

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions  
of the  
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

**Frontier County**  
**32**

2006 Equalization Proceedings  
before the  
Tax Equalization and Review Commission

April 2006

## Preface

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

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

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

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

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

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

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

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

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

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

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

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

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### Residential Real Property - Current

<b>Number of Sales</b>	<b>82</b>	<b>COD</b>	<b>6.89</b>
Total Sales Price	3838021	<b>PRD</b>	<b>100.97</b>
Total Adj. Sales Price	3837021	COV	9.74
Total Assessed Value	3689000	STD	9.45
Avg. Adj. Sales Price	46792.94	Avg. Abs. Dev.	6.64
Avg. Assessed Value	44987.80	Min	65.73
<b>Median</b>	<b>96.36</b>	Max	124.71
Wgt. Mean	96.14	95% Median C.I.	94.70 to 98.43
Mean	97.08	95% Wgt. Mean C.I.	94.33 to 97.96
		95% Mean C.I.	95.03 to 99.12
% of Value of the Class of all Real Property Value in the County			15.32
% of Records Sold in the Study Period			6.97
% of Value Sold in the Study Period			8.5
Average Assessed Value of the Base			36,881

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>82</b>	<b>96.36</b>	<b>6.89</b>	<b>100.97</b>
<b>2005</b>	92	95.99	9.46	102.80
<b>2004</b>	95	95.67	22.32	107.72
<b>2003</b>	100	105	29.98	111.09
<b>2002</b>	104	97	29.28	105.99
<b>2001</b>	100	94	30.77	106.69

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>19</b>	<b>COD</b>	<b>10.94</b>
Total Sales Price	624749	<b>PRD</b>	<b>110.04</b>
Total Adj. Sales Price	603749	COV	17.86
Total Assessed Value	516946	STD	16.83
Avg. Adj. Sales Price	31776.26	Avg. Abs. Dev.	10.30
Avg. Assessed Value	27207.68	Min	39.91
<b>Median</b>	<b>94.16</b>	Max	120.96
Wgt. Mean	85.62	95% Median C.I.	91.14 to 104.16
Mean	94.22	95% Wgt. Mean C.I.	58.42 to 112.82
		95% Mean C.I.	86.11 to 102.33
% of Value of the Class of all Real Property Value in the County			4.7
% of Records Sold in the Study Period			10.33
% of Value Sold in the Study Period			3.88
Average Assessed Value of the Base			72,398

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>19</b>	<b>94.16</b>	<b>10.94</b>	<b>110.04</b>
<b>2005</b>	17	94.61	13.31	118.33
<b>2004</b>	14	96.89	39.85	154.95
<b>2003</b>	16	108	29.57	116.96
<b>2002</b>	23	95	36.41	111.86
<b>2001</b>	22	92	33.76	102.82

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### Agricultural Land - Current

<b>Number of Sales</b>	<b>36</b>	<b>COD</b>	<b>8.98</b>
Total Sales Price	4046553	<b>PRD</b>	<b>101.86</b>
Total Adj. Sales Price	4011553	COV	12.29
Total Assessed Value	2930585	STD	9.14
Avg. Adj. Sales Price	111432.03	Avg. Abs. Dev.	6.85
Avg. Assessed Value	81405.14	Min	52.71
<b>Median</b>	<b>76.29</b>	Max	92.82
Wgt. Mean	73.05	95% Median C.I.	72.39 to 79.97
Mean	74.41	95% Wgt. Mean C.I.	69.64 to 76.47
		95% Mean C.I.	71.43 to 77.40
% of Value of the Class of all Real Property Value in the County			79.09
% of Records Sold in the Study Period			1.3
% of Value Sold in the Study Period			0.04
Average Assessed Value of the Base			81,179

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>36</b>	<b>76.29</b>	<b>8.98</b>	<b>101.86</b>
<b>2005</b>	41	77.31	11.16	101.12
<b>2004</b>	42	80.78	15.57	100.67
<b>2003</b>	40	77	18.48	98.61
<b>2002</b>	35	80	17.04	99.84
<b>2001</b>	38	75	19.61	97.97

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

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

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Frontier County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Frontier 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 Frontier County is 94% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Frontier 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 Frontier County is 76% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Frontier County is in compliance with generally accepted mass appraisal practices.

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### Recommendations

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

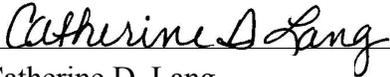
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.



  
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Catherine D. Lang  
Property Tax Administrator

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**Residential Real Property**

**I. Correlation**

Frontier: RESIDENTIAL: A review of the residential statistical information in Frontier County indicates that all three measures of central tendency are well within the acceptable ranges and strongly support each other. The median will be used to represent the overall level of value for the residential class of property. Both qualitative measures are also within the acceptable range and reflect the many accomplishments of the new Frontier County Assessor. The assessor prepared new property record files for each residential parcel of real property including improvements on leased lands after the assessor researched all lot information through the deed records for accuracy of lot sizes, ownership and property record card data. 1,177 new residential property record cards were developed. Valuation changes were made to neighborhoods in Curtis after a statistical analyses was completed by the assessor. The accomplishments are reflected throughout the residential correlation tables below.

**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>130</b>	<b>100</b>	<b>76.92</b>
<b>2002</b>	<b>134</b>	<b>104</b>	<b>77.61</b>
<b>2003</b>	<b>127</b>	<b>100</b>	<b>78.74</b>
<b>2004</b>	<b>125</b>	<b>95</b>	<b>76</b>
<b>2005</b>	<b>124</b>	<b>92</b>	<b>74.19</b>
<b>2006</b>	<b>128</b>	<b>82</b>	<b>64.06</b>

Frontier: RESIDENTIAL: Reviewing the above utilization grid indicates that historically Frontier County has used a high portion of the total sales in the development of qualified statistics. The percent for 2006 has somewhat declined with substantially improved sales. Based on the known proactive

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assessment practices of the county assessor and thorough verification and review process, it is believed that the county has used an adequate portion of the total sales to determine the level of value and has not excessively trimmed the sample.

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

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

Adjusting for Selective Reappraisal

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

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

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>90</b>	<b>6.97</b>	<b>96.27</b>	<b>94</b>
<b>2002</b>	<b>90</b>	<b>4.49</b>	<b>94.004</b>	<b>97</b>
<b>2003</b>	<b>98</b>	<b>11.84</b>	<b>109.6</b>	<b>105</b>

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<b>2004</b>	<b>96.63</b>	<b>-1.77</b>	<b>94.92</b>	<b>95.67</b>
<b>2005</b>	<b>95.92</b>	<b>-1.57</b>	<b>94.42</b>	<b>95.99</b>
<b>2006</b>	<b>96.36</b>	<b>1.36</b>	<b>97.67</b>	<b>96.36</b>

Frontier: RESIDENTIAL: The identical Median measures for the preliminary and the R&O are supportive of the fair treatment of sold and unsold properties in Frontier County. The percent change in assessed value (excluding growth) reflects the assessment actions taken by the assessor to implement new valuations to neighborhoods within Curtis.

**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.

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

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% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
6.53	2001	6.97
7.68	2002	4.49
9	2003	12
-2.11	2004	-1.77
-2.75	2005	-1.57
0.26	2006	1.36

Frontier: RESIDENTIAL: There is approximately a 1.10 higher percentage in the assessed value (excluding growth) than the total assessed value in the sales file. This is consistent with the assessor's actions for 2006 and shows support of the fair treatment between sold and unsold properties.

**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

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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.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>96.36</b>	<b>96.14</b>	<b>97.08</b>

Frontier: RESIDENTIAL: All three measures of central tendency are within the acceptable range and show support of each other. For direct equalization purposes the median will be used to describe the level of value for the residential 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

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indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>6.89</b>	<b>100.97</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

Frontier: RESIDENTIAL: Both qualitative measures are within the prescribed parameters for the 2006 assessment year.

**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>82</b>	<b>82</b>	<b>0</b>
<b>Median</b>	<b>96.36</b>	<b>96.36</b>	<b>0</b>
<b>Wgt. Mean</b>	<b>96.01</b>	<b>96.14</b>	<b>0.13</b>
<b>Mean</b>	<b>96.96</b>	<b>97.08</b>	<b>0.12</b>
<b>COD</b>	<b>6.77</b>	<b>6.89</b>	<b>0.12</b>
<b>PRD</b>	<b>100.99</b>	<b>100.97</b>	<b>-0.02</b>
<b>Min Sales Ratio</b>	<b>65.73</b>	<b>65.73</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>124.71</b>	<b>124.71</b>	<b>0</b>

Frontier: RESIDENTIAL: The minor changes shown between the Preliminary Statistics and the R&O Statistics reflects the assessment actions taken by the Frontier County Assessor in 2006. Valuation changes were made to specific neighborhoods within Curtis after a statistical analyses was completed by the county assessor. These changes shown on the table are supportive of the assessment actions section of the 2006 Assessment Survey for Frontier County (reader is advised to refer to this section of the Reports & Opinions).

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**Commerical Real Property**

**I. Correlation**

Frontier: COMMERCIAL: An overview of all of the statistical information indicates that the median and mean measures of central tendency and the coefficient of dispersion are within the acceptable ranges for the commercial class of property for the 2006 assessment year. The Frontier County Assessor has completed all new commercial property record cards from the ownership deed and plat map to reviewing all record card information on file for the current year. 188 new files contain all required property record card information and reflect current data as reported in the Assessment Actions section of the 2006 Assessment Survey for Frontier County. For direct equalization purposes the median measure of central tendency will be used to best describe the level of value for the commercial class of property in Frontier County for the 2006 assessment year.

**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>33</b>	<b>22</b>	<b>66.67</b>
<b>2002</b>	<b>31</b>	<b>23</b>	<b>74.19</b>
<b>2003</b>	<b>19</b>	<b>16</b>	<b>84.21</b>
<b>2004</b>	<b>16</b>	<b>14</b>	<b>87.5</b>
<b>2005</b>	<b>19</b>	<b>17</b>	<b>89.47</b>
<b>2006</b>	<b>25</b>	<b>19</b>	<b>76</b>

Frontier: COMMERCIAL: The above table reflects the increasing number of total commercial sales for the past three assessment years. Likewise, the qualified sales have shown an increase also. This supports the good verification and review process conducted by the assessor in Frontier County. This indicates that the measurements of the commercial property class were done as fairly as possible and

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the county has not excessively trimmed the sample.

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

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

Adjusting for Selective Reappraisal

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

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

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>94</b>	<b>-0.03</b>	<b>93.97</b>	<b>92</b>
<b>2002</b>	<b>89</b>	<b>8.66</b>	<b>96.71</b>	<b>95</b>
<b>2003</b>	<b>109</b>	<b>15.31</b>	<b>125.69</b>	<b>108</b>
<b>2004</b>	<b>83.13</b>	<b>-11.61</b>	<b>73.48</b>	<b>96.89</b>
<b>2005</b>	<b>104.79</b>	<b>-7.21</b>	<b>97.23</b>	<b>94.61</b>

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2006	94.16	-2.27	92.03	94.16
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Frontier: COMMERCIAL: The preliminary median and R&O ratio are identical and supports the decision that no overall changes were made to the commercial property class. The Frontier County Assessor developed new commercial property record cards and made any lot size corrections after proper research through the ownership deeds. The actions are shown by the percent change in assessed value.

**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.

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<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
-0.7	<b>2001</b>	-0.03
<b>16.04</b>	<b>2002</b>	<b>8.66</b>
-7	<b>2003</b>	15
<b>9.71</b>	<b>2004</b>	<b>-11.61</b>
-12.93	<b>2005</b>	-7.21
0	<b>2006</b>	-2.27

Frontier: COMMERCIAL: No changes were made to the overall commercial property class in Frontier County for 2006. This is supported by no percent change in the total assessed value in the sales file and the minor changes through review and pickup work are shown through the percent change in the total assessed value.

**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

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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.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>94.16</b>	<b>85.62</b>	<b>94.22</b>

Frontier: COMMERCIAL: The median and mean measures of central tendency are both very similar and supportive of each other and are within the acceptable parameters for each measure. For direct equalization purposes either measure could be used to describe the level of value in the commercial property class for Frontier County.

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

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

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

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

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

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

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

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property,

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International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>10.94</b>	<b>110.04</b>
<b>Difference</b>	<b>0</b>	<b>7.04</b>

Frontier: COMMERCIAL: The coefficient of dispersion indicates that uniformity has been achieved but the price-related differential falls above the acceptable parameters. Based on the known assessment practices in Frontier County for 2006, it is believed that the county has met the standards for uniform and proportionate assessments.

**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>19</b>	<b>19</b>	<b>0</b>
<b>Median</b>	<b>94.16</b>	<b>94.16</b>	<b>0</b>
<b>Wgt. Mean</b>	<b>85.62</b>	<b>85.62</b>	<b>0</b>
<b>Mean</b>	<b>94.22</b>	<b>94.22</b>	<b>0</b>
<b>COD</b>	<b>10.94</b>	<b>10.94</b>	<b>0</b>
<b>PRD</b>	<b>110.04</b>	<b>110.04</b>	<b>0</b>
<b>Min Sales Ratio</b>	<b>39.91</b>	<b>39.91</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>120.96</b>	<b>120.96</b>	<b>0</b>

Frontier: COMMERCIAL: The above table reflects no changes were made to the commercial class of property for the 2006 assessment year. This is consistent with the assessment actions of the 2006 Assessment Survey for Frontier County.

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**Agricultural Land**

**I. Correlation**

Frontier: AGRICULTURAL UNIMPROVED: No overall land valuations were changed to the agricultural class of property for the 2006 assessment year. The median and mean measures of central tendency are both within the acceptable range with the weighted mean falling slightly below. The median best represents the level of value for the class of property for direct equalization purposes. The positive efforts of the county assessor are also shown through the acceptable qualitative measures for the current assessment year. Based on the qualified statistics and proactive efforts of the assessment practices in Frontier County it is believed that the county has attained the level of value and has uniform and proportionate assessment practices.

**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>59</b>	<b>38</b>	<b>64.41</b>
<b>2002</b>	<b>63</b>	<b>35</b>	<b>55.56</b>
<b>2003</b>	<b>73</b>	<b>40</b>	<b>54.79</b>
<b>2004</b>	<b>81</b>	<b>42</b>	<b>51.85</b>
<b>2005</b>	<b>82</b>	<b>41</b>	<b>50</b>
<b>2006</b>	<b>68</b>	<b>36</b>	<b>52.94</b>

Frontier: AGRICULTURAL UNIMPROVED: The above utilization grid indicates a declining amount of total sales and qualified sales since 2004. Although the county has a declining number of sales, the assessor has continued to utilize an adequate proportion of the available agricultural unimproved sales for the determination of the statistical measures. This indicates that the measurements were done as fairly as possible and shows the county has not excessively trimmed the sample.

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

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

Adjusting for Selective Reappraisal

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

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

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>76</b>	<b>-0.88</b>	<b>75.33</b>	<b>75</b>
<b>2002</b>	<b>76</b>	<b>3.79</b>	<b>78.88</b>	<b>80</b>
<b>2003</b>	<b>72</b>	<b>6.84</b>	<b>76.92</b>	<b>77</b>
<b>2004</b>	<b>78.18</b>	<b>-2.72</b>	<b>76.05</b>	<b>80.78</b>
<b>2005</b>	<b>69.44</b>	<b>7.85</b>	<b>74.89</b>	<b>77.31</b>
<b>2006</b>	<b>76.29</b>	<b>-0.03</b>	<b>76.27</b>	<b>76.29</b>

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Frontier: AGRICULTURAL UNIMPROVED: All of the above information reflects very little statistical differences. This is consistent and strongly supports the assessor's actions to not implement any changes in the agricultural unimproved land class for 2006.

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

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

Comparison of Average Value Change

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

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
1.29	2001	-0.88
2.04	2002	3.79
1	2003	7
-8.85	2004	-2.72
16.43	2005	7.85
0	2006	-0.03

Frontier: AGRICULTURAL UNIMPROVED: No significant differences are shown between the

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percent change in the total value in the sales file versus the percent change in the total assessed value (excluding growth). This strong supports the consistency of fair treatment between sold and unsold properties.

### **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

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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.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>76.29</b>	<b>73.05</b>	<b>74.41</b>

Frontier: AGRICULTURAL UNIMPROVED: Both the median and mean are within the range for measures of central tendency parameters. For direct equalization purposes the median will be used to best describe the level of value for agricultural unimproved property in Frontier County for the 2006 assessment year.

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

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

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

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

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

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

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

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

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

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	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>8.98</b>	<b>101.86</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

Frontier: AGRICULTURAL UNIMPROVED: Both qualitative measures are within the acceptable ranges for the agricultural unimproved property class in 2006. The measures reflect the good assessment practices of the Frontier County Assessor. It is believed that the county has attained uniform and proportionate assessments for 2006 as shown by these measures.

