

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Fillmore County
30

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

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Residential Real Property - Current

Number of Sales	162	COD	16.73
Total Sales Price	7410780	PRD	104.39
Total Adj. Sales Price	7439580	COV	37.99
Total Assessed Value	7298950	STD	38.91
Avg. Adj. Sales Price	45923.33	Avg. Abs. Dev.	16.58
Avg. Assessed Value	45055.25	Min	24.67
Median	99.11	Max	454.75
Wgt. Mean	98.11	95% Median C.I.	98.58 to 99.61
Mean	102.42	95% Wgt. Mean C.I.	95.80 to 100.42
		95% Mean C.I.	96.43 to 108.41
% of Value of the Class of all Real Property Value in the County			17.99
% of Records Sold in the Study Period			6.37
% of Value Sold in the Study Period			6
Average Assessed Value of the Base			47,808

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	162	99.11	16.73	104.39
2005	176	99.07	21.75	110.78
2004	193	99.67	21.55	111.73
2003	197	100	13.31	106.12
2002	188	99	13.8	102.4
2001	195	100	7.17	101.1

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Commercial Real Property - Current

Number of Sales	24	COD	12.82
Total Sales Price	977495	PRD	101.63
Total Adj. Sales Price	970495	COV	22.13
Total Assessed Value	948650	STD	21.99
Avg. Adj. Sales Price	40437.29	Avg. Abs. Dev.	12.60
Avg. Assessed Value	39527.08	Min	46.67
Median	98.29	Max	153.10
Wgt. Mean	97.75	95% Median C.I.	94.26 to 100.30
Mean	99.34	95% Wgt. Mean C.I.	93.71 to 101.79
		95% Mean C.I.	90.06 to 108.63
% of Value of the Class of all Real Property Value in the County			5.41
% of Records Sold in the Study Period			4.51
% of Value Sold in the Study Period			2.59
Average Assessed Value of the Base			68,743

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	24	98.29	12.82	101.63
2005	19	99.54	9.32	101.79
2004	19	98.35	7.20	100.17
2003	28	95	20.45	97.86
2002	39	97	15.09	97.95
2001	43	98	14.41	103.14

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Agricultural Land - Current

Number of Sales	75	COD	13.05
Total Sales Price	14346185	PRD	104.61
Total Adj. Sales Price	14300385	COV	20.50
Total Assessed Value	10555565	STD	15.83
Avg. Adj. Sales Price	190671.80	Avg. Abs. Dev.	9.90
Avg. Assessed Value	140740.87	Min	54.79
Median	75.83	Max	168.53
Wgt. Mean	73.81	95% Median C.I.	72.49 to 78.48
Mean	77.22	95% Wgt. Mean C.I.	71.02 to 76.61
		95% Mean C.I.	73.64 to 80.80
% of Value of the Class of all Real Property Value in the County			76.6
% of Records Sold in the Study Period			2.22
% of Value Sold in the Study Period			0.03
Average Assessed Value of the Base			153,578

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2006	75	75.83	13.05	104.61
2005	105	77.03	11.75	103.15
2004	89	76.94	12.61	101.77
2003	76	77	16.53	100.07
2002	63	74	14.31	102.61
2001	78	76	15.45	100.77

2006 Opinions of the Property Tax Administrator for Fillmore 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 RQ. Although my primary resource regarding quality of assessment are the performance standards issued by the IAAO, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Fillmore County is 99% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Fillmore 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 Fillmore County is 98% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Fillmore County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Fillmore County is 76% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Fillmore County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Fillmore County

Recommendations

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

Residential

Commercial

Agricultural

AL: Fairmont +8.39%

Dated this 10th day of April, 2006.



Catherine D. Lang

Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for Fillmore County**

Residential Real Property

I. Correlation

Fillmore: RESIDENTIAL: The following tables demonstrate that the statistics and the assessment practices support an acceptable level of value. A review of the sales utilization grid indicates that Fillmore County has utilized an acceptable number of available sales. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The median and weighted mean measures of central tendency are within the acceptable range. The mean is slightly outside the acceptable range. The coefficient of dispersion and price related differential are both slightly outside the acceptable range. Trimming of a few outliers brings the quality statistics within the acceptable range. The statistics represented in each table demonstrate that the county has attained an acceptable level of value, and it is best represented by the median measure of central tendency.

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	277	205	74.01
2002	270	198	73.33
2003	270	207	76.67
2004	243	193	79.42
2005	233	176	75.54
2006	266	162	60.9

Fillmore: RESIDENTIAL: Table II is indicative that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arm's length sales.

**2006 Correlation Section
for Fillmore County**

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	99	1.18	100.17	100
2002	99	-0.01	98.99	99
2003	98	4.56	102.47	100
2004	99.68	0.36	100.04	99.67
2005	99.00	0.17	99.17	99.07
2006	94.88	8.63	103.07	99.11

**2006 Correlation Section
for Fillmore County**

Fillmore: RESIDENTIAL: The profile of the trended preliminary median and final Reports and Opinion median indicates a minimal difference of the two. The relationship between the two ratios suggests the assessment practices are applied to the sales file and population in a similar manner.

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)
2.81	2001	1.18
0	2002	-0.01
10.11	2003	4.56
0.53	2004	0.36
0.49	2005	0.17
9.76	2006	8.63

Fillmore: RESIDENTIAL: The percent change in assessed value for both sold and unsold properties is

2006 Correlation Section for Fillmore County

similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

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

**2006 Correlation Section
for Fillmore County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	99.11	98.11	102.42

Fillmore: RESIDENTIAL: The measures of central tendency shown here reflect that the median and weighted mean for the qualified sales file are within the acceptable range. The mean measure is above the 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	16.73	104.39
Difference	1.73	1.39

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Fillmore: RESIDENTIAL: The coefficient of dispersion and price related differential are both slightly outside the acceptable range. Trimming of a few outliers brings them within the 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	179	162	-17
Median	94.88	99.11	4.23
Wgt. Mean	89.14	98.11	8.97
Mean	100.33	102.42	2.09
COD	28.81	16.73	-12.08
PRD	112.55	104.39	-8.16
Min Sales Ratio	23.17	24.67	1.5
Max Sales Ratio	463.33	454.75	-8.58

Fillmore: RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property. The difference between the number of sales is attributable to parcels that had substantially changed after the sale.

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Commerical Real Property

I. Correlation

Fillmore: COMMERCIAL: The following tables demonstrate that the statistics and the assessment practices support an acceptable level of value. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The median, mean, and weighted mean measures of central tendency are within the acceptable range. The quality statistics are also within the acceptable range. The statistics represented in each table demonstrate that the county has attained an acceptable level of value, and it is best represented by the median measure of central tendency.

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	88	44	50
2002	65	39	60
2003	60	28	46.67
2004	55	19	34.55
2005	55	19	34.55
2006	48	24	50

Fillmore: COMMERCIAL: Table II is indicative that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arm’s length sales.

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of

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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	96	7.15	102.86	97
2002	97	1.41	98.37	97
2003	92	1.13	93.04	95
2004	80.00	16.8	93.44	98.35
2005	99.54	0.64	100.18	99.54
2006	97.95	2.22	100.12	98.29

Fillmore: COMMERCIAL: The profile of the trended preliminary median and final Reports and

**2006 Correlation Section
for Fillmore County**

Opinion median indicates a minimal difference of the two. The relationship between the two ratios suggests the assessment practices are applied to the sales file and population in a similar manner.

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)
7.59	2001	7.15
0	2002	1.41
0	2003	1.13
-12.32	2004	16.8
0	2005	0.64
4.81	2006	2.22

Fillmore: COMMERCIAL: The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

2006 Correlation Section for Fillmore County

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

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

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

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

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

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

**2006 Correlation Section
for Fillmore County**

	Median	Wgt. Mean	Mean
R&O Statistics	98.29	97.75	99.34

Fillmore: COMMERCIAL: The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in this class of property.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	12.82	101.63
Difference	0	0

Fillmore: COMMERCIAL: The coefficient of dispersion and price related differential are within the acceptable range; indicating this class of property has been valued uniformly and proportionately.

**2006 Correlation Section
for Fillmore County**

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	24	24	0
Median	97.95	98.29	0.34
Wgt. Mean	94.89	97.75	2.86
Mean	98.34	99.34	1
COD	13.75	12.82	-0.93
PRD	103.63	101.63	-2
Min Sales Ratio	46.67	46.67	0
Max Sales Ratio	153.10	153.10	0

Fillmore: COMMERCIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property.

**2006 Correlation Section
for Fillmore County**

Agricultural Land

I. Correlation

Fillmore: AGRICULTURAL UNIMPROVED: The following tables demonstrate that the statistics and the assessment practices support a level of value within the acceptable range. A review of the sales utilization grid indicates that the County has utilized an acceptable percentage of available sales for a measurement sample. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. Of the two quality statistics, the price related differential is slightly above the acceptable range, suggesting regressivity in assessment of the agricultural class. Trimming of a few outliers brings the quality statistics within the acceptable range. The median, mean, and weighted mean measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in the agricultural class of property.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	164	78	47.56
2002	159	67	42.14
2003	209	76	36.36
2004	219	89	40.64
2005	246	105	42.68
2006	216	75	34.72

Fillmore: AGRICULTURAL UNIMPROVED: The low percentage of sales used by the county is influenced by the removal of the substantially changed sales from the qualified sales file as directed by the Department. It should be considered that the County has utilized an acceptable portion of the

**2006 Correlation Section
for Fillmore County**

available sales.

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, 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	73	-0.15	72.89	76
2002	74	0.26	74.19	74
2003	71	8.36	76.94	77
2004	76.94	0.38	77.23	76.94
2005	74.95	2.31	76.68	77.03

**2006 Correlation Section
for Fillmore County**

2006	75.21	1.56	76.38	75.83
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Fillmore: AGRICULTURAL UNIMPROVED: The profile of the trended preliminary median and final Reports and Opinion median indicates a minimal difference of the two. The relationship between the two ratios suggests the assessment practices are applied to the sales file and population in a similar manner.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
2.78	2001	-0.15
0.07	2002	0.26
7.35	2003	8.36
0	2004	0.38
2.56	2005	2.31
0.8	2006	1.56

2006 Correlation Section for Fillmore County

Fillmore: AGRICULTURAL UNIMPROVED: The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

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

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

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

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

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

The mean ratio is used as a basis for other statistical calculations, such as the price related differential

**2006 Correlation Section
for Fillmore County**

and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	Median	Wgt. Mean	Mean
R&O Statistics	75.83	73.81	77.22

Fillmore: AGRICULTURAL UNIMPROVED: The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in this class of property.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

**2006 Correlation Section
for Fillmore County**

	COD	PRD
R&O Statistics	13.05	104.61
Difference	0	1.61

Fillmore: AGRICULTURAL UNIMPROVED: Of the two quality statistics, only the price related differential is slightly outside the acceptable range. Trimming of a few outliers brings the quality statistics within the 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	75	75	0
Median	75.21	75.83	0.62
Wgt. Mean	72.92	73.81	0.89
Mean	75.98	77.22	1.24
COD	13.10	13.05	-0.05
PRD	104.19	104.61	0.42
Min Sales Ratio	54.79	54.79	0
Max Sales Ratio	168.53	168.53	0

Fillmore: AGRICULTURAL UNIMPROVED: The slight change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property in 2006.

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

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	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	110,292,775	121,537,215	11,244,440	10.2	1,730,355	8.63
2. Recreational	29,095	39,165	10,070	34.61	0	34.61
3. Ag-Homesite Land, Ag-Res Dwellings	24,528,695	33,323,690	8,794,995	35.86	*-----	35.86
4. Total Residential (sum lines 1-3)	134,850,565	154,900,070	20,049,505	14.87	1,730,355	13.58
5. Commercial	32,211,560	33,222,285	1,010,725	3.14	221,390	2.45
6. Industrial	3,349,115	3,349,115	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	22,063,685	28,399,350	6,335,665	28.72	1,527,985	21.79
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	57,624,360	64,970,750	7,346,390	12.75	744,710	11.46
10. Total Non-Agland Real Property	192,474,925	219,870,820	27,395,895	14.23	3,479,730	12.43
11. Irrigated	323,427,140	333,790,370	10,363,230	3.2		
12. Dryland	114,111,505	111,226,205	-2,885,300	-2.53		
13. Grassland	10,658,340	10,337,210	-321,130	-3.01		
14. Wasteland	188,565	193,560	4,995	2.65		
15. Other Agland	606,890	439,415	-167,475	-27.6		
16. Total Agricultural Land	448,992,440	455,986,760	6,994,320	1.56		
17. Total Value of All Real Property (Locally Assessed)	641,467,365	675,857,580	34,390,215	5.36	3,479,730	4.82

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

PA&T 2006 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	162	MEDIAN:	99	COV:	37.99	95% Median C.I.:	98.58 to 99.61	(! : Derived)
TOTAL Sales Price:	7,410,780	WGT. MEAN:	98	STD:	38.91	95% Wgt. Mean C.I.:	95.80 to 100.42	
TOTAL Adj.Sales Price:	7,439,580	MEAN:	102	AVG.ABS.DEV:	16.58	95% Mean C.I.:	96.43 to 108.41	
TOTAL Assessed Value:	7,298,950							
AVG. Adj. Sales Price:	45,923	COD:	16.73	MAX Sales Ratio:	454.75			
AVG. Assessed Value:	45,055	PRD:	104.39	MIN Sales Ratio:	24.67			

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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	20	97.21	92.65	97.74	10.29	94.80	44.59	110.36	89.25 to 99.55	50,750	49,601
10/01/03 TO 12/31/03	11	99.98	105.82	100.12	13.72	105.70	76.66	161.60	91.03 to 125.28	37,968	38,012
01/01/04 TO 03/31/04	18	99.59	101.72	99.12	10.91	102.62	53.00	171.60	96.00 to 101.14	42,777	42,401
04/01/04 TO 06/30/04	25	98.95	99.15	94.34	11.06	105.10	57.93	160.59	96.00 to 100.47	47,810	45,103
07/01/04 TO 09/30/04	16	98.68	105.65	96.34	17.14	109.67	59.74	228.65	97.59 to 110.50	49,156	47,356
10/01/04 TO 12/31/04	18	90.66	94.67	95.64	30.09	98.99	34.00	259.33	77.08 to 99.90	26,908	25,736
01/01/05 TO 03/31/05	22	100.25	101.47	101.31	13.02	100.16	24.67	142.83	98.88 to 114.14	61,681	62,489
04/01/05 TO 06/30/05	32	99.44	113.70	99.18	25.18	114.64	42.00	454.75	98.45 to 106.50	44,182	43,819
____Study Years____											
07/01/03 TO 06/30/04	74	99.00	99.01	97.15	11.28	101.92	44.59	171.60	97.69 to 99.56	45,917	44,607
07/01/04 TO 06/30/05	88	99.27	105.29	98.92	21.29	106.44	24.67	454.75	98.51 to 99.95	45,928	45,431
____Calendar Yrs____											
01/01/04 TO 12/31/04	77	98.84	100.05	96.16	16.24	104.05	34.00	259.33	98.10 to 99.63	42,027	40,412
____ALL____											
	162	99.11	102.42	98.11	16.73	104.39	24.67	454.75	98.58 to 99.61	45,923	45,055

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
EXETER	24	97.98	90.98	93.78	24.30	97.01	24.67	204.60	76.54 to 100.47	32,616	30,589
FAIRMONT	22	88.57	95.83	82.46	24.53	116.21	44.59	259.33	76.66 to 99.17	29,181	24,062
GENEVA	77	99.75	103.33	100.45	6.38	102.86	61.38	171.60	99.30 to 100.62	60,802	61,075
GRAFTON	1	100.51	100.51	100.51			100.51	100.51	N/A	33,500	33,670
MILLIGAN	8	96.50	104.98	110.82	30.18	94.74	42.00	160.59	42.00 to 160.59	10,387	11,511
OHIOWA	4	87.94	90.64	90.86	16.82	99.76	72.55	114.14	N/A	9,625	8,745
RURAL	7	99.14	103.85	101.83	5.56	101.98	97.30	121.26	97.30 to 121.26	100,928	102,777
SHICKLEY	15	98.25	131.05	96.27	48.05	136.13	53.00	454.75	83.48 to 136.60	30,266	29,137
STRANG	3	84.00	84.04	82.64	5.53	101.68	77.08	91.03	N/A	3,466	2,865
SUB GENEVA	1	96.43	96.43	96.43			96.43	96.43	N/A	7,000	6,750
____ALL____											
	162	99.11	102.42	98.11	16.73	104.39	24.67	454.75	98.58 to 99.61	45,923	45,055

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	154	99.11	102.39	97.72	17.33	104.78	24.67	454.75	98.51 to 99.63	43,675	42,680
2	2	97.65	97.65	98.77	1.25	98.87	96.43	98.88	N/A	78,500	77,532
3	6	100.36	104.68	102.63	6.37	101.99	97.30	121.26	97.30 to 121.26	92,750	95,188
____ALL____											
	162	99.11	102.42	98.11	16.73	104.39	24.67	454.75	98.58 to 99.61	45,923	45,055

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	162	MEDIAN:	99	COV:	37.99	95% Median C.I.:	98.58 to 99.61	(! : Derived)
TOTAL Sales Price:	7,410,780	WGT. MEAN:	98	STD:	38.91	95% Wgt. Mean C.I.:	95.80 to 100.42	
TOTAL Adj.Sales Price:	7,439,580	MEAN:	102	AVG.ABS.DEV:	16.58	95% Mean C.I.:	96.43 to 108.41	
TOTAL Assessed Value:	7,298,950							
AVG. Adj. Sales Price:	45,923	COD:	16.73	MAX Sales Ratio:	454.75			
AVG. Assessed Value:	45,055	PRD:	104.39	MIN Sales Ratio:	24.67			

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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	153	99.30	104.55	98.22	15.73	106.44	44.59	454.75	98.84 to 99.87	48,409	47,549
2	9	84.00	66.19	72.29	30.63	91.56	24.67	99.00	34.00 to 96.43	3,666	2,650
ALL	162	99.11	102.42	98.11	16.73	104.39	24.67	454.75	98.58 to 99.61	45,923	45,055

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	158	99.03	101.89	98.06	16.55	103.91	24.67	454.75	98.49 to 99.55	46,900	45,990
06											
07	4	108.85	123.21	110.72	17.31	111.28	103.52	171.60	N/A	7,312	8,096
ALL	162	99.11	102.42	98.11	16.73	104.39	24.67	454.75	98.58 to 99.61	45,923	45,055

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
18-0002	2	99.46	99.46	99.16	1.06	100.30	98.41	100.51	N/A	46,750	46,357
30-0001	33	98.39	94.70	96.71	24.87	97.92	24.67	204.60	84.07 to 101.58	33,209	32,116
30-0025	104	99.32	101.23	98.27	10.16	103.02	44.59	259.33	98.88 to 99.87	54,214	53,274
30-0036	3	84.00	84.04	82.64	5.53	101.68	77.08	91.03	N/A	3,466	2,865
30-0054	16	98.25	130.44	98.57	46.51	132.33	53.00	454.75	83.48 to 136.60	31,250	30,802
48-0303											
76-0068											
85-0047											
85-0094	4	103.83	100.24	102.81	11.57	97.50	79.15	114.14	N/A	25,375	26,087
93-0083											
93-0096											
NonValid School											
ALL	162	99.11	102.42	98.11	16.73	104.39	24.67	454.75	98.58 to 99.61	45,923	45,055

PA&T 2006 R&O Statistics

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

NUMBER of Sales:	162	MEDIAN:	99	COV:	37.99	95% Median C.I.:	98.58 to 99.61	(! : Derived)
TOTAL Sales Price:	7,410,780	WGT. MEAN:	98	STD:	38.91	95% Wgt. Mean C.I.:	95.80 to 100.42	
TOTAL Adj.Sales Price:	7,439,580	MEAN:	102	AVG.ABS.DEV:	16.58	95% Mean C.I.:	96.43 to 108.41	
TOTAL Assessed Value:	7,298,950							
AVG. Adj. Sales Price:	45,923	COD:	16.73	MAX Sales Ratio:	454.75			
AVG. Assessed Value:	45,055	PRD:	104.39	MIN Sales Ratio:	24.67			

