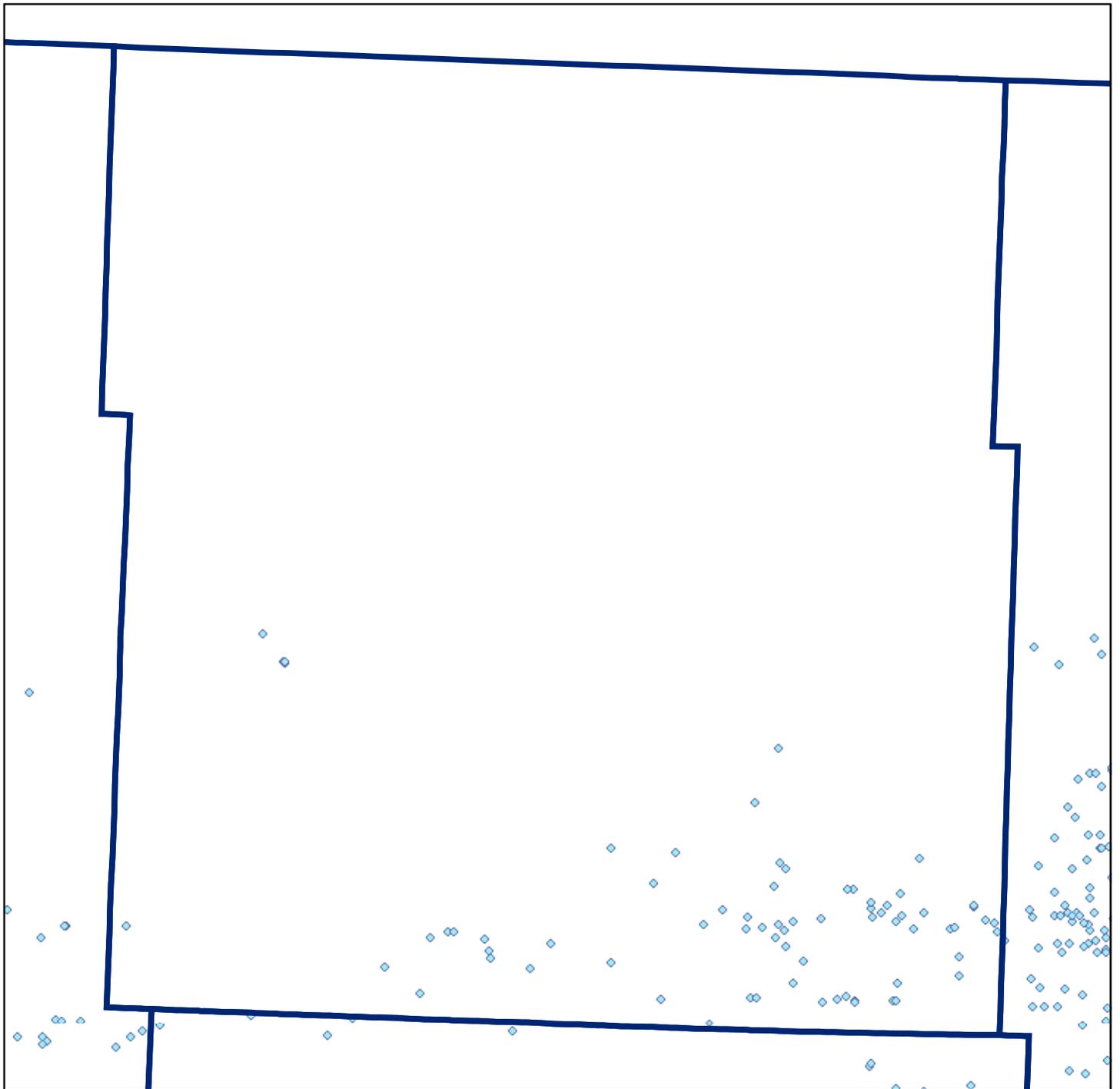
Dated this 10th day of April, 2006.