**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>36</b>	<b>36</b>	<b>0</b>
<b>Median</b>	<b>76.29</b>	<b>76.29</b>	<b>0</b>
<b>Wgt. Mean</b>	<b>73.05</b>	<b>73.05</b>	<b>0</b>
<b>Mean</b>	<b>74.41</b>	<b>74.41</b>	<b>0</b>
<b>COD</b>	<b>8.98</b>	<b>8.98</b>	<b>0</b>
<b>PRD</b>	<b>101.86</b>	<b>101.86</b>	<b>0</b>
<b>Min Sales Ratio</b>	<b>52.71</b>	<b>52.71</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>92.82</b>	<b>92.82</b>	<b>0</b>

Frontier: AGRICULTURAL UNIMPROVED: The above utilization grid reflects no changes were made to the agricultural unimproved class of property for the 2006 assessment year. This is consistent with the assessment actions which are contained in the 2006 Assessment Survey for Frontier County.

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

32 Frontier

	<b>2005 CTL County Total</b>	<b>2006 Form 45 County Total</b>	<b>Value Difference (2006 Form 45 - 2005 CTL)</b>	<b>Percent Change</b>	<b>2006 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	38,859,045	39,942,081	1,083,036	2.79	600,247	1.24
2. Recreational	3,267,949	3,467,082	199,133	6.09	110,348	2.72
3. Ag-Homesite Land, Ag-Res Dwellings	21,647,832	21,883,734	235,902	1.09	*-----	1.09
<b>4. Total Residential (sum lines 1-3)</b>	<b>63,774,826</b>	<b>65,292,897</b>	<b>1,518,071</b>	<b>2.38</b>	<b>710,595</b>	<b>1.27</b>
5. Commercial	13,630,063	13,321,176	-308,887	-2.27	0	-2.27
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	11,277,532	11,418,135	140,603	1.25	387,078	-2.19
8. Minerals	2,132,300	2,534,800	402,500	18.88	0	18.88
<b>9. Total Commercial (sum lines 5-8)</b>	<b>27,039,895</b>	<b>27,274,111</b>	<b>234,216</b>	<b>0.87</b>	<b>0</b>	<b>0.87</b>
<b>10. Total Non-Agland Real Property</b>	<b>90,814,721</b>	<b>92,567,008</b>	<b>1,752,287</b>	<b>1.93</b>	<b>1,097,673</b>	<b>0.72</b>
11. Irrigated	47,150,256	47,046,859	-103,397	-0.22		
12. Dryland	63,591,134	63,633,709	42,575	0.07		
13. Grassland	80,124,814	80,132,081	7,267	0.01		
14. Wasteland	20815	20,615	-200	-0.96		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>190,887,019</b>	<b>190,833,264</b>	<b>-53,755</b>	<b>-0.03</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>281,701,740</b>	<b>283,400,272</b>	<b>1,698,532</b>	<b>0.6</b>	<b>1,097,673</b>	<b>0.21</b>

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

**PA&T 2006 R&O Statistics**

Type: Qualified

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

NUMBER of Sales:	82	<b>MEDIAN:</b>	<b>96</b>	COV:	9.74	95% Median C.I.:	94.70 to 98.43	(!: Derived)
TOTAL Sales Price:	3,838,021	WGT. MEAN:	96	STD:	9.45	95% Wgt. Mean C.I.:	94.33 to 97.96	
TOTAL Adj.Sales Price:	3,837,021	MEAN:	97	AVG.ABS.DEV:	6.64	95% Mean C.I.:	95.03 to 99.12	
TOTAL Assessed Value:	3,689,000							
AVG. Adj. Sales Price:	46,792	COD:	6.89	MAX Sales Ratio:	124.71			
AVG. Assessed Value:	44,987	PRD:	100.97	MIN Sales Ratio:	65.73			

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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	7	98.08	98.49	99.68	4.12	98.80	88.85	106.35	88.85 to 106.35	42,276	42,141
10/01/03 TO 12/31/03	11	95.28	94.95	95.29	8.44	99.64	74.34	109.34	78.43 to 105.22	51,176	48,764
01/01/04 TO 03/31/04	8	96.54	96.99	97.07	5.37	99.92	81.82	107.43	81.82 to 107.43	39,437	38,281
04/01/04 TO 06/30/04	17	95.80	101.34	98.93	8.17	102.44	90.29	124.71	93.63 to 115.56	38,332	37,922
07/01/04 TO 09/30/04	13	98.43	96.94	97.34	7.44	99.59	84.64	116.15	87.68 to 106.59	47,403	46,140
10/01/04 TO 12/31/04	8	97.87	97.33	95.44	4.23	101.99	91.48	103.74	91.48 to 103.74	79,156	75,542
01/01/05 TO 03/31/05	4	95.64	94.51	96.30	3.68	98.14	87.82	98.93	N/A	38,875	37,437
04/01/05 TO 06/30/05	14	93.38	93.62	91.21	7.57	102.64	65.73	112.92	89.26 to 98.60	43,285	39,481
____Study Years____											
07/01/03 TO 06/30/04	43	96.71	98.43	97.61	7.10	100.84	74.34	124.71	94.91 to 100.31	42,465	41,449
07/01/04 TO 06/30/05	39	96.15	95.58	94.81	6.63	100.81	65.73	116.15	92.11 to 98.60	51,564	48,888
____Calendar Yrs____											
01/01/04 TO 12/31/04	46	96.65	98.64	97.22	6.87	101.46	81.82	124.71	94.70 to 100.31	48,188	46,850
____ALL____											
	82	96.36	97.08	96.14	6.89	100.97	65.73	124.71	94.70 to 98.43	46,792	44,987

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CURTIS	41	97.76	99.29	98.48	7.04	100.83	81.82	124.71	94.70 to 100.79	38,175	37,593
EUSTIS	21	95.28	95.71	95.60	5.15	100.11	78.43	108.75	92.23 to 98.93	67,514	64,545
MAYWOOD	8	92.65	92.39	91.39	7.95	101.09	74.34	107.43	74.34 to 107.43	39,925	36,489
MEDICINE CREEK	6	89.57	90.40	85.17	10.35	106.15	65.73	112.92	65.73 to 112.92	35,333	30,092
RURAL RES	6	98.56	99.63	99.11	3.79	100.52	94.26	106.59	94.26 to 106.59	53,770	53,291
____ALL____											
	82	96.36	97.08	96.14	6.89	100.97	65.73	124.71	94.70 to 98.43	46,792	44,987

**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	70	96.36	97.43	96.56	6.70	100.90	74.34	124.71	94.70 to 98.43	47,177	45,552
2	1	103.21	103.21	103.21			103.21	103.21	N/A	62,500	64,506
3	11	95.80	94.27	92.31	8.09	102.13	65.73	112.92	88.82 to 106.59	42,920	39,618
____ALL____											
	82	96.36	97.08	96.14	6.89	100.97	65.73	124.71	94.70 to 98.43	46,792	44,987

**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:	82	<b>MEDIAN:</b>	<b>96</b>	COV:	9.74	95% Median C.I.:	94.70 to 98.43	(! : Derived)
TOTAL Sales Price:	3,838,021	WGT. MEAN:	96	STD:	9.45	95% Wgt. Mean C.I.:	94.33 to 97.96	
TOTAL Adj.Sales Price:	3,837,021	MEAN:	97	AVG.ABS.DEV:	6.64	95% Mean C.I.:	95.03 to 99.12	
TOTAL Assessed Value:	3,689,000							
AVG. Adj. Sales Price:	46,792	COD:	6.89	MAX Sales Ratio:	124.71			
AVG. Assessed Value:	44,987	PRD:	100.97	MIN Sales Ratio:	65.73			

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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	76	96.65	97.60	96.78	6.46	100.85	74.34	124.71	94.84 to 98.60	47,697	46,163
3	6	89.57	90.40	85.17	10.35	106.15	65.73	112.92	65.73 to 112.92	35,333	30,092
ALL	82	96.36	97.08	96.14	6.89	100.97	65.73	124.71	94.70 to 98.43	46,792	44,987

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	73	96.78	98.24	97.21	6.10	101.06	81.82	124.71	95.09 to 98.61	48,267	46,920
06	6	89.57	90.40	85.17	10.35	106.15	65.73	112.92	65.73 to 112.92	35,333	30,092
07	3	78.43	82.05	81.99	8.10	100.07	74.34	93.39	N/A	33,833	27,741
ALL	82	96.36	97.08	96.14	6.89	100.97	65.73	124.71	94.70 to 98.43	46,792	44,987

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
32-0046	10	95.31	93.60	92.54	7.11	101.16	74.34	107.43	85.23 to 100.44	40,090	37,097
32-0095	20	95.93	95.92	95.81	5.17	100.11	78.43	108.75	92.47 to 98.93	67,490	64,665
32-0125	45	97.76	99.31	98.56	6.90	100.76	81.82	124.71	94.84 to 100.79	40,015	39,439
33-0018											
33-0021	5	88.85	89.32	83.75	10.95	106.66	65.73	112.92	N/A	37,400	31,321
37-0030											
43-0079											
73-0017											
73-0041	2	95.03	95.03	94.65	0.81	100.40	94.26	95.80	N/A	49,312	46,675
73-0179											
NonValid School											
ALL	82	96.36	97.08	96.14	6.89	100.97	65.73	124.71	94.70 to 98.43	46,792	44,987

**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:	82	<b>MEDIAN:</b>	<b>96</b>	COV:	9.74	95% Median C.I.:	94.70 to 98.43	(!: Derived)
TOTAL Sales Price:	3,838,021	WGT. MEAN:	96	STD:	9.45	95% Wgt. Mean C.I.:	94.33 to 97.96	
TOTAL Adj.Sales Price:	3,837,021	MEAN:	97	AVG.ABS.DEV:	6.64	95% Mean C.I.:	95.03 to 99.12	
TOTAL Assessed Value:	3,689,000							
AVG. Adj. Sales Price:	46,792	COD:	6.89	MAX Sales Ratio:	124.71			
AVG. Assessed Value:	44,987	PRD:	100.97	MIN Sales Ratio:	65.73			

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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	106.41	106.41	103.35	6.12	102.96	99.90	112.92	N/A	41,500	42,892
Prior TO 1860	1	86.62	86.62	86.62			86.62	86.62	N/A	16,250	14,076
1860 TO 1899	9	95.88	95.06	93.65	7.61	101.51	81.82	116.15	84.64 to 100.79	25,488	23,869
1900 TO 1919	18	97.80	100.28	98.24	6.45	102.07	85.23	117.55	95.16 to 103.87	32,024	31,461
1920 TO 1939	18	94.21	97.29	96.62	5.78	100.69	87.68	122.63	92.11 to 100.44	43,556	42,085
1940 TO 1949	2	99.41	99.41	98.22	4.35	101.21	95.09	103.74	N/A	45,500	44,692
1950 TO 1959	7	94.70	95.17	94.37	4.85	100.84	88.85	104.28	88.85 to 104.28	47,942	45,245
1960 TO 1969	6	93.64	90.84	89.97	9.42	100.96	65.73	106.59	65.73 to 106.59	59,833	53,833
1970 TO 1979	14	98.43	98.75	98.09	7.09	100.68	74.34	124.71	92.47 to 106.35	73,785	72,376
1980 TO 1989	2	88.52	88.52	95.57	11.40	92.62	78.43	98.61	N/A	43,155	41,245
1990 TO 1994	2	92.99	92.99	92.75	0.82	100.26	92.23	93.75	N/A	102,500	95,064
1995 TO 1999	1	93.39	93.39	93.39			93.39	93.39	N/A	38,000	35,487
2000 TO Present											
ALL	82	96.36	97.08	96.14	6.89	100.97	65.73	124.71	94.70 to 98.43	46,792	44,987

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	3	109.34	109.07	108.75	5.26	100.29	100.31	117.55	N/A	8,833	9,606
Total \$											
1 TO 9999	3	109.34	109.07	108.75	5.26	100.29	100.31	117.55	N/A	8,833	9,606
10000 TO 29999	25	95.80	98.27	99.16	9.80	99.10	78.43	124.71	90.35 to 103.57	19,009	18,850
30000 TO 59999	26	95.66	96.00	95.60	5.77	100.43	74.34	115.56	93.63 to 98.08	41,590	39,758
60000 TO 99999	24	97.27	96.20	96.34	4.74	99.85	65.73	107.07	94.26 to 99.15	74,393	71,668
100000 TO 149999	4	92.35	92.86	92.88	1.09	99.98	91.48	95.28	N/A	117,125	108,783
ALL	82	96.36	97.08	96.14	6.89	100.97	65.73	124.71	94.70 to 98.43	46,792	44,987

**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:	82	<b>MEDIAN:</b>	<b>96</b>	COV:	9.74	95% Median C.I.:	94.70 to 98.43	(! : Derived)
TOTAL Sales Price:	3,838,021	WGT. MEAN:	96	STD:	9.45	95% Wgt. Mean C.I.:	94.33 to 97.96	
TOTAL Adj.Sales Price:	3,837,021	MEAN:	97	AVG.ABS.DEV:	6.64	95% Mean C.I.:	95.03 to 99.12	
TOTAL Assessed Value:	3,689,000							
AVG. Adj. Sales Price:	46,792	COD:	6.89	MAX Sales Ratio:	124.71			
AVG. Assessed Value:	44,987	PRD:	100.97	MIN Sales Ratio:	65.73			

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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 \$											
5000 TO 9999	4	95.33	98.97	97.93	10.45	101.06	87.68	117.55	N/A	9,250	9,058
Total \$											
1 TO 9999	4	95.33	98.97	97.93	10.45	101.06	87.68	117.55	N/A	9,250	9,058
10000 TO 29999	25	95.80	97.83	97.31	8.98	100.53	78.43	122.63	91.28 to 103.57	19,829	19,296
30000 TO 59999	28	96.43	96.21	94.83	7.27	101.46	65.73	124.71	94.03 to 98.08	44,262	41,972
60000 TO 99999	22	98.09	97.49	97.35	3.66	100.14	89.43	107.07	94.26 to 99.90	77,110	75,067
100000 TO 149999	3	92.47	93.32	93.26	1.10	100.07	92.23	95.28	N/A	122,833	114,550
ALL	82	96.36	97.08	96.14	6.89	100.97	65.73	124.71	94.70 to 98.43	46,792	44,987

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	106.41	106.41	103.35	6.12	102.96	99.90	112.92	N/A	41,500	42,892
10	1	90.35	90.35	90.35			90.35	90.35	N/A	10,000	9,035
20	11	103.87	102.80	103.37	10.44	99.44	78.43	122.63	87.68 to 117.55	14,513	15,003
25	14	96.76	98.56	98.30	6.42	100.27	81.82	124.71	93.75 to 103.74	31,309	30,776
30	52	95.56	95.36	95.45	5.73	99.91	65.73	115.56	93.63 to 97.84	55,693	53,157
35	2	93.75	93.75	93.63	1.63	100.13	92.23	95.28	N/A	125,000	117,039
ALL	82	96.36	97.08	96.14	6.89	100.97	65.73	124.71	94.70 to 98.43	46,792	44,987

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	106.41	106.41	103.35	6.12	102.96	99.90	112.92	N/A	41,500	42,892
100	2	85.91	85.91	89.57	8.70	95.91	78.43	93.39	N/A	25,500	22,841
101	62	96.65	97.86	96.45	6.94	101.46	65.73	124.71	94.70 to 98.61	45,720	44,095
102	2	92.63	92.63	93.83	2.46	98.73	90.35	94.91	N/A	21,000	19,703
103	2	100.95	100.95	100.43	6.06	100.52	94.84	107.07	N/A	76,500	76,831
104	11	92.94	92.93	93.00	6.03	99.93	74.34	103.57	84.64 to 100.44	54,575	50,755
111	1	98.93	98.93	98.93			98.93	98.93	N/A	73,000	72,222
ALL	82	96.36	97.08	96.14	6.89	100.97	65.73	124.71	94.70 to 98.43	46,792	44,987

**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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AVG. Assessed Value:	44,987	PRD:	100.97	MIN Sales Ratio:	65.73			

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<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	2	106.41	106.41	103.35	6.12	102.96	99.90	112.92	N/A	41,500	42,892	
10	2	95.33	95.33	95.07	5.22	100.28	90.35	100.31	N/A	9,500	9,031	
20	9	103.87	103.30	102.57	8.03	100.71	87.68	117.55	89.26 to 116.15	13,850	14,206	
25	8	96.75	94.99	97.64	7.92	97.29	78.43	105.22	78.43 to 105.22	26,679	26,048	
30	58	95.97	96.38	95.94	6.22	100.46	65.73	124.71	94.06 to 97.76	53,179	51,019	
35	2	93.87	93.87	93.85	1.50	100.02	92.47	95.28	N/A	116,750	109,574	
40	1	89.43	89.43	89.43			89.43	89.43	N/A	79,000	70,646	
<u>ALL</u>	<u>82</u>	<u>96.36</u>	<u>97.08</u>	<u>96.14</u>	<u>6.89</u>	<u>100.97</u>	<u>65.73</u>	<u>124.71</u>	<u>94.70 to 98.43</u>	<u>46,792</u>	<u>44,987</u>	