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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	15	89.25	94.66	101.99	39.60	92.82	24.67	259.33	42.00 to 99.25	5,646	5,759
Prior TO 1860											
1860 TO 1899	9	98.22	138.10	101.22	48.92	136.44	77.08	454.75	88.52 to 117.56	44,000	44,536
1900 TO 1919	40	98.31	103.32	93.94	20.09	109.98	44.59	228.65	96.00 to 99.99	23,187	21,783
1920 TO 1939	35	99.80	96.34	96.08	12.25	100.27	57.93	125.28	97.16 to 101.59	38,340	36,838
1940 TO 1949	6	98.22	101.32	102.00	4.85	99.33	94.00	121.26	94.00 to 121.26	41,541	42,373
1950 TO 1959	11	99.65	107.95	101.92	9.59	105.92	95.01	160.59	98.89 to 127.96	50,772	51,745
1960 TO 1969	13	99.87	99.83	99.12	9.26	100.72	81.01	136.89	86.62 to 106.50	77,538	76,852
1970 TO 1979	21	99.61	101.09	97.23	9.45	103.97	65.76	129.97	98.39 to 106.01	71,000	69,032
1980 TO 1989	8	99.44	100.82	100.08	1.88	100.74	98.51	110.16	98.51 to 110.16	105,125	105,210
1990 TO 1994	4	99.18	100.51	99.16	1.89	101.36	98.47	105.21	N/A	135,437	134,297
1995 TO 1999											
2000 TO Present											
ALL	162	99.11	102.42	98.11	16.73	104.39	24.67	454.75	98.58 to 99.61	45,923	45,055

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	14	90.14	107.72	101.04	59.36	106.62	24.67	454.75	39.40 to 112.50	2,207	2,230
5000 TO 9999	16	101.92	126.32	127.05	37.07	99.43	77.08	259.33	87.60 to 160.59	7,025	8,926
Total \$											
1 TO 9999	30	96.21	117.64	121.44	47.33	96.87	24.67	454.75	87.60 to 112.50	4,777	5,801
10000 TO 29999	42	99.53	101.87	101.29	15.07	100.57	53.00	204.60	97.69 to 105.21	17,601	17,828
30000 TO 59999	48	99.01	98.43	97.84	9.29	100.60	44.59	136.89	98.22 to 100.51	42,694	41,772
60000 TO 99999	22	99.35	95.75	95.43	8.64	100.33	57.93	129.97	88.95 to 100.62	77,090	73,569
100000 TO 149999	14	99.14	96.83	96.75	2.79	100.07	65.76	99.98	98.51 to 99.75	121,800	117,846
150000 TO 249999	6	99.22	99.66	99.65	1.79	100.01	96.00	103.18	96.00 to 103.18	184,416	183,776
ALL	162	99.11	102.42	98.11	16.73	104.39	24.67	454.75	98.58 to 99.61	45,923	45,055

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	162	MEDIAN:	99	COV:	37.99	95% Median C.I.:	98.58 to 99.61	(! : Derived)
TOTAL Sales Price:	7,410,780	WGT. MEAN:	98	STD:	38.91	95% Wgt. Mean C.I.:	95.80 to 100.42	
TOTAL Adj.Sales Price:	7,439,580	MEAN:	102	AVG.ABS.DEV:	16.58	95% Mean C.I.:	96.43 to 108.41	
TOTAL Assessed Value:	7,298,950							
AVG. Adj. Sales Price:	45,923	COD:	16.73	MAX Sales Ratio:	454.75			
AVG. Assessed Value:	45,055	PRD:	104.39	MIN Sales Ratio:	24.67			

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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	16	85.80	81.30	78.65	29.18	103.38	24.67	171.60	42.00 to 99.00	2,868	2,256
5000 TO 9999	16	97.49	118.57	97.70	36.29	121.35	53.00	454.75	83.68 to 107.12	8,425	8,231
Total \$											
1 TO 9999	32	93.17	99.94	92.86	33.81	107.62	24.67	454.75	82.83 to 98.95	5,646	5,243
10000 TO 29999	44	100.07	107.15	95.20	22.44	112.55	44.59	259.33	94.12 to 112.57	20,287	19,313
30000 TO 59999	46	99.23	102.43	98.96	10.26	103.51	57.93	204.60	98.39 to 101.59	43,956	43,498
60000 TO 99999	22	99.64	99.05	97.24	7.91	101.87	65.76	129.97	98.45 to 101.49	79,918	77,710
100000 TO 149999	13	99.14	99.22	99.20	0.41	100.02	98.47	99.98	98.75 to 99.75	125,346	124,341
150000 TO 249999	5	99.56	99.82	99.77	2.00	100.05	96.00	103.18	N/A	191,300	190,869
ALL	162	99.11	102.42	98.11	16.73	104.39	24.67	454.75	98.58 to 99.61	45,923	45,055

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	19	89.25	92.22	91.53	35.05	100.75	24.67	259.33	53.00 to 99.25	9,931	9,090
10	9	100.10	102.59	96.58	10.60	106.22	79.47	129.25	86.62 to 113.84	33,722	32,570
20	80	99.01	108.45	100.61	20.31	107.79	44.59	454.75	98.22 to 101.64	32,521	32,720
30	49	99.39	96.54	96.51	7.03	100.02	57.93	119.14	98.95 to 99.95	74,805	72,196
40	3	98.84	98.95	99.06	0.37	99.90	98.47	99.56	N/A	147,566	146,173
50	2	106.78	106.78	100.77	10.10	105.97	96.00	117.56	N/A	118,750	119,660
ALL	162	99.11	102.42	98.11	16.73	104.39	24.67	454.75	98.58 to 99.61	45,923	45,055

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	20	88.93	91.44	88.42	34.14	103.42	24.67	259.33	76.54 to 99.00	11,910	10,530
100	3	105.21	107.08	105.03	2.84	101.95	103.52	112.50	N/A	8,916	9,365
101	94	99.44	104.05	99.92	13.24	104.14	64.38	228.65	98.88 to 100.51	50,850	50,807
102	6	93.84	90.88	88.83	14.94	102.30	57.93	117.56	57.93 to 117.56	44,083	39,160
104	34	99.17	106.84	96.34	19.71	110.90	44.59	454.75	98.25 to 100.47	47,387	45,652
106	2	88.01	88.01	90.89	9.08	96.83	80.01	96.00	N/A	136,000	123,605
111	1	98.51	98.51	98.51			98.51	98.51	N/A	145,000	142,845
301	1	110.16	110.16	110.16			110.16	110.16	N/A	55,000	60,590
304	1	99.06	99.06	99.06			99.06	99.06	N/A	47,000	46,560
ALL	162	99.11	102.42	98.11	16.73	104.39	24.67	454.75	98.58 to 99.61	45,923	45,055

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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TOTAL Sales Price:	7,410,780	WGT. MEAN:	98	STD:	38.91	95% Wgt. Mean C.I.:	95.80 to 100.42	
TOTAL Adj.Sales Price:	7,439,580	MEAN:	102	AVG.ABS.DEV:	16.58	95% Mean C.I.:	96.43 to 108.41	
TOTAL Assessed Value:	7,298,950							
AVG. Adj. Sales Price:	45,923	COD:	16.73	MAX Sales Ratio:	454.75			
AVG. Assessed Value:	45,055	PRD:	104.39	MIN Sales Ratio:	24.67			

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CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	19	89.25	92.22	91.53	35.05	100.75	24.67	259.33	53.00 to 99.25	9,931	9,090	
10	5	91.03	90.30	90.96	13.72	99.26	66.17	112.50	N/A	4,980	4,530	
15	1	120.57	120.57	120.57			120.57	120.57	N/A	8,360	10,080	
20	44	99.23	114.66	103.11	26.55	111.20	64.38	454.75	97.30 to 112.57	23,380	24,108	
30	89	99.48	99.18	97.31	9.23	101.92	44.59	161.60	98.89 to 99.98	62,850	61,158	
40	4	98.82	98.99	99.06	0.21	99.93	98.75	99.56	N/A	148,800	147,397	
<u>ALL</u>	<u>162</u>	<u>99.11</u>	<u>102.42</u>	<u>98.11</u>	<u>16.73</u>	<u>104.39</u>	<u>24.67</u>	<u>454.75</u>	<u>98.58 to 99.61</u>	<u>45,923</u>	<u>45,055</u>	

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	24	MEDIAN:	98	COV:	22.13	95% Median C.I.:	94.26 to 100.30	(! : Derived)
TOTAL Sales Price:	977,495	WGT. MEAN:	98	STD:	21.99	95% Wgt. Mean C.I.:	93.71 to 101.79	
TOTAL Adj.Sales Price:	970,495	MEAN:	99	AVG.ABS.DEV:	12.60	95% Mean C.I.:	90.06 to 108.63	
TOTAL Assessed Value:	948,650							
AVG. Adj. Sales Price:	40,437	COD:	12.82	MAX Sales Ratio:	153.10			
AVG. Assessed Value:	39,527	PRD:	101.63	MIN Sales Ratio:	46.67			

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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	97.63	97.63	97.63			97.63	97.63	N/A	80,000	78,105
10/01/02 TO 12/31/02	1	98.26	98.26	98.26			98.26	98.26	N/A	13,245	13,015
01/01/03 TO 03/31/03	2	99.44	99.44	99.31	0.87	100.13	98.57	100.30	N/A	23,500	23,337
04/01/03 TO 06/30/03	3	101.08	115.97	103.69	19.58	111.84	93.73	153.10	N/A	16,083	16,676
07/01/03 TO 09/30/03	1	94.14	94.14	94.14			94.14	94.14	N/A	14,000	13,180
10/01/03 TO 12/31/03	2	124.08	124.08	123.24	22.35	100.68	96.35	151.81	N/A	16,500	20,335
01/01/04 TO 03/31/04	1	99.66	99.66	99.66			99.66	99.66	N/A	55,000	54,815
04/01/04 TO 06/30/04	1	113.45	113.45	113.45			113.45	113.45	N/A	42,500	48,215
07/01/04 TO 09/30/04	4	105.20	99.27	96.32	13.86	103.06	70.00	116.70	N/A	11,625	11,197
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	3	94.26	94.45	96.36	2.66	98.02	90.79	98.31	N/A	68,666	66,166
04/01/05 TO 06/30/05	5	94.91	81.14	93.68	17.27	86.62	46.67	99.97	N/A	77,000	72,131
<u>Study Years</u>											
07/01/02 TO 06/30/03	7	98.57	106.10	99.64	9.40	106.47	93.73	153.10	93.73 to 153.10	26,927	26,832
07/01/03 TO 06/30/04	5	99.66	111.08	108.57	15.00	102.32	94.14	151.81	N/A	28,900	31,376
07/01/04 TO 06/30/05	12	95.66	90.51	94.74	13.71	95.54	46.67	116.70	70.00 to 99.97	53,125	50,328
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	8	99.44	111.14	105.84	15.52	105.01	93.73	153.10	93.73 to 153.10	17,781	18,819
01/01/04 TO 12/31/04	6	105.33	101.70	102.65	11.41	99.07	70.00	116.70	70.00 to 116.70	24,000	24,636
<u>ALL</u>	24	98.29	99.34	97.75	12.82	101.63	46.67	153.10	94.26 to 100.30	40,437	39,527

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
EXETER	1	67.76	67.76	67.76			67.76	67.76	N/A	45,000	30,490
FAIRMONT	5	94.26	86.17	95.78	11.84	89.96	46.67	98.57	N/A	30,650	29,358
GENEVA	13	99.39	105.28	99.97	13.08	105.30	70.00	153.10	96.35 to 113.45	55,134	55,119
GRAFTON	2	102.57	102.57	94.72	8.22	108.28	94.14	111.00	N/A	7,250	6,867
OHIOWA	1	94.91	94.91	94.91			94.91	94.91	N/A	16,000	15,185
SHICKLEY	2	108.50	108.50	103.58	7.56	104.75	100.30	116.70	N/A	12,500	12,947
<u>ALL</u>	24	98.29	99.34	97.75	12.82	101.63	46.67	153.10	94.26 to 100.30	40,437	39,527

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	24	98.29	99.34	97.75	12.82	101.63	46.67	153.10	94.26 to 100.30	40,437	39,527
<u>ALL</u>	24	98.29	99.34	97.75	12.82	101.63	46.67	153.10	94.26 to 100.30	40,437	39,527

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:	24	MEDIAN:	98	COV:	22.13	95% Median C.I.:	94.26 to 100.30	(! : Derived)
TOTAL Sales Price:	977,495	WGT. MEAN:	98	STD:	21.99	95% Wgt. Mean C.I.:	93.71 to 101.79	
TOTAL Adj.Sales Price:	970,495	MEAN:	99	AVG.ABS.DEV:	12.60	95% Mean C.I.:	90.06 to 108.63	
TOTAL Assessed Value:	948,650							
AVG. Adj. Sales Price:	40,437	COD:	12.82	MAX Sales Ratio:	153.10			
AVG. Assessed Value:	39,527	PRD:	101.63	MIN Sales Ratio:	46.67			

Printed: 03/30/2006 17:50:44

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	23	98.26	98.84	97.74	12.82	101.12	46.67	153.10	94.26 to 99.97	42,173	41,221
2	1	111.00	111.00	111.00			111.00	111.00	N/A	500	555
<u>ALL</u>	<u>24</u>	<u>98.29</u>	<u>99.34</u>	<u>97.75</u>	<u>12.82</u>	<u>101.63</u>	<u>46.67</u>	<u>153.10</u>	<u>94.26 to 100.30</u>	<u>40,437</u>	<u>39,527</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)											
18-0002											
30-0001	1	67.76	67.76	67.76			67.76	67.76	N/A	45,000	30,490
30-0025	21	98.26	99.98	99.09	12.19	100.90	46.67	153.10	94.26 to 99.97	42,880	42,488
30-0036											
30-0054	2	108.50	108.50	103.58	7.56	104.75	100.30	116.70	N/A	12,500	12,947
48-0303											
76-0068											
85-0047											
85-0094											
93-0083											
93-0096											
NonValid School											
<u>ALL</u>	<u>24</u>	<u>98.29</u>	<u>99.34</u>	<u>97.75</u>	<u>12.82</u>	<u>101.63</u>	<u>46.67</u>	<u>153.10</u>	<u>94.26 to 100.30</u>	<u>40,437</u>	<u>39,527</u>

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	24	MEDIAN:	98	COV:	22.13	95% Median C.I.:	94.26 to 100.30	(! : Derived)
TOTAL Sales Price:	977,495	WGT. MEAN:	98	STD:	21.99	95% Wgt. Mean C.I.:	93.71 to 101.79	
TOTAL Adj.Sales Price:	970,495	MEAN:	99	AVG.ABS.DEV:	12.60	95% Mean C.I.:	90.06 to 108.63	
TOTAL Assessed Value:	948,650							
AVG. Adj. Sales Price:	40,437	COD:	12.82	MAX Sales Ratio:	153.10			
AVG. Assessed Value:	39,527	PRD:	101.63	MIN Sales Ratio:	46.67			

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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	2	106.04	106.04	101.27	4.68	104.71	101.08	111.00	N/A	12,750	12,912
Prior TO 1860											
1860 TO 1899	3	97.63	85.91	101.77	22.80	84.42	46.67	113.45	N/A	41,833	42,573
1900 TO 1919	1	100.30	100.30	100.30			100.30	100.30	N/A	20,000	20,060
1920 TO 1939	4	96.58	90.64	94.81	8.48	95.60	70.00	99.39	N/A	17,561	16,650
1940 TO 1949	1	153.10	153.10	153.10			153.10	153.10	N/A	5,000	7,655
1950 TO 1959	5	94.26	106.50	104.49	13.26	101.92	93.73	151.81	N/A	20,050	20,951
1960 TO 1969	1	99.97	99.97	99.97			99.97	99.97	N/A	115,000	114,970
1970 TO 1979	5	96.35	89.92	93.63	7.51	96.04	67.76	98.31	N/A	89,800	84,083
1980 TO 1989	2	108.18	108.18	101.08	7.87	107.02	99.66	116.70	N/A	30,000	30,325
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	24	98.29	99.34	97.75	12.82	101.63	46.67	153.10	94.26 to 100.30	40,437	39,527

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	78.83	78.83	55.86	40.80	141.13	46.67	111.00	N/A	1,750	977
5000 TO 9999	3	116.70	113.27	106.06	23.74	106.80	70.00	153.10	N/A	6,000	6,363
Total \$											
1 TO 9999	5	111.00	99.49	97.88	27.59	101.64	46.67	153.10	N/A	4,300	4,209
10000 TO 29999	10	97.31	102.34	101.66	7.88	100.68	93.73	151.81	94.14 to 101.08	19,149	19,466
30000 TO 59999	5	99.39	94.21	94.03	10.98	100.19	67.76	113.45	N/A	43,100	40,527
60000 TO 99999	1	97.63	97.63	97.63			97.63	97.63	N/A	80,000	78,105
100000 TO 149999	2	99.14	99.14	99.06	0.84	100.09	98.31	99.97	N/A	128,000	126,795
150000 TO 249999	1	96.41	96.41	96.41			96.41	96.41	N/A	206,000	198,610
ALL	24	98.29	99.34	97.75	12.82	101.63	46.67	153.10	94.26 to 100.30	40,437	39,527

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:	24	MEDIAN:	98	COV:	22.13	95% Median C.I.:	94.26 to 100.30	(! : Derived)
TOTAL Sales Price:	977,495	WGT. MEAN:	98	STD:	21.99	95% Wgt. Mean C.I.:	93.71 to 101.79	
TOTAL Adj.Sales Price:	970,495	MEAN:	99	AVG.ABS.DEV:	12.60	95% Mean C.I.:	90.06 to 108.63	
TOTAL Assessed Value:	948,650							
AVG. Adj. Sales Price:	40,437	COD:	12.82	MAX Sales Ratio:	153.10			
AVG. Assessed Value:	39,527	PRD:	101.63	MIN Sales Ratio:	46.67			

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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	2	78.83	78.83	55.86	40.80	141.13	46.67	111.00	N/A	1,750	977
5000 TO 9999	3	116.70	113.27	106.06	23.74	106.80	70.00	153.10	N/A	6,000	6,363
Total \$ _____											
1 TO 9999	5	111.00	99.49	97.88	27.59	101.64	46.67	153.10	N/A	4,300	4,209
10000 TO 29999	10	97.31	102.34	101.66	7.88	100.68	93.73	151.81	94.14 to 101.08	19,149	19,466
30000 TO 59999	5	99.39	94.21	94.03	10.98	100.19	67.76	113.45	N/A	43,100	40,527
60000 TO 99999	1	97.63	97.63	97.63			97.63	97.63	N/A	80,000	78,105
100000 TO 149999	2	99.14	99.14	99.06	0.84	100.09	98.31	99.97	N/A	128,000	126,795
150000 TO 249999	1	96.41	96.41	96.41			96.41	96.41	N/A	206,000	198,610
ALL _____	24	98.29	99.34	97.75	12.82	101.63	46.67	153.10	94.26 to 100.30	40,437	39,527

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	111.00	111.00	111.00			111.00	111.00	N/A	500	555
10	10	99.44	99.19	102.26	17.84	96.99	46.67	153.10	70.00 to 116.70	16,699	17,077
20	13	96.41	98.57	96.80	8.66	101.83	67.76	151.81	94.14 to 99.66	61,769	59,794
ALL _____	24	98.29	99.34	97.75	12.82	101.63	46.67	153.10	94.26 to 100.30	40,437	39,527

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:	24	MEDIAN:	98	COV:	22.13	95% Median C.I.:	94.26 to 100.30	(!: Derived)
TOTAL Sales Price:	977,495	WGT. MEAN:	98	STD:	21.99	95% Wgt. Mean C.I.:	93.71 to 101.79	
TOTAL Adj.Sales Price:	970,495	MEAN:	99	AVG.ABS.DEV:	12.60	95% Mean C.I.:	90.06 to 108.63	
TOTAL Assessed Value:	948,650							
AVG. Adj. Sales Price:	40,437	COD:	12.82	MAX Sales Ratio:	153.10			
AVG. Assessed Value:	39,527	PRD:	101.63	MIN Sales Ratio:	46.67			

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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)	1	111.00	111.00	111.00			111.00	111.00	N/A	500	555
114	1	96.35	96.35	96.35			96.35	96.35	N/A	17,000	16,380
170	2	79.27	79.27	78.59	14.53	100.86	67.76	90.79	N/A	42,500	33,402
325	1	151.81	151.81	151.81			151.81	151.81	N/A	16,000	24,290
336	1	70.00	70.00	70.00			70.00	70.00	N/A	8,000	5,600
344	2	98.98	98.98	99.02	0.41	99.96	98.57	99.39	N/A	30,000	29,707
350	1	94.26	94.26	94.26			94.26	94.26	N/A	25,000	23,565
352	1	97.63	97.63	97.63			97.63	97.63	N/A	80,000	78,105
353	3	100.30	98.37	98.71	2.44	99.65	93.73	101.08	N/A	21,083	20,811
359	1	94.91	94.91	94.91			94.91	94.91	N/A	16,000	15,185
384	1	98.26	98.26	98.26			98.26	98.26	N/A	13,245	13,015
406	1	153.10	153.10	153.10			153.10	153.10	N/A	5,000	7,655
42	1	96.41	96.41	96.41			96.41	96.41	N/A	206,000	198,610
442	1	113.45	113.45	113.45			113.45	113.45	N/A	42,500	48,215
49	2	99.14	99.14	99.06	0.84	100.09	98.31	99.97	N/A	128,000	126,795
50	1	99.66	99.66	99.66			99.66	99.66	N/A	55,000	54,815
715	1	94.14	94.14	94.14			94.14	94.14	N/A	14,000	13,180
98	2	81.68	81.68	90.44	42.87	90.32	46.67	116.70	N/A	4,000	3,617
ALL	24	98.29	99.34	97.75	12.82	101.63	46.67	153.10	94.26 to 100.30	40,437	39,527