Property Assessment & Taxation



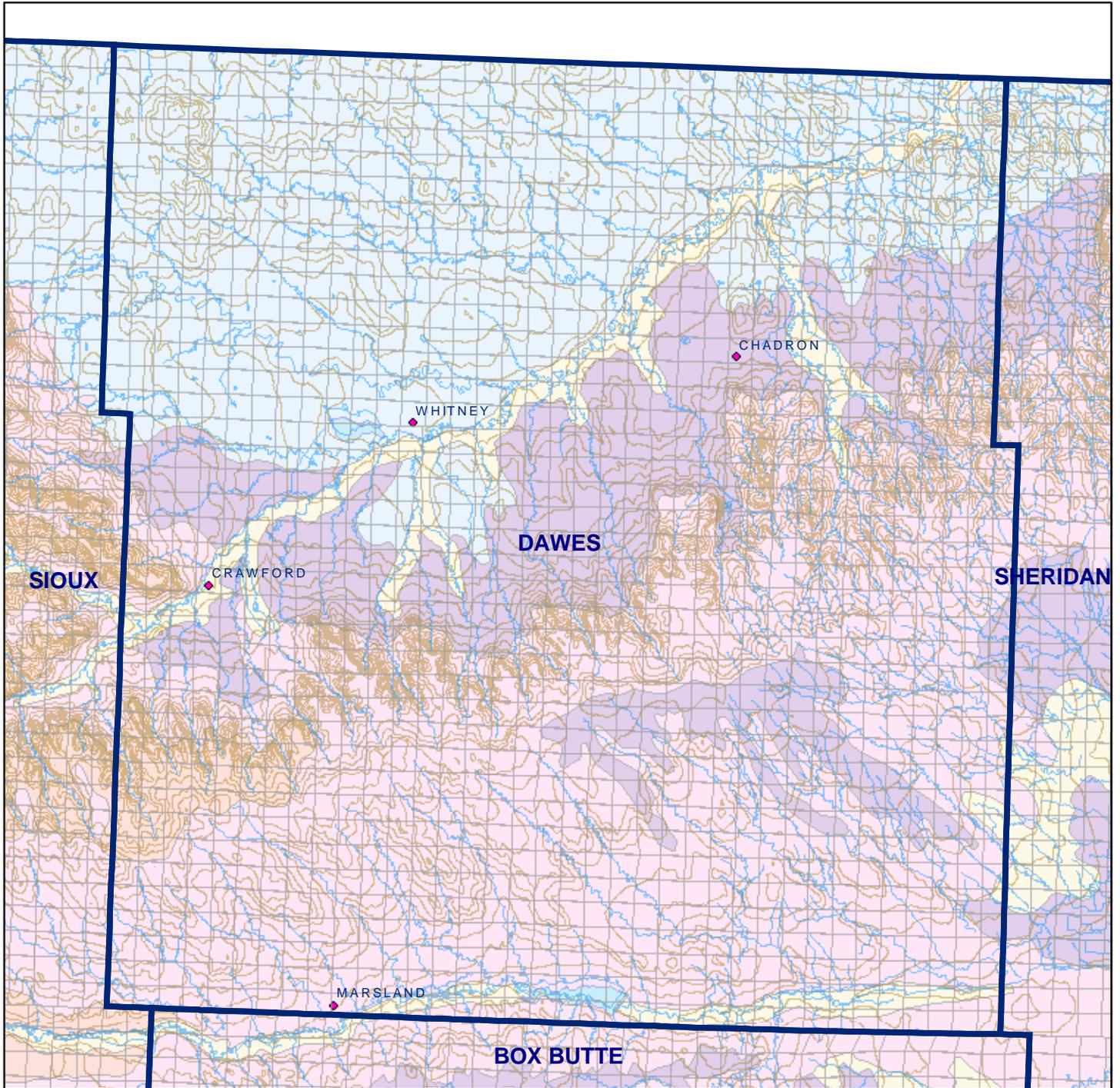
 Market Areas



● Registered Wells > 500 GPM

87	85	83	81	79	77	75	73
105	107	109	111	113	115	117	119
307	305	303	301	299	297	295	293
325	327	329	331	333	335	337	339
561	559	557	555	553	551	549	547
579	581	583	585	587	589	591	593
825	823	821	819	817	815	813	811
845	847	849	851	853	855	857	859