**PA&T 2006 R&O Statistics**

Type: Qualified

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

NUMBER of Sales:	19	<b>MEDIAN:</b>	<b>94</b>	COV:	17.86	95% Median C.I.:	91.14 to 104.16
TOTAL Sales Price:	624,749	WGT. MEAN:	86	STD:	16.83	95% Wgt. Mean C.I.:	58.42 to 112.82
TOTAL Adj.Sales Price:	603,749	MEAN:	94	AVG.ABS.DEV:	10.30	95% Mean C.I.:	86.11 to 102.33
TOTAL Assessed Value:	516,946						
AVG. Adj. Sales Price:	31,776	COD:	10.94	MAX Sales Ratio:	120.96		
AVG. Assessed Value:	27,207	PRD:	110.04	MIN Sales Ratio:	39.91		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02	3	87.24	73.01	47.63	19.86	153.30	39.91	91.88	N/A	60,833	28,972
01/01/03 TO 03/31/03	1	94.55	94.55	94.55			94.55	94.55	N/A	19,000	17,964
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03	3	91.75	97.74	94.03	6.90	103.94	91.24	110.23	N/A	14,333	13,478
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	1	98.57	98.57	98.57			98.57	98.57	N/A	75,000	73,927
04/01/04 TO 06/30/04	3	98.59	100.25	99.56	4.68	100.70	94.16	108.01	N/A	26,666	26,549
07/01/04 TO 09/30/04	3	87.28	86.79	94.43	8.21	91.91	75.80	97.30	N/A	16,166	15,266
10/01/04 TO 12/31/04	4	108.83	107.44	113.20	9.00	94.91	91.14	120.96	N/A	33,687	38,133
01/01/05 TO 03/31/05	1	93.92	93.92	93.92			93.92	93.92	N/A	21,000	19,724
04/01/05 TO 06/30/05											
<u>Study Years</u>											
07/01/02 TO 06/30/03	4	89.56	78.40	52.05	16.55	150.62	39.91	94.55	N/A	50,375	26,220
07/01/03 TO 06/30/04	7	98.57	98.94	97.98	5.75	100.97	91.24	110.23	91.24 to 110.23	28,285	27,715
07/01/04 TO 06/30/05	8	95.61	98.01	106.76	11.48	91.80	75.80	120.96	75.80 to 120.96	25,531	27,257
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	4	93.15	96.94	94.19	5.85	102.92	91.24	110.23	N/A	15,500	14,599
01/01/04 TO 12/31/04	11	98.57	99.04	104.04	9.18	95.20	75.80	120.96	87.28 to 113.50	30,749	31,991
<u>ALL</u>											
	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CURTIS	7	97.30	101.03	104.84	8.27	96.37	91.14	120.96	91.14 to 120.96	23,607	24,750
EUSTIS	8	92.70	86.46	68.12	13.93	126.93	39.91	110.23	39.91 to 110.23	39,000	26,566
MAYWOOD	4	95.23	97.81	103.68	8.64	94.34	87.28	113.50	N/A	31,625	32,789
<u>ALL</u>											
	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**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	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207
<u>ALL</u>											
	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**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:	19	<b>MEDIAN:</b>	<b>94</b>	COV:	17.86	95% Median C.I.:	91.14 to 104.16
TOTAL Sales Price:	624,749	WGT. MEAN:	86	STD:	16.83	95% Wgt. Mean C.I.:	58.42 to 112.82
TOTAL Adj.Sales Price:	603,749	MEAN:	94	AVG.ABS.DEV:	10.30	95% Mean C.I.:	86.11 to 102.33
TOTAL Assessed Value:	516,946						
AVG. Adj. Sales Price:	31,776	COD:	10.94	MAX Sales Ratio:	120.96		
AVG. Assessed Value:	27,207	PRD:	110.04	MIN Sales Ratio:	39.91		

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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	18	94.35	95.24	85.66	10.44	111.18	39.91	120.96	91.24 to 104.16	33,402	28,613
2	1	75.80	75.80	75.80			75.80	75.80	N/A	2,500	1,895
ALL	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
32-0046	4	95.23	97.81	103.68	8.64	94.34	87.28	113.50	N/A	31,625	32,789
32-0095	8	92.70	86.46	68.12	13.93	126.93	39.91	110.23	39.91 to 110.23	39,000	26,566
32-0125	7	97.30	101.03	104.84	8.27	96.37	91.14	120.96	91.14 to 120.96	23,607	24,750
33-0018											
33-0021											
37-0030											
43-0079											
73-0017											
73-0041											
73-0179											
NonValid School											
ALL	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**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	14	92.96	92.41	76.86	12.68	120.23	39.91	120.96	87.24 to 108.01	27,839	21,396
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	91.88	91.88	91.88			91.88	91.88	N/A	23,000	21,133
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	2	96.25	96.25	97.55	2.41	98.66	93.92	98.57	N/A	48,000	46,825
1980 TO 1989	1	113.50	113.50	113.50			113.50	113.50	N/A	60,000	68,101
1990 TO 1994											
1995 TO 1999	1	98.59	98.59	98.59			98.59	98.59	N/A	35,000	34,505
2000 TO Present											
ALL	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**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:	19	<b>MEDIAN:</b>	<b>94</b>	COV:	17.86	95% Median C.I.:	91.14 to 104.16
TOTAL Sales Price:	624,749	WGT. MEAN:	86	STD:	16.83	95% Wgt. Mean C.I.:	58.42 to 112.82
TOTAL Adj.Sales Price:	603,749	MEAN:	94	AVG.ABS.DEV:	10.30	95% Mean C.I.:	86.11 to 102.33
TOTAL Assessed Value:	516,946						
AVG. Adj. Sales Price:	31,776	COD:	10.94	MAX Sales Ratio:	120.96		
AVG. Assessed Value:	27,207	PRD:	110.04	MIN Sales Ratio:	39.91		

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	81.52	81.52	83.16	7.02	98.03	75.80	87.24	N/A	3,500	2,910
5000 TO 9999	2	98.76	98.76	96.78	11.62	102.04	87.28	110.23	N/A	7,250	7,016
Total \$ _____											
1 TO 9999	4	87.26	90.14	92.34	9.88	97.61	75.80	110.23	N/A	5,375	4,963
10000 TO 29999	9	93.92	95.65	95.28	4.12	100.38	91.14	108.01	91.24 to 104.16	18,861	17,970
30000 TO 59999	3	98.59	105.61	107.32	8.00	98.41	97.30	120.96	N/A	40,833	43,823
60000 TO 99999	2	106.04	106.04	105.21	7.04	100.79	98.57	113.50	N/A	67,500	71,014
150000 TO 249999	1	39.91	39.91	39.91			39.91	39.91	N/A	155,000	61,857
ALL _____	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**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	81.52	81.52	83.16	7.02	98.03	75.80	87.24	N/A	3,500	2,910
5000 TO 9999	2	98.76	98.76	96.78	11.62	102.04	87.28	110.23	N/A	7,250	7,016
Total \$ _____											
1 TO 9999	4	87.26	90.14	92.34	9.88	97.61	75.80	110.23	N/A	5,375	4,963
10000 TO 29999	9	93.92	95.65	95.28	4.12	100.38	91.14	108.01	91.24 to 104.16	18,861	17,970
30000 TO 59999	2	97.94	97.94	97.92	0.66	100.02	97.30	98.59	N/A	36,250	35,495
60000 TO 99999	4	106.04	93.23	77.75	22.63	119.91	39.91	120.96	N/A	85,000	66,090
ALL _____	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	83.84	83.84	90.31	9.59	92.84	75.80	91.88	N/A	12,750	11,514
20	12	95.61	97.40	100.12	7.29	97.28	87.24	113.50	91.14 to 108.01	26,542	26,574
25	2	94.35	94.35	94.33	0.21	100.03	94.16	94.55	N/A	22,000	20,752
30	3	104.16	88.34	61.89	25.94	142.74	39.91	120.96	N/A	71,912	44,506
ALL _____	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**PA&T 2006 R&O Statistics**

Type: Qualified

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

NUMBER of Sales:	19	<b>MEDIAN:</b>	<b>94</b>	COV:	17.86	95% Median C.I.:	91.14 to 104.16
TOTAL Sales Price:	624,749	WGT. MEAN:	86	STD:	16.83	95% Wgt. Mean C.I.:	58.42 to 112.82
TOTAL Adj.Sales Price:	603,749	MEAN:	94	AVG.ABS.DEV:	10.30	95% Mean C.I.:	86.11 to 102.33
TOTAL Assessed Value:	516,946						
AVG. Adj. Sales Price:	31,776	COD:	10.94	MAX Sales Ratio:	120.96		
AVG. Assessed Value:	27,207	PRD:	110.04	MIN Sales Ratio:	39.91		

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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	75.80	75.80	75.80			75.80	75.80	N/A	2,500	1,895
297	1	93.92	93.92	93.92			93.92	93.92	N/A	21,000	19,724
300	1	98.57	98.57	98.57			98.57	98.57	N/A	75,000	73,927
326	2	90.90	90.90	93.15	4.02	97.58	87.24	94.55	N/A	11,750	10,945
332	1	91.88	91.88	91.88			91.88	91.88	N/A	23,000	21,133
344	1	110.23	110.23	110.23			110.23	110.23	N/A	6,000	6,614
350	2	76.70	76.70	60.45	47.97	126.90	39.91	113.50	N/A	107,500	64,979
353	3	94.16	94.40	95.35	1.96	99.01	91.75	97.30	N/A	24,833	23,678
384	1	87.28	87.28	87.28			87.28	87.28	N/A	8,500	7,419
424	1	108.01	108.01	108.01			108.01	108.01	N/A	20,000	21,602
442	3	91.24	95.51	94.00	4.76	101.61	91.14	104.16	N/A	16,583	15,588
446	1	120.96	120.96	120.96			120.96	120.96	N/A	50,000	60,478
470	1	98.59	98.59	98.59			98.59	98.59	N/A	35,000	34,505
ALL	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**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	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207
04											
ALL	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**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:	36	<b>MEDIAN:</b>	<b>76</b>	COV:	12.29	95% Median C.I.:	72.39 to 79.97	(!: Derived)
(AgLand) TOTAL Sales Price:	4,046,553	WGT. MEAN:	73	STD:	9.14	95% Wgt. Mean C.I.:	69.64 to 76.47	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,011,553	MEAN:	74	AVG.ABS.DEV:	6.85	95% Mean C.I.:	71.43 to 77.40	
(AgLand) TOTAL Assessed Value:	2,930,585							
AVG. Adj. Sales Price:	111,432	COD:	8.98	MAX Sales Ratio:	92.82			
AVG. Assessed Value:	81,405	PRD:	101.86	MIN Sales Ratio:	52.71			

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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											
10/01/02 TO 12/31/02	4	81.59	83.70	82.99	5.29	100.85	78.79	92.82	N/A	62,250	51,660
01/01/03 TO 03/31/03	3	81.80	81.96	81.43	0.95	100.66	80.87	83.21	N/A	90,500	73,691
04/01/03 TO 06/30/03	2	72.42	72.42	73.12	7.12	99.04	67.26	77.58	N/A	88,000	64,345
07/01/03 TO 09/30/03	1	81.63	81.63	81.63			81.63	81.63	N/A	50,600	41,305
10/01/03 TO 12/31/03	4	73.64	69.02	68.61	8.78	100.60	52.71	76.07	N/A	126,875	87,044
01/01/04 TO 03/31/04	4	75.81	74.70	75.43	4.65	99.04	66.75	80.43	N/A	168,439	127,048
04/01/04 TO 06/30/04	2	72.46	72.46	75.94	5.60	95.42	68.41	76.52	N/A	165,000	125,302
07/01/04 TO 09/30/04	1	62.30	62.30	62.30			62.30	62.30	N/A	220,000	137,065
10/01/04 TO 12/31/04	1	79.66	79.66	79.66			79.66	79.66	N/A	125,000	99,575
01/01/05 TO 03/31/05	6	76.09	74.35	71.68	10.63	103.72	56.44	85.42	56.44 to 85.42	82,150	58,883
04/01/05 TO 06/30/05	8	73.94	70.49	69.48	10.48	101.46	56.17	83.13	56.17 to 83.13	114,412	79,494
<u>Study Years</u>											
07/01/02 TO 06/30/03	9	80.87	80.61	79.89	5.14	100.91	67.26	92.82	77.58 to 83.21	77,388	61,822
07/01/03 TO 06/30/04	11	75.60	72.86	73.52	6.67	99.10	52.71	81.63	66.75 to 80.43	141,987	104,389
07/01/04 TO 06/30/05	16	73.94	72.00	69.92	10.81	102.97	56.17	85.42	62.30 to 80.65	109,574	76,618
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	10	76.82	74.84	73.51	8.04	101.81	52.71	83.21	67.26 to 81.80	100,560	73,924
01/01/04 TO 12/31/04	8	75.81	73.21	73.80	6.52	99.20	62.30	80.43	62.30 to 80.43	168,594	124,429
<u>ALL</u>											
	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405

**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:	36	<b>MEDIAN:</b>	<b>76</b>	COV:	12.29	95% Median C.I.:	72.39 to 79.97	(!: Derived)
(AgLand) TOTAL Sales Price:	4,046,553	WGT. MEAN:	73	STD:	9.14	95% Wgt. Mean C.I.:	69.64 to 76.47	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,011,553	MEAN:	74	AVG.ABS.DEV:	6.85	95% Mean C.I.:	71.43 to 77.40	
(AgLand) TOTAL Assessed Value:	2,930,585							
AVG. Adj. Sales Price:	111,432	COD:	8.98	MAX Sales Ratio:	92.82			
AVG. Assessed Value:	81,405	PRD:	101.86	MIN Sales Ratio:	52.71			

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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	
3623	3	81.25	80.65	79.89	2.28	100.95	77.58	83.13	N/A	49,366	39,440	
3625	4	72.77	71.78	74.41	10.89	96.47	56.17	85.42	N/A	76,700	57,071	
3627	1	83.21	83.21	83.21			83.21	83.21	N/A	16,500	13,730	
3629	1	80.43	80.43	80.43			80.43	80.43	N/A	287,557	231,280	
3631	1	76.52	76.52	76.52			76.52	76.52	N/A	306,400	234,460	
3633	1	68.41	68.41	68.41			68.41	68.41	N/A	23,600	16,144	
3795	3	72.39	69.56	71.04	5.28	97.92	62.42	73.89	N/A	140,098	99,530	
3797	1	52.71	52.71	52.71			52.71	52.71	N/A	140,000	73,800	
3799	1	62.30	62.30	62.30			62.30	62.30	N/A	220,000	137,065	
3801	6	79.72	77.99	73.35	9.49	106.33	56.44	92.82	56.44 to 92.82	85,833	62,959	
3803	1	75.60	75.60	75.60			75.60	75.60	N/A	50,000	37,800	
3863	1	79.97	79.97	79.97			79.97	79.97	N/A	58,000	46,385	
3865	3	81.63	73.98	68.92	9.51	107.33	58.50	81.80	N/A	126,866	87,442	
3867	1	78.26	78.26	78.26			78.26	78.26	N/A	134,000	104,875	
4033	2	72.42	72.42	73.12	7.12	99.04	67.26	77.58	N/A	88,000	64,345	
4035	1	74.89	74.89	74.89			74.89	74.89	N/A	210,000	157,278	
4039	3	76.02	74.14	73.44	5.66	100.96	66.75	79.66	N/A	153,733	112,896	
4041	2	75.84	75.84	79.43	6.64	95.47	70.80	80.87	N/A	78,750	62,555	
ALL												
	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	27	76.02	74.07	72.32	9.43	102.42	52.71	92.82	70.80 to 79.97	107,296	77,600	
2	9	76.52	75.43	74.95	7.64	100.65	56.44	83.21	68.41 to 83.20	123,839	92,818	
ALL												
	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405	

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	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405	
ALL												
	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405	

**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:	36	<b>MEDIAN:</b>	<b>76</b>	COV:	12.29	95% Median C.I.:	72.39 to 79.97	(!: Derived)
(AgLand) TOTAL Sales Price:	4,046,553	WGT. MEAN:	73	STD:	9.14	95% Wgt. Mean C.I.:	69.64 to 76.47	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,011,553	MEAN:	74	AVG.ABS.DEV:	6.85	95% Mean C.I.:	71.43 to 77.40	
(AgLand) TOTAL Assessed Value:	2,930,585							
AVG. Adj. Sales Price:	111,432	COD:	8.98	MAX Sales Ratio:	92.82			
AVG. Assessed Value:	81,405	PRD:	101.86	MIN Sales Ratio:	52.71			

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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)											
32-0046	14	79.38	77.01	75.35	8.73	102.21	56.17	92.82	71.54 to 83.20	76,635	57,744
32-0095	6	70.40	67.72	69.98	9.29	96.78	52.71	76.52	52.71 to 76.52	148,382	103,832
32-0125	4	80.54	79.97	80.01	2.43	99.95	75.60	83.21	N/A	107,264	85,823
33-0018											
33-0021	6	72.42	70.92	67.64	11.37	104.85	58.50	81.63	58.50 to 81.63	131,766	89,132
37-0030											
43-0079											
73-0017											
73-0041	2	75.84	75.84	79.43	6.64	95.47	70.80	80.87	N/A	78,750	62,555
73-0179	4	75.45	74.33	73.89	4.65	100.59	66.75	79.66	N/A	167,800	123,992
NonValid School											
ALL	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	83.21	83.21	83.21			83.21	83.21	N/A	16,500	13,730
50.01 TO 100.00	3	70.80	74.11	74.39	6.93	99.63	68.41	83.13	N/A	23,833	17,729
100.01 TO 180.00	11	77.58	73.51	70.88	11.92	103.71	56.17	92.82	56.44 to 83.20	74,672	52,930
180.01 TO 330.00	10	76.82	75.85	74.43	5.04	101.91	62.30	81.25	71.54 to 80.87	112,540	83,762
330.01 TO 650.00	9	74.89	72.14	70.73	10.48	101.99	52.71	85.42	58.50 to 81.80	153,644	108,675
650.01 +	2	78.48	78.48	78.41	2.49	100.08	76.52	80.43	N/A	296,978	232,870
ALL	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405