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	24	98.29	99.34	97.75	12.82	101.63	46.67	153.10	94.26 to 100.30	40,437	39,527
04											
ALL	24	98.29	99.34	97.75	12.82	101.63	46.67	153.10	94.26 to 100.30	40,437	39,527

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:	75	MEDIAN:	76	COV:	20.50	95% Median C.I.:	72.49 to 78.48	(!: Derived)
(AgLand) TOTAL Sales Price:	14,346,185	WGT. MEAN:	74	STD:	15.83	95% Wgt. Mean C.I.:	71.02 to 76.61	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,300,385	MEAN:	77	AVG.ABS.DEV:	9.90	95% Mean C.I.:	73.64 to 80.80	
(AgLand) TOTAL Assessed Value:	10,555,565							
AVG. Adj. Sales Price:	190,671	COD:	13.05	MAX Sales Ratio:	168.53			
AVG. Assessed Value:	140,740	PRD:	104.61	MIN Sales Ratio:	54.79			

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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	95.79	91.91	87.96	10.27	104.48	75.21	104.72	N/A	109,200	96,056
10/01/02 TO 12/31/02	2	89.06	89.06	86.43	6.35	103.03	83.40	94.71	N/A	164,000	141,752
01/01/03 TO 03/31/03	14	79.42	79.22	78.28	8.13	101.20	62.77	102.39	72.33 to 86.50	177,610	139,035
04/01/03 TO 06/30/03	2	69.67	69.67	70.64	3.01	98.63	67.57	71.77	N/A	246,420	174,065
07/01/03 TO 09/30/03	5	72.49	75.45	73.72	8.49	102.34	66.13	92.75	N/A	183,800	135,501
10/01/03 TO 12/31/03	12	78.19	77.75	75.13	9.90	103.49	57.68	97.54	70.25 to 84.88	162,064	121,752
01/01/04 TO 03/31/04	9	75.83	79.37	77.40	6.72	102.54	72.44	103.27	73.78 to 80.07	206,016	159,457
04/01/04 TO 06/30/04	6	76.66	79.03	75.16	12.57	105.15	65.37	110.23	65.37 to 110.23	177,995	133,785
07/01/04 TO 09/30/04	5	62.43	65.28	65.71	7.80	99.35	59.25	77.28	N/A	280,200	184,112
10/01/04 TO 12/31/04	2	71.31	71.31	69.10	8.00	103.20	65.60	77.01	N/A	173,000	119,540
01/01/05 TO 03/31/05	10	71.60	79.40	70.71	26.67	112.29	54.79	168.53	58.82 to 85.57	204,150	144,344
04/01/05 TO 06/30/05	5	64.04	65.47	65.06	9.37	100.64	55.94	79.82	N/A	218,200	141,963
<u>Study Years</u>											
07/01/02 TO 06/30/03	21	79.73	81.06	78.85	10.44	102.80	62.77	104.72	72.78 to 86.50	173,094	136,490
07/01/03 TO 06/30/04	32	76.43	78.08	75.64	9.76	103.23	57.68	110.23	72.49 to 79.86	180,809	136,761
07/01/04 TO 06/30/05	22	65.30	72.29	67.89	18.20	106.47	54.79	168.53	60.72 to 78.20	221,795	150,586
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	33	77.03	77.54	75.87	9.57	102.20	57.68	102.39	72.33 to 80.27	177,065	134,338
01/01/04 TO 12/31/04	22	75.47	75.34	72.76	10.25	103.54	59.25	110.23	66.88 to 77.98	212,232	154,430
<u>ALL</u>											
	75	75.83	77.22	73.81	13.05	104.61	54.79	168.53	72.49 to 78.48	190,671	140,740

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:	75	MEDIAN:	76	COV:	20.50	95% Median C.I.:	72.49 to 78.48	(!: Derived)
(AgLand) TOTAL Sales Price:	14,346,185	WGT. MEAN:	74	STD:	15.83	95% Wgt. Mean C.I.:	71.02 to 76.61	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,300,385	MEAN:	77	AVG.ABS.DEV:	9.90	95% Mean C.I.:	73.64 to 80.80	
(AgLand) TOTAL Assessed Value:	10,555,565							
AVG. Adj. Sales Price:	190,671	COD:	13.05	MAX Sales Ratio:	168.53			
AVG. Assessed Value:	140,740	PRD:	104.61	MIN Sales Ratio:	54.79			

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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	
3675	8	76.03	72.85	76.50	12.67	95.23	55.94	86.50	55.94 to 86.50	132,562	101,416	
3677	3	75.01	68.94	65.05	9.88	106.00	54.79	77.03	N/A	284,000	184,728	
3679	4	73.62	73.83	67.71	15.42	109.03	57.68	90.38	N/A	246,250	166,742	
3681	2	73.38	73.38	72.50	8.90	101.21	66.85	79.92	N/A	282,000	204,455	
3749	2	79.16	79.16	79.12	1.49	100.05	77.98	80.33	N/A	147,750	116,892	
3751	5	77.79	81.07	79.49	8.49	101.98	70.25	102.39	N/A	102,860	81,768	
3753	5	71.77	72.71	71.47	7.61	101.74	65.37	79.82	N/A	237,495	169,735	
3755	10	69.19	81.09	73.18	26.76	110.80	59.25	168.53	60.57 to 103.27	196,090	143,503	
3909	3	80.27	78.67	77.21	5.83	101.89	70.85	84.88	N/A	221,000	170,630	
3911	5	72.44	75.89	72.04	11.64	105.34	60.72	94.71	N/A	277,270	199,745	
3913	8	77.01	76.01	75.59	10.21	100.56	61.96	97.54	61.96 to 97.54	162,231	122,633	
3915	3	79.11	80.34	78.86	12.50	101.87	66.13	95.79	N/A	167,900	132,411	
3985	9	74.69	79.44	76.76	10.13	103.50	65.22	110.23	72.49 to 92.75	182,533	140,109	
3987	6	81.43	83.30	81.28	11.87	102.49	67.57	104.72	67.57 to 104.72	121,068	98,398	
3991	2	71.11	71.11	67.75	17.29	104.96	58.82	83.40	N/A	330,300	223,772	
ALL	75	75.83	77.22	73.81	13.05	104.61	54.79	168.53	72.49 to 78.48	190,671	140,740	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	58	75.79	76.76	73.08	12.78	105.04	54.79	168.53	72.33 to 78.20	204,627	149,535	
2	17	75.83	78.78	77.41	14.00	101.78	60.91	110.23	65.60 to 88.58	143,057	110,734	
ALL	75	75.83	77.22	73.81	13.05	104.61	54.79	168.53	72.49 to 78.48	190,671	140,740	

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	75	75.83	77.22	73.81	13.05	104.61	54.79	168.53	72.49 to 78.48	190,671	140,740	
ALL	75	75.83	77.22	73.81	13.05	104.61	54.79	168.53	72.49 to 78.48	190,671	140,740	

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:	75	MEDIAN:	76	COV:	20.50	95% Median C.I.:	72.49 to 78.48	(!: Derived)
(AgLand) TOTAL Sales Price:	14,346,185	WGT. MEAN:	74	STD:	15.83	95% Wgt. Mean C.I.:	71.02 to 76.61	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,300,385	MEAN:	77	AVG.ABS.DEV:	9.90	95% Mean C.I.:	73.64 to 80.80	
(AgLand) TOTAL Assessed Value:	10,555,565							
AVG. Adj. Sales Price:	190,671	COD:	13.05	MAX Sales Ratio:	168.53			
AVG. Assessed Value:	140,740	PRD:	104.61	MIN Sales Ratio:	54.79			

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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)											
-											
18-0002	14	79.13	81.35	78.16	20.03	104.09	55.94	168.53	62.43 to 84.88	157,635	123,200
30-0001	8	79.51	79.70	75.96	8.68	104.93	66.85	95.79	66.85 to 95.79	209,400	159,057
30-0025	42	75.30	75.22	72.27	10.26	104.07	54.79	102.39	72.33 to 77.89	200,760	145,093
30-0036	1	67.57	67.57	67.57			67.57	67.57	N/A	132,840	89,765
30-0054	2	71.11	71.11	67.75	17.29	104.96	58.82	83.40	N/A	330,300	223,772
48-0303											
76-0068											
85-0047											
85-0094	8	74.91	80.74	77.71	15.13	103.89	65.22	110.23	65.22 to 110.23	149,112	115,881
93-0083											
93-0096											
NonValid School											
ALL	75	75.83	77.22	73.81	13.05	104.61	54.79	168.53	72.49 to 78.48	190,671	140,740

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	1	76.04	76.04	76.04			76.04	76.04	N/A	37,500	28,515
50.01 TO 100.00	44	77.40	79.35	77.11	14.85	102.90	55.94	168.53	71.99 to 79.97	126,222	97,331
100.01 TO 180.00	29	74.69	74.20	71.66	10.52	103.53	54.79	110.23	67.27 to 79.86	285,693	204,734
180.01 TO 330.00	1	72.44	72.44	72.44			72.44	72.44	N/A	424,000	307,150
ALL	75	75.83	77.22	73.81	13.05	104.61	54.79	168.53	72.49 to 78.48	190,671	140,740

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	20	75.42	78.56	76.26	13.57	103.02	61.96	104.72	67.57 to 85.57	137,745	105,050
DRY-N/A	11	77.01	80.20	79.60	14.38	100.75	55.94	110.23	64.04 to 102.39	94,872	75,514
GRASS	1	60.91	60.91	60.91			60.91	60.91	N/A	40,000	24,365
IRRGTD	11	71.99	79.88	73.63	21.66	108.49	59.25	168.53	60.57 to 86.50	210,793	155,210
IRRGTD-N/A	32	77.16	74.95	72.36	8.70	103.58	54.79	103.27	71.77 to 79.73	254,473	184,132
ALL	75	75.83	77.22	73.81	13.05	104.61	54.79	168.53	72.49 to 78.48	190,671	140,740

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:	75	MEDIAN:	76	COV:	20.50	95% Median C.I.:	72.49 to 78.48	(! : Derived)
(AgLand) TOTAL Sales Price:	14,346,185	WGT. MEAN:	74	STD:	15.83	95% Wgt. Mean C.I.:	71.02 to 76.61	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,300,385	MEAN:	77	AVG.ABS.DEV:	9.90	95% Mean C.I.:	73.64 to 80.80	
(AgLand) TOTAL Assessed Value:	10,555,565							
AVG. Adj. Sales Price:	190,671	COD:	13.05	MAX Sales Ratio:	168.53			
AVG. Assessed Value:	140,740	PRD:	104.61	MIN Sales Ratio:	54.79			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	22	76.86	79.18	76.87	13.23	103.00	61.96	104.72	67.57 to 88.58	133,827	102,877
DRY-N/A	9	76.04	79.06	78.23	15.23	101.05	55.94	110.23	64.04 to 102.39	94,922	74,262
GRASS	1	60.91	60.91	60.91			60.91	60.91	N/A	40,000	24,365
IRRGTD	39	75.21	75.59	72.20	12.08	104.69	54.79	168.53	71.70 to 78.48	247,121	178,422
IRRGTD-N/A	4	79.44	82.25	77.78	11.76	105.74	66.85	103.27	N/A	206,037	160,266
ALL	75	75.83	77.22	73.81	13.05	104.61	54.79	168.53	72.49 to 78.48	190,671	140,740

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	30	75.93	78.37	76.74	13.23	102.12	55.94	110.23	72.49 to 80.27	124,450	95,503
DRY-N/A	1	102.39	102.39	102.39			102.39	102.39	N/A	65,000	66,555
GRASS	1	60.91	60.91	60.91			60.91	60.91	N/A	40,000	24,365
IRRGTD	43	75.54	76.21	72.64	12.28	104.91	54.79	168.53	71.77 to 78.96	243,299	176,733
ALL	75	75.83	77.22	73.81	13.05	104.61	54.79	168.53	72.49 to 78.48	190,671	140,740

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	2	68.48	68.48	68.23	11.05	100.36	60.91	76.04	N/A	38,750	26,440
60000 TO 99999	12	95.25	95.99	95.41	18.07	100.61	64.04	168.53	75.40 to 104.72	84,841	80,948
100000 TO 149999	19	75.83	75.76	75.09	11.90	100.89	55.94	103.27	66.13 to 80.33	122,166	91,734
150000 TO 249999	23	77.79	75.27	75.23	7.44	100.05	59.25	86.50	72.49 to 79.92	189,209	142,350
250000 TO 499999	19	71.77	70.10	69.11	9.35	101.42	54.79	80.53	62.43 to 77.28	343,778	237,594
ALL	75	75.83	77.22	73.81	13.05	104.61	54.79	168.53	72.49 to 78.48	190,671	140,740

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:	75	MEDIAN:	76	COV:	20.50	95% Median C.I.:	72.49 to 78.48	(!: Derived)
(AgLand) TOTAL Sales Price:	14,346,185	WGT. MEAN:	74	STD:	15.83	95% Wgt. Mean C.I.:	71.02 to 76.61	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,300,385	MEAN:	77	AVG.ABS.DEV:	9.90	95% Mean C.I.:	73.64 to 80.80	
(AgLand) TOTAL Assessed Value:	10,555,565							
AVG. Adj. Sales Price:	190,671	COD:	13.05	MAX Sales Ratio:	168.53			
AVG. Assessed Value:	140,740	PRD:	104.61	MIN Sales Ratio:	54.79			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	2	68.48	68.48	68.23	11.05	100.36	60.91	76.04	N/A	38,750	26,440
30000 TO 59999	1	64.04	64.04	64.04			64.04	64.04	N/A	91,000	58,280
60000 TO 99999	23	77.01	79.71	77.65	14.93	102.64	55.94	104.72	70.25 to 90.38	104,226	80,934
100000 TO 149999	22	78.23	81.62	78.03	14.18	104.60	59.25	168.53	72.33 to 80.20	153,835	120,032
150000 TO 249999	23	73.78	72.30	70.47	10.63	102.59	54.79	86.50	66.85 to 79.11	299,839	211,305
250000 TO 499999	4	73.52	74.67	74.43	3.49	100.32	71.77	79.86	N/A	363,500	270,546
ALL _____	75	75.83	77.22	73.81	13.05	104.61	54.79	168.53	72.49 to 78.48	190,671	140,740

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:	179	MEDIAN:	95	COV:	53.14	95% Median C.I.:	90.05 to 98.39
TOTAL Sales Price:	7,699,010	WGT. MEAN:	89	STD:	53.31	95% Wgt. Mean C.I.:	84.94 to 93.35
TOTAL Adj.Sales Price:	7,721,810	MEAN:	100	AVG.ABS.DEV:	27.33	95% Mean C.I.:	92.52 to 108.14
TOTAL Assessed Value:	6,883,460						
AVG. Adj. Sales Price:	43,138	COD:	28.81	MAX Sales Ratio:	463.33		
AVG. Assessed Value:	38,455	PRD:	112.55	MIN Sales Ratio:	23.17		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	24	88.43	76.87	82.53	25.47	93.14	23.17	110.16	56.42 to 97.69	43,666	36,037
10/01/03 TO 12/31/03	11	91.47	114.06	87.59	36.64	130.22	63.85	323.52	76.66 to 125.28	37,968	33,256
01/01/04 TO 03/31/04	18	98.82	101.49	92.86	15.96	109.30	53.00	171.60	90.52 to 100.55	42,777	39,722
04/01/04 TO 06/30/04	29	97.57	98.19	89.65	17.57	109.53	52.11	160.59	86.17 to 100.47	45,663	40,936
07/01/04 TO 09/30/04	19	98.22	117.61	88.31	42.95	133.19	28.00	463.33	79.47 to 117.13	41,906	37,006
10/01/04 TO 12/31/04	19	83.68	96.69	96.57	34.80	100.13	34.00	259.33	77.08 to 102.79	27,044	26,116
01/01/05 TO 03/31/05	24	101.21	99.67	87.42	26.97	114.01	24.67	177.84	76.20 to 121.05	57,270	50,067
04/01/05 TO 06/30/05	35	90.05	106.31	91.35	34.90	116.37	29.10	454.75	84.07 to 105.74	42,209	38,560
____Study Years____											
07/01/03 TO 06/30/04	82	95.66	94.80	88.01	21.95	107.73	23.17	323.52	90.08 to 98.95	43,413	38,205
07/01/04 TO 06/30/05	97	94.43	105.00	90.12	34.60	116.51	24.67	463.33	86.47 to 100.62	42,906	38,665
____Calendar Yrs____											
01/01/04 TO 12/31/04	85	97.57	102.90	91.10	26.08	112.94	28.00	463.33	90.42 to 99.80	40,050	36,488
____ALL____											
	179	94.88	100.33	89.14	28.81	112.55	23.17	463.33	90.05 to 98.39	43,138	38,455

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
EXETER	27	97.57	88.46	94.79	28.30	93.32	23.17	204.60	66.17 to 100.47	30,400	28,816
FAIRMONT	22	88.57	95.83	82.46	24.53	116.21	44.59	259.33	76.66 to 99.17	29,181	24,062
GENEVA	82	94.65	98.50	89.07	21.90	110.59	29.10	323.52	88.77 to 100.62	58,844	52,412
GRAFTON	4	100.25	104.77	99.30	34.32	105.51	40.74	177.84	N/A	15,500	15,391
MILLIGAN	8	96.50	104.98	110.82	30.18	94.74	42.00	160.59	42.00 to 160.59	10,387	11,511
OHIOWA	4	87.94	90.64	90.86	16.82	99.76	72.55	114.14	N/A	9,625	8,745
RURAL	9	97.38	95.36	81.48	20.84	117.04	50.97	152.24	75.00 to 117.16	83,453	67,993
SHICKLEY	18	98.25	143.16	96.75	65.88	147.97	28.00	463.33	83.48 to 136.60	26,730	25,861
STRANG	4	80.54	70.03	80.14	21.71	87.38	28.00	91.03	N/A	2,725	2,183
SUB GENEVA	1	48.29	48.29	48.29			48.29	48.29	N/A	7,000	3,380
____ALL____											
	179	94.88	100.33	89.14	28.81	112.55	23.17	463.33	90.05 to 98.39	43,138	38,455

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	169	94.88	100.90	90.01	29.07	112.10	23.17	463.33	90.08 to 98.39	41,205	37,089
2	2	73.62	73.62	96.69	34.41	76.14	48.29	98.95	N/A	78,500	75,902
3	8	90.58	94.91	77.11	24.99	123.08	50.97	152.24	50.97 to 152.24	75,135	57,940
____ALL____											
	179	94.88	100.33	89.14	28.81	112.55	23.17	463.33	90.05 to 98.39	43,138	38,455

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:	179	MEDIAN:	95	COV:	53.14	95% Median C.I.:	90.05 to 98.39
TOTAL Sales Price:	7,699,010	WGT. MEAN:	89	STD:	53.31	95% Wgt. Mean C.I.:	84.94 to 93.35
TOTAL Adj.Sales Price:	7,721,810	MEAN:	100	AVG.ABS.DEV:	27.33	95% Mean C.I.:	92.52 to 108.14
TOTAL Assessed Value:	6,883,460						
AVG. Adj. Sales Price:	43,138	COD:	28.81	MAX Sales Ratio:	463.33		
AVG. Assessed Value:	38,455	PRD:	112.55	MIN Sales Ratio:	23.17		

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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	162	97.63	105.73	89.71	25.79	117.86	40.74	463.33	92.81 to 99.39	47,060	42,216
2	17	41.00	48.87	45.31	43.69	107.87	23.17	99.00	28.00 to 84.00	5,764	2,611
ALL	179	94.88	100.33	89.14	28.81	112.55	23.17	463.33	90.05 to 98.39	43,138	38,455

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	175	94.43	99.40	88.94	28.48	111.75	23.17	463.33	89.25 to 98.25	43,957	39,096
06											
07	4	140.06	141.05	141.95	16.98	99.37	112.50	171.60	N/A	7,312	10,380
ALL	179	94.88	100.33	89.14	28.81	112.55	23.17	463.33	90.05 to 98.39	43,138	38,455