 Geo Codes



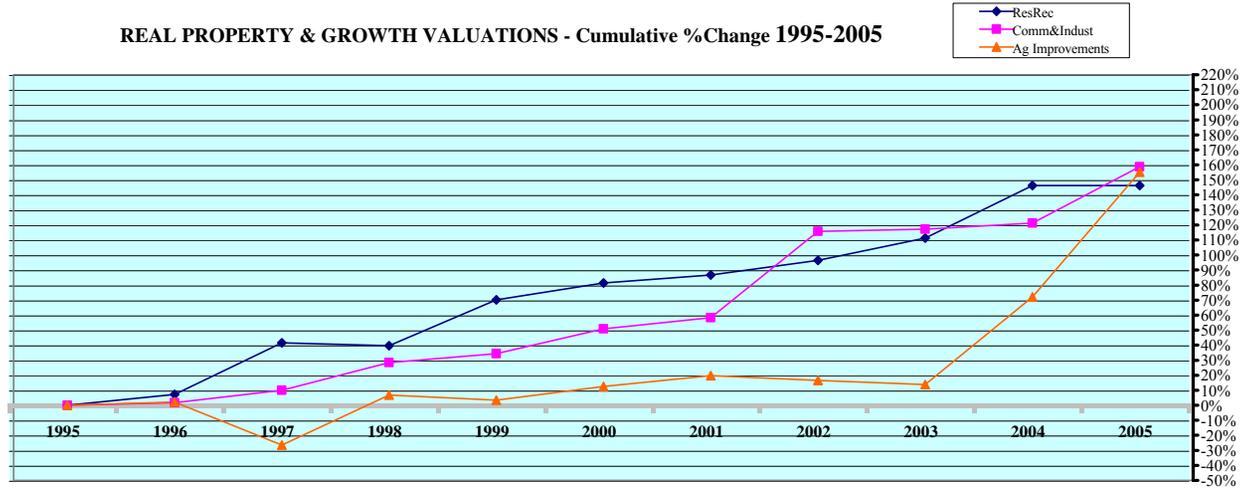
Legend

- 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

Dawes County



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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	51,740,775	not avail.	--	--	--	--	16,668,792	not avail.	--	--	--	--
1993	51,686,665	not avail.	--	--	--	--	16,054,990	not avail.	--	--	--	--
1994	58,292,535	not avail.	--	--	--	--	16,492,560	not avail.	--	--	--	--
1995	63,368,874	556,782	0.88%	62,812,092	--	--	17,007,995	286,280	1.68%	16,721,715	--	--
1996	67,641,128	249,470	0.37%	67,391,658	6.35%	7.29%	17,615,045	609,810	3.46%	17,005,235	-0.02%	1.70%
1997	89,302,952	402,530	0.45%	88,900,422	31.43%	41.53%	18,670,822	291,590	1.56%	18,379,232	4.34%	9.91%
1998	88,500,435	761,795	0.86%	87,738,640	-1.75%	39.68%	22,024,570	563,430	2.56%	21,461,140	14.94%	28.34%
1999	107,552,590	608,020	0.57%	106,944,570	20.84%	70.26%	24,320,010	1,859,800	7.65%	22,460,210	1.98%	34.32%
2000	114,956,525	957,655	0.83%	113,998,870	5.99%	81.49%	26,039,396	800,920	3.08%	25,238,476	3.78%	50.93%
2001	118,615,895	1,413,179	1.19%	117,202,716	1.95%	86.59%	26,529,616	47,500	0.18%	26,482,116	1.70%	58.37%
2002	124,204,845	748,514	0.60%	123,456,331	4.08%	96.55%	36,213,525	152,000	0.42%	36,061,525	35.93%	115.66%
2003	133,182,525	513,955	0.39%	132,668,570	6.81%	111.22%	36,867,545	800,920	1.43%	36,339,385	0.35%	117.32%
2004	155,155,485	458,495	0.30%	154,696,990	16.15%	146.29%	37,563,360	570,460	1.52%	36,992,900	0.34%	121.23%
2005	155,735,531	1,002,220	0.64%	154,733,311	-0.27%	146.34%	43,833,710	551,980	1.26%	43,281,730	15.22%	158.84%