**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	1	62.30	62.30	62.30			62.30	62.30	N/A	220,000	137,065
DRY-N/A	12	77.92	77.23	77.10	6.44	100.16	62.42	92.82	72.39 to 80.43	103,413	79,735
GRASS	8	75.03	71.91	70.17	10.54	102.48	52.71	85.42	52.71 to 85.42	125,287	87,908
GRASS-N/A	13	75.60	75.00	75.11	7.74	99.85	56.17	83.13	68.41 to 81.63	105,138	78,967
IRRGTD-N/A	2	69.82	69.82	58.87	19.17	118.61	56.44	83.21	N/A	90,750	53,425
ALL	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405

**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:	36	<b>MEDIAN:</b>	<b>76</b>	COV:	12.29	95% Median C.I.:	72.39 to 79.97	(!: Derived)
(AgLand) TOTAL Sales Price:	4,046,553	WGT. MEAN:	73	STD:	9.14	95% Wgt. Mean C.I.:	69.64 to 76.47	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,011,553	MEAN:	74	AVG.ABS.DEV:	6.85	95% Mean C.I.:	71.43 to 77.40	
(AgLand) TOTAL Assessed Value:	2,930,585							
AVG. Adj. Sales Price:	111,432	COD:	8.98	MAX Sales Ratio:	92.82			
AVG. Assessed Value:	81,405	PRD:	101.86	MIN Sales Ratio:	52.71			

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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	1	62.30	62.30	62.30			62.30	62.30	N/A	220,000	137,065
DRY-N/A	12	77.92	77.23	77.10	6.44	100.16	62.42	92.82	72.39 to 80.43	103,413	79,735
GRASS	13	73.99	71.57	70.05	11.40	102.17	52.71	85.42	58.50 to 81.25	103,761	72,680
GRASS-N/A	8	77.63	77.49	76.95	4.52	100.70	71.54	81.80	71.54 to 81.80	127,524	98,126
IRRGTD	1	56.44	56.44	56.44			56.44	56.44	N/A	165,000	93,120
IRRGTD-N/A	1	83.21	83.21	83.21			83.21	83.21	N/A	16,500	13,730
ALL	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405

**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	13	77.58	76.08	74.87	7.49	101.61	62.30	92.82	67.26 to 80.43	112,381	84,145
GRASS	20	75.48	73.73	72.96	9.23	101.06	52.71	85.42	70.80 to 80.87	115,954	84,602
GRASS-N/A	1	75.60	75.60	75.60			75.60	75.60	N/A	50,000	37,800
IRRGTD	2	69.82	69.82	58.87	19.17	118.61	56.44	83.21	N/A	90,750	53,425
ALL	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	4	76.96	76.39	76.04	8.81	100.45	68.41	83.21	N/A	22,000	16,729
30000 TO 59999	6	80.61	77.91	78.26	9.09	99.55	56.17	92.82	56.17 to 92.82	51,025	39,930
60000 TO 99999	11	76.07	75.39	75.27	6.94	100.16	62.42	85.42	67.26 to 83.20	79,640	59,945
100000 TO 149999	6	78.96	75.15	74.69	7.13	100.61	52.71	81.80	52.71 to 81.80	125,666	93,861
150000 TO 249999	6	64.53	65.82	65.67	10.44	100.22	56.44	76.02	56.44 to 76.02	190,200	124,905
250000 TO 499999	3	76.52	76.95	77.06	2.85	99.85	73.89	80.43	N/A	282,051	217,358
ALL	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405

**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:	36	<b>MEDIAN:</b>	<b>76</b>	COV:	12.29	95% Median C.I.:	72.39 to 79.97	(!: Derived)
(AgLand) TOTAL Sales Price:	4,046,553	WGT. MEAN:	73	STD:	9.14	95% Wgt. Mean C.I.:	69.64 to 76.47	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,011,553	MEAN:	74	AVG.ABS.DEV:	6.85	95% Mean C.I.:	71.43 to 77.40	
(AgLand) TOTAL Assessed Value:	2,930,585							
AVG. Adj. Sales Price:	111,432	COD:	8.98	MAX Sales Ratio:	92.82			
AVG. Assessed Value:	81,405	PRD:	101.86	MIN Sales Ratio:	52.71			

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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	5	70.80	72.34	69.32	11.80	104.36	56.17	83.21	N/A	26,600	18,438
30000 TO 59999	12	78.19	77.04	75.80	7.56	101.63	62.42	92.82	71.54 to 81.63	66,150	50,140
60000 TO 99999	9	77.58	73.81	71.90	9.79	102.66	52.71	85.42	56.44 to 81.80	110,377	79,361
100000 TO 149999	6	71.38	70.45	68.88	11.11	102.28	58.50	80.87	58.50 to 80.87	172,533	118,848
150000 TO 249999	4	75.71	76.43	76.63	2.70	99.74	73.89	80.43	N/A	264,038	202,338
_____ ALL _____											
	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405

**PA&T 2006 Preliminary Statistics**

Type: Qualified

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

NUMBER of Sales:	82	<b>MEDIAN:</b>	<b>96</b>	COV:	9.69	95% Median C.I.:	94.70 to 98.08	(! : Derived)
TOTAL Sales Price:	3,838,021	WGT. MEAN:	96	STD:	9.39	95% Wgt. Mean C.I.:	94.22 to 97.80	
TOTAL Adj.Sales Price:	3,837,021	MEAN:	97	AVG.ABS.DEV:	6.52	95% Mean C.I.:	94.92 to 98.99	
TOTAL Assessed Value:	3,683,866							
AVG. Adj. Sales Price:	46,792	COD:	6.77	MAX Sales Ratio:	124.71			
AVG. Assessed Value:	44,925	PRD:	100.99	MIN Sales Ratio:	65.73			

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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	7	98.08	98.49	99.68	4.12	98.80	88.85	106.35	88.85 to 106.35	42,276	42,141
10/01/03 TO 12/31/03	11	95.28	94.95	95.29	8.44	99.64	74.34	109.34	78.43 to 105.22	51,176	48,764
01/01/04 TO 03/31/04	8	96.54	96.99	97.07	5.37	99.92	81.82	107.43	81.82 to 107.43	39,437	38,281
04/01/04 TO 06/30/04	17	95.80	101.34	98.93	8.17	102.44	90.29	124.71	93.63 to 115.56	38,332	37,922
07/01/04 TO 09/30/04	13	96.81	96.19	96.50	6.91	99.67	84.64	116.15	87.68 to 100.79	47,403	45,746
10/01/04 TO 12/31/04	8	97.87	97.33	95.44	4.23	101.99	91.48	103.74	91.48 to 103.74	79,156	75,542
01/01/05 TO 03/31/05	4	95.64	94.51	96.30	3.68	98.14	87.82	98.93	N/A	38,875	37,437
04/01/05 TO 06/30/05	14	93.38	93.62	91.21	7.57	102.64	65.73	112.92	89.26 to 98.60	43,285	39,481
____Study Years____											
07/01/03 TO 06/30/04	43	96.71	98.43	97.61	7.10	100.84	74.34	124.71	94.91 to 100.31	42,465	41,449
07/01/04 TO 06/30/05	39	96.15	95.33	94.56	6.37	100.82	65.73	116.15	92.11 to 98.43	51,564	48,757
____Calendar Yrs____											
01/01/04 TO 12/31/04	46	96.65	98.43	96.99	6.65	101.48	81.82	124.71	94.70 to 99.45	48,188	46,738
____ALL____											
	82	96.36	96.96	96.01	6.77	100.99	65.73	124.71	94.70 to 98.08	46,792	44,925

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CURTIS	41	97.76	99.29	98.48	7.04	100.83	81.82	124.71	94.70 to 100.79	38,175	37,593
EUSTIS	21	95.28	95.71	95.60	5.15	100.11	78.43	108.75	92.23 to 98.93	67,514	64,545
MAYWOOD	8	92.65	92.39	91.39	7.95	101.09	74.34	107.43	74.34 to 107.43	39,925	36,489
MEDICINE CREEK	6	89.57	90.40	85.17	10.35	106.15	65.73	112.92	65.73 to 112.92	35,333	30,092
RURAL RES	6	96.81	98.00	97.52	2.18	100.49	94.26	103.21	94.26 to 103.21	53,770	52,436
____ALL____											
	82	96.36	96.96	96.01	6.77	100.99	65.73	124.71	94.70 to 98.08	46,792	44,925

**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	70	96.36	97.43	96.56	6.70	100.90	74.34	124.71	94.70 to 98.43	47,177	45,552
2	2	100.01	100.01	100.29	3.20	99.72	96.81	103.21	N/A	57,500	57,665
3	10	95.03	93.04	90.52	7.84	102.78	65.73	112.92	88.82 to 100.31	41,962	37,984
____ALL____											
	82	96.36	96.96	96.01	6.77	100.99	65.73	124.71	94.70 to 98.08	46,792	44,925

**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:	82	<b>MEDIAN:</b>	<b>96</b>	COV:	9.69	95% Median C.I.:	94.70 to 98.08	(! : Derived)
TOTAL Sales Price:	3,838,021	WGT. MEAN:	96	STD:	9.39	95% Wgt. Mean C.I.:	94.22 to 97.80	
TOTAL Adj.Sales Price:	3,837,021	MEAN:	97	AVG.ABS.DEV:	6.52	95% Mean C.I.:	94.92 to 98.99	
TOTAL Assessed Value:	3,683,866							
AVG. Adj. Sales Price:	46,792	COD:	6.77	MAX Sales Ratio:	124.71			
AVG. Assessed Value:	44,925	PRD:	100.99	MIN Sales Ratio:	65.73			

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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	76	96.65	97.47	96.64	6.33	100.86	74.34	124.71	94.84 to 98.43	47,697	46,096
3	6	89.57	90.40	85.17	10.35	106.15	65.73	112.92	65.73 to 112.92	35,333	30,092
ALL	82	96.36	96.96	96.01	6.77	100.99	65.73	124.71	94.70 to 98.08	46,792	44,925

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	73	96.78	98.11	97.06	5.96	101.08	81.82	124.71	95.09 to 98.60	48,267	46,850
06	6	89.57	90.40	85.17	10.35	106.15	65.73	112.92	65.73 to 112.92	35,333	30,092
07	3	78.43	82.05	81.99	8.10	100.07	74.34	93.39	N/A	33,833	27,741
ALL	82	96.36	96.96	96.01	6.77	100.99	65.73	124.71	94.70 to 98.08	46,792	44,925

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
32-0046	10	95.31	93.60	92.54	7.11	101.16	74.34	107.43	85.23 to 100.44	40,090	37,097
32-0095	20	95.93	95.92	95.81	5.17	100.11	78.43	108.75	92.47 to 98.93	67,490	64,665
32-0125	45	96.81	99.10	98.28	6.77	100.83	81.82	124.71	94.84 to 99.45	40,015	39,325
33-0018											
33-0021	5	88.85	89.32	83.75	10.95	106.66	65.73	112.92	N/A	37,400	31,321
37-0030											
43-0079											
73-0017											
73-0041	2	95.03	95.03	94.65	0.81	100.40	94.26	95.80	N/A	49,312	46,675
73-0179											
NonValid School											
ALL	82	96.36	96.96	96.01	6.77	100.99	65.73	124.71	94.70 to 98.08	46,792	44,925

**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:	82	<b>MEDIAN:</b>	<b>96</b>	COV:	9.69	95% Median C.I.:	94.70 to 98.08	(! : Derived)
TOTAL Sales Price:	3,838,021	WGT. MEAN:	96	STD:	9.39	95% Wgt. Mean C.I.:	94.22 to 97.80	
TOTAL Adj.Sales Price:	3,837,021	MEAN:	97	AVG.ABS.DEV:	6.52	95% Mean C.I.:	94.92 to 98.99	
TOTAL Assessed Value:	3,683,866							
AVG. Adj. Sales Price:	46,792	COD:	6.77	MAX Sales Ratio:	124.71			
AVG. Assessed Value:	44,925	PRD:	100.99	MIN Sales Ratio:	65.73			

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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	106.41	106.41	103.35	6.12	102.96	99.90	112.92	N/A	41,500	42,892
Prior TO 1860	1	86.62	86.62	86.62			86.62	86.62	N/A	16,250	14,076
1860 TO 1899	9	95.88	95.06	93.65	7.61	101.51	81.82	116.15	84.64 to 100.79	25,488	23,869
1900 TO 1919	18	97.80	100.28	98.24	6.45	102.07	85.23	117.55	95.16 to 103.87	32,024	31,461
1920 TO 1939	18	94.21	97.29	96.62	5.78	100.69	87.68	122.63	92.11 to 100.44	43,556	42,085
1940 TO 1949	2	99.41	99.41	98.22	4.35	101.21	95.09	103.74	N/A	45,500	44,692
1950 TO 1959	7	94.70	95.17	94.37	4.85	100.84	88.85	104.28	88.85 to 104.28	47,942	45,245
1960 TO 1969	6	93.64	89.21	88.54	7.68	100.75	65.73	96.81	65.73 to 96.81	59,833	52,977
1970 TO 1979	14	98.43	98.75	98.09	7.09	100.68	74.34	124.71	92.47 to 106.35	73,785	72,376
1980 TO 1989	2	88.52	88.52	95.57	11.40	92.62	78.43	98.61	N/A	43,155	41,245
1990 TO 1994	2	92.99	92.99	92.75	0.82	100.26	92.23	93.75	N/A	102,500	95,064
1995 TO 1999	1	93.39	93.39	93.39			93.39	93.39	N/A	38,000	35,487
2000 TO Present											
ALL	82	96.36	96.96	96.01	6.77	100.99	65.73	124.71	94.70 to 98.08	46,792	44,925

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	3	109.34	109.07	108.75	5.26	100.29	100.31	117.55	N/A	8,833	9,606
Total \$											
1 TO 9999	3	109.34	109.07	108.75	5.26	100.29	100.31	117.55	N/A	8,833	9,606
10000 TO 29999	25	95.80	98.27	99.16	9.80	99.10	78.43	124.71	90.35 to 103.57	19,009	18,850
30000 TO 59999	26	95.66	95.63	95.12	5.37	100.53	74.34	115.56	93.63 to 97.84	41,590	39,561
60000 TO 99999	24	97.27	96.20	96.34	4.74	99.85	65.73	107.07	94.26 to 99.15	74,393	71,668
100000 TO 149999	4	92.35	92.86	92.88	1.09	99.98	91.48	95.28	N/A	117,125	108,783
ALL	82	96.36	96.96	96.01	6.77	100.99	65.73	124.71	94.70 to 98.08	46,792	44,925

**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:	82	<b>MEDIAN:</b>	<b>96</b>	COV:	9.69	95% Median C.I.:	94.70 to 98.08	(! : Derived)
TOTAL Sales Price:	3,838,021	WGT. MEAN:	96	STD:	9.39	95% Wgt. Mean C.I.:	94.22 to 97.80	
TOTAL Adj.Sales Price:	3,837,021	MEAN:	97	AVG.ABS.DEV:	6.52	95% Mean C.I.:	94.92 to 98.99	
TOTAL Assessed Value:	3,683,866							
AVG. Adj. Sales Price:	46,792	COD:	6.77	MAX Sales Ratio:	124.71			
AVG. Assessed Value:	44,925	PRD:	100.99	MIN Sales Ratio:	65.73			

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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 \$											
5000 TO 9999	4	95.33	98.97	97.93	10.45	101.06	87.68	117.55	N/A	9,250	9,058
Total \$											
1 TO 9999	4	95.33	98.97	97.93	10.45	101.06	87.68	117.55	N/A	9,250	9,058
10000 TO 29999	25	95.80	97.83	97.31	8.98	100.53	78.43	122.63	91.28 to 103.57	19,829	19,296
30000 TO 59999	28	96.43	95.86	94.41	6.91	101.54	65.73	124.71	94.03 to 97.84	44,262	41,788
60000 TO 99999	22	98.09	97.49	97.35	3.66	100.14	89.43	107.07	94.26 to 99.90	77,110	75,067
100000 TO 149999	3	92.47	93.32	93.26	1.10	100.07	92.23	95.28	N/A	122,833	114,550
ALL	82	96.36	96.96	96.01	6.77	100.99	65.73	124.71	94.70 to 98.08	46,792	44,925