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
18-0002	3	100.51	119.24	95.33	32.66	125.08	79.38	177.84	N/A	34,333	32,730
30-0001	37	97.38	91.26	87.12	28.45	104.75	23.17	204.60	83.68 to 99.55	30,769	26,806
30-0025	112	93.41	96.44	88.05	22.45	109.52	29.10	323.52	88.61 to 98.36	52,149	45,919
30-0036	4	80.54	70.03	80.14	21.71	87.38	28.00	91.03	N/A	2,725	2,183
30-0054	19	98.25	141.79	98.53	63.42	143.91	28.00	463.33	83.48 to 136.60	27,744	27,337
48-0303											
76-0068											
85-0047											
85-0094	4	108.77	112.23	120.46	19.27	93.17	79.15	152.24	N/A	25,375	30,566
93-0083											
93-0096											
NonValid School											
ALL	179	94.88	100.33	89.14	28.81	112.55	23.17	463.33	90.05 to 98.39	43,138	38,455

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:	179	MEDIAN:	95	COV:	53.14	95% Median C.I.:	90.05 to 98.39
TOTAL Sales Price:	7,699,010	WGT. MEAN:	89	STD:	53.31	95% Wgt. Mean C.I.:	84.94 to 93.35
TOTAL Adj.Sales Price:	7,721,810	MEAN:	100	AVG.ABS.DEV:	27.33	95% Mean C.I.:	92.52 to 108.14
TOTAL Assessed Value:	6,883,460						
AVG. Adj. Sales Price:	43,138	COD:	28.81	MAX Sales Ratio:	463.33		
AVG. Assessed Value:	38,455	PRD:	112.55	MIN Sales Ratio:	23.17		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	24	50.20	88.27	71.82	106.20	122.90	23.17	463.33	36.31 to 97.69	6,243	4,484
Prior TO 1860											
1860 TO 1899	10	98.69	134.29	101.20	44.00	132.69	77.08	454.75	88.52 to 117.56	40,150	40,633
1900 TO 1919	43	98.25	108.30	96.10	27.35	112.70	40.74	323.52	91.47 to 102.04	22,675	21,791
1920 TO 1939	37	98.84	96.87	86.07	19.88	112.54	50.97	177.84	83.68 to 101.79	37,605	32,368
1940 TO 1949	7	90.05	91.07	89.20	18.16	102.10	60.92	119.80	60.92 to 119.80	38,750	34,563
1950 TO 1959	12	92.42	102.38	94.92	17.31	107.86	80.48	160.59	86.17 to 121.05	54,250	51,493
1960 TO 1969	13	96.42	97.41	95.22	11.96	102.30	81.01	136.89	83.77 to 106.50	77,538	73,835
1970 TO 1979	21	98.95	99.82	91.28	17.61	109.35	62.98	152.24	79.47 to 112.50	71,000	64,811
1980 TO 1989	8	77.56	82.11	79.20	13.06	103.67	63.85	110.16	63.85 to 110.16	105,125	83,263
1990 TO 1994	4	78.08	92.66	71.61	34.15	129.40	56.42	158.08	N/A	135,437	96,988
1995 TO 1999											
2000 TO Present											
ALL	179	94.88	100.33	89.14	28.81	112.55	23.17	463.33	90.05 to 98.39	43,138	38,455

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	18	90.14	118.77	97.18	76.48	122.22	24.67	463.33	41.00 to 103.75	2,146	2,085
5000 TO 9999	22	96.02	118.71	120.50	56.20	98.51	23.17	323.52	77.08 to 160.59	7,064	8,512
Total \$											
1 TO 9999	40	93.17	118.74	115.86	65.38	102.48	23.17	463.33	82.83 to 103.75	4,851	5,620
10000 TO 29999	47	99.80	102.25	102.72	22.18	99.54	29.10	204.60	97.69 to 112.57	17,835	18,319
30000 TO 59999	49	98.22	97.04	96.06	14.82	101.02	44.59	152.24	90.52 to 102.04	42,639	40,959
60000 TO 99999	23	90.08	90.42	90.17	11.39	100.28	57.93	129.97	80.48 to 99.90	77,760	70,114
100000 TO 149999	14	77.94	78.18	78.20	11.03	99.97	62.98	104.04	65.76 to 86.53	121,800	95,248
150000 TO 249999	6	85.79	79.06	76.32	21.06	103.58	50.97	98.95	50.97 to 98.95	184,416	140,750
ALL	179	94.88	100.33	89.14	28.81	112.55	23.17	463.33	90.05 to 98.39	43,138	38,455

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:	179	MEDIAN:	95	COV:	53.14	95% Median C.I.:	90.05 to 98.39
TOTAL Sales Price:	7,699,010	WGT. MEAN:	89	STD:	53.31	95% Wgt. Mean C.I.:	84.94 to 93.35
TOTAL Adj.Sales Price:	7,721,810	MEAN:	100	AVG.ABS.DEV:	27.33	95% Mean C.I.:	92.52 to 108.14
TOTAL Assessed Value:	6,883,460						
AVG. Adj. Sales Price:	43,138	COD:	28.81	MAX Sales Ratio:	463.33		
AVG. Assessed Value:	38,455	PRD:	112.55	MIN Sales Ratio:	23.17		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	26	71.63	82.95	60.67	61.96	136.74	23.17	463.33	41.00 to 91.03	3,793	2,301
5000 TO 9999	18	97.49	109.87	84.70	39.06	129.72	36.31	454.75	79.15 to 100.00	9,488	8,037
Total \$											
1 TO 9999	44	85.80	93.97	75.90	50.67	123.80	23.17	463.33	53.00 to 97.38	6,123	4,647
10000 TO 29999	47	100.10	115.73	99.90	30.84	115.85	44.59	323.52	94.12 to 114.14	20,285	20,264
30000 TO 59999	48	99.12	101.96	97.32	17.30	104.77	57.93	204.60	90.05 to 105.74	44,318	43,128
60000 TO 99999	29	88.95	89.62	86.87	13.61	103.17	62.98	129.97	80.01 to 99.90	88,903	77,230
100000 TO 149999	10	78.08	79.58	77.03	17.43	103.31	50.97	104.04	56.42 to 98.95	160,850	123,909
150000 TO 249999	1	96.00	96.00	96.00			96.00	96.00	N/A	185,000	177,600
ALL	179	94.88	100.33	89.14	28.81	112.55	23.17	463.33	90.05 to 98.39	43,138	38,455

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	28	67.00	87.52	76.41	74.70	114.55	23.17	463.33	41.00 to 97.69	9,066	6,927
10	10	99.24	99.85	89.67	12.13	111.35	77.18	129.25	79.47 to 113.84	30,808	27,626
20	83	98.95	111.52	98.65	28.20	113.05	44.59	454.75	94.43 to 103.40	31,791	31,361
30	53	90.42	90.87	84.82	16.92	107.14	40.74	158.87	83.69 to 99.17	72,471	61,466
40	3	80.57	74.51	70.75	12.46	105.32	56.42	86.53	N/A	147,566	104,398
50	2	106.78	106.78	100.77	10.10	105.97	96.00	117.56	N/A	118,750	119,660
ALL	179	94.88	100.33	89.14	28.81	112.55	23.17	463.33	90.05 to 98.39	43,138	38,455

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	29	76.54	87.15	76.43	63.14	114.02	23.17	463.33	41.00 to 97.69	10,460	7,994
100	3	122.04	130.87	139.18	12.45	94.03	112.50	158.08	N/A	8,916	12,410
101	97	96.42	103.34	90.93	22.53	113.64	56.42	323.52	90.59 to 100.55	50,556	45,970
102	11	90.52	92.73	91.93	23.52	100.87	40.74	140.64	57.93 to 126.28	32,507	29,883
104	34	97.45	103.41	84.26	25.41	122.73	44.59	454.75	86.53 to 99.90	47,387	39,928
106	2	88.01	88.01	90.89	9.08	96.83	80.01	96.00	N/A	136,000	123,605
111	1	71.88	71.88	71.88			71.88	71.88	N/A	145,000	104,220
301	1	110.16	110.16	110.16			110.16	110.16	N/A	55,000	60,590
304	1	121.05	121.05	121.05			121.05	121.05	N/A	47,000	56,895
ALL	179	94.88	100.33	89.14	28.81	112.55	23.17	463.33	90.05 to 98.39	43,138	38,455

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	179	MEDIAN:	95	COV:	53.14	95% Median C.I.:	90.05 to 98.39
TOTAL Sales Price:	7,699,010	WGT. MEAN:	89	STD:	53.31	95% Wgt. Mean C.I.:	84.94 to 93.35
TOTAL Adj.Sales Price:	7,721,810	MEAN:	100	AVG.ABS.DEV:	27.33	95% Mean C.I.:	92.52 to 108.14
TOTAL Assessed Value:	6,883,460						
AVG. Adj. Sales Price:	43,138	COD:	28.81	MAX Sales Ratio:	463.33		
AVG. Assessed Value:	38,455	PRD:	112.55	MIN Sales Ratio:	23.17		

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

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	28	67.00	87.52	76.41	74.70	114.55	23.17	463.33	41.00 to 97.69	9,066	6,927
10	6	94.20	91.48	91.96	12.17	99.47	66.17	112.50	66.17 to 112.50	4,913	4,518
15	1	170.57	170.57	170.57			170.57	170.57	N/A	8,360	14,260
20	48	101.06	115.82	105.40	31.01	109.89	40.74	454.75	96.00 to 117.16	22,484	23,698
30	92	94.27	96.98	88.18	18.61	109.97	44.59	323.52	90.08 to 98.39	62,561	55,168
40	4	81.06	76.80	73.10	13.32	105.06	56.42	88.65	N/A	148,800	108,767
<u>ALL</u>	<u>179</u>	<u>94.88</u>	<u>100.33</u>	<u>89.14</u>	<u>28.81</u>	<u>112.55</u>	<u>23.17</u>	<u>463.33</u>	<u>90.05 to 98.39</u>	<u>43,138</u>	<u>38,455</u>

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	24	MEDIAN:	98	COV:	22.88	95% Median C.I.:	94.14 to 100.30	(! : Derived)
TOTAL Sales Price:	977,495	WGT. MEAN:	95	STD:	22.50	95% Wgt. Mean C.I.:	88.57 to 101.22	
TOTAL Adj.Sales Price:	970,495	MEAN:	98	AVG.ABS.DEV:	13.46	95% Mean C.I.:	88.84 to 107.84	
TOTAL Assessed Value:	920,915							
AVG. Adj. Sales Price:	40,437	COD:	13.75	MAX Sales Ratio:	153.10			
AVG. Assessed Value:	38,371	PRD:	103.63	MIN Sales Ratio:	46.67			

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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	97.63	97.63	97.63			97.63	97.63	N/A	80,000	78,105
10/01/02 TO 12/31/02	1	98.26	98.26	98.26			98.26	98.26	N/A	13,245	13,015
01/01/03 TO 03/31/03	2	99.44	99.44	99.31	0.87	100.13	98.57	100.30	N/A	23,500	23,337
04/01/03 TO 06/30/03	3	101.08	115.97	103.69	19.58	111.84	93.73	153.10	N/A	16,083	16,676
07/01/03 TO 09/30/03	1	94.14	94.14	94.14			94.14	94.14	N/A	14,000	13,180
10/01/03 TO 12/31/03	2	124.08	124.08	123.24	22.35	100.68	96.35	151.81	N/A	16,500	20,335
01/01/04 TO 03/31/04	1	99.66	99.66	99.66			99.66	99.66	N/A	55,000	54,815
04/01/04 TO 06/30/04	1	113.45	113.45	113.45			113.45	113.45	N/A	42,500	48,215
07/01/04 TO 09/30/04	4	105.20	99.27	96.32	13.86	103.06	70.00	116.70	N/A	11,625	11,197
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	3	94.26	94.45	96.36	2.66	98.02	90.79	98.31	N/A	68,666	66,166
04/01/05 TO 06/30/05	5	75.86	76.32	86.47	20.27	88.26	46.67	96.41	N/A	77,000	66,584
<u>Study Years</u>											
07/01/02 TO 06/30/03	7	98.57	106.10	99.64	9.40	106.47	93.73	153.10	93.73 to 153.10	26,927	26,832
07/01/03 TO 06/30/04	5	99.66	111.08	108.57	15.00	102.32	94.14	151.81	N/A	28,900	31,376
07/01/04 TO 06/30/05	12	94.58	88.50	90.39	15.10	97.92	46.67	116.70	70.00 to 99.39	53,125	48,017
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	8	99.44	111.14	105.84	15.52	105.01	93.73	153.10	93.73 to 153.10	17,781	18,819
01/01/04 TO 12/31/04	6	105.33	101.70	102.65	11.41	99.07	70.00	116.70	70.00 to 116.70	24,000	24,636
<u>ALL</u>											
	24	97.95	98.34	94.89	13.75	103.63	46.67	153.10	94.14 to 100.30	40,437	38,371

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
EXETER	1	67.76	67.76	67.76			67.76	67.76	N/A	45,000	30,490
FAIRMONT	5	94.26	86.17	95.78	11.84	89.96	46.67	98.57	N/A	30,650	29,358
GENEVA	13	98.31	103.42	96.10	14.93	107.61	70.00	153.10	90.79 to 113.45	55,134	52,986
GRAFTON	2	102.57	102.57	94.72	8.22	108.28	94.14	111.00	N/A	7,250	6,867
OHIOWA	1	94.91	94.91	94.91			94.91	94.91	N/A	16,000	15,185
SHICKLEY	2	108.50	108.50	103.58	7.56	104.75	100.30	116.70	N/A	12,500	12,947
<u>ALL</u>											
	24	97.95	98.34	94.89	13.75	103.63	46.67	153.10	94.14 to 100.30	40,437	38,371

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	24	97.95	98.34	94.89	13.75	103.63	46.67	153.10	94.14 to 100.30	40,437	38,371
<u>ALL</u>											
	24	97.95	98.34	94.89	13.75	103.63	46.67	153.10	94.14 to 100.30	40,437	38,371

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:	24	MEDIAN:	98	COV:	22.88	95% Median C.I.:	94.14 to 100.30	(! : Derived)
TOTAL Sales Price:	977,495	WGT. MEAN:	95	STD:	22.50	95% Wgt. Mean C.I.:	88.57 to 101.22	
TOTAL Adj.Sales Price:	970,495	MEAN:	98	AVG.ABS.DEV:	13.46	95% Mean C.I.:	88.84 to 107.84	
TOTAL Assessed Value:	920,915							
AVG. Adj. Sales Price:	40,437	COD:	13.75	MAX Sales Ratio:	153.10			
AVG. Assessed Value:	38,371	PRD:	103.63	MIN Sales Ratio:	46.67			

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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	23	97.63	97.79	94.88	13.80	103.06	46.67	153.10	94.14 to 99.66	42,173	40,015
2	1	111.00	111.00	111.00			111.00	111.00	N/A	500	555
<u>ALL</u>	<u>24</u>	<u>97.95</u>	<u>98.34</u>	<u>94.89</u>	<u>13.75</u>	<u>103.63</u>	<u>46.67</u>	<u>153.10</u>	<u>94.14 to 100.30</u>	<u>40,437</u>	<u>38,371</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)											
-											
18-0002											
30-0001	1	67.76	67.76	67.76			67.76	67.76	N/A	45,000	30,490
30-0025	21	97.63	98.83	96.01	13.24	102.94	46.67	153.10	94.14 to 99.66	42,880	41,168
30-0036											
30-0054	2	108.50	108.50	103.58	7.56	104.75	100.30	116.70	N/A	12,500	12,947
48-0303											
76-0068											
85-0047											
85-0094											
93-0083											
93-0096											
NonValid School											
<u>ALL</u>	<u>24</u>	<u>97.95</u>	<u>98.34</u>	<u>94.89</u>	<u>13.75</u>	<u>103.63</u>	<u>46.67</u>	<u>153.10</u>	<u>94.14 to 100.30</u>	<u>40,437</u>	<u>38,371</u>

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	24	MEDIAN:	98	COV:	22.88	95% Median C.I.:	94.14 to 100.30	(! : Derived)
TOTAL Sales Price:	977,495	WGT. MEAN:	95	STD:	22.50	95% Wgt. Mean C.I.:	88.57 to 101.22	
TOTAL Adj.Sales Price:	970,495	MEAN:	98	AVG.ABS.DEV:	13.46	95% Mean C.I.:	88.84 to 107.84	
TOTAL Assessed Value:	920,915							
AVG. Adj. Sales Price:	40,437	COD:	13.75	MAX Sales Ratio:	153.10			
AVG. Assessed Value:	38,371	PRD:	103.63	MIN Sales Ratio:	46.67			

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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	2	106.04	106.04	101.27	4.68	104.71	101.08	111.00	N/A	12,750	12,912
Prior TO 1860											
1860 TO 1899	3	97.63	85.91	101.77	22.80	84.42	46.67	113.45	N/A	41,833	42,573
1900 TO 1919	1	100.30	100.30	100.30			100.30	100.30	N/A	20,000	20,060
1920 TO 1939	4	96.58	90.64	94.81	8.48	95.60	70.00	99.39	N/A	17,561	16,650
1940 TO 1949	1	153.10	153.10	153.10			153.10	153.10	N/A	5,000	7,655
1950 TO 1959	5	94.26	106.50	104.49	13.26	101.92	93.73	151.81	N/A	20,050	20,951
1960 TO 1969	1	75.86	75.86	75.86			75.86	75.86	N/A	115,000	87,235
1970 TO 1979	5	96.35	89.92	93.63	7.51	96.04	67.76	98.31	N/A	89,800	84,083
1980 TO 1989	2	108.18	108.18	101.08	7.87	107.02	99.66	116.70	N/A	30,000	30,325
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	24	97.95	98.34	94.89	13.75	103.63	46.67	153.10	94.14 to 100.30	40,437	38,371

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	78.83	78.83	55.86	40.80	141.13	46.67	111.00	N/A	1,750	977
5000 TO 9999	3	116.70	113.27	106.06	23.74	106.80	70.00	153.10	N/A	6,000	6,363
Total \$											
1 TO 9999	5	111.00	99.49	97.88	27.59	101.64	46.67	153.10	N/A	4,300	4,209
10000 TO 29999	10	97.31	102.34	101.66	7.88	100.68	93.73	151.81	94.14 to 101.08	19,149	19,466
30000 TO 59999	5	99.39	94.21	94.03	10.98	100.19	67.76	113.45	N/A	43,100	40,527
60000 TO 99999	1	97.63	97.63	97.63			97.63	97.63	N/A	80,000	78,105
100000 TO 149999	2	87.08	87.08	88.22	12.89	98.71	75.86	98.31	N/A	128,000	112,927
150000 TO 249999	1	96.41	96.41	96.41			96.41	96.41	N/A	206,000	198,610
ALL	24	97.95	98.34	94.89	13.75	103.63	46.67	153.10	94.14 to 100.30	40,437	38,371

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:	24	MEDIAN:	98	COV:	22.88	95% Median C.I.:	94.14 to 100.30	(! : Derived)
TOTAL Sales Price:	977,495	WGT. MEAN:	95	STD:	22.50	95% Wgt. Mean C.I.:	88.57 to 101.22	
TOTAL Adj.Sales Price:	970,495	MEAN:	98	AVG.ABS.DEV:	13.46	95% Mean C.I.:	88.84 to 107.84	
TOTAL Assessed Value:	920,915							
AVG. Adj. Sales Price:	40,437	COD:	13.75	MAX Sales Ratio:	153.10			
AVG. Assessed Value:	38,371	PRD:	103.63	MIN Sales Ratio:	46.67			

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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	2	78.83	78.83	55.86	40.80	141.13	46.67	111.00	N/A	1,750	977
5000 TO 9999	3	116.70	113.27	106.06	23.74	106.80	70.00	153.10	N/A	6,000	6,363
Total \$ _____											
1 TO 9999	5	111.00	99.49	97.88	27.59	101.64	46.67	153.10	N/A	4,300	4,209
10000 TO 29999	10	97.31	102.34	101.66	7.88	100.68	93.73	151.81	94.14 to 101.08	19,149	19,466
30000 TO 59999	5	99.39	94.21	94.03	10.98	100.19	67.76	113.45	N/A	43,100	40,527
60000 TO 99999	2	86.74	86.74	84.79	12.55	102.30	75.86	97.63	N/A	97,500	82,670
100000 TO 149999	1	98.31	98.31	98.31			98.31	98.31	N/A	141,000	138,620
150000 TO 249999	1	96.41	96.41	96.41			96.41	96.41	N/A	206,000	198,610
ALL _____	24	97.95	98.34	94.89	13.75	103.63	46.67	153.10	94.14 to 100.30	40,437	38,371