1995-2005 Rate Annual %chg w/o growth > Resid & Rec. **9.43%**

Comm & Indust **9.98%**

Tax Year	Ag Imprvmts & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmts Total Value					
1992	not avail	not avail	19,168,866					
1993	not avail	not avail	19,666,775					
1994	not avail	not avail	20,692,972					
1995	16,083,877	4,812,913	20,896,790	161,196	0.77%	20,735,594	--	--
1996	16,607,807	4,961,094	21,568,901	398,847	1.85%	21,170,054	1.31%	2.10%
1997	11,784,700	3,777,115	15,561,815	313,755	2.02%	15,248,060	-29.31%	-26.46%
1998	17,547,305	5,716,660	23,263,965	1,113,225	4.79%	22,150,740	42.34%	6.82%
1999	17,895,460	4,652,940	22,548,400	1,118,777	4.96%	21,429,623	-7.88%	3.35%
2000	19,338,365	5,390,900	24,729,265	1,394,897	5.64%	23,334,368	3.49%	12.53%
2001	19,527,580	5,429,395	24,956,975	134,280	0.54%	24,822,695	0.38%	19.71%
2002	19,709,560	5,403,055	25,112,615	963,285	3.84%	24,149,330	-3.24%	16.46%
2003	20,764,520	6,193,595	26,958,115	3,382,011	12.55%	23,576,104	-6.12%	13.70%
2004	31,600,375	6,190,290	37,790,665	2,130,000	5.64%	35,660,665	32.28%	71.98%
2005	42,796,485	11,549,725	54,346,210	1,421,105	2.61%	52,925,105	40.05%	155.24%

1995-2005 Rate Annual %chg w/o growth > Ag Imprvmts **9.82%**

(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.

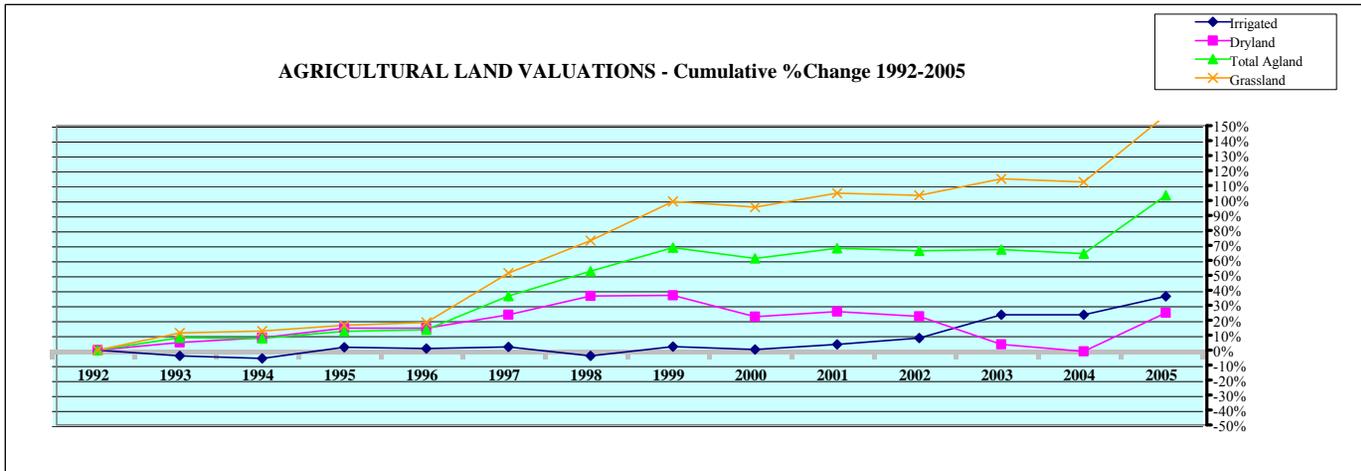
State of Nebraska
Dept. of Property Assessment & Taxation
Prepared as of 03/01/2006