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	106.41	106.41	103.35	6.12	102.96	99.90	112.92	N/A	41,500	42,892
10	1	90.35	90.35	90.35			90.35	90.35	N/A	10,000	9,035
20	11	103.87	102.80	103.37	10.44	99.44	78.43	122.63	87.68 to 117.55	14,513	15,003
25	14	96.76	98.56	98.30	6.42	100.27	81.82	124.71	93.75 to 103.74	31,309	30,776
30	52	95.56	95.17	95.27	5.54	99.90	65.73	115.56	93.63 to 97.76	55,693	53,058
35	2	93.75	93.75	93.63	1.63	100.13	92.23	95.28	N/A	125,000	117,039
ALL	82	96.36	96.96	96.01	6.77	100.99	65.73	124.71	94.70 to 98.08	46,792	44,925

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	106.41	106.41	103.35	6.12	102.96	99.90	112.92	N/A	41,500	42,892
100	2	85.91	85.91	89.57	8.70	95.91	78.43	93.39	N/A	25,500	22,841
101	62	96.65	97.70	96.26	6.78	101.49	65.73	124.71	94.70 to 98.60	45,720	44,012
102	2	92.63	92.63	93.83	2.46	98.73	90.35	94.91	N/A	21,000	19,703
103	2	100.95	100.95	100.43	6.06	100.52	94.84	107.07	N/A	76,500	76,831
104	11	92.94	92.93	93.00	6.03	99.93	74.34	103.57	84.64 to 100.44	54,575	50,755
111	1	98.93	98.93	98.93			98.93	98.93	N/A	73,000	72,222
ALL	82	96.36	96.96	96.01	6.77	100.99	65.73	124.71	94.70 to 98.08	46,792	44,925

**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:	82	<b>MEDIAN:</b>	<b>96</b>	COV:	9.69	95% Median C.I.:	94.70 to 98.08	(!: Derived)
TOTAL Sales Price:	3,838,021	WGT. MEAN:	96	STD:	9.39	95% Wgt. Mean C.I.:	94.22 to 97.80	
TOTAL Adj.Sales Price:	3,837,021	MEAN:	97	AVG.ABS.DEV:	6.52	95% Mean C.I.:	94.92 to 98.99	
TOTAL Assessed Value:	3,683,866							
AVG. Adj. Sales Price:	46,792	COD:	6.77	MAX Sales Ratio:	124.71			
AVG. Assessed Value:	44,925	PRD:	100.99	MIN Sales Ratio:	65.73			

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<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	2	106.41	106.41	103.35	6.12	102.96	99.90	112.92	N/A	41,500	42,892	
10	2	95.33	95.33	95.07	5.22	100.28	90.35	100.31	N/A	9,500	9,031	
20	9	103.87	103.30	102.57	8.03	100.71	87.68	117.55	89.26 to 116.15	13,850	14,206	
25	8	96.75	94.99	97.64	7.92	97.29	78.43	105.22	78.43 to 105.22	26,679	26,048	
30	58	95.97	96.21	95.77	6.04	100.46	65.73	124.71	94.06 to 97.13	53,179	50,930	
35	2	93.87	93.87	93.85	1.50	100.02	92.47	95.28	N/A	116,750	109,574	
40	1	89.43	89.43	89.43			89.43	89.43	N/A	79,000	70,646	
<u>ALL</u>	<u>82</u>	<u>96.36</u>	<u>96.96</u>	<u>96.01</u>	<u>6.77</u>	<u>100.99</u>	<u>65.73</u>	<u>124.71</u>	<u>94.70 to 98.08</u>	<u>46,792</u>	<u>44,925</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:	19	<b>MEDIAN:</b>	<b>94</b>	COV:	17.86	95% Median C.I.:	91.14 to 104.16
TOTAL Sales Price:	624,749	WGT. MEAN:	86	STD:	16.83	95% Wgt. Mean C.I.:	58.42 to 112.82
TOTAL Adj.Sales Price:	603,749	MEAN:	94	AVG.ABS.DEV:	10.30	95% Mean C.I.:	86.11 to 102.33
TOTAL Assessed Value:	516,946						
AVG. Adj. Sales Price:	31,776	COD:	10.94	MAX Sales Ratio:	120.96		
AVG. Assessed Value:	27,207	PRD:	110.04	MIN Sales Ratio:	39.91		

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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											
10/01/02 TO 12/31/02	3	87.24	73.01	47.63	19.86	153.30	39.91	91.88	N/A	60,833	28,972
01/01/03 TO 03/31/03	1	94.55	94.55	94.55			94.55	94.55	N/A	19,000	17,964
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03	3	91.75	97.74	94.03	6.90	103.94	91.24	110.23	N/A	14,333	13,478
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	1	98.57	98.57	98.57			98.57	98.57	N/A	75,000	73,927
04/01/04 TO 06/30/04	3	98.59	100.25	99.56	4.68	100.70	94.16	108.01	N/A	26,666	26,549
07/01/04 TO 09/30/04	3	87.28	86.79	94.43	8.21	91.91	75.80	97.30	N/A	16,166	15,266
10/01/04 TO 12/31/04	4	108.83	107.44	113.20	9.00	94.91	91.14	120.96	N/A	33,687	38,133
01/01/05 TO 03/31/05	1	93.92	93.92	93.92			93.92	93.92	N/A	21,000	19,724
04/01/05 TO 06/30/05											
<u>Study Years</u>											
07/01/02 TO 06/30/03	4	89.56	78.40	52.05	16.55	150.62	39.91	94.55	N/A	50,375	26,220
07/01/03 TO 06/30/04	7	98.57	98.94	97.98	5.75	100.97	91.24	110.23	91.24 to 110.23	28,285	27,715
07/01/04 TO 06/30/05	8	95.61	98.01	106.76	11.48	91.80	75.80	120.96	75.80 to 120.96	25,531	27,257
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	4	93.15	96.94	94.19	5.85	102.92	91.24	110.23	N/A	15,500	14,599
01/01/04 TO 12/31/04	11	98.57	99.04	104.04	9.18	95.20	75.80	120.96	87.28 to 113.50	30,749	31,991
<u>ALL</u>											
	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CURTIS	7	97.30	101.03	104.84	8.27	96.37	91.14	120.96	91.14 to 120.96	23,607	24,750
EUSTIS	8	92.70	86.46	68.12	13.93	126.93	39.91	110.23	39.91 to 110.23	39,000	26,566
MAYWOOD	4	95.23	97.81	103.68	8.64	94.34	87.28	113.50	N/A	31,625	32,789
<u>ALL</u>											
	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**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	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207
<u>ALL</u>											
	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**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:	19	<b>MEDIAN:</b>	<b>94</b>	COV:	17.86	95% Median C.I.:	91.14 to 104.16
TOTAL Sales Price:	624,749	WGT. MEAN:	86	STD:	16.83	95% Wgt. Mean C.I.:	58.42 to 112.82
TOTAL Adj.Sales Price:	603,749	MEAN:	94	AVG.ABS.DEV:	10.30	95% Mean C.I.:	86.11 to 102.33
TOTAL Assessed Value:	516,946						
AVG. Adj. Sales Price:	31,776	COD:	10.94	MAX Sales Ratio:	120.96		
AVG. Assessed Value:	27,207	PRD:	110.04	MIN Sales Ratio:	39.91		

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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	18	94.35	95.24	85.66	10.44	111.18	39.91	120.96	91.24 to 104.16	33,402	28,613
2	1	75.80	75.80	75.80			75.80	75.80	N/A	2,500	1,895
ALL	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
32-0046	4	95.23	97.81	103.68	8.64	94.34	87.28	113.50	N/A	31,625	32,789
32-0095	8	92.70	86.46	68.12	13.93	126.93	39.91	110.23	39.91 to 110.23	39,000	26,566
32-0125	7	97.30	101.03	104.84	8.27	96.37	91.14	120.96	91.14 to 120.96	23,607	24,750
33-0018											
33-0021											
37-0030											
43-0079											
73-0017											
73-0041											
73-0179											
NonValid School											
ALL	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**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	14	92.96	92.41	76.86	12.68	120.23	39.91	120.96	87.24 to 108.01	27,839	21,396
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	91.88	91.88	91.88			91.88	91.88	N/A	23,000	21,133
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	2	96.25	96.25	97.55	2.41	98.66	93.92	98.57	N/A	48,000	46,825
1980 TO 1989	1	113.50	113.50	113.50			113.50	113.50	N/A	60,000	68,101
1990 TO 1994											
1995 TO 1999	1	98.59	98.59	98.59			98.59	98.59	N/A	35,000	34,505
2000 TO Present											
ALL	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**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:	19	<b>MEDIAN:</b>	<b>94</b>	COV:	17.86	95% Median C.I.:	91.14 to 104.16
TOTAL Sales Price:	624,749	WGT. MEAN:	86	STD:	16.83	95% Wgt. Mean C.I.:	58.42 to 112.82
TOTAL Adj.Sales Price:	603,749	MEAN:	94	AVG.ABS.DEV:	10.30	95% Mean C.I.:	86.11 to 102.33
TOTAL Assessed Value:	516,946						
AVG. Adj. Sales Price:	31,776	COD:	10.94	MAX Sales Ratio:	120.96		
AVG. Assessed Value:	27,207	PRD:	110.04	MIN Sales Ratio:	39.91		

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	81.52	81.52	83.16	7.02	98.03	75.80	87.24	N/A	3,500	2,910
5000 TO 9999	2	98.76	98.76	96.78	11.62	102.04	87.28	110.23	N/A	7,250	7,016
Total \$ _____											
1 TO 9999	4	87.26	90.14	92.34	9.88	97.61	75.80	110.23	N/A	5,375	4,963
10000 TO 29999	9	93.92	95.65	95.28	4.12	100.38	91.14	108.01	91.24 to 104.16	18,861	17,970
30000 TO 59999	3	98.59	105.61	107.32	8.00	98.41	97.30	120.96	N/A	40,833	43,823
60000 TO 99999	2	106.04	106.04	105.21	7.04	100.79	98.57	113.50	N/A	67,500	71,014
150000 TO 249999	1	39.91	39.91	39.91			39.91	39.91	N/A	155,000	61,857
ALL _____											
	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**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	81.52	81.52	83.16	7.02	98.03	75.80	87.24	N/A	3,500	2,910
5000 TO 9999	2	98.76	98.76	96.78	11.62	102.04	87.28	110.23	N/A	7,250	7,016
Total \$ _____											
1 TO 9999	4	87.26	90.14	92.34	9.88	97.61	75.80	110.23	N/A	5,375	4,963
10000 TO 29999	9	93.92	95.65	95.28	4.12	100.38	91.14	108.01	91.24 to 104.16	18,861	17,970
30000 TO 59999	2	97.94	97.94	97.92	0.66	100.02	97.30	98.59	N/A	36,250	35,495
60000 TO 99999	4	106.04	93.23	77.75	22.63	119.91	39.91	120.96	N/A	85,000	66,090
ALL _____											
	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	83.84	83.84	90.31	9.59	92.84	75.80	91.88	N/A	12,750	11,514
20	12	95.61	97.40	100.12	7.29	97.28	87.24	113.50	91.14 to 108.01	26,542	26,574
25	2	94.35	94.35	94.33	0.21	100.03	94.16	94.55	N/A	22,000	20,752
30	3	104.16	88.34	61.89	25.94	142.74	39.91	120.96	N/A	71,912	44,506
ALL _____											
	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**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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TOTAL Adj.Sales Price:	603,749	MEAN:	94	AVG.ABS.DEV:	10.30	95% Mean C.I.:	86.11 to 102.33
TOTAL Assessed Value:	516,946						
AVG. Adj. Sales Price:	31,776	COD:	10.94	MAX Sales Ratio:	120.96		
AVG. Assessed Value:	27,207	PRD:	110.04	MIN Sales Ratio:	39.91		

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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	75.80	75.80	75.80			75.80	75.80	N/A	2,500	1,895
297	1	93.92	93.92	93.92			93.92	93.92	N/A	21,000	19,724
300	1	98.57	98.57	98.57			98.57	98.57	N/A	75,000	73,927
326	2	90.90	90.90	93.15	4.02	97.58	87.24	94.55	N/A	11,750	10,945
332	1	91.88	91.88	91.88			91.88	91.88	N/A	23,000	21,133
344	1	110.23	110.23	110.23			110.23	110.23	N/A	6,000	6,614
350	2	76.70	76.70	60.45	47.97	126.90	39.91	113.50	N/A	107,500	64,979
353	3	94.16	94.40	95.35	1.96	99.01	91.75	97.30	N/A	24,833	23,678
384	1	87.28	87.28	87.28			87.28	87.28	N/A	8,500	7,419
424	1	108.01	108.01	108.01			108.01	108.01	N/A	20,000	21,602
442	3	91.24	95.51	94.00	4.76	101.61	91.14	104.16	N/A	16,583	15,588
446	1	120.96	120.96	120.96			120.96	120.96	N/A	50,000	60,478
470	1	98.59	98.59	98.59			98.59	98.59	N/A	35,000	34,505
ALL	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**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	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207
04											
ALL	19	94.16	94.22	85.62	10.94	110.04	39.91	120.96	91.14 to 104.16	31,776	27,207

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	36	<b>MEDIAN:</b>	<b>76</b>	COV:	12.29	95% Median C.I.:	72.39 to 79.97	(!: Derived)
(AgLand) TOTAL Sales Price:	4,046,553	WGT. MEAN:	73	STD:	9.14	95% Wgt. Mean C.I.:	69.64 to 76.47	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,011,553	MEAN:	74	AVG.ABS.DEV:	6.85	95% Mean C.I.:	71.43 to 77.40	
(AgLand) TOTAL Assessed Value:	2,930,585							
AVG. Adj. Sales Price:	111,432	COD:	8.98	MAX Sales Ratio:	92.82			
AVG. Assessed Value:	81,405	PRD:	101.86	MIN Sales Ratio:	52.71			

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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											
10/01/02 TO 12/31/02	4	81.59	83.70	82.99	5.29	100.85	78.79	92.82	N/A	62,250	51,660
01/01/03 TO 03/31/03	3	81.80	81.96	81.43	0.95	100.66	80.87	83.21	N/A	90,500	73,691
04/01/03 TO 06/30/03	2	72.42	72.42	73.12	7.12	99.04	67.26	77.58	N/A	88,000	64,345
07/01/03 TO 09/30/03	1	81.63	81.63	81.63			81.63	81.63	N/A	50,600	41,305
10/01/03 TO 12/31/03	4	73.64	69.02	68.61	8.78	100.60	52.71	76.07	N/A	126,875	87,044
01/01/04 TO 03/31/04	4	75.81	74.70	75.43	4.65	99.04	66.75	80.43	N/A	168,439	127,048
04/01/04 TO 06/30/04	2	72.46	72.46	75.94	5.60	95.42	68.41	76.52	N/A	165,000	125,302
07/01/04 TO 09/30/04	1	62.30	62.30	62.30			62.30	62.30	N/A	220,000	137,065
10/01/04 TO 12/31/04	1	79.66	79.66	79.66			79.66	79.66	N/A	125,000	99,575
01/01/05 TO 03/31/05	6	76.09	74.35	71.68	10.63	103.72	56.44	85.42	56.44 to 85.42	82,150	58,883
04/01/05 TO 06/30/05	8	73.94	70.49	69.48	10.48	101.46	56.17	83.13	56.17 to 83.13	114,412	79,494
<u>Study Years</u>											
07/01/02 TO 06/30/03	9	80.87	80.61	79.89	5.14	100.91	67.26	92.82	77.58 to 83.21	77,388	61,822
07/01/03 TO 06/30/04	11	75.60	72.86	73.52	6.67	99.10	52.71	81.63	66.75 to 80.43	141,987	104,389
07/01/04 TO 06/30/05	16	73.94	72.00	69.92	10.81	102.97	56.17	85.42	62.30 to 80.65	109,574	76,618
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	10	76.82	74.84	73.51	8.04	101.81	52.71	83.21	67.26 to 81.80	100,560	73,924
01/01/04 TO 12/31/04	8	75.81	73.21	73.80	6.52	99.20	62.30	80.43	62.30 to 80.43	168,594	124,429
<u>ALL</u>											
	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	36	<b>MEDIAN:</b>	<b>76</b>	COV:	12.29	95% Median C.I.:	72.39 to 79.97	(!: Derived)
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AVG. Assessed Value:	81,405	PRD:	101.86	MIN Sales Ratio:	52.71			