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	111.00	111.00	111.00			111.00	111.00	N/A	500	555
10	10	99.44	99.19	102.26	17.84	96.99	46.67	153.10	70.00 to 116.70	16,699	17,077
20	13	96.35	96.71	93.35	10.02	103.61	67.76	151.81	90.79 to 99.39	61,769	57,660
ALL _____	24	97.95	98.34	94.89	13.75	103.63	46.67	153.10	94.14 to 100.30	40,437	38,371

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:	24	MEDIAN:	98	COV:	22.88	95% Median C.I.:	94.14 to 100.30	(!: Derived)
TOTAL Sales Price:	977,495	WGT. MEAN:	95	STD:	22.50	95% Wgt. Mean C.I.:	88.57 to 101.22	
TOTAL Adj.Sales Price:	970,495	MEAN:	98	AVG.ABS.DEV:	13.46	95% Mean C.I.:	88.84 to 107.84	
TOTAL Assessed Value:	920,915							
AVG. Adj. Sales Price:	40,437	COD:	13.75	MAX Sales Ratio:	153.10			
AVG. Assessed Value:	38,371	PRD:	103.63	MIN Sales Ratio:	46.67			

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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)	1	111.00	111.00	111.00			111.00	111.00	N/A	500	555
114	1	96.35	96.35	96.35			96.35	96.35	N/A	17,000	16,380
170	2	79.27	79.27	78.59	14.53	100.86	67.76	90.79	N/A	42,500	33,402
325	1	151.81	151.81	151.81			151.81	151.81	N/A	16,000	24,290
336	1	70.00	70.00	70.00			70.00	70.00	N/A	8,000	5,600
344	2	98.98	98.98	99.02	0.41	99.96	98.57	99.39	N/A	30,000	29,707
350	1	94.26	94.26	94.26			94.26	94.26	N/A	25,000	23,565
352	1	97.63	97.63	97.63			97.63	97.63	N/A	80,000	78,105
353	3	100.30	98.37	98.71	2.44	99.65	93.73	101.08	N/A	21,083	20,811
359	1	94.91	94.91	94.91			94.91	94.91	N/A	16,000	15,185
384	1	98.26	98.26	98.26			98.26	98.26	N/A	13,245	13,015
406	1	153.10	153.10	153.10			153.10	153.10	N/A	5,000	7,655
42	1	96.41	96.41	96.41			96.41	96.41	N/A	206,000	198,610
442	1	113.45	113.45	113.45			113.45	113.45	N/A	42,500	48,215
49	2	87.08	87.08	88.22	12.89	98.71	75.86	98.31	N/A	128,000	112,927
50	1	99.66	99.66	99.66			99.66	99.66	N/A	55,000	54,815
715	1	94.14	94.14	94.14			94.14	94.14	N/A	14,000	13,180
98	2	81.68	81.68	90.44	42.87	90.32	46.67	116.70	N/A	4,000	3,617
ALL	24	97.95	98.34	94.89	13.75	103.63	46.67	153.10	94.14 to 100.30	40,437	38,371

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	24	97.95	98.34	94.89	13.75	103.63	46.67	153.10	94.14 to 100.30	40,437	38,371
04											
ALL	24	97.95	98.34	94.89	13.75	103.63	46.67	153.10	94.14 to 100.30	40,437	38,371

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:	75	MEDIAN:	75	COV:	20.60	95% Median C.I.:	71.77 to 78.20	(!: Derived)
(AgLand) TOTAL Sales Price:	14,346,665	WGT. MEAN:	73	STD:	15.65	95% Wgt. Mean C.I.:	70.19 to 75.65	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,300,865	MEAN:	76	AVG.ABS.DEV:	9.85	95% Mean C.I.:	72.44 to 79.52	
(AgLand) TOTAL Assessed Value:	10,428,720							
AVG. Adj. Sales Price:	190,678	COD:	13.10	MAX Sales Ratio:	168.53			
AVG. Assessed Value:	139,049	PRD:	104.19	MIN Sales Ratio:	54.79			

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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	88.03	89.32	85.93	11.18	103.95	75.21	104.72	N/A	109,200	93,831
10/01/02 TO 12/31/02	2	89.06	89.06	86.43	6.35	103.03	83.40	94.71	N/A	164,000	141,752
01/01/03 TO 03/31/03	14	79.14	79.18	78.22	8.21	101.24	62.77	102.39	72.33 to 86.50	177,610	138,918
04/01/03 TO 06/30/03	2	69.67	69.67	70.64	3.01	98.63	67.57	71.77	N/A	246,420	174,065
07/01/03 TO 09/30/03	5	70.85	73.19	71.60	11.40	102.23	60.65	92.75	N/A	183,896	131,672
10/01/03 TO 12/31/03	12	77.46	75.07	73.00	8.50	102.84	57.68	89.57	70.25 to 82.16	162,064	118,305
01/01/04 TO 03/31/04	9	74.69	77.53	76.10	9.12	101.88	68.16	103.27	70.09 to 80.07	206,016	156,776
04/01/04 TO 06/30/04	6	76.66	77.71	74.46	10.85	104.37	65.37	102.32	65.37 to 102.32	177,995	132,534
07/01/04 TO 09/30/04	5	62.43	65.23	65.64	7.71	99.38	59.25	77.28	N/A	280,200	183,920
10/01/04 TO 12/31/04	2	68.72	68.72	65.51	12.07	104.90	60.42	77.01	N/A	173,000	113,325
01/01/05 TO 03/31/05	10	71.60	78.30	70.07	26.48	111.74	54.79	168.53	57.14 to 80.20	204,150	143,045
04/01/05 TO 06/30/05	5	64.04	65.47	65.06	9.37	100.64	55.94	79.82	N/A	218,200	141,963
<u>Study Years</u>											
07/01/02 TO 06/30/03	21	79.73	80.67	78.62	10.01	102.60	62.77	104.72	72.78 to 86.50	173,094	136,094
07/01/03 TO 06/30/04	32	75.28	75.96	74.04	9.97	102.60	57.68	103.27	70.25 to 78.68	180,824	133,881
07/01/04 TO 06/30/05	22	64.53	71.54	67.35	18.58	106.22	54.79	168.53	60.42 to 78.20	221,795	149,387
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	33	76.04	76.20	74.80	9.46	101.88	57.68	102.39	71.99 to 79.73	177,080	132,454
01/01/04 TO 12/31/04	22	73.56	73.98	71.80	11.24	103.04	59.25	103.27	66.61 to 77.98	212,232	152,383
<u>ALL</u>											
	75	75.21	75.98	72.92	13.10	104.19	54.79	168.53	71.77 to 78.20	190,678	139,049

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:	75	MEDIAN:	75	COV:	20.60	95% Median C.I.:	71.77 to 78.20	(!: Derived)
(AgLand) TOTAL Sales Price:	14,346,665	WGT. MEAN:	73	STD:	15.65	95% Wgt. Mean C.I.:	70.19 to 75.65	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,300,865	MEAN:	76	AVG.ABS.DEV:	9.85	95% Mean C.I.:	72.44 to 79.52	
(AgLand) TOTAL Assessed Value:	10,428,720							
AVG. Adj. Sales Price:	190,678	COD:	13.10	MAX Sales Ratio:	168.53			
AVG. Assessed Value:	139,049	PRD:	104.19	MIN Sales Ratio:	54.79			

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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	
3675	8	76.03	72.85	76.50	12.67	95.23	55.94	86.50	55.94 to 86.50	132,562	101,416	
3677	3	75.01	68.94	65.05	9.88	106.00	54.79	77.03	N/A	284,000	184,728	
3679	4	73.62	73.83	67.71	15.42	109.03	57.68	90.38	N/A	246,250	166,742	
3681	2	73.38	73.38	72.50	8.90	101.21	66.85	79.92	N/A	282,000	204,455	
3749	2	79.16	79.16	79.12	1.49	100.05	77.98	80.33	N/A	147,750	116,892	
3751	5	77.79	81.07	79.49	8.49	101.98	70.25	102.39	N/A	102,860	81,768	
3753	5	71.77	72.66	71.39	7.68	101.78	65.37	79.82	N/A	237,495	169,543	
3755	10	68.89	80.57	72.55	27.62	111.05	59.25	168.53	60.42 to 103.27	196,090	142,260	
3909	3	73.74	74.42	73.93	3.54	100.66	70.85	78.68	N/A	221,000	163,391	
3911	5	72.44	75.89	72.04	11.64	105.34	60.72	94.71	N/A	277,270	199,745	
3913	8	77.01	74.42	74.57	9.70	99.79	57.14	89.57	57.14 to 89.57	162,231	120,978	
3915	3	78.56	75.75	75.91	11.62	99.78	60.65	88.03	N/A	167,900	127,455	
3985	9	70.19	75.52	73.65	12.53	102.55	60.20	102.32	66.71 to 92.75	182,586	134,471	
3987	6	78.33	81.19	79.50	9.65	102.13	67.57	104.72	67.57 to 104.72	121,068	96,250	
3991	2	71.11	71.11	67.75	17.29	104.96	58.82	83.40	N/A	330,300	223,772	
ALL	75	75.21	75.98	72.92	13.10	104.19	54.79	168.53	71.77 to 78.20	190,678	139,049	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	58	75.79	76.76	73.07	12.79	105.04	54.79	168.53	72.33 to 78.20	204,627	149,519	
2	17	70.19	73.35	72.22	14.09	101.57	57.14	102.32	60.65 to 82.16	143,085	103,329	
ALL	75	75.21	75.98	72.92	13.10	104.19	54.79	168.53	71.77 to 78.20	190,678	139,049	

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	75	75.21	75.98	72.92	13.10	104.19	54.79	168.53	71.77 to 78.20	190,678	139,049	
ALL	75	75.21	75.98	72.92	13.10	104.19	54.79	168.53	71.77 to 78.20	190,678	139,049	

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	14,300,865	MEAN:	76	AVG.ABS.DEV:	9.85	95% Mean C.I.:	72.44 to 79.52	
(AgLand) TOTAL Assessed Value:	10,428,720							
AVG. Adj. Sales Price:	190,678	COD:	13.10	MAX Sales Ratio:	168.53			
AVG. Assessed Value:	139,049	PRD:	104.19	MIN Sales Ratio:	54.79			

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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)											
-											
18-0002	14	75.97	80.44	77.17	20.50	104.24	55.94	168.53	62.43 to 83.16	157,635	121,649
30-0001	8	79.24	78.67	75.46	7.57	104.24	66.85	90.38	66.85 to 90.38	209,400	158,019
30-0025	42	74.85	74.22	71.67	10.28	103.55	54.79	102.39	71.70 to 77.89	200,760	143,893
30-0036	1	67.57	67.57	67.57			67.57	67.57	N/A	132,840	89,765
30-0054	2	71.11	71.11	67.75	17.29	104.96	58.82	83.40	N/A	330,300	223,772
48-0303											
76-0068											
85-0047											
85-0094	8	72.10	77.01	73.79	18.14	104.36	60.20	104.72	60.20 to 104.72	149,172	110,078
93-0083											
93-0096											
NonValid School											
ALL	75	75.21	75.98	72.92	13.10	104.19	54.79	168.53	71.77 to 78.20	190,678	139,049

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	1	76.04	76.04	76.04			76.04	76.04	N/A	37,500	28,515
50.01 TO 100.00	44	77.40	78.10	76.09	14.79	102.65	55.94	168.53	70.25 to 79.82	126,222	96,041
100.01 TO 180.00	29	74.60	72.88	70.81	10.42	102.92	54.79	102.32	66.85 to 78.56	285,709	202,318
180.01 TO 330.00	1	72.44	72.44	72.44			72.44	72.44	N/A	424,000	307,150
ALL	75	75.21	75.98	72.92	13.10	104.19	54.79	168.53	71.77 to 78.20	190,678	139,049

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	20	73.26	74.63	72.16	13.62	103.41	57.14	104.72	66.71 to 80.07	137,769	99,421
DRY-N/A	11	77.01	79.00	78.48	14.06	100.67	55.94	102.39	64.04 to 102.32	94,872	74,453
GRASS	1	60.91	60.91	60.91			60.91	60.91	N/A	40,000	24,365
IRRGTD	11	71.99	79.88	73.63	21.66	108.49	59.25	168.53	60.57 to 86.50	210,793	155,210
IRRGTD-N/A	32	77.16	74.92	72.33	8.69	103.59	54.79	103.27	71.77 to 79.73	254,473	184,051
ALL	75	75.21	75.98	72.92	13.10	104.19	54.79	168.53	71.77 to 78.20	190,678	139,049

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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(AgLand) TOTAL Sales Price:	14,346,665	WGT. MEAN:	73	STD:	15.65	95% Wgt. Mean C.I.:	70.19 to 75.65		(!: Derived)
(AgLand) TOTAL Adj.Sales Price:	14,300,865	MEAN:	76	AVG.ABS.DEV:	9.85	95% Mean C.I.:	72.44 to 79.52		(!: land+NAT=0)
(AgLand) TOTAL Assessed Value:	10,428,720								
AVG. Adj. Sales Price:	190,678	COD:	13.10	MAX Sales Ratio:	168.53				
AVG. Assessed Value:	139,049	PRD:	104.19	MIN Sales Ratio:	54.79				

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	22	74.38	75.60	73.04	13.61	103.51	57.14	104.72	66.71 to 82.16	133,849	97,760
DRY-N/A	9	76.04	77.60	76.87	14.83	100.95	55.94	102.39	64.04 to 102.32	94,922	72,965
GRASS	1	60.91	60.91	60.91			60.91	60.91	N/A	40,000	24,365
IRRGTD	39	75.21	75.57	72.17	12.07	104.70	54.79	168.53	71.70 to 78.48	247,121	178,355
IRRGTD-N/A	4	79.44	82.25	77.78	11.76	105.74	66.85	103.27	N/A	206,037	160,266
ALL	75	75.21	75.98	72.92	13.10	104.19	54.79	168.53	71.77 to 78.20	190,678	139,049

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	30	74.38	75.31	73.40	13.35	102.59	55.94	104.72	68.16 to 79.38	124,466	91,361
DRY-N/A	1	102.39	102.39	102.39			102.39	102.39	N/A	65,000	66,555
GRASS	1	60.91	60.91	60.91			60.91	60.91	N/A	40,000	24,365
IRRGTD	43	75.54	76.19	72.62	12.28	104.92	54.79	168.53	71.77 to 78.56	243,299	176,673
ALL	75	75.21	75.98	72.92	13.10	104.19	54.79	168.53	71.77 to 78.20	190,678	139,049

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	2	68.48	68.48	68.23	11.05	100.36	60.91	76.04	N/A	38,750	26,440
60000 TO 99999	12	89.97	93.59	92.95	18.81	100.68	64.04	168.53	70.25 to 102.39	84,841	78,862
100000 TO 149999	19	72.78	73.65	73.03	12.32	100.84	55.94	103.27	62.77 to 80.07	122,166	89,222
150000 TO 249999	23	77.79	74.28	74.04	8.02	100.32	59.25	86.50	68.16 to 79.82	189,230	140,111
250000 TO 499999	19	71.77	70.05	69.07	9.33	101.42	54.79	80.53	62.43 to 77.28	343,778	237,457
ALL	75	75.21	75.98	72.92	13.10	104.19	54.79	168.53	71.77 to 78.20	190,678	139,049

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Assessed Value:	10,428,720							
AVG. Adj. Sales Price:	190,678	COD:	13.10	MAX Sales Ratio:	168.53			
AVG. Assessed Value:	139,049	PRD:	104.19	MIN Sales Ratio:	54.79			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	2	68.48	68.48	68.23	11.05	100.36	60.91	76.04	N/A	38,750	26,440
30000 TO 59999	2	67.12	67.12	66.92	4.58	100.30	64.04	70.19	N/A	85,500	57,217
60000 TO 99999	24	77.45	78.52	76.37	15.29	102.81	55.94	104.72	70.09 to 89.57	105,917	80,893
100000 TO 149999	22	76.66	78.74	75.24	14.11	104.65	59.25	168.53	66.71 to 79.82	164,684	123,906
150000 TO 249999	21	74.69	72.01	70.13	10.78	102.67	54.79	86.50	66.61 to 78.68	306,347	214,849
250000 TO 499999	4	73.52	74.67	74.43	3.49	100.32	71.77	79.86	N/A	363,500	270,546
ALL _____	75	75.21	75.98	72.92	13.10	104.19	54.79	168.53	71.77 to 78.20	190,678	139,049

2006 Assessment Survey for Fillmore County

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff: **1**
2. Appraiser(s) on staff: **0**
3. Other full-time employees: **1**
4. Other part-time employees: **0**
5. Number of shared employees: **0**
6. Assessor's requested budget for current fiscal year: **\$177,610**
 - a. Does this include employee benefits? **Yes**
7. Part of the budget that is dedicated to the computer system: **\$53,350 for data processing and GIS**
8. Adopted budget, or granted budget if different from above: **\$177,610**
 - a. Does this amount include employee benefits? **Yes**
9. Amount of total budget set aside for appraisal work: **\$50,000**
10. Amount of the total budget set aside for education/workshops: **\$2,750**
11. Appraisal/Reappraisal budget, if not part of the total budget:
12. Other miscellaneous funds: **None**
13. Total budget **\$177,610**
 - a. Was any of last year's budget not used? **Yes**

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by: **Contract Appraiser**
2. Valuation done by: **Contract Appraiser**
3. Date of last appraisal: ¹ **Rural Residential in 2006, All towns in 2004**
4. Date of last “update”: ² **2006**
5. Pickup work done by: ³ **Contract Appraiser**

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	69	23		92

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? **2004**
7. What was the last year the depreciation schedule for this property class was developed using market-derived information? **2005**
8. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴ **N/A**
9. Number of market areas/neighborhoods for this property class: **8**
10. How are these defined? **Areas are defined by location and include all towns. Any parcels outside city limits of those towns are included in the Rural market area.**

C. Commercial/Industrial Appraisal Information

1. Data collection done by: **Contract Appraiser**
2. Valuation done by: **Contract Appraiser**
3. Date of last appraisal: ¹ **2004**
4. Date of last “update”: ² **2004**
5. Pickup work done by whom: ³ **Contract Appraiser**

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	9			9

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? **2004**
7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? **2004**
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 **2004**
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 **2004**
10. Number of market areas/neighborhoods for this property class? **8**
11. How are these defined? **Areas are defined by location and include all towns. Any parcels outside city limits of those towns are included in the Rural market area.**

D. Agricultural Appraisal Information

1. Data collection done by: **Contract Appraiser**
2. Valuation done by: **Contract Appraiser**
3. Date of last appraisal: ¹ **N/A**
4. Date of last “update”: ² **2006**
5. Pickup work done by whom: ³ **Contract Appraiser**

Property Type	# of Permits	# of Info. Statements	Other*	Total
Agricultural	83	76	186	345

*** Recounted acres for land-use determination.
-1,269 info statements were also reviewed for site acres.**

6. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class? ⁵ **N/A**
7. When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴ **2006**

8. What is the date of the soil survey currently used? **1986**
9. What date was the last countywide land use study completed? **Will review with GIS for 2007**
 - a. By what method? (Physical inspection, FSA maps, etc.) **N/A**
 - b. By whom? **N/A**
 - c. What proportion is complete / implemented at this time? **N/A**
10. Number of market areas/neighborhoods for this property class: **2**
11. How are these defined? (*By location, topography, etc.*) **By water availability and similar soil characteristics.**
12. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? **No**

E. Computer, Automation Information and GIS

1. Administrative software: **MIPS County Solutions**
2. CAMA software: **Microsolve CAMA 2000**
3. Cadastral maps or GIS software:
 - a. Who maintains the GIS and Cadastral Maps? **Assessor and Staff**
4. Personal Property software: **County Solutions**

F. Zoning Information

1. Does the county have zoning? **Yes**
 - a. If so, is the zoning county wide? **Yes**
 - b. What municipalities in the county are zoned? **Burress, Exeter, Fairmont, Geneva, Grafton, Martland, Milligan, Ohiowa, Shickley**
 - c. When was zoning implemented? **2000**

G. Contracted Services

1. Appraisal Services: **Knoche Appraisal and Consulting, LLC**
2. Other Services: **GIS Workshop**

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

Information for this report was gathered from a survey with the County Assessor. The county spent a large percent of their time with the data entry required with the review and changes of the site values of the new valuation areas in the improved agricultural class of property.