Cnty# **23**
County **DAWES**

FL area **1**

CHART 2

EXHIBIT **23B** Page 2



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992	3,649,122	--	--	--	24,804,436	--	--	--	42,343,299	--	--	--
1993	3,512,209	-136,913	-3.75%	-3.75%	26,056,754	1,252,318	5.05%	5.05%	47,198,102	4,854,803	11.47%	11.47%
1994	3,446,152	-66,057	-1.88%	-5.56%	26,855,766	799,012	3.07%	8.27%	47,769,554	571,452	1.21%	12.81%
1995	3,717,369	271,217	7.87%	1.87%	28,470,740	1,614,974	6.01%	14.78%	49,376,716	1,607,162	3.36%	16.61%
1996	3,689,835	-27,534	-0.74%	1.12%	28,445,721	-25,019	-0.09%	14.68%	50,204,684	827,968	1.68%	18.57%
1997	3,723,505	33,670	0.91%	2.04%	30,654,140	2,208,419	7.76%	23.58%	64,174,480	13,969,796	27.83%	51.56%
1998	3,509,295	-214,210	-5.75%	-3.83%	33,796,195	3,142,055	10.25%	36.25%	73,292,535	9,118,055	14.21%	73.09%
1999	3,732,990	223,695	6.37%	2.30%	33,890,120	93,925	0.28%	36.63%	84,420,865	11,128,330	15.18%	99.37%
2000	3,663,045	-69,945	-1.87%	0.38%	30,343,910	-3,546,210	-10.46%	22.33%	82,759,475	-1,661,390	-1.97%	95.45%
2001	3,786,915	123,870	3.38%	3.78%	31,197,505	853,595	2.81%	25.77%	86,760,055	4,000,580	4.83%	104.90%
2002	3,944,590	157,675	4.16%	8.10%	30,387,535	-809,970	-2.60%	22.51%	86,094,835	-665,220	-0.77%	103.33%
2003	4,511,020	566,430	14.36%	23.62%	25,740,070	-4,647,465	-15.29%	3.77%	90,828,130	4,733,295	5.50%	114.50%
2004	4,511,020	0	0.00%	23.62%	24,609,540	-1,130,530	-4.39%	-0.79%	89,954,305	-873,825	-0.96%	112.44%
2005	4,959,420	448,400	9.94%	35.91%	30,982,060	6,372,520	25.89%	24.91%	108,837,395	18,883,090	20.99%	157.04%

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

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992		--	--	--	1,658,772	--	--	--	72,455,629	--	--	--
1993		--	--	--	1,698,723	39,951	2.41%	2.41%	78,465,788	6,010,159	8.29%	8.29%
1994		--	--	--	25,494	--	0.00%	-98.46%	78,096,966	-368,822	-0.47%	7.79%
1995		--	--	--	25,492	-2	-0.01%	-98.46%	81,590,317	3,493,351	4.47%	12.61%
1996		--	--	--	25,637	145	0.57%	-98.45%	82,365,877	775,560	0.95%	13.68%
1997		--	--	--	51,905	26,268	102.46%	-96.87%	98,604,030	16,238,153	19.71%	36.09%
1998		--	--	--	56,645	4,740	9.13%	-96.59%	110,654,670	12,050,640	12.22%	52.72%
1999		--	--	--	101,020	44,375	78.34%	-93.91%	122,144,995	11,490,325	10.38%	68.58%
2000		--	--	--	55,210	-45,810	-45.35%	-96.67%	116,821,640	-5,323,355	-4.36%	61.23%
2001		--	--	--	58,655	3,445	6.24%	-96.46%	121,803,130	4,981,490	4.26%	68.11%
2002		--	--	--	59,075	420	0.72%	-96.44%	120,486,035	-1,317,095	-1.08%	66.29%
2003	112,175	n/a	n/a	n/a	0	n/a	n/a	n/a	121,191,395	705,360	0.59%	67.26%
2004	112,170	-5	0.00%	0.00%	0	0			119,187,035	-2,004,360	-1.65%	64.50%
2005	112,315	145	0.13%	0.12%	2,539,215	2,539,215			147,430,405	28,243,370	23.70%	103.48%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

CHART 3 EXHIBIT 23B Page 3

(1) Waste land data was reported with other agland 1992-2002 due CTL reporting form structure; beginning with 2003 wasteland isolated from other agland.