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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	
3623	3	81.25	80.65	79.89	2.28	100.95	77.58	83.13	N/A	49,366	39,440	
3625	4	72.77	71.78	74.41	10.89	96.47	56.17	85.42	N/A	76,700	57,071	
3627	1	83.21	83.21	83.21			83.21	83.21	N/A	16,500	13,730	
3629	1	80.43	80.43	80.43			80.43	80.43	N/A	287,557	231,280	
3631	1	76.52	76.52	76.52			76.52	76.52	N/A	306,400	234,460	
3633	1	68.41	68.41	68.41			68.41	68.41	N/A	23,600	16,144	
3795	3	72.39	69.56	71.04	5.28	97.92	62.42	73.89	N/A	140,098	99,530	
3797	1	52.71	52.71	52.71			52.71	52.71	N/A	140,000	73,800	
3799	1	62.30	62.30	62.30			62.30	62.30	N/A	220,000	137,065	
3801	6	79.72	77.99	73.35	9.49	106.33	56.44	92.82	56.44 to 92.82	85,833	62,959	
3803	1	75.60	75.60	75.60			75.60	75.60	N/A	50,000	37,800	
3863	1	79.97	79.97	79.97			79.97	79.97	N/A	58,000	46,385	
3865	3	81.63	73.98	68.92	9.51	107.33	58.50	81.80	N/A	126,866	87,442	
3867	1	78.26	78.26	78.26			78.26	78.26	N/A	134,000	104,875	
4033	2	72.42	72.42	73.12	7.12	99.04	67.26	77.58	N/A	88,000	64,345	
4035	1	74.89	74.89	74.89			74.89	74.89	N/A	210,000	157,278	
4039	3	76.02	74.14	73.44	5.66	100.96	66.75	79.66	N/A	153,733	112,896	
4041	2	75.84	75.84	79.43	6.64	95.47	70.80	80.87	N/A	78,750	62,555	
ALL												
	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	27	76.02	74.07	72.32	9.43	102.42	52.71	92.82	70.80 to 79.97	107,296	77,600	
2	9	76.52	75.43	74.95	7.64	100.65	56.44	83.21	68.41 to 83.20	123,839	92,818	
ALL												
	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405	

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	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405	
ALL												
	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405	

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

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(AgLand) TOTAL Adj.Sales Price:	4,011,553	MEAN:	74	AVG.ABS.DEV:	6.85	95% Mean C.I.:	71.43 to 77.40	
(AgLand) TOTAL Assessed Value:	2,930,585							
AVG. Adj. Sales Price:	111,432	COD:	8.98	MAX Sales Ratio:	92.82			
AVG. Assessed Value:	81,405	PRD:	101.86	MIN Sales Ratio:	52.71			

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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)											
32-0046	14	79.38	77.01	75.35	8.73	102.21	56.17	92.82	71.54 to 83.20	76,635	57,744
32-0095	6	70.40	67.72	69.98	9.29	96.78	52.71	76.52	52.71 to 76.52	148,382	103,832
32-0125	4	80.54	79.97	80.01	2.43	99.95	75.60	83.21	N/A	107,264	85,823
33-0018											
33-0021	6	72.42	70.92	67.64	11.37	104.85	58.50	81.63	58.50 to 81.63	131,766	89,132
37-0030											
43-0079											
73-0017											
73-0041	2	75.84	75.84	79.43	6.64	95.47	70.80	80.87	N/A	78,750	62,555
73-0179	4	75.45	74.33	73.89	4.65	100.59	66.75	79.66	N/A	167,800	123,992
NonValid School											
ALL	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	83.21	83.21	83.21			83.21	83.21	N/A	16,500	13,730
50.01 TO 100.00	3	70.80	74.11	74.39	6.93	99.63	68.41	83.13	N/A	23,833	17,729
100.01 TO 180.00	11	77.58	73.51	70.88	11.92	103.71	56.17	92.82	56.44 to 83.20	74,672	52,930
180.01 TO 330.00	10	76.82	75.85	74.43	5.04	101.91	62.30	81.25	71.54 to 80.87	112,540	83,762
330.01 TO 650.00	9	74.89	72.14	70.73	10.48	101.99	52.71	85.42	58.50 to 81.80	153,644	108,675
650.01 +	2	78.48	78.48	78.41	2.49	100.08	76.52	80.43	N/A	296,978	232,870
ALL	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405

**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	1	62.30	62.30	62.30			62.30	62.30	N/A	220,000	137,065
DRY-N/A	12	77.92	77.23	77.10	6.44	100.16	62.42	92.82	72.39 to 80.43	103,413	79,735
GRASS	8	75.03	71.91	70.17	10.54	102.48	52.71	85.42	52.71 to 85.42	125,287	87,908
GRASS-N/A	13	75.60	75.00	75.11	7.74	99.85	56.17	83.13	68.41 to 81.63	105,138	78,967
IRRGTD-N/A	2	69.82	69.82	58.87	19.17	118.61	56.44	83.21	N/A	90,750	53,425
ALL	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405

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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	1	62.30	62.30	62.30			62.30	62.30	N/A	220,000	137,065
DRY-N/A	12	77.92	77.23	77.10	6.44	100.16	62.42	92.82	72.39 to 80.43	103,413	79,735
GRASS	13	73.99	71.57	70.05	11.40	102.17	52.71	85.42	58.50 to 81.25	103,761	72,680
GRASS-N/A	8	77.63	77.49	76.95	4.52	100.70	71.54	81.80	71.54 to 81.80	127,524	98,126
IRRGTD	1	56.44	56.44	56.44			56.44	56.44	N/A	165,000	93,120
IRRGTD-N/A	1	83.21	83.21	83.21			83.21	83.21	N/A	16,500	13,730
ALL	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405

**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	13	77.58	76.08	74.87	7.49	101.61	62.30	92.82	67.26 to 80.43	112,381	84,145
GRASS	20	75.48	73.73	72.96	9.23	101.06	52.71	85.42	70.80 to 80.87	115,954	84,602
GRASS-N/A	1	75.60	75.60	75.60			75.60	75.60	N/A	50,000	37,800
IRRGTD	2	69.82	69.82	58.87	19.17	118.61	56.44	83.21	N/A	90,750	53,425
ALL	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	4	76.96	76.39	76.04	8.81	100.45	68.41	83.21	N/A	22,000	16,729
30000 TO 59999	6	80.61	77.91	78.26	9.09	99.55	56.17	92.82	56.17 to 92.82	51,025	39,930
60000 TO 99999	11	76.07	75.39	75.27	6.94	100.16	62.42	85.42	67.26 to 83.20	79,640	59,945
100000 TO 149999	6	78.96	75.15	74.69	7.13	100.61	52.71	81.80	52.71 to 81.80	125,666	93,861
150000 TO 249999	6	64.53	65.82	65.67	10.44	100.22	56.44	76.02	56.44 to 76.02	190,200	124,905
250000 TO 499999	3	76.52	76.95	77.06	2.85	99.85	73.89	80.43	N/A	282,051	217,358
ALL	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405

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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	5	70.80	72.34	69.32	11.80	104.36	56.17	83.21	N/A	26,600	18,438
30000 TO 59999	12	78.19	77.04	75.80	7.56	101.63	62.42	92.82	71.54 to 81.63	66,150	50,140
60000 TO 99999	9	77.58	73.81	71.90	9.79	102.66	52.71	85.42	56.44 to 81.80	110,377	79,361
100000 TO 149999	6	71.38	70.45	68.88	11.11	102.28	58.50	80.87	58.50 to 80.87	172,533	118,848
150000 TO 249999	4	75.71	76.43	76.63	2.70	99.74	73.89	80.43	N/A	264,038	202,338
_____ ALL _____											
	36	76.29	74.41	73.05	8.98	101.86	52.71	92.82	72.39 to 79.97	111,432	81,405

# 2006 Assessment Survey for Frontier County

## I. General Information

### A. Staffing and Funding Information

1. Deputy(ies) on staff: Frontier County has one Deputy Assessor
2. Appraiser(s) on staff: One Appraiser is utilized on a part-time hourly basis.
3. Other full-time employees: One temporary full-time employee is beginning in the office as of March 1<sup>st</sup>.  
(Does not include anyone counted in 1 and 2 above)
4. Other part-time employees: 0  
(Does not include anyone counted in 1 through 3 above)
5. Number of shared employees: 0  
(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).
6. Assessor's requested budget for current fiscal year: \$120,000.00  
(This would be the "total budget" for the assessor's office)
  - a. Does this include employee benefits? Yes
7. Part of the budget that is dedicated to the computer system (How much is particularly part of the assessor budget, versus the amount that is part of the county budget?): \$31,400.00
8. Adopted budget, or granted budget if different from above: same as above #6
  - a. Does this amount include employee benefits? Yes
9. Amount of total budget set aside for appraisal work: \$3,150.00
10. Amount of the total budget set aside for education/workshops: \$3,470.00
11. Appraisal/Reappraisal budget, if not part of the total budget: \$20,000 is part of the County General Budget for the purpose or rural property appraisal work, which is not included in the County Assessor's budget.
12. Other miscellaneous funds: \$81,980.00  
(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)

13. Total budget: \$120,000.00

a. Was any of last year's budget not used? No, the 2004-2005 County Assessor's budget went over the total approved amount by the Frontier County Board.

**B. Residential Appraisal Information**

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by: The Frontier County Assessor, Deputy and part-time Appraiser perform the data collection process for residential property.
2. Valuation done by: The Frontier County Assessor
3. Date of last appraisal: <sup>1</sup> The residential property class was appraised in 2003 including physical inspections, new measurements, new photographs and new depreciation tables applied.
4. Date of last "update": <sup>2</sup> 2005
5. Pickup work done by: <sup>3</sup> The assessor, Deputy and part-time appraiser.

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	16	0	0	16

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 2004 for all property types
7. What was the last year the depreciation schedule for this property class was developed using market-derived information? 2003
8. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? <sup>4</sup> The County Assessor uses a mass appraisal system which commonly does not involve enough sales to review properties with a Sales Comparison Approach.
9. Number of market areas/neighborhoods for this property class: There are five market areas and thirty seven neighborhoods in Frontier County.
10. How are these defined? These are defined by market areas, location, similar characteristics and road type such as gravel, paved or armored hard surfaced.

**C. Commercial/Industrial Appraisal Information**

1. Data collection done by: The Frontier County Assessor, Deputy and part-time

Appraiser.

2. Valuation done by: The Frontier County Assessor
3. Date of last appraisal: <sup>1</sup> 2005
4. Date of last “update”: <sup>2</sup> 2005
5. Pickup work done by whom: <sup>3</sup> Pickup work is completed by the county assessor and part-time lister.

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

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? 2003
8. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? <sup>5</sup> The income/expense information is typically not available for very few sales in Frontier County.
9. When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? <sup>4</sup> 2005
10. Number of market areas/neighborhoods for this property class? There are 5 market areas and 9 neighborhoods in Frontier County for Commercial property.
11. How are these defined? These are defined by market areas, location, similar characteristics, and road access.

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

1. Data collection done by: The Frontier County assessor, Deputy and part-time Appraiser
2. Valuation done by: The Frontier County Assessor
3. Date of last appraisal: <sup>1</sup> The last appraisal for improved agricultural properties was in 2002.
4. Date of last “update”: <sup>2</sup> 2004

5. Pickup work done by whom: <sup>3</sup>Pickup work is completed by the county assessor, deputy and part-time appraiser.

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Agricultural	21	0	0	21

6. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class? <sup>5</sup>N/A
7. When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? <sup>4</sup>N/A
8. What is the date of the soil survey currently used? 1974
9. What date was the last countywide land use study completed? 2004
- a. By what method? (Physical inspection, FSA maps, etc.)  
2002 FSA maps reviewed and updated land use acres by current owners FSA maps.
  - b. By whom? The County Assessor and Deputy completed the countywide land use study.
  - c. What proportion is complete / implemented at this time? 100% of the slides with water allocation acres have been completed which included over 300 parcel changes.
10. Number of market areas/neighborhoods for this property class: 3
11. How are these defined? The market areas were defined by market information, topography, NRD restrictions, and location.
12. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? No

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

1. Administrative software: TerraScan
2. CAMA software: TerraScan
3. Cadastral maps or GIS software: GIS Workshop

a. Who maintains the Cadastral Maps? The assessor and staff

b. Who maintains the GIS software and maps? Frontier County is in the process of implementing GIS

4. Personal Property software: TerraScan

#### **F. Zoning Information**

1. Does the county have zoning? Yes

a. If so, is the zoning county wide? Yes

b. What municipalities in the county are zoned? Curtis, Maywood and Eustis

c. When was zoning implemented? 2001

#### **G. Contracted Services**

1. Appraisal Services: Pritchard & Abbott are contracted to perform the Oil and Gas mineral appraisals.

2. Other Services: TerraScan is contracted for administrative computer services and GIS workshop is contracted for GIS mapping services.

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

## **II. Assessment Actions**

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

1. Residential- The Frontier County Assessor researched all residential lot information through the register of deeds office and plat maps for accuracy of lot sizes, ownership and property record card data. The assessor prepared new property record files for each residential parcel of real property including improvements on leased lands in Frontier County. This included 972 new residential files, and 205 new IOLL and recreational property type cards that were printed and placed in a clear hanging file folder in the vault area. Corrections made to the records included lot size information. Valuation changes were made to neighborhood 5 in Curtis after statistical analyses by

each subclass were completed by the assessor. These included all homes of average quality of construction. These had a 3% economic depreciation removed and an increase of .01 cent per square foot to the lot values. A review of Arrowhead Meadows subdivision in Curtis warranted a land increase from .12 cents per square foot to .22 cents.

2. Commercial- All new commercial property hard record cards were completed for the 2006 assessment year. The new assessor has researched all data contained on the record cards from the ownership deed and plat maps filed in the County Clerk's office. Lot size corrections were made to the parcels. 188 new files contain all required property record card information and are printed and placed in hanging file folder jackets.
3. Agricultural- A statistical analyses completed by the Frontier County Assessor for agricultural land determined no changes were necessary in 2006 and the current values are equalized within the county and market areas. The new assessor completed changes in re-classification of land use acres to ensure the assessment records reflect accurate irrigated acres in conjunction with the Farm Service Agency and Natural Resource District information. As budget fund money is allowed the remainder of new property record cards for Frontier County is being completed in the agricultural class. Currently 400 files have been created within two precincts of the rural agricultural property class. In the process of creating new record cards, the assessor has combined approximately 300 parcels in compliance with Real Property Regulation 10-001.21 which includes the description for a parcel.
4. Other- Frontier County appointed a new county assessor in 2005 and she has spent a vast majority of the past year making necessary changes in the office towards a list of positive assessment practices, record keeping standards and improving taxpayer communication and education. One tool created by the assessor is an agricultural land sale map in the office which is kept current that displays the date of sale, the average price per acre, sale information and land use. This is only one tool the assessor has built as a visual tool and educational source relating to the market information. The assessor has developed newsletters which contain an explanation to the owners with notice of valuation changes, tax statements, and personal property schedules. Frontier County has begun implementation of GIS and also has a web-site for assessment record information. A parcel tracking record sheet is located in each record file which lists any contact, or changes made to the parcel. This has created a history of the property for any adjustments, changes to value etc. A detailed, complete procedures manual has been created by the Frontier County Assessor and is followed by all employees. The manual contains procedures, the property tax calendar, directives, computer procedures and office policies. All pickup work has been completed for the 2006 assessment year. All actions by the assessor have been positive goals fulfilled towards good assessment practices and this is shown through their proactive approach

to record keeping standard standards, equalization within the county, training with her deputy and communication skills.