The Fillmore County Assessor also commented that they wanted to review Fairmont, however, due to time constraints, they will review Fairmont along with the rest of the towns for 2007. They are also reviewing possible land value changes for an ethanol plant, but because no documentation has been filed, they will address that issue for 2007. GIS was implemented and parcel numbers have been entered on the top half of the county including towns in that area. Karen Chapman, the former deputy, retired after 17 years of service. Lynn Mussman was appointed as the new deputy assessor.

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.”

II. Assessment Actions

Residential

The County reported having worked toward their cyclical review of parcels for 2006. Rural residential properties including buildings and bins were reviewed, as well as the residential parcels in Geneva. An analysis was conducted of land and improvements along the golf course, the Keith Burt Subdivision, and larger tracts in Geneva, and adjustments were made as indicated by the market. Pick-up work of new and omitted construction was also completed.

Commercial

The county reviewed four and six unit apartment complexes, and low income housing. The rural commercial land was reviewed and increases were applied to the first acre. Pick-up work of new and omitted construction was also completed.

Agricultural

An agricultural land market analysis was conducted by the County for 2006, and values were increased on dryland in Market Area 2. New valuation areas were created for site values in the improved agricultural class of property. Acres were recounted and land use was updated because of property owners comparing assessment records of their taxable irrigation acres to FSA irrigation acres.

County 30 - Fillmore

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,446	Value 675,857,580	Total Growth 3,479,730 (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	248	452,475	19	352,070	4	63,180	271	867,725	
2. Res Improv Land	2,023	5,454,800	60	772,970	174	2,528,680	2,257	8,756,450	
3. Res Improvements	2,037	90,012,750	60	5,970,864	174	15,929,426	2,271	111,913,040	
4. Res Total	2,285	95,920,025	79	7,095,904	178	18,521,286	2,542	121,537,215	1,730,355
% of Total	89.88	78.92	3.10	5.83	7.00	15.23	39.43	17.98	49.72
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	1	4,425	1	4,425	
7. Rec Improvements	0	0	0	0	1	34,740	1	34,740	
8. Rec Total	0	0	0	0	1	39,165	1	39,165	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.01	0.00	0.00
Res+Rec Total	2,285	95,920,025	79	7,095,904	179	18,560,451	2,543	121,576,380	1,730,355
% of Total	89.85	78.89	3.10	5.83	7.03	15.26	39.45	17.98	49.72

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Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,446	Value 675,857,580	Total Growth 3,479,730 (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	61	247,585	9	109,045	1	4,000	71	360,630	
10. Comm Improv Land	399	1,402,165	53	966,200	17	283,765	469	2,652,130	
11. Comm Improvements	399	24,937,445	43	3,835,190	12	1,436,890	454	30,209,525	
12. Comm Total	460	26,587,195	52	4,910,435	13	1,724,655	525	33,222,285	221,390
% of Total	87.61	80.02	9.90	14.78	2.47	5.19	8.14	4.91	6.36
13. Ind UnImp Land	0	0	3	380,760	0	0	3	380,760	
14. Ind Improv Land	1	7,200	3	252,155	0	0	4	259,355	
15. Ind Improvements	1	131,505	3	2,577,495	0	0	4	2,709,000	
16. Ind Total	1	138,705	6	3,210,410	0	0	7	3,349,115	0
% of Total	14.28	4.14	85.71	95.85	0.00	0.00	0.10	0.49	0.00
Comm+Ind Total	461	26,725,900	58	8,120,845	13	1,724,655	7	3,349,115	0
% of Total	86.65	73.07	10.90	22.20	2.44	4.71	8.25	5.41	6.36
17. Taxable Total	2,746	122,645,925	137	15,216,749	192	20,285,106	3,075	158,147,780	1,951,745
% of Total	89.30	77.55	4.45	4.48	6.24	11.73	47.70	23.39	56

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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	2	85,880	3,831,210	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	85,880	3,831,210
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	85,880	3,831,210

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	240	37	8	285

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	50	202,725	271	30,936,800	2,011	280,449,500	2,332	311,589,025
28. Ag-Improved Land	9	70,530	131	17,065,835	899	137,075,550	1,039	154,211,915
29. Ag-Improvements	9	170,070	131	6,869,498	899	44,869,292	1,039	51,908,860
30. Ag-Total Taxable							3,371	517,709,800

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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	2	2.000	15,000	
32. HomeSite Improv Land	4	4.000	30,000	58	59.000	442,500	
33. HomeSite Improvements	4		77,640	60		3,704,650	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.450	1,125	23	36.450	52,895	
36. FarmSite Impr Land	6	6.230	15,575	95	295.880	598,895	
37. FarmSite Improv	8		92,430	125		3,164,848	
38. FarmSite Total							
39. Road & Ditches		0.750			729.570		
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	9	9.000	67,500	11	11.000	82,500	
32. HomeSite Improv Land	457	461.020	3,457,650	519	524.020	3,930,150	
33. HomeSite Improvements	470		25,528,750	534		29,311,040	1,004,665
34. HomeSite Total				545	535.020	33,323,690	
35. FarmSite UnImp Land	137	361.510	515,195	161	398.410	569,215	
36. FarmSite Impr Land	701	2,302.660	4,617,845	802	2,604.770	5,232,315	
37. FarmSite Improv	861		19,340,542	994		22,597,820	523,320
38. FarmSite Total				1,155	3,003.180	28,399,350	
39. Road & Ditches		7,349.120			8,079.440		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,700	11,617.640	61,723,040	1,527,985

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	2	253.300	127,950
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	3	439.360	303,165	5	692.660	431,115

Schedule VIII: Agricultural Records:

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

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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	161.600	302,190	5,190.020	9,705,355	5,351.620	10,007,545
46. 1A	36.360	64,360	11,140.970	19,719,520	99,818.320	176,677,845	110,995.650	196,461,725
47. 2A1	0.000	0	80.000	132,800	1,884.740	3,128,670	1,964.740	3,261,470
48. 2A	23.320	36,380	5,093.520	7,945,905	37,501.860	58,499,165	42,618.700	66,481,450
49. 3A1	3.000	3,765	2,250.070	2,823,845	19,275.100	24,190,170	21,528.170	27,017,780
50. 3A	0.000	0	770.020	812,380	9,127.150	9,618,670	9,897.170	10,431,050
51. 4A1	0.000	0	261.000	224,460	6,022.070	5,164,625	6,283.070	5,389,085
52. 4A	0.000	0	57.000	40,470	1,314.000	932,590	1,371.000	973,060
53. Total	62.680	104,505	19,814.180	32,001,570	180,133.260	287,917,090	200,010.120	320,023,165
Dryland								
54. 1D1	0.000	0	63.850	83,325	2,501.010	3,261,895	2,564.860	3,345,220
55. 1D	60.980	77,155	3,375.785	4,269,625	29,124.320	36,835,870	32,561.085	41,182,650
56. 2D1	0.000	0	38.000	44,270	761.820	887,535	799.820	931,805
57. 2D	24.470	27,290	1,322.305	1,474,395	7,460.660	8,317,950	8,807.435	9,819,635
58. 3D1	5.860	5,535	781.605	738,620	8,296.870	7,832,055	9,084.335	8,576,210
59. 3D	2.000	1,610	390.820	314,615	2,747.610	2,202,675	3,140.430	2,518,900
60. 4D1	0.000	0	122.600	82,145	3,250.540	2,175,190	3,373.140	2,257,335
61. 4D	0.000	0	35.500	21,480	883.020	533,485	918.520	554,965
62. Total	93.310	111,590	6,130.465	7,028,475	55,025.850	62,046,655	61,249.625	69,186,720
Grass:								
63. 1G1	0.000	0	68.400	36,595	556.660	293,255	625.060	329,850
64. 1G	18.350	9,450	237.600	122,365	2,782.040	1,437,520	3,037.990	1,569,335
65. 2G1	0.000	0	103.120	46,920	1,122.180	509,290	1,225.300	556,210
66. 2G	2.360	930	54.220	21,420	1,283.540	510,570	1,340.120	532,920
67. 3G1	0.000	0	110.550	41,350	1,941.790	725,865	2,052.340	767,215
68. 3G	0.000	0	72.860	21,495	993.150	289,640	1,066.010	311,135
69. 4G1	0.000	0	207.400	55,015	2,754.240	750,025	2,961.640	805,040
70. 4G	0.000	0	265.100	72,140	6,200.320	1,663,860	6,465.420	1,736,000
71. Total	20.710	10,380	1,119.250	417,300	17,633.920	6,180,025	18,773.880	6,607,705
72. Waste	1.560	80	280.700	13,890	3,065.000	157,915	3,347.260	171,885
73. Other	0.000	0	121.400	97,120	311.120	248,895	432.520	346,015
74. Exempt	972.790		37.560		567.250		1,577.600	
75. Total	178.260	226,555	27,465.995	39,558,355	256,169.150	356,550,580	283,813.405	396,335,490

County 30 - Fillmore

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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	1,225.180	2,291,085	1,225.180	2,291,085
46. 1A	0.000	0	212.000	375,240	4,031.320	7,135,440	4,243.320	7,510,680
47. 2A1	0.000	0	0.000	0	5.000	8,300	5.000	8,300
48. 2A	0.000	0	25.000	39,000	1,253.000	1,954,680	1,278.000	1,993,680
49. 3A1	0.000	0	33.000	41,415	968.240	1,215,145	1,001.240	1,256,560
50. 3A	0.000	0	10.000	10,550	259.900	274,195	269.900	284,745
51. 4A1	0.000	0	14.000	12,040	329.100	283,025	343.100	295,065
52. 4A	0.000	0	2.000	1,420	177.000	125,670	179.000	127,090
53. Total	0.000	0	296.000	479,665	8,248.740	13,287,540	8,544.740	13,767,205
Dryland:								
54. 1D1	0.000	0	0.000	0	2,152.560	2,647,655	2,152.560	2,647,655
55. 1D	0.000	0	3,120.540	3,682,240	17,588.200	20,754,080	20,708.740	24,436,320
56. 2D1	0.000	0	0.000	0	218.400	235,870	218.400	235,870
57. 2D	0.000	0	1,170.720	1,205,845	5,007.740	5,157,965	6,178.460	6,363,810
58. 3D1	0.000	0	898.910	777,555	5,000.150	4,325,145	5,899.060	5,102,700
59. 3D	0.000	0	821.770	595,795	1,778.180	1,289,185	2,599.950	1,884,980
60. 4D1	0.000	0	123.000	72,570	1,757.120	1,036,700	1,880.120	1,109,270
61. 4D	0.000	0	59.000	31,270	429.450	227,610	488.450	258,880
62. Total	0.000	0	6,193.940	6,365,275	33,931.800	35,674,210	40,125.740	42,039,485
Grass:								
63. 1G1	0.000	0	0.000	0	351.650	187,430	351.650	187,430
64. 1G	0.000	0	279.960	144,115	1,489.090	766,500	1,769.050	910,615
65. 2G1	0.000	0	12.000	5,460	220.500	100,105	232.500	105,565
66. 2G	0.000	0	237.560	93,830	762.300	301,320	999.860	395,150
67. 3G1	0.000	0	163.540	61,335	1,222.460	461,335	1,386.000	522,670
68. 3G	0.000	0	152.450	44,980	500.900	147,770	653.350	192,750
69. 4G1	0.000	0	187.100	51,455	1,355.600	377,470	1,542.700	428,925
70. 4G	0.000	0	188.400	51,815	3,408.500	934,585	3,596.900	986,400
71. Total	0.000	0	1,221.010	452,990	9,311.000	3,276,515	10,532.010	3,729,505
72. Waste	0.000	0	54.000	2,700	379.500	18,975	433.500	21,675
73. Other	0.000	0	42.950	34,360	73.800	59,040	116.750	93,400
74. Exempt	5.700		7.000		161.100		173.800	
75. Total	0.000	0	7,807.900	7,334,990	51,944.840	52,316,280	59,752.740	59,651,270

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	62.680	104,505	20,110.180	32,481,235	188,382.000	301,204,630	208,554.860	333,790,370
77.Dry Land	93.310	111,590	12,324.405	13,393,750	88,957.650	97,720,865	101,375.365	111,226,205
78.Grass	20.710	10,380	2,340.260	870,290	26,944.920	9,456,540	29,305.890	10,337,210
79.Waste	1.560	80	334.700	16,590	3,444.500	176,890	3,780.760	193,560
80.Other	0.000	0	164.350	131,480	384.920	307,935	549.270	439,415
81.Exempt	978.490	0	44.560	0	728.350	0	1,751.400	0
82.Total	178.260	226,555	35,273.895	46,893,345	308,113.990	408,866,860	343,566.145	455,986,760

2006 Agricultural Land Detail

County 30 - Fillmore

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	5,351.620	2.68%	10,007,545	3.13%	1,870.002
1A	110,995.650	55.50%	196,461,725	61.39%	1,769.994
2A1	1,964.740	0.98%	3,261,470	1.02%	1,660.000
2A	42,618.700	21.31%	66,481,450	20.77%	1,559.912
3A1	21,528.170	10.76%	27,017,780	8.44%	1,254.996
3A	9,897.170	4.95%	10,431,050	3.26%	1,053.942
4A1	6,283.070	3.14%	5,389,085	1.68%	857.715
4A	1,371.000	0.69%	973,060	0.30%	709.744
Irrigated Total	200,010.120	100.00%	320,023,165	100.00%	1,600.034

Dry:

1D1	2,564.860	4.19%	3,345,220	4.84%	1,304.250
1D	32,561.085	53.16%	41,182,650	59.52%	1,264.781
2D1	799.820	1.31%	931,805	1.35%	1,165.018
2D	8,807.435	14.38%	9,819,635	14.19%	1,114.925
3D1	9,084.335	14.83%	8,576,210	12.40%	944.065
3D	3,140.430	5.13%	2,518,900	3.64%	802.087
4D1	3,373.140	5.51%	2,257,335	3.26%	669.208
4D	918.520	1.50%	554,965	0.80%	604.194
Dry Total	61,249.625	100.00%	69,186,720	100.00%	1,129.586

Grass:

1G1	625.060	3.33%	329,850	4.99%	527.709
1G	3,037.990	16.18%	1,569,335	23.75%	516.570
2G1	1,225.300	6.53%	556,210	8.42%	453.937
2G	1,340.120	7.14%	532,920	8.07%	397.665
3G1	2,052.340	10.93%	767,215	11.61%	373.824
3G	1,066.010	5.68%	311,135	4.71%	291.868
4G1	2,961.640	15.78%	805,040	12.18%	271.822
4G	6,465.420	34.44%	1,736,000	26.27%	268.505
Grass Total	18,773.880	100.00%	6,607,705	100.00%	351.962

Irrigated Total	200,010.120	70.47%	320,023,165	80.75%	1,600.034
Dry Total	61,249.625	21.58%	69,186,720	17.46%	1,129.586
Grass Total	18,773.880	6.61%	6,607,705	1.67%	351.962
Waste	3,347.260	1.18%	171,885	0.04%	51.350
Other	432.520	0.15%	346,015	0.09%	799.997
Exempt	1,577.600	0.56%			
Market Area Total	283,813.405	100.00%	396,335,490	100.00%	1,396.465

As Related to the County as a Whole

Irrigated Total	200,010.120	95.90%	320,023,165	95.88%	
Dry Total	61,249.625	60.42%	69,186,720	62.20%	
Grass Total	18,773.880	64.06%	6,607,705	63.92%	
Waste	3,347.260	88.53%	171,885	88.80%	
Other	432.520	78.74%	346,015	78.74%	
Exempt	1,577.600	90.08%			
Market Area Total	283,813.405	82.61%	396,335,490	86.92%	

2006 Agricultural Land Detail

County 30 - Fillmore

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,225.180	14.34%	2,291,085	16.64%	1,869.998
1A	4,243.320	49.66%	7,510,680	54.55%	1,770.000
2A1	5.000	0.06%	8,300	0.06%	1,660.000
2A	1,278.000	14.96%	1,993,680	14.48%	1,560.000
3A1	1,001.240	11.72%	1,256,560	9.13%	1,255.003
3A	269.900	3.16%	284,745	2.07%	1,055.001
4A1	343.100	4.02%	295,065	2.14%	859.997
4A	179.000	2.09%	127,090	0.92%	710.000
Irrigated Total	8,544.740	100.00%	13,767,205	100.00%	1,611.190

Dry:

1D1	2,152.560	5.36%	2,647,655	6.30%	1,230.002
1D	20,708.740	51.61%	24,436,320	58.13%	1,180.000
2D1	218.400	0.54%	235,870	0.56%	1,079.990
2D	6,178.460	15.40%	6,363,810	15.14%	1,029.999
3D1	5,899.060	14.70%	5,102,700	12.14%	865.002
3D	2,599.950	6.48%	1,884,980	4.48%	725.006
4D1	1,880.120	4.69%	1,109,270	2.64%	589.999
4D	488.450	1.22%	258,880	0.62%	530.003
Dry Total	40,125.740	100.00%	42,039,485	100.00%	1,047.693

Grass:

1G1	351.650	3.34%	187,430	5.03%	533.001
1G	1,769.050	16.80%	910,615	24.42%	514.748
2G1	232.500	2.21%	105,565	2.83%	454.043
2G	999.860	9.49%	395,150	10.60%	395.205
3G1	1,386.000	13.16%	522,670	14.01%	377.106
3G	653.350	6.20%	192,750	5.17%	295.017
4G1	1,542.700	14.65%	428,925	11.50%	278.035
4G	3,596.900	34.15%	986,400	26.45%	274.236
Grass Total	10,532.010	100.00%	3,729,505	100.00%	354.111

Irrigated Total	8,544.740	14.30%	13,767,205	23.08%	1,611.190
Dry Total	40,125.740	67.15%	42,039,485	70.48%	1,047.693
Grass Total	10,532.010	17.63%	3,729,505	6.25%	354.111
Waste	433.500	0.73%	21,675	0.04%	50.000
Other	116.750	0.20%	93,400	0.16%	800.000
Exempt	173.800	0.29%			
Market Area Total	59,752.740	100.00%	59,651,270	100.00%	998.301

As Related to the County as a Whole

Irrigated Total	8,544.740	4.10%	13,767,205	4.12%	
Dry Total	40,125.740	39.58%	42,039,485	37.80%	
Grass Total	10,532.010	35.94%	3,729,505	36.08%	
Waste	433.500	11.47%	21,675	11.20%	
Other	116.750	21.26%	93,400	21.26%	
Exempt	173.800	9.92%			
Market Area Total	59,752.740	17.39%	59,651,270	13.08%	

2006 Agricultural Land Detail

County 30 - Fillmore

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	62.680	104,505	20,110.180	32,481,235	188,382.000	301,204,630
Dry	93.310	111,590	12,324.405	13,393,750	88,957.650	97,720,865
Grass	20.710	10,380	2,340.260	870,290	26,944.920	9,456,540
Waste	1.560	80	334.700	16,590	3,444.500	176,890
Other	0.000	0	164.350	131,480	384.920	307,935
Exempt	978.490	0	44.560	0	728.350	0
Total	178.260	226,555	35,273.895	46,893,345	308,113.990	408,866,860

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	208,554.860	333,790,370	208,554.860	60.70%	333,790,370	73.20%	1,600.491
Dry	101,375.365	111,226,205	101,375.365	29.51%	111,226,205	24.39%	1,097.171
Grass	29,305.890	10,337,210	29,305.890	8.53%	10,337,210	2.27%	352.734
Waste	3,780.760	193,560	3,780.760	1.10%	193,560	0.04%	51.196
Other	549.270	439,415	549.270	0.16%	439,415	0.10%	799.998
Exempt	1,751.400	0	1,751.400	0.51%	0	0.00%	0.000
Total	343,566.145	455,986,760	343,566.145	100.00%	455,986,760	100.00%	1,327.216

* Department of Property Assessment & Taxation Calculates

FILLMORE COUNTY

Plan of Assessment – 2005 Update

State law establishes the framework within which the assessor must operate. However, a real property assessment system requires that an operation or procedure be done completely and in a uniform manner each time it is repeated. Accurate and efficient assessment practices represent prudent expenditure of tax monies, establishes taxpayer confidence in local government, and enables the local government to serve its citizens more effectively. The important role the assessment practices play in local government cannot be overstated. Pursuant to Nebraska Laws 2005, LB263, Section 9 the assessor shall submit a Plan of Assessment to the county board of equalization before July 31st and the Department of Property Assessment and Taxation on or before October 31st. The plan and update shall examine the level, quality, and uniformity of assessment in the county.

The responsibilities of assessment include record maintenance. Ownership is updated in the cadastrals and on our record cards using 521 RETS (Real Estate Transfer Statements) and the miscellaneous book to check for death certificates, etc. Our mapping procedures include updating the cadastrals and using our land check program to draw out tracts.