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	3,649,122	11,708	312	--	--	24,804,436	124,993	198	--	--	42,349,672	616,310	69	--	--
1993	3,511,879	11,620	302	-3.21%	-3.21%	26,053,144	125,123	208	5.05%	5.05%	47,227,521	615,846	77	11.59%	11.59%
1994	3,443,499	11,323	304	0.66%	-2.56%	26,853,213	125,222	214	2.88%	8.08%	45,252,488	564,552	80	3.90%	15.94%
1995	3,717,386	11,336	328	7.89%	5.13%	28,431,177	125,758	226	5.61%	14.14%	49,370,018	613,545	80	0.00%	15.94%
1996	3,714,092	11,331	328	0.00%	5.13%	28,502,822	126,071	226	0.00%	14.14%	50,175,917	613,257	82	2.50%	18.84%
1997	3,679,145	11,284	326	-0.61%	4.49%	30,560,165	125,723	243	7.52%	22.73%	64,281,960	613,251	105	28.05%	52.17%
1998	3,626,380	11,412	318	-2.45%	1.92%	34,859,170	125,892	277	13.99%	39.90%	71,848,130	614,169	117	11.43%	69.57%
1999	3,748,615	11,279	332	4.40%	6.41%	34,270,775	121,776	281	1.44%	41.92%	84,361,990	618,008	137	17.09%	98.55%
2000	3,678,875	11,303	325	-2.11%	4.17%	30,709,285	118,575	259	-7.83%	30.81%	82,533,835	621,164	133	-2.92%	92.75%
2001	3,721,100	11,440	325	0.00%	4.17%	31,285,375	121,444	258	-0.39%	30.30%	86,476,245	654,634	132	-0.75%	91.30%
2002	3,938,265	12,078	326	0.31%	4.49%	30,480,770	120,938	252	-2.33%	27.27%	86,596,370	657,177	132	0.00%	91.30%
2003	4,455,720	12,059	369	13.19%	18.27%	27,685,300	120,374	230	-8.73%	16.16%	98,031,700	655,316	150	13.64%	117.39%
2004	4,338,725	11,966	363	-1.74%	16.21%	24,707,480	119,771	206	-10.31%	4.19%	89,911,115	654,263	137	-8.38%	99.16%
2005	4,959,420	12,670	391	7.95%	25.46%	31,262,785	119,402	262	26.92%	32.24%	112,521,760	655,463	172	24.92%	148.79%

1992-2005 Rate Ann.%chg AvgVal/Acre: 1.76%

2.17%

7.26%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	23,360	4,673	5	--	--	0	0	0	--	--	70,826,590	757,684	93	--	--
1993	24,100	4,821	5	0.00%		0	0				76,816,644	757,410	101	8.60%	8.60%
1994	25,581	5,115	5	0.00%		2,524,281	50,485	50			78,099,062	756,696	103	1.98%	10.75%
1995	25,596	5,118	5	0.00%		0	0				81,544,177	755,757	108	4.85%	16.13%
1996	25,596	5,118	5	0.00%		0	0				82,418,427	755,777	109	0.93%	17.20%
1997						51,445	5,146	10	--		98,572,715	755,403	130	19.27%	39.78%
1998						55,225	5,192	11	10.00%		110,388,905	756,664	146	12.31%	56.99%
1999						55,730	5,267	11	0.00%		122,437,110	756,330	162	10.96%	74.19%
2000						56,070	5,301	11	0.00%		116,978,065	756,343	155	-4.32%	66.67%
2001						58,640	5,629	10	-9.09%		121,541,360	793,147	153	-1.29%	64.52%
2002						60,885	5,646	11	10.00%		121,076,290	795,838	152	-0.65%	63.44%
2003	112,175	5,609	20	n/a	n/a	0	0		n/a	n/a	130,284,895	793,357	164	7.89%	76.34%
2004	111,665	5,583	20	0.00%	n/a	5,204,770	5,837	892		n/a	124,273,755	797,420	156	-4.97%	67.58%
2005	112,315	5,616	20	0.00%	n/a	2,384,710	3,178	750	-15.86%	n/a	151,240,990	796,329	190	21.87%	104.22%

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

5.65%

23
DAWES

FL area 1

(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
9,060	DAWES	15,822,339	8,771,350	25,137,293	155,735,531	43,833,710	0	0	147,430,405	42,796,485	11,549,725	17,613,925	468,690,763
<i>cnty sectorvalue % of total value:</i>		3.38%	1.87%	5.36%	33.23%	9.35%			31.46%	9.13%	2.46%	3.76%	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
5,634	CHADRON	5,763,690	1,548,184	421,423	101,983,771	37,971,115	0	0	0	0	0	0	147,688,183
1,107	CRAWFORD	451,432	645,450	1,162,575	14,898,790	3,242,255	0	0	0	0	0	0	20,400,502
87	WHITNEY	16,557	83,761	44,835	945,450	271,350	0	0	0	0	0	0	1,361,953
Total of All City Values:		6,231,679	2,277,395	1,628,833	117,828,011	41,484,720	0	0	0	0	0	0	169,450,638
<i>% total citysect of cnty sector</i>		39.39%	25.96%	6.48%	75.66%	94.64%							36.15%

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
62.19%	CHADRON	36.43%	17.65%	1.68%	65.49%	86.63%							31.51%
12.22%	CRAWFORD	2.85%	7.36%	4.62%	9.57%	7.40%							4.35%
0.96%	WHITNEY	0.10%	0.95%	0.18%	0.61%	0.62%							0.29%

Cnty#
 County

FL area