Endnotes:

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

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

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

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

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

**County 32 - Frontier**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 4,126	<b>Value</b> 283,400,272	<b>Total Growth</b> 1,097,673 (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	98	269,708	13	94,505	14	71,348	125	435,561	
2. Res Improv Land	725	2,679,085	26	181,855	70	708,061	821	3,569,001	
3. Res Improvements	735	30,025,729	26	1,945,344	86	3,966,446	847	35,937,519	
4. Res Total	833	32,974,522	39	2,221,704	100	4,745,855	972	39,942,081	600,247
% of Total	85.69	82.55	4.01	5.56	10.28	11.88	23.55	14.09	54.68
5. Rec UnImp Land	0	0	0	0	4	32,160	4	32,160	
6. Rec Improv Land	0	0	0	0	9	47,715	9	47,715	
7. Rec Improvements	0	0	0	0	201	3,387,207	201	3,387,207	
8. Rec Total	0	0	0	0	205	3,467,082	205	3,467,082	110,348
% of Total	0.00	0.00	0.00	0.00	***	***	4.96	1.22	10.05
Res+Rec Total	833	32,974,522	39	2,221,704	305	8,212,937	1,177	43,409,163	710,595
% of Total	70.77	75.96	3.31	5.11	25.91	18.91	28.52	15.31	64.73

**County 32 - Frontier**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 4,126	<b>Value</b> 283,400,272	<b>Total Growth</b> 1,097,673 (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	19	46,588	1	4,500	4	6,135	24	57,223	
10. Comm Improv Land	123	400,467	2	3,000	11	224,964	136	628,431	
11. Comm Improvements	132	9,181,286	2	40,781	26	3,413,455	160	12,635,522	
12. Comm Total	151	9,628,341	3	48,281	30	3,644,554	184	13,321,176	0
% of Total	82.06	72.27	1.63	0.36	16.30	27.35	4.45	4.70	0.00
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	151	9,628,341	3	48,281	30	3,644,554	0	0	0
% of Total	82.06	72.27	1.63	0.36	16.30	27.35	4.45	4.70	0.00
17. Taxable Total	984	42,602,863	42	2,269,985	335	11,857,491	1,361	56,730,339	710,595
% of Total	72.29	75.09	3.08	3.91	24.61	14.47	32.98	20.01	64

**County 32 - Frontier**

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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	19,266	330,563	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	19,266	330,563
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>2</b>	<b>19,266</b>	<b>330,563</b>

**Schedule III: Mineral Interest Records**

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	4	2,534,800
24. Mineral Interest-Non-Producing	0	0	0	0	0	0
	Records	Total Value	Growth			
23. Mineral Interest-Producing	4	2,534,800	0			
24. Mineral Interest-Non-Producing	0	0	0			
<b>25. Mineral Interest Total</b>	<b>4</b>	<b>2,534,800</b>	<b>0</b>			

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	100	0	269	369

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	11	67,575	0	0	2,024	128,310,841	2,035	128,378,416
28. Ag-Improved Land	1	12,090	0	0	686	66,254,758	687	66,266,848
29. Ag-Improvements	2	54,187	0	0	724	29,435,682	726	29,489,869
<b>30. Ag-Total Taxable</b>							<b>2,761</b>	<b>224,135,133</b>

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**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	1	1.000	5,000	0	0.000	0	
33. HomeSite Improvements	2		54,187	0		0	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	1	1.000	5,000	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	6	6.000	18,400	6	6.000	18,400	
32. HomeSite Improv Land	495	508.500	2,539,000	496	509.500	2,544,000	
33. HomeSite Improvements	487		19,267,147	489		19,321,334	387,078
<b>34. HomeSite Total</b>				495	515.500	21,883,734	
35. FarmSite UnImp Land	67	110.000	48,400	68	111.000	53,400	
36. FarmSite Impr Land	630	2,293.500	1,196,200	630	2,293.500	1,196,200	
37. FarmSite Improv	664		10,168,535	664		10,168,535	0
<b>38. FarmSite Total</b>				732	2,404.500	11,418,135	
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>1,227</b>	<b>2,920.000</b>	<b>33,301,869</b>	<b>387,078</b>

**Schedule VII: Agricultural Records:**

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

**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	0.000	0	165.500	103,438	165.500	103,438
46. 1A	0.000	0	0.000	0	42,074.500	26,296,619	42,074.500	26,296,619
47. 2A1	0.000	0	0.000	0	1,170.500	731,563	1,170.500	731,563
48. 2A	0.000	0	0.000	0	875.500	525,300	875.500	525,300
49. 3A1	0.000	0	0.000	0	4,802.000	2,881,200	4,802.000	2,881,200
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	807.000	347,010	807.000	347,010
52. 4A	0.000	0	0.000	0	3,819.000	1,470,345	3,819.000	1,470,345
53. Total	0.000	0	0.000	0	53,714.000	32,355,475	53,714.000	32,355,475
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	696.000	299,280	696.000	299,280
55. 1D	27.000	11,340	0.000	0	101,355.730	42,569,407	101,382.730	42,580,747
56. 2D1	0.000	0	0.000	0	1,314.500	538,945	1,314.500	538,945
57. 2D	0.000	0	0.000	0	1,311.500	537,715	1,311.500	537,715
58. 3D1	0.000	0	0.000	0	21,334.000	7,146,909	21,334.000	7,146,909
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	1.000	225	0.000	0	4,501.000	1,012,735	4,502.000	1,012,960
61. 4D	0.000	0	0.000	0	8,562.500	1,926,602	8,562.500	1,926,602
62. Total	28.000	11,565	0.000	0	139,075.230	54,031,593	139,103.230	54,043,158
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	455.500	113,875	455.500	113,875
64. 1G	0.000	0	0.000	0	22,885.780	5,728,895	22,885.780	5,728,895
65. 2G1	0.000	0	0.000	0	1,673.000	378,768	1,673.000	378,768
66. 2G	0.000	0	0.000	0	822.000	185,897	822.000	185,897
67. 3G1	0.000	0	0.000	0	3,678.500	828,395	3,678.500	828,395
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	5,105.500	1,122,978	5,105.500	1,122,978
70. 4G	0.000	0	0.000	0	268,741.200	59,132,616	268,741.200	59,132,616
71. Total	0.000	0	0.000	0	303,361.480	67,491,424	303,361.480	67,491,424
72. Waste	0.000	0	0.000	0	771.750	15,435	771.750	15,435
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		155.000		155.000	
75. Total	28.000	11,565	0.000	0	496,922.460	153,893,927	496,950.460	153,905,492

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	14,671.280	9,389,619	14,671.280	9,389,619
47. 2A1	0.000	0	0.000	0	642.000	410,880	642.000	410,880
48. 2A	0.000	0	0.000	0	113.000	69,495	113.000	69,495
49. 3A1	0.000	0	0.000	0	501.000	308,117	501.000	308,117
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	493.000	221,850	493.000	221,850
52. 4A	0.000	0	0.000	0	690.500	265,850	690.500	265,850
53. Total	0.000	0	0.000	0	17,110.780	10,665,811	17,110.780	10,665,811
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	9.000	3,870	9.000	3,870
55. 1D	99.000	41,580	0.000	0	16,499.720	6,929,882	16,598.720	6,971,462
56. 2D1	0.000	0	0.000	0	732.000	300,120	732.000	300,120
57. 2D	0.000	0	0.000	0	240.000	98,400	240.000	98,400
58. 3D1	0.000	0	0.000	0	967.000	323,948	967.000	323,948
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	872.500	196,314	872.500	196,314
61. 4D	0.000	0	0.000	0	1,117.500	251,445	1,117.500	251,445
62. Total	99.000	41,580	0.000	0	20,437.720	8,103,979	20,536.720	8,145,559
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	10.000	2,500	10.000	2,500
64. 1G	50.000	12,500	0.000	0	3,431.140	858,186	3,481.140	870,686
65. 2G1	0.000	0	0.000	0	385.000	86,625	385.000	86,625
66. 2G	0.000	0	0.000	0	191.000	42,975	191.000	42,975
67. 3G1	0.000	0	0.000	0	288.500	64,914	288.500	64,914
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	908.500	199,870	908.500	199,870
70. 4G	17.000	3,740	0.000	0	44,625.780	9,817,716	44,642.780	9,821,456
71. Total	67.000	16,240	0.000	0	49,839.920	11,072,786	49,906.920	11,089,026
72. Waste	14.000	280	0.000	0	245.000	4,900	259.000	5,180
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	180.000	58,100	0.000	0	87,633.420	29,847,476	87,813.420	29,905,576

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	4,343.500	3,670,265	4,343.500	3,670,265
47. 2A1	0.000	0	0.000	0	7.000	5,915	7.000	5,915
48. 2A	0.000	0	0.000	0	66.500	47,548	66.500	47,548
49. 3A1	0.000	0	0.000	0	231.000	164,010	231.000	164,010
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	91.500	44,835	91.500	44,835
52. 4A	0.000	0	0.000	0	232.500	93,000	232.500	93,000
53. Total	0.000	0	0.000	0	4,972.000	4,025,573	4,972.000	4,025,573
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	2,187.000	984,150	2,187.000	984,150
56. 2D1	0.000	0	0.000	0	3.000	1,275	3.000	1,275
57. 2D	0.000	0	0.000	0	86.500	36,330	86.500	36,330
58. 3D1	0.000	0	0.000	0	470.000	164,500	470.000	164,500
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	583.000	137,005	583.000	137,005
61. 4D	0.000	0	0.000	0	518.000	121,732	518.000	121,732
62. Total	0.000	0	0.000	0	3,847.500	1,444,992	3,847.500	1,444,992
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	790.500	213,435	790.500	213,435
65. 2G1	0.000	0	0.000	0	28.000	7,560	28.000	7,560
66. 2G	0.000	0	0.000	0	37.000	9,250	37.000	9,250
67. 3G1	0.000	0	0.000	0	244.500	61,125	244.500	61,125
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	656.500	147,714	656.500	147,714
70. 4G	0.000	0	0.000	0	4,941.840	1,112,547	4,941.840	1,112,547
71. Total	0.000	0	0.000	0	6,698.340	1,551,631	6,698.340	1,551,631
72. Waste	0.000	0	0.000	0	0.000	0	0.000	0
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	15,517.840	7,022,196	15,517.840	7,022,196

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	75,796.780	47,046,859	75,796.780	47,046,859
77.Dry Land	127.000	53,145	0.000	0	163,360.450	63,580,564	163,487.450	63,633,709
78.Grass	67.000	16,240	0.000	0	359,899.740	80,115,841	359,966.740	80,132,081
79.Waste	14.000	280	0.000	0	1,016.750	20,335	1,030.750	20,615
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	166.000	0	166.000	0
<b>82.Total</b>	<b>208.000</b>	<b>69,665</b>	<b>0.000</b>	<b>0</b>	<b>600,073.720</b>	<b>190,763,599</b>	<b>600,281.720</b>	<b>190,833,264</b>

## 2006 Agricultural Land Detail

### County 32 - Frontier

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	165.500	0.31%	103,438	0.32%	625.003
1A	42,074.500	78.33%	26,296,619	81.27%	625.001
2A1	1,170.500	2.18%	731,563	2.26%	625.000
2A	875.500	1.63%	525,300	1.62%	600.000
3A1	4,802.000	8.94%	2,881,200	8.90%	600.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	807.000	1.50%	347,010	1.07%	430.000
4A	3,819.000	7.11%	1,470,345	4.54%	385.007
<b>Irrigated Total</b>	<b>53,714.000</b>	<b>100.00%</b>	<b>32,355,475</b>	<b>100.00%</b>	<b>602.365</b>

**Dry:**

1D1	696.000	0.50%	299,280	0.55%	430.000
1D	101,382.730	72.88%	42,580,747	78.79%	420.000
2D1	1,314.500	0.94%	538,945	1.00%	410.000
2D	1,311.500	0.94%	537,715	0.99%	410.000
3D1	21,334.000	15.34%	7,146,909	13.22%	335.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	4,502.000	3.24%	1,012,960	1.87%	225.002
4D	8,562.500	6.16%	1,926,602	3.56%	225.004
<b>Dry Total</b>	<b>139,103.230</b>	<b>100.00%</b>	<b>54,043,158</b>	<b>100.00%</b>	<b>388.511</b>

**Grass:**

1G1	455.500	0.15%	113,875	0.17%	250.000
1G	22,885.780	7.54%	5,728,895	8.49%	250.325
2G1	1,673.000	0.55%	378,768	0.56%	226.400
2G	822.000	0.27%	185,897	0.28%	226.152
3G1	3,678.500	1.21%	828,395	1.23%	225.199
3G	0.000	0.00%	0	0.00%	0.000
4G1	5,105.500	1.68%	1,122,978	1.66%	219.954
4G	268,741.200	88.59%	59,132,616	87.62%	220.035
<b>Grass Total</b>	<b>303,361.480</b>	<b>100.00%</b>	<b>67,491,424</b>	<b>100.00%</b>	<b>222.478</b>

<b>Irrigated Total</b>	<b>53,714.000</b>	<b>10.81%</b>	<b>32,355,475</b>	<b>21.02%</b>	<b>602.365</b>
<b>Dry Total</b>	<b>139,103.230</b>	<b>27.99%</b>	<b>54,043,158</b>	<b>35.11%</b>	<b>388.511</b>
<b>Grass Total</b>	<b>303,361.480</b>	<b>61.04%</b>	<b>67,491,424</b>	<b>43.85%</b>	<b>222.478</b>
Waste	771.750	0.16%	15,435	0.01%	20.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	155.000	0.03%			
<b>Market Area Total</b>	<b>496,950.460</b>	<b>100.00%</b>	<b>153,905,492</b>	<b>100.00%</b>	<b>309.699</b>

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

<b>Irrigated Total</b>	<b>53,714.000</b>	<b>70.87%</b>	<b>32,355,475</b>	<b>68.77%</b>	
<b>Dry Total</b>	<b>139,103.230</b>	<b>85.08%</b>	<b>54,043,158</b>	<b>84.93%</b>	
<b>Grass Total</b>	<b>303,361.480</b>	<b>84.27%</b>	<b>67,491,424</b>	<b>84.23%</b>	
Waste	771.750	74.87%	15,435	74.87%	
Other	0.000	0.00%	0	0.00%	
Exempt	155.000	93.37%			
<b>Market Area Total</b>	<b>496,950.460</b>	<b>82.79%</b>	<b>153,905,492</b>	<b>80.65%</b>	

## 2006 Agricultural Land Detail

### County 32 - Frontier

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	14,671.280	85.74%	9,389,619	88.03%	639.999
2A1	642.000	3.75%	410,880	3.85%	640.000
2A	113.000	0.66%	69,495	0.65%	615.000
3A1	501.000	2.93%	308,117	2.89%	615.003
3A	0.000	0.00%	0	0.00%	0.000
4A1	493.000	2.88%	221,850	2.08%	450.000
4A	690.500	4.04%	265,850	2.49%	385.010
<b>Irrigated Total</b>	<b>17,110.780</b>	<b>100.00%</b>	<b>10,665,811</b>	<b>100.00%</b>	<b>623.338</b>

#### Dry:

1D1	9.000	0.04%	3,870	0.05%	430.000
1D	16,598.720	80.82%	6,971,462	85.59%	419.999
2D1	732.000	3.56%	300,120	3.68%	410.000
2D	240.000	1.17%	98,400	1.21%	410.000
3D1	967.000	4.71%	323,948	3.98%	335.003
3D	0.000	0.00%	0	0.00%	0.000
4D1	872.500	4.25%	196,314	2.41%	225.001
4D	1,117.500	5.44%	251,445	3.09%	225.006
<b>Dry Total</b>	<b>20,536.720</b>	<b>100.00%</b>	<b>8,145,559</b>	<b>100.00%</b>	<b>396.633</b>

#### Grass:

1G1	10.000	0.02%	2,500	0.02%	250.000
1G	3,481.140	6.98%	870,686	7.85%	250.115
2G1	385.000	0.77%	86,625	0.78%	225.000
2G	191.000	0.38%	42,975	0.39%	225.000
3G1	288.500	0.58%	64,914	0.59%	225.005
3G	0.000	0.00%	0	0.00%	0.000
4G1	908.500	1.82%	199,870	1.80%	220.000
4G	44,642.780	89.45%	9,821,456	88.57%	220.001
<b>Grass Total</b>	<b>49,906.920</b>	<b>100.00%</b>	<b>11,089,026</b>	<b>100.00%</b>	<b>222.194</b>

<b>Irrigated Total</b>	<b>17,110.780</b>	<b>19.49%</b>	<b>10,665,811</b>	<b>35.66%</b>	<b>623.338</b>
<b>Dry Total</b>	<b>20,536.720</b>	<b>23.39%</b>	<b>8,145,559</b>	<b>27.24%</b>	<b>396.633</b>
<b>Grass Total</b>	<b>49,906.920</b>	<b>56.83%</b>	<b>11,089,026</b>	<b>37.08%</b>	<b>222.194</b>
Waste	259.000	0.29%	5,180	0.02%	20.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>87,813.420</b>	<b>100.00%</b>	<b>29,905,576</b>	<b>100.00%</b>	<b>340.558</b>

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

<b>Irrigated Total</b>	<b>17,110.780</b>	<b>22.57%</b>	<b>10,665,811</b>	<b>22.67%</b>	
<b>Dry Total</b>	<b>20,536.720</b>	<b>12.56%</b>	<b>8,145,559</b>	<b>12.80%</b>	
<b>Grass Total</b>	<b>49,906.920</b>	<b>13.86%</b>	<b>11,089,026</b>	<b>13.84%</b>	
Waste	259.000	25.13%	5,180	25.13%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>87,813.420</b>	<b>14.63%</b>	<b>29,905,576</b>	<b>15.67%</b>	

## 2006 Agricultural Land Detail

### County 32 - Frontier

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	4,343.500	87.36%	3,670,265	91.17%	845.001
2A1	7.000	0.14%	5,915	0.15%	845.000
2A	66.500	1.34%	47,548	1.18%	715.007
3A1	231.000	4.65%	164,010	4.07%	710.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	91.500	1.84%	44,835	1.11%	490.000
4A	232.500	4.68%	93,000	2.31%	400.000
<b>Irrigated Total</b>	<b>4,972.000</b>	<b>100.00%</b>	<b>4,025,573</b>	<b>100.00%</b>	<b>809.648</b>
<b>Dry:</b>					
1D1	0.000	0.00%	0	0.00%	0.000
1D	2,187.000	56.84%	984,150	68.11%	450.000
2D1	3.000	0.08%	1,275	0.09%	425.000
2D	86.500	2.25%	36,330	2.51%	420.000
3D1	470.000	12.22%	164,500	11.38%	350.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	583.000	15.15%	137,005	9.48%	235.000
4D	518.000	13.46%	121,732	8.42%	235.003
<b>Dry Total</b>	<b>3,847.500</b>	<b>100.00%</b>	<b>1,444,992</b>	<b>100.00%</b>	<b>375.566</b>
<b>Grass:</b>					
1G1	0.000	0.00%	0	0.00%	0.000
1G	790.500	11.80%	213,435	13.76%	270.000
2G1	28.000	0.42%	7,560	0.49%	270.000
2G	37.000	0.55%	9,250	0.60%	250.000
3G1	244.500	3.65%	61,125	3.94%	250.000
3G	0.000	0.00%	0	0.00%	0.000
4G1	656.500	9.80%	147,714	9.52%	225.002
4G	4,941.840	73.78%	1,112,547	71.70%	225.128
<b>Grass Total</b>	<b>6,698.340</b>	<b>100.00%</b>	<b>1,551,631</b>	<b>100.00%</b>	<b>231.644</b>
<b>Irrigated Total</b>	<b>4,972.000</b>	<b>32.04%</b>	<b>4,025,573</b>	<b>57.33%</b>	<b>809.648</b>
<b>Dry Total</b>	<b>3,847.500</b>	<b>24.79%</b>	<b>1,444,992</b>	<b>20.58%</b>	<b>375.566</b>
<b>Grass Total</b>	<b>6,698.340</b>	<b>43.17%</b>	<b>1,551,631</b>	<b>22.10%</b>	<b>231.644</b>
Waste	0.000	0.00%	0	0.00%	0.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>15,517.840</b>	<b>100.00%</b>	<b>7,022,196</b>	<b>100.00%</b>	<b>452.524</b>