Reports are systematically filed as required by law. Real estate abstract is filed by March 19, personal property abstract is filed by June 15, certification of values for levy setting is mailed to all entities in the county by August 20, and copies of the school valuations are also mailed to the Department of Education. The school district taxable value report is mailed to the state by August 25, tax list of real and personal property is delivered to the treasurer by November 22, and the CTL (Certificate of Taxes Levied) is filed with the state by December 1. Tax list corrections are made only if necessary. Homestead exemption applications are mailed by February 1 and must be filled out, signed and returned to our office by June 30. Personal property forms are mailed out sometime in February and must be filled out, signed and returned by May 1. Notices of valuation change are mailed by June 1. Exempt property applications are mailed in November and must be filled out, signed and returned by December 31.

The assessor is responsible for valuing at actual value all real property in the county except railroads and public service entities as of January 1 of each year. Assessors use professionally accepted mass appraisal techniques, including but not limited to: comparison with sales of property of known or recognized value, taking into account location, zoning, and current functional use; income approach, and cost approach. By statute all real property is assessed at 100% of actual value, except for agricultural land and horticultural land which is assessed at 80% of actual value. Fillmore County currently contracts with Knoche Appraisal & Consulting LLC to assist with the review of sales and do the pick-up work.

Our last aerial photos were taken in 1997 for all rural parcels. This is a good tool to help identify all buildings in the rural area. County-wide zoning was implemented January 1, 2000. Any new buildings or additions need to be approved prior to construction. This has been very beneficial for our office.

Pick-up work is scheduled based on our permits. We try to schedule pick-up work and sales review in the same area.

After sales are reviewed, we decide whether we need to look at a certain class or sub-class of property. We try to have a systematic review of all property in the county.

The qualification process involves a careful review of the information on the 521 RETS and utilizes the personal knowledge of the assessor and staff to make a decision about the usability of the sales. Some are later modified based on information discovered during the verification and inspection processes. The verification process is primarily accomplished during the on-site inspection, which is done by the contract appraiser. Most of the interviews conducted outside the inspection process are for clarification or when another party to the sale is contacted, and for unimproved parcels that are not inspected. The county attempts to inspect all improved sales in the qualified roster, and many of the others in the total roster that are not obviously non-sales.

The assessor and staff do most of the sale qualification with further verification and inspection contracted to Knoche Appraisal & Consulting LLC. The qualification decisions are sometimes modified after the verification or inspection processes are done. The staff has only a minor role in the verification process, when they randomly encounter a party to a sale, make a phone call or to seek clarification. The assessor does very little sale inspection because that task is contracted to Knoche Appraisal & Consulting LLC. They conduct a comprehensive inspection. Most of the verification process is done during the inspection and most interviews are done at that time. The phone is used for verification with persons who are unavailable during the inspection process or if additional clarification is needed. In Fillmore County the order of preference for verification is buyer, buyer's representative, seller and then real estate agent. The county verifies a larger percentage of the transfers to enhance the input to the county CAMA system that is used to calculate building valuation.

When conducting a physical inspection, the county looks for the same thing we look for when listing property. We check for the accuracy of the listing. We also believe the sale file review serves as a semi-random sampling of the assessed property. The review enables us to plan for reappraisal priorities, and prepare for future changes of classes and sub-classes. The county attempts to inspect all qualified improved sales as well as others that are possibly good sales. We estimate this is 85% of the residential sales, 75% of the commercial sales, 20% of the unimproved agland sales and 60% of the improved agland sales that are in the total roster. We occasionally inspect some unimproved sales to verify land use. Unreported pick-up work and alterations are listed and errors that are discovered are corrected on the records accordingly. Omissions are usually parcels of unreported pick-up work, which are listed, valued and added to the tax rolls. This year our omissions included a lot of irrigated acres. Due to the NRD looking at possible regulation, owners wanted to make sure our records were correct. Our administrative package has a permit tab and all pick-up work is entered on corresponding property records. We are able to run a list of permits out of this system.

The information gathered during the sale review process is kept in the county sales books. We are starting to notice some influences due to the development of the four-lane highway through our county.

Fillmore County assessor's office personnel includes the assessor, deputy and clerk. The assessor and deputy have completed their continuing education to keep up their certificates and are certified through 2006. I will be interviewing applicants for a position as my deputy is retiring November 30th^t after 17 years in the office. I will hire a clerk to replace her. My current clerk has passed her certification so she will be my new deputy effective December 1st. I have included money in the budget for education. Our appraisal work is contracted with Knoche Appraisal & Consulting LLC and they help with the sales review and pick-up work.

Fillmore County Assessor's office recently (July 2005) acquired all new computers and printers. Hopefully, with this updated equipment, we will be able to do our job with less problems than we had been experiencing.

Fillmore County utilizes the computerized administrative system County Solutions, provided and supported by NACO. The Marshall & Swift costing tables are used for estimating replacement costs for the residential parcels and ag buildings. The county administrative system includes the Microsolve CAMA 2000 package. We have also expanded our appraisal processes to include a sales comparison approach. The assessment records are kept in the hard copy format with updates made in the form of inserts. The valuation history on the face of the hard copy is updated to reflect all valuation changes that are made annually.

According to the 2005 abstract, the real property within Fillmore County is comprised of the following: 2,546 residential parcels of which 272 are unimproved, 522 commercial parcels of which 72 are unimproved, 7 industrial parcels, 1 recreational parcels, and 3,380 agricultural parcels of which 2,316 are unimproved. Among the improved agricultural parcels are 570 with residential improvements. The percentage breakdown of the three primary classes of real estate is as follows: residential 40%, commercial/industrial 8%, agricultural 52% and 0.00% comprising any other classes. There are two other groups to mention; the administrative parcels (including Game and Parks and exempt parcels), numbering 272 and there are two parcels that have additional valuation responsibility (TIF Projects). These groups are mentioned because they represent additional assessment responsibility but will not be included in the parcel count in this report. The total number of parcels that are associated with the total real property value from lines 17, 25 & 30 of the abstract in Fillmore County is estimated at 6,456 and contain no parcels with mineral interests valued. The total including exempt, Game and Parks and TIF parcels is 6,733.

The total valuation as certified on the School District taxable report of 2004 to the Department of PA&T is 678,681,471. The breakdown of valuation is as follows:

	<u>Valuation</u>	<u>Total Parcels</u>
Real Estate	626,952,570	6,442
Personal Property	35,187,414	1,329

Railroad & Public Service Utilities (Certified by PA&T)	<u>16,541,487</u>
TOTAL	678,681,471

Homestead Exemption applications for 2004 were 301.

Charitable exemption applications were 37 excluding cemeteries.

Cadastrals are maps showing the boundaries of subdivisions of land usually with the bearings and lengths thereof and the areas of individual tracts for the purpose of describing and recording ownership. Our current set of cadastrals was made in 1989. The ownership names and property lines are routinely updated, and we consider them current.

Our property record cards serve as a reference to and inventory of all portions of the property. It contains a summary of the general data relevant to the parcel it represents. Our most recent record cards (for all classes of property) were prepared in 1993 during our last reappraisal. Our 2005 records are currently up-to-date along with the 2005 values.

When a parcel of real property in the State of Nebraska transfers and a deed is recorded a Real Estate Transfer Statement, form 521, is required. A copy of Form 521 is provided to the assessor. The assessor is responsible for maintaining the changes of ownership on the property record cards of the county. The assessor completes supplemental worksheets on these sales and submits this information to the Department of Property Assessment and Taxation within 45 days or sooner.

Our office has developed a formal manual of office and assessment procedures, which includes a job description. It is our practice to follow all rules, regs, and directives that govern the assessment process.

We qualify all sales, review most of them, prepare in-depth analysis on most property classes or subclasses and identify the projects that will be done.

Our level of value, quality and uniformity for assessment year 2005:

Property Class	Median	COD	PRD
Residential	99%	21.75	110.78
Commerical	100%	9.32	101.79
Agricultural Land	77%	11.75	103.15

Our three year plan is as follows:

- 2006 Continue sales review of all classes of property
Examine the level, quality and uniformity of assessment in the county
Review level of value and make any needed changes by class of property
The rural field review has been completed and entered in the Cama system
The improvement values need to be set and implemented
Review agland for any changes in land areas
Add new construction
Continue our systematic review of towns
Fillmore County board is considering the GIS in conjunction with the roads department, clerk's office and zoning office
NOTE: The board voted to proceed with the GIS 8-9-05.
A digital camera was purchased, we need to get updated pictures for our record cards
- 2007 Continue sales review for all classes of property
Examine the level, quality and uniformity of assessment in the county
Review level of value and make any needed changes by class of property
Continue data entry for all rural outbuildings in CAMA 2000 (after rural has been reviewed)
Verify land usage with FSA information
Review agland for any changes in land areas
Add new construction
- 2008 Continue sales review for all classes of property
Examine the level, quality and uniformity of assessment in the county
Review level of value and make any needed changes by class of property
Check model for residential property and update cost figures
Review agland for any changes in land areas
Add new construction

Purpose Statements

Commission Summary

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

Property Tax Administrator's Opinions & Recommendations

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

Correlation Section

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

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

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

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

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

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

Statistical Reports Section

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

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

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

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

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

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

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

County Assessment Survey

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

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

County Reports Section

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

County Abstract of Assessment for Real Property, Form 45

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

County Agricultural Land Detail

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

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

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

Special Valuation Section

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

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

Nebraska Constitutional Provisions:

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

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

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

Nebraska Statutory Provisions for Agricultural Land:

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

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

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

Nebraska Statutory Provisions for Special Valuation:

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

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

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

Nebraska Statutory Provisions for Measurement of Level of Value:

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

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

Discussion of the Constitutional and Statutory Provisions:

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

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

Discussion of Special Valuation:

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

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

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

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

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

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

Measurement of Special Valuation

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

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

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

Rent Data

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

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

Rate Data

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

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

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

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

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

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

Valuation Calculation

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

Measurement Calculation

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

Measurement of Recapture Valuation

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

Measurement of Agricultural Land Valuation

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

Purpose Statements Section

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

Glossary

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

Technical Specifications Section

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

Certification

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

Map Section

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

Valuation History Charts Section

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

Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1-use the sale without adjustment

2-use the sale with an adjustment

3-substantially changed sale should not be used in study

4-exclude the sale

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

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

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

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

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

Residential:

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

Commercial:

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

Unimproved Agricultural:

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

Agricultural: (Optional)

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

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses

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

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

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

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

Statistical Calculations

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

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

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

Coding Information & Calculations

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

Number of Sales

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

Total Sales Price

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

Total Adj. Sales Price

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

Total Assessed Value

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

Avg. Adj. Sales Price

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

Avg. Assessed Value

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

Median

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

Weighted Mean

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

Mean

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

COD

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

PRD

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

COV

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

STD

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

Avg. Abs. Dev.

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

Max Sales Ratio

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

Min Sales Ratio

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

95% Median C.I.

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

95% Wgt. Mean C.I.

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

- The actual calculation:

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

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

95% Mean C.I.

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

Ratio Formulas

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

Map Source Documentation

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

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

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

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

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

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

Valuation History Chart Specifications

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

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

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

Source: County Abstract of Assessment Report for Real Property

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

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

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

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

City Class, Population, & Zoning Authority:

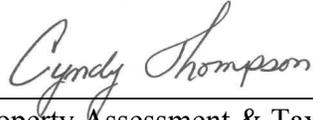
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

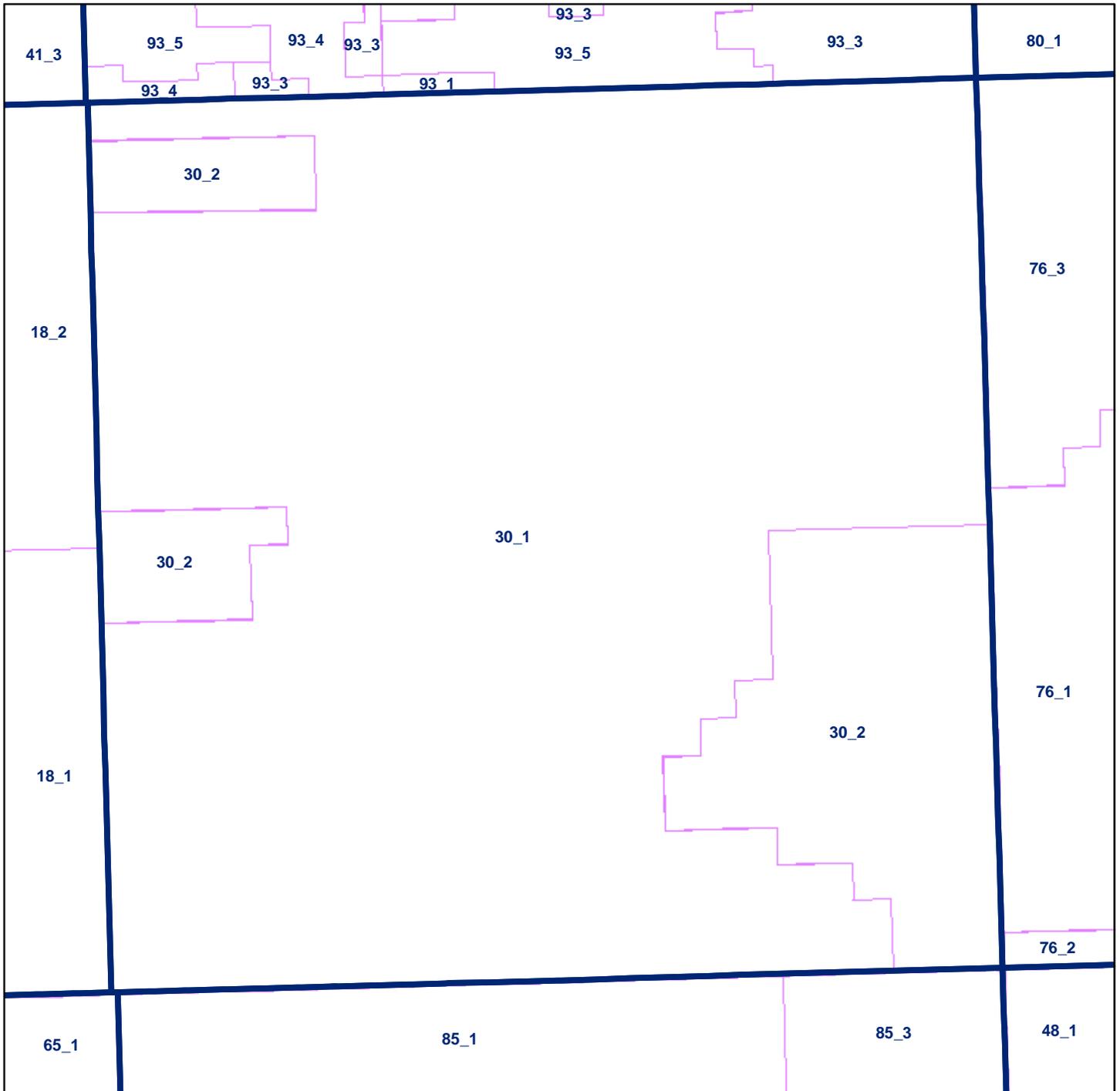
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Fillmore County County Assessor, by certified mail, return receipt requested, 7034 1160 0001 1212 8045.

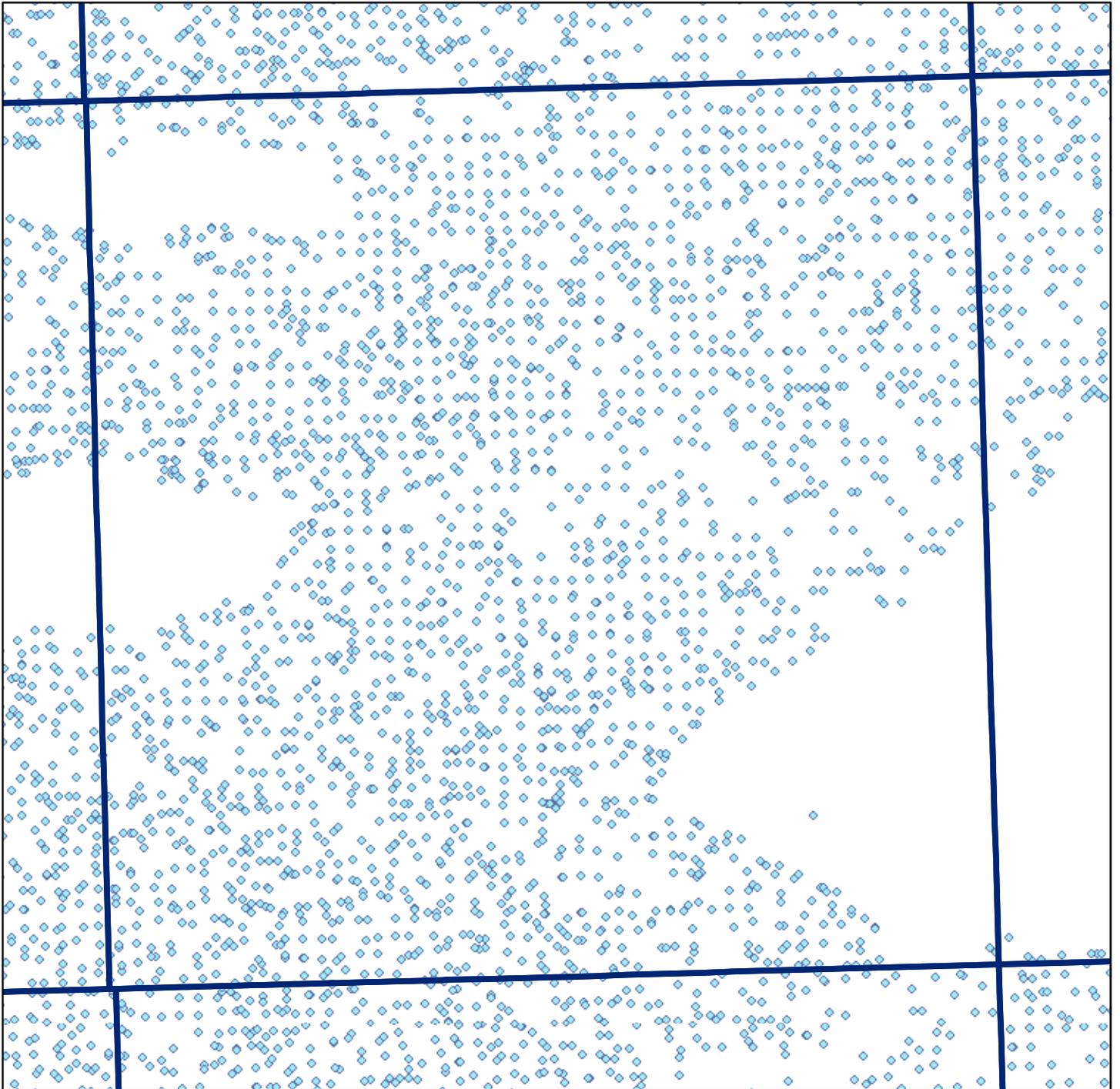
Dated this 10th day of April, 2006.



Property Assessment & Taxation



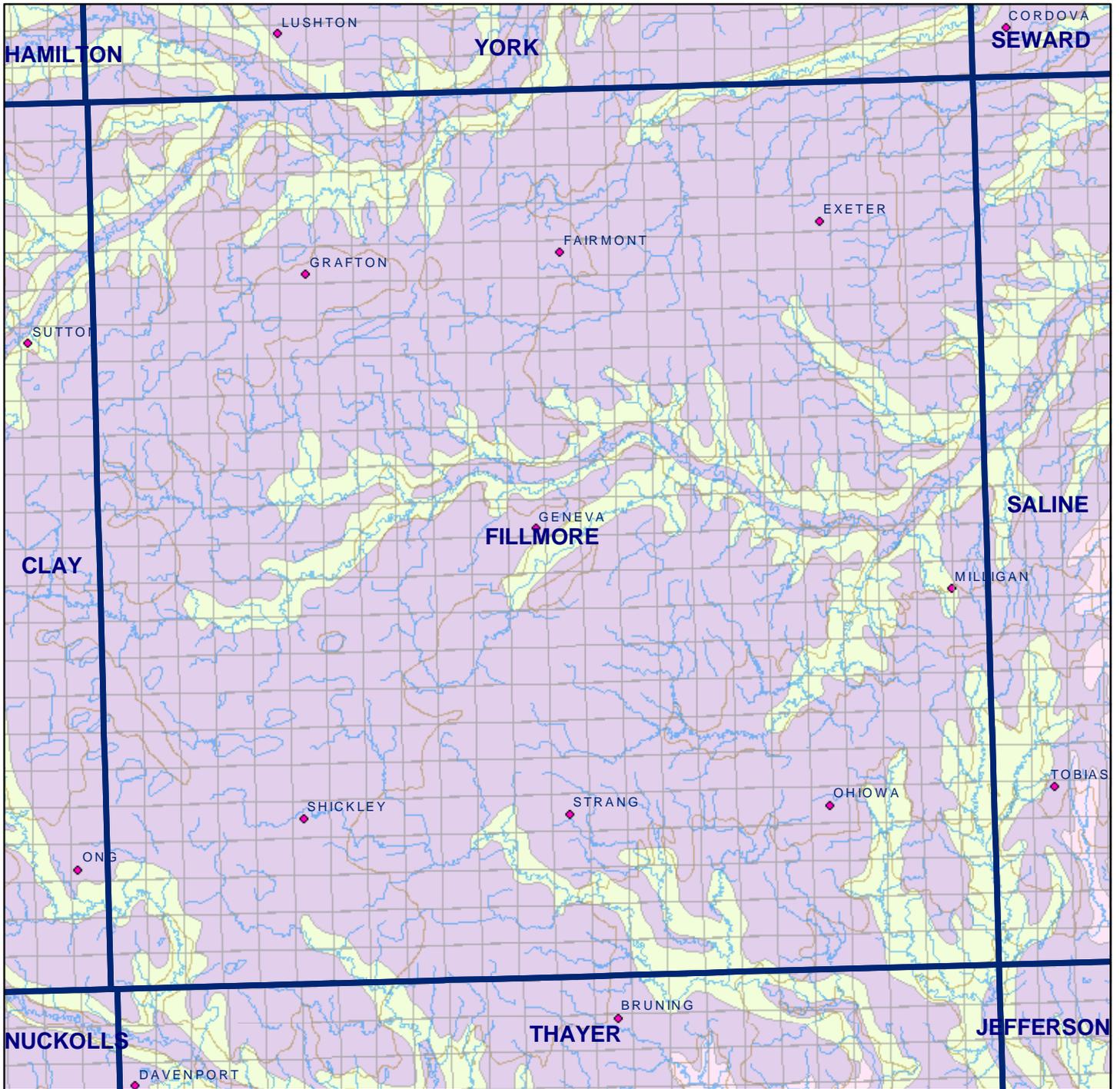
 Market Areas



● Registered Wells > 500 GPM

3525	3523	3521	3519	3517	3515
3673	3675	3677	3679	3681	3683
3757	3755	3753	3751	3749	3747
3907	3909	3911	3913	3915	3917
3993	3991	3989	3987	3985	3983
4143	4145	4147	4149	4151	4153

 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

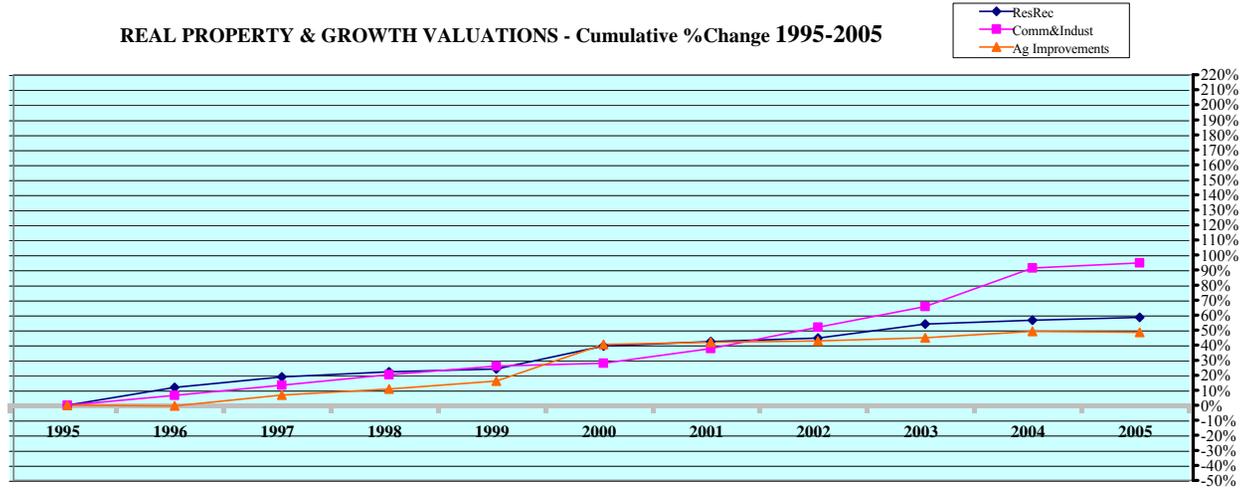
7 - Somewhat poorly drained soils formed in alluvium on bottom lands

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

Fillmore 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	54,402,205	not avail.	--	--	--	--	18,908,900	not avail.	--	--	--	--
1993	59,211,776	not avail.	--	--	--	--	16,888,385	not avail.	--	--	--	--
1994	59,999,492	not avail.	--	--	--	--	18,293,887	not avail.	--	--	--	--
1995	69,826,779	940,923	1.35%	68,885,856	--	--	18,500,153	296,253	1.60%	18,203,900	--	--
1996	78,289,856	1,223,800	1.56%	77,066,056	10.37%	11.88%	19,952,471	541,074	2.71%	19,411,397	4.93%	6.63%
1997	83,670,835	1,714,771	2.05%	81,956,064	4.68%	18.97%	20,961,310	317,782	1.52%	20,643,528	3.46%	13.40%
1998	85,284,825	992,155	1.16%	84,292,670	0.74%	22.37%	23,004,495	1,091,645	4.75%	21,912,850	4.54%	20.37%
1999	86,685,375	1,188,515	1.37%	85,496,860	0.25%	24.11%	23,349,800	399,325	1.71%	22,950,475	-0.23%	26.07%
2000	97,239,685	1,148,515	1.18%	96,091,170	10.85%	39.49%	23,619,330	313,690	1.33%	23,305,640	-0.19%	28.03%
2001	99,846,595	1,754,625	1.76%	98,091,970	0.88%	42.40%	27,671,535	2,604,105	9.41%	25,067,430	6.13%	37.70%
2002	101,353,155	1,639,683	1.62%	99,713,472	-0.13%	44.75%	30,195,755	2,528,360	8.37%	27,667,395	-0.01%	51.99%
2003	107,650,500	1,497,310	1.39%	106,153,190	4.74%	54.10%	30,587,340	410,890	1.34%	30,176,450	-0.06%	65.77%
2004	108,928,775	1,044,020	0.96%	107,884,755	0.22%	56.61%	35,388,795	540,790	1.53%	34,848,005	13.93%	91.43%
2005	110,321,870	1,082,055	0.98%	109,239,815	0.29%	58.58%	35,560,675	122,485	0.34%	35,438,190	0.14%	94.67%

1995-2005 Rate Annual %chg w/o growth > Resid & Rec. **4.72%**

Comm & Indust **6.89%**

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	41,168,195					
1993	not avail	not avail	38,982,579					
1994	not avail	not avail	36,826,780					
1995	14,308,514	17,094,965	31,403,479	1,081,149	3.44%	30,322,330	--	--
1996	14,431,867	16,388,645	30,820,512	599,950	1.95%	30,220,562	-3.77%	-0.34%
1997	15,894,295	17,537,330	33,431,625	1,041,280	3.11%	32,390,345	5.09%	6.82%
1998	19,509,165	15,571,965	35,081,130	1,486,575	4.24%	33,594,555	0.49%	10.79%
1999	16,271,940	19,544,450	35,816,390	587,085	1.64%	35,229,305	0.42%	16.18%
2000	23,350,295	19,728,460	43,078,755	472,410	1.10%	42,606,345	18.96%	40.51%
2001	23,402,060	20,051,130	43,453,190	423,285	0.97%	43,029,905	-0.11%	41.91%
2002	23,788,465	20,681,900	44,470,365	1,174,190	2.64%	43,296,175	-0.36%	42.79%
2003	24,018,140	21,129,165	45,147,305	1,220,415	2.70%	43,926,890	-1.22%	44.87%
2004	24,294,845	21,472,310	45,767,155	521,090	1.14%	45,246,065	0.22%	49.22%
2005	24,528,695	22,063,685	46,592,380	1,537,010	3.30%	45,055,370	-1.56%	48.59%

1995-2005 Rate Annual %chg w/o growth > Ag Imprvmts **4.04%**

(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

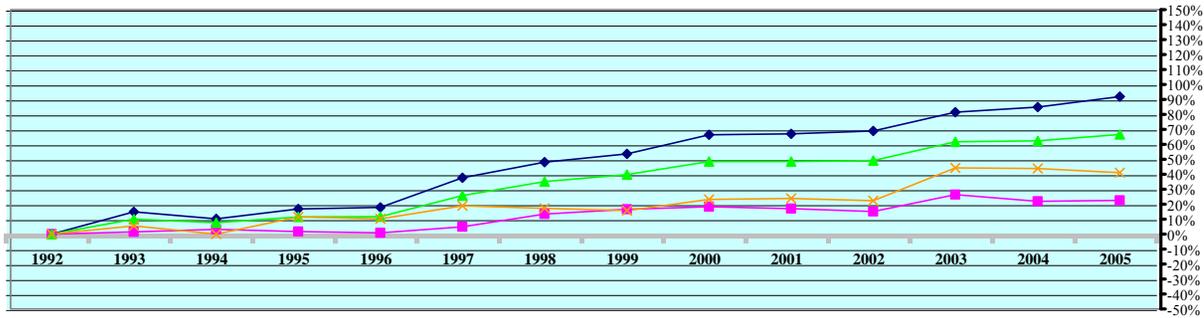
Cnty# **30**
County **FILLMORE**

FL area **3**

CHART 2

EXHIBIT **30B** Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992	168,507,500	--	--	--	93,178,125	--	--	--	7,554,135	--	--	--
1993	193,611,270	25,103,770	14.90%	14.90%	94,642,145	1,464,020	1.57%	1.57%	7,979,610	425,475	5.63%	5.63%
1994	185,853,390	-7,757,880	-4.01%	10.29%	96,244,550	1,602,405	1.69%	3.29%	7,560,935	-418,675	-5.25%	0.09%
1995	196,934,285	11,080,895	5.96%	16.87%	94,805,380	-1,439,170	-1.50%	1.75%	8,422,065	861,130	11.39%	11.49%
1996	198,619,815	1,685,530	0.86%	17.87%	93,880,565	-924,815	-0.98%	0.75%	8,327,790	-94,275	-1.12%	10.24%
1997	231,893,590	33,273,775	16.75%	37.62%	97,806,215	3,925,650	4.18%	4.97%	8,977,570	649,780	7.80%	18.84%
1998	249,529,360	17,635,770	7.61%	48.08%	105,578,225	7,772,010	7.95%	13.31%	8,848,365	-129,205	-1.44%	17.13%
1999	258,979,600	9,450,240	3.79%	53.69%	108,543,770	2,965,545	2.81%	16.49%	8,744,820	-103,545	-1.17%	15.76%
2000	280,428,825	21,449,225	8.28%	66.42%	110,297,220	1,753,450	1.62%	18.37%	9,312,850	568,030	6.50%	23.28%
2001	281,486,625	1,057,800	0.38%	67.05%	109,034,920	-1,262,300	-1.14%	17.02%	9,346,650	33,800	0.36%	23.73%
2002	284,695,940	3,209,315	1.14%	68.95%	107,303,725	-1,731,195	-1.59%	15.16%	9,238,945	-107,705	-1.15%	22.30%
2003	305,882,220	21,186,280	7.44%	81.52%	117,804,445	10,500,720	9.79%	26.43%	10,889,685	1,650,740	17.87%	44.16%
2004	311,733,225	5,851,005	1.91%	85.00%	113,688,785	-4,115,660	-3.49%	22.01%	10,869,420	-20,265	-0.19%	43.89%
2005	323,427,140	11,693,915	3.75%	91.94%	114,111,505	422,720	0.37%	22.47%	10,658,340	-211,080	-1.94%	41.09%

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

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992	--	--	--	--	120,555	--	--	--	269,360,315	--	--	--
1993	--	--	--	--	125,250	4,695	3.89%	3.89%	296,358,275	26,997,960	10.02%	10.02%
1994	--	--	--	--	146,853	--	0.00%	21.81%	289,805,728	-6,552,547	-2.21%	7.59%
1995	--	--	--	--	105,461	-41,392	-28.19%	-12.52%	300,267,191	10,461,463	3.61%	11.47%
1996	--	--	--	--	118,715	13,254	12.57%	-1.53%	300,946,885	679,694	0.23%	11.73%
1997	--	--	--	--	118,945	230	0.19%	-1.34%	338,796,320	37,849,435	12.58%	25.78%
1998	--	--	--	--	120,095	1,150	0.97%	-0.38%	364,076,045	25,279,725	7.46%	35.16%
1999	--	--	--	--	131,390	11,295	9.41%	8.99%	376,399,580	12,323,535	3.38%	39.74%
2000	--	--	--	--	131,990	600	0.46%	9.49%	400,170,885	23,771,305	6.32%	48.56%
2001	--	--	--	--	256,595	124,605	94.40%	112.84%	400,124,790	-46,095	-0.01%	48.55%
2002	--	--	--	--	265,680	9,085	3.54%	120.38%	401,504,290	1,379,500	0.34%	49.06%
2003	193,585	n/a	n/a	n/a	612,915	n/a	n/a	n/a	435,382,850	33,878,560	8.44%	61.64%
2004	190,890	-2,695	-1.39%	-1.39%	615,765	2,850	0.46%	0.46%	437,098,085	1,715,235	0.39%	62.27%
2005	188,565	-2,325	-1.22%	-2.59%	606,890	-8,875	-1.44%	-0.98%	448,992,440	11,894,355	2.72%	66.69%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

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(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	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre
1992	168,412,460	168,840	997	--	--	93,325,920	138,867	672	--	--	7,561,760	33,396	226	--	--
1993	192,388,955	170,862	1,126	12.94%	12.94%	95,321,645	136,685	697	3.72%	3.72%	8,014,510	33,321	241	6.64%	6.64%
1994	185,846,985	172,854	1,075	-4.53%	7.82%	96,329,405	134,972	714	2.44%	6.25%	7,545,720	33,022	229	-4.98%	1.33%
1995	196,946,950	174,563	1,128	4.93%	13.14%	95,088,945	133,248	714	0.00%	6.25%	8,514,380	32,767	260	13.54%	15.04%
1996	198,613,000	176,058	1,128	0.00%	13.14%	93,983,335	131,661	714	0.00%	6.25%	8,350,555	32,267	259	-0.38%	14.60%
1997	231,094,115	179,338	1,289	14.27%	29.29%	98,410,370	128,939	763	6.86%	13.54%	8,958,045	31,679	283	9.27%	25.22%
1998	249,320,560	182,035	1,370	6.28%	37.41%	105,722,945	126,391	836	9.57%	24.40%	8,852,070	31,330	283	0.00%	25.22%
1999	258,533,380	184,052	1,405	2.55%	40.92%	109,050,675	125,146	871	4.19%	29.61%	8,848,250	31,354	282	-0.35%	24.78%
2000	280,609,270	186,510	1,505	7.12%	50.95%	113,581,855	123,314	921	5.74%	37.05%	9,152,595	30,979	295	4.61%	30.53%
2001	280,792,120	186,700	1,504	-0.07%	50.85%	109,262,590	120,865	904	-1.85%	34.52%	9,361,800	31,622	296	0.34%	30.97%
2002	284,118,745	188,953	1,504	0.00%	50.85%	107,659,915	119,159	903	-0.11%	34.38%	9,257,500	31,256	296	0.00%	30.97%
2003	305,695,800	190,785	1,602	6.52%	60.68%	117,948,945	117,592	1,003	11.07%	49.26%	10,929,200	30,958	353	19.26%	56.19%
2004	311,855,540	194,821	1,601	-0.08%	60.55%	113,708,095	113,512	1,002	-0.13%	49.07%	10,823,545	30,602	354	0.19%	56.50%
2005	319,019,825	199,331	1,600	-0.02%	60.53%	116,772,510	109,322	1,068	6.63%	58.95%	10,747,475	30,352	354	0.12%	56.68%

1992-2005 Rate Ann.%chg AvgVal/Acre: **3.71%**

3.63%

3.51%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre
1992	113,030	3,768	30	--	--	11,380	150	76	--	--	269,424,550	345,020	781	--	--
1993	113,655	3,789	30	0.00%		12,100	57	211	177.63%		295,850,865	344,714	858	9.86%	9.86%
1994	116,210	3,874	30	0.00%		12,100	68	178	-15.64%		289,850,420	344,790	841	-1.98%	7.68%
1995	120,610	4,020	30	0.00%		12,100	68	178	0.00%		300,682,985	344,666	872	3.69%	11.65%
1996	119,195	3,967	30	0.00%		0	0				301,066,085	343,954	875	0.34%	12.04%
1997						117,195	3,908	30	--		338,579,725	343,863	985	12.57%	26.12%
1998						119,350	3,979	30	0.00%		364,014,925	343,735	1,059	7.51%	35.60%
1999						121,965	4,065	30	0.00%		376,554,270	344,617	1,093	3.21%	39.95%
2000						141,320	4,413	32	6.67%		403,485,040	345,216	1,169	6.95%	49.68%
2001						137,920	4,418	31	-3.13%		399,554,430	343,605	1,163	-0.51%	48.91%
2002						136,755	4,379	31	0.00%		401,172,915	343,748	1,167	0.34%	49.42%
2003	200,635	3,922	51	n/a	n/a	314,290	393	800	n/a	n/a	435,088,870	343,649	1,266	8.48%	62.10%
2004	199,465	3,899	51	0.31%	n/a	462,285	578	800	0.00%	n/a	437,048,930	343,412	1,273	0.53%	62.95%
2005	197,710	3,864	51	0.02%	n/a	461,560	577	800	0.00%	n/a	447,199,080	343,445	1,302	2.31%	66.72%

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

4.01%

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FILLMORE

FL area **3**

(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
6,634	FILLMORE	38,996,653	9,145,658	6,930,309	110,292,775	32,211,560	3,349,115	29,095	448,992,440	24,528,695	22,063,685	0	696,539,985
<i>cnty sectorvalue % of total value:</i>		5.60%	1.31%	0.99%	15.83%	4.62%	0.48%	0.00%	64.46%	3.52%	3.17%		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
712	EXETER	3,102,758	325,094	312,956	11,065,865	3,349,560	0	0	49,455	35,515	7,920	0	18,249,123
691	FAIRMONT	631,148	410,325	563,649	8,481,240	1,734,395	0	0	76,360	0	2,290	0	11,899,407
2,226	GENEVA	2,564,648	694,211	83,717	52,790,055	15,269,135	3,084,005	0	36,525	0	0	0	74,522,296
152	GRAFTON	97,283	140,957	183,642	2,716,840	1,380,915	0	0	58,750	0	33,260	0	4,611,647
315	MILLIGAN	179,607	87,429	12,250	5,355,885	2,249,065	0	0	0	0	0	0	7,884,236
142	OHIOWA	25,081	45,247	8,935	1,170,660	685,635	0	0	8,595	0	0	0	1,944,153
376	SHICKLEY	269,303	59,806	11,809	8,948,825	2,070,835	138,705	0	7,885	0	0	0	11,507,168
32	STRANG	36,716	2,400	474	318,900	309,495	0	0	3,405	54,125	18,120	0	743,635
Total of All City Values:		6,906,544	1,765,469	1,177,432	90,848,270	27,049,035	3,222,710	0	240,975	89,640	61,590	0	131,361,665
<i>% total citysect of cnty sector</i>		17.71%	19.30%	16.99%	82.37%	83.97%	96.23%		0.05%	0.37%	0.28%		18.86%

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
10.73%	EXETER	7.96%	3.55%	4.52%	10.03%	10.40%			0.01%	0.14%	0.04%		2.62%
10.42%	FAIRMONT	1.62%	4.49%	8.13%	7.69%	5.38%			0.02%		0.01%		1.71%
33.55%	GENEVA	6.58%	7.59%	1.21%	47.86%	47.40%	92.08%		0.01%				10.70%
2.29%	GRAFTON	0.25%	1.54%	2.65%	2.46%	4.29%			0.01%		0.15%		0.66%
4.75%	MILLIGAN	0.46%	0.96%	0.18%	4.86%	6.98%							1.13%
2.14%	OHIOWA	0.06%	0.49%	0.13%	1.06%	2.13%			0.00%				0.28%
5.67%	SHICKLEY	0.69%	0.65%	0.17%	8.11%	6.43%	4.14%		0.00%				1.65%
0.48%	STRANG	0.09%	0.03%	0.01%	0.29%	0.96%			0.00%	0.22%	0.08%		0.11%

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County **FILLMORE**

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