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

<b>Irrigated Total</b>	<b>4,972.000</b>	<b>6.56%</b>	<b>4,025,573</b>	<b>8.56%</b>	
<b>Dry Total</b>	<b>3,847.500</b>	<b>2.35%</b>	<b>1,444,992</b>	<b>2.27%</b>	
<b>Grass Total</b>	<b>6,698.340</b>	<b>1.86%</b>	<b>1,551,631</b>	<b>1.94%</b>	
Waste	0.000	0.00%	0	0.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>15,517.840</b>	<b>2.59%</b>	<b>7,022,196</b>	<b>3.68%</b>	

## 2006 Agricultural Land Detail

### County 32 - Frontier

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	75,796.780	47,046,859
Dry	127.000	53,145	0.000	0	163,360.450	63,580,564
Grass	67.000	16,240	0.000	0	359,899.740	80,115,841
Waste	14.000	280	0.000	0	1,016.750	20,335
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	166.000	0
<b>Total</b>	<b>208.000</b>	<b>69,665</b>	<b>0.000</b>	<b>0</b>	<b>600,073.720</b>	<b>190,763,599</b>

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	75,796.780	47,046,859	75,796.780	12.63%	47,046,859	24.65%	620.697
Dry	163,487.450	63,633,709	163,487.450	27.24%	63,633,709	33.35%	389.226
Grass	359,966.740	80,132,081	359,966.740	59.97%	80,132,081	41.99%	222.609
Waste	1,030.750	20,615	1,030.750	0.17%	20,615	0.01%	20.000
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	166.000	0	166.000	0.03%	0	0.00%	0.000
<b>Total</b>	<b>600,281.720</b>	<b>190,833,264</b>	<b>600,281.720</b>	<b>100.00%</b>	<b>190,833,264</b>	<b>100.00%</b>	<b>317.906</b>

\* Department of Property Assessment & Taxation Calculates

**FRONTIER COUNTY ASSESSOR'S 3-YEAR PLAN**  
**Presented to CBE June 1, 2005 and Revised for DPAT – September 28, 2005**

The following is a revised 3-year plan of assessment for years 2006, 2007, and 2008 pursuant to section 77-1311, as amended by 2001 Neb. Laws LB170, Section 5 and directive 05-4. The purpose of this plan is to update and inform the County Board of Equalization and the Department of Property Assessment and Taxation of the progress this county has achieved from year to year. The plan and any updates shall examine the level, quality, and uniformity of assessment within Frontier County.

**Property Summary in Frontier County (Parcel Summary):**

**Personal Property**

Property Type	Total Parcel Count	Percent Of Parcels	Total Value	Percent Of Total Value
Commercial	141	26%	3,552,215	20%
Agricultural	397	74%	14,244,328	80%
<b>Total</b>	<b>538</b>	<b>100%</b>	<b>17,796,543</b>	<b>100%</b>

**2004 totals: Parcel count: 562 Total value: 17,285,738 Increase in value for '05 by \$ 510,805**

**Real Property**

Property Type	Taxable Acres	Unimproved Parcels	Improved Parcels	Total Parcel Count	Percent Of Parcels	Total Value	Percent Total Value
Commercial		25	160	185	4%	13,562,892	5%
Agricultural	600,003	2277	781	3058	63% Irrigated=13% Dry=27% Grass=60%	223,768,507	80%
Residential	Urban=241	131	878	1,009	21%	39,065,764	14%
Recreational	0	4	203	207	4%	3,267,949	1%
Industrial	0	0	0	0	0	0	0
Exempt				389	8%		
Special Val	0	0	0	0	0	0	0
<b>Total</b>	<b>600,244</b>	<b>2,437</b>	<b>2,022</b>	<b>4848</b>	<b>100%</b>	<b>279,665,112</b>	<b>100%</b>

**2004 totals: Comm: 14,597,452 ↓ 1,000,000 Ag: 216,656,326 ↑ 7,112,181 Res: 40,127,815 ↓ 1,062,051  
 Total value: 275,263,234 Increase in value for '05 by \$ 4,401,878**

**Misc. Parcel Counts**

Property Type	Total Parcel Count	Total Value
TIF	2	Excess=363,185 Base=19,266
Mineral / Oil Interest	4	2,132,300
Homesteads Applications for 2004	121	3,703,737
Building / Zoning / Information Applications for 2004	29	

**2004 totals: TIF Ex: 225,464 ↑ 137,721 TIF Bs: 18,527 ↑ 739 Mineral: 610,214 ↑ 1,522,086  
 Increase in value for '05 by \$ 1,660,546**

## Current Resources in Frontier County:

**Budget:**      **Requested Budget for 2005-2006 = \$120,000** (App'04/'05 = \$ 120,875)  
                  **Requested Reappraisal Budget for 2005-2006 = \$20,000**  
                  **Adopted Budget for 2005-2006 = \$120,000**  
                  **Adopted Reappraisal Budget for 2005-2006 = \$20,000**

Additional dollars are being requested in the General Reappraisal Budget to allow for the mass re-appraisal of all Ag properties with real improvements. Onsite appraisals of this property class is to be completed and new assessments to be placed on the 2007 tax role as part of the counties 5 year reappraisal cycle. Extra dollars are also being requested in the assessor's budget to allow for the implementation of a GIS mapping system and an On-line parcel information system.

**Staffing:**    **Assessor** – Anna Baum, full time, hired 4/7/05 to fulfill the 2-year vacancy of the previous assessor  
                  **Deputy Assessor** – Gladys Earhart, full time  
                  **Contract Appraiser** – Gene Witte, licensed appraiser, as needed. Performs the cyclic mass appraisal work in the county, and is used during protest time as well as with fall pickup work.

**Training:**    Both the assessor and deputy hold their assessor's certificate and are in good standing with the state and current on continuing education hours through December 31, 2006. In October of 2004 the newly appointed assessor had taken the IAAO Fundamentals of Real Property Appraisal. Both the assessor and the deputy participated in a word and excel training session offered by McCook Community College in April of 2005 for an additional 24 hours of training.

**Maps:**        Frontier County aerial maps are dated 1972 and cadastral maps 1966. All maps are kept current by the assessor and the deputy assessor and updated per deed of record. Frontier County is currently researching Geographic Information Systems. It is the assessor's goal to have some type of GIS system in place and operational within the next 1-2 years.

**CAMA:**        Frontier County uses the TerraScan Administrative System. This county began using the system in 1999. The office server and PC (Gateway) was 6 years old and had begun to have technical problems. We recently purchased a Dell server and PC in July of 2005 as well as an HP LaserJet 2430. The office has another Dell PC, which is now 3 years old. We have an OLD Lexmark reel printer, used solely for personal property schedules, and a Lexmark Optra K 1220 laser printer. We have a Sony digital camera, 5 years old, that we use for taking photos of improvements, upon which are later entered into the Terra-Scan electronic file. The office intends to continuously review and update our equipment as need to keep our records accurate and the office running well. We applied for a GIS grant from Naco and recently found that we were accepted and are anxious to see how we can utilize this system.

**Web:** Frontier County aims to have a basic web property information service up and going within a year. Any individuals with access to the Internet will also have access to parcel information within the county.

### **Property Record Cards:**

The assessor and the deputy assessor update each property record file as needed both electronically and with hard copies. Cards are categorized by color with green cards being used for farm files, blue for residential and yellow for commercial files. Only the most recent data is kept in the record card. New file folders have been created to hold the historic information on a parcel and are now kept in a separate file cabinet from the current files. Each property record file is interrelated through codes and references and contains the following:

1. Parcel information.
  - ◆ Current owner and address
  - ◆ Ownership changes, sales information, splits or additions, and deed recordings
  - ◆ Legal description and situs
  - ◆ Cadastral page number, aerial map number, soil survey page
  - ◆ Property classification code, tax district, and school district
  - ◆ Current year and up to 4 years prior history of land and improvements assessed values
2. Ag-land land use and soil type worksheets.
3. Current copy of the electronic appraisal file worksheet.
4. Parcel tracking worksheet.
5. Supplemental data - Photographs, sketches, aerial photographs

### **Current Assessment Procedures for Real Property:**

#### **Discover, List and Inventory all property:**

Sales review and procedures for processing 521's in Frontier County:

\* Current data available on sales file:

1. Agricultural land & Commercial = 3 years of data. July 1 -June 30
2. Residential = 2 years of data. July 1 – June 30

\* All sales are deemed to be qualified sales. For a sale to be considered non-qualified or if any adjustments are to be made to the selling price the sale is reviewed pursuant to professionally accepted mass appraisal techniques and through the review documenting sufficient and compelling information regarding the sale. Opinions are based on the results of returned questionnaires.

\* All 521's are entered into the computer, however, only the 521's with an amount stated for Documentary Stamp Tax greater than \$1.75 or consideration greater than \$100.00 is captured in the sales file database as a qualified sale.

\* If the stated value of personal property is more than 5% of the total sale price for residential property or more than 25% for commercial property, the sale is EXCLUDED unless the sales sample is small and there is strong evidence to support the value estimate of personal property.

\* Both the assessor and the deputy process sales. Every transfer statement has the following work done: Updates made to the property record card, electronic appraisal file, cadastral map, aerial map if applicable, card label, counter sales book, and counter rolodex. Green sheets are completed and sent to PAT along with the transfer statement. Sales questionnaires are sent to BOTH buyer and seller of ALL types of property (Ag, residential, commercial). A physical improvements data confirmation sheet is also sent to either the buyer or the seller. When the data sheet is returned the information is compared to that already present in the appraisal file and updated as needed. A record is kept of all individuals receiving a questionnaire and all individuals returning the questionnaire. Our return rate on the verification questionnaires is down a little from 42% last year to 40% this year. The office also initiates phone contact with the buyer and seller on any sales with questions or concerns. All sales whether qualified or not are recorded in the TerraScan computer sales file. The Treasurer's office and the FSA office are informed of ownership changes. Lastly the office's sales spreadsheet, used to determine sales ratios, is updated.

#### Building Permits / Information Sheets:

\* No building amounting to a value of \$2,500 or more shall be erected, or structurally altered or repaired, and no electrical, heating, plumbing, or other installation or connection, or other improvement to real property, amounting to a value of \$2,500 or more, shall hereafter be made until an information statement or building permit has been filed with the assessor.

\* Urban Zoning regulations in place in: Curtis, Eustis, and Maywood. No zoning regulations in place in: Stockville and Moorefield. Entire rural areas of the county require a zoning permit when changes are made to the property.

\* When there is an increase in square footage of a current improvement or the addition of another improvement to an urban property a building permit is required in the towns of Curtis and Eustis. Information sheets shall be used in a city or village that does not require a building permit under its zoning laws.

\* All permits and information sheets are reviewed for percentage of completion and value changes in the fall (November/December), prior to January 1, of the year the permits were turned into the assessors' office.

\* Frontier County data logs include: Spiral pick-up work listing notebook, permit collection envelope, and the electronic Terra-scan permits file.

## Data Collection:

### \* Real Property Improvements:

Appraisal work is being done on a continuing basis. Our office uses data gathered from sales questionnaires as well as detailed reviews and updates. Detailed reviews include an on-site physical inspection of all improvements by a licensed appraiser, interior inspections when possible, new digital photographs and any needed updating of improvement sketches. Frontier County is scheduling detailed reviews to be performed on all property types throughout the entire county on a 5-year cycle. Commercial properties to be done year one (2006 tax year, rural properties year two (2007 tax year, lake and cabin properties year three (2008 tax year), residential properties year four (2009 tax year), then a one year rest period before the process begins again. Either the county assessor or deputy completes updates annually. All property types are reviewed on the computer for correctness of parcel information / appraisal record data. Our office has recently sent out a physical property questionnaire to all commercial properties and plans on doing the same for residential properties in the future.

### \* Personal Property:

Currently data is gathered primarily from the taxpayer's federal income tax depreciation schedule and previous personal property schedules. Occasionally owners will report new property themselves and we still periodically receive 13AG's. Our office sends reminders one month prior to the May first deadline as well as advertises in the local newspaper and radio stations the due date.

### \* Ag land:

Over the past year our office has used several resources to keep land use current, other than information provided by sales questionnaires. We used the 2002 (latest version produced) FSA (Farm Service Agency) aerial slides and FSA maps, when available from the owner, to update land use. 13AG's for irrigation equipment were also helpful in determining land use changes. The Middle Republic NRD (Natural Resource District) in 2003 told all Frontier County Land owners that when water allegations were to be done those parcels that were listed as irrigated on the tax role would have priority. Because of this we had approximately 300 parcels change land use for tax years 2004 and 2005. We expect having GIS within the next two years will expand our data collection capabilities tremendously in the years to come.

### \* Improvements on Leased Land:

Improvements on leased land have been inspected using the same methods as those used with other real property improvements. Upon review this spring it was found that our IOLL cards did not contain any signed 402 forms. We mailed out the form 402 to all those IOLL owners in our county to complete and return by January 1 or 2006.

## **Assessment sales ratios and assessment actions:**

\* Our office now performs three review assessments. Two prior to the AVU and abstract submission and one after the Reports and Opinions has been released.

\* Reviews of the level of value for all types of property are done using the sales rosters provided by the state and the TerraScan sales statistical analysis function as well as using an “what if’s” spread sheet. The office also utilizes our field liaison when needed. We understand that the reliability of the ratio studies depends on representativeness of the sample. Therefore, when information is entered into the sales file and the rosters they are reviewed for correctness several times.

\* The appraisal uniformity guide our offices employs and strives to be in compliance with is:

1. Mean / Median / Aggregate lie between:

\* 92-100% for residential properties

\* 92-100% for commercial properties

\* 74-80% for Agland

\* in normal distribution all 3 should be equal

2. COD lies between:

\* <15 for residential and commercial properties

\* <20 for Agland

\* <5 considered extremely low, maybe a flawed study

3. PRD lies between:

\* 98-105% for all types of properties

\* PRD <98 means high value parcels are over appraised

\* PRD >103 means high valued parcels are

underappraised and low valued parcels are overappraised

4. Fairness and uniformity between sold and unsold properties equals a trended preliminary ratio that correlates closely with the R & O median ratio and a percentage change in the sales file and the assessed base would be similar.

## **Approaches to value:**

\* Land valuation process in Frontier County is based upon site data and the market (sales) approach for land.

1. Site data

a. Lots evaluated per use, neighborhood / location, square-foot, acre, size and shape, road type and access, topography, improved or unimproved, and zoning. Evaluated through onsite review and measurement (tape measure and planimeter), aerial photos, city maps / cadastral maps, property record card, and owner.

b. Aground evaluated per acre, class (use), and subclass. Evaluated through aerial photos, soil maps and surveys, planimeter, property record card, and landowner.

2. Market sales data

a. Lots. Use comparable sales within a 2-year period for residential lots and a 3-year period for commercial lots. Only arms lengths transactions used (based upon 521 and questionnaire information). All assessments must be done on or before March 19 of each year. Review ratio studies (mean, median, aggregate, COD, and PRD)

b. Aground. Valued at 80% of actual value. Use unimproved comparable sales within a 3-year period. Use only arms lengths transactions used (based upon 521 and questionnaire information). All assessments must be done on or before March 19 of each year. Review ratio studies (mean, median, aggregate, COD, and PRD)

\* Real property, improvement valuation process in Frontier County is based upon the cost approach (physical data), and the sales approach.

1. Improvements data noted includes conforming to highest and best use for site, size, style, construction characteristics, actual age / remaining life / effective ice, plus any rehabilitation, modernization and or remodeling

2. Physical data evaluated through onsite physical inspection by licensed appraiser and or assessor and or deputy, photographs, owner, property record card, and questionnaires.

3. Cost approach. Estimate replacement cost of improvements using Marshall & Swift cost handbook for year 2005. Deduct for physical depreciation and or economic depreciation and or location obsolesce. (Percent depreciation determined by licensed appraiser (reviews done within last 3 years), and or assessor, and or deputy, depreciation tables (built in 2004 for homes), age / life components, income loss, cost to correct, completion of improvements, questionnaires, property record card, and the market.)

4. Sales approach. Use comparable sales within a 2-year period. Only arm's lengths transactions used (based upon 521 information, owner/buyer questionnaires or one on one contact with owner/buyer). Valued at 100% of actual value. Review of ratio studies (mean/median/aggregate/COD/PRD).

**Customer service, Notices and Public relations:**

\* Our office regularly aids realtors, appraisers, insurance agents, title insurance agents, and property owners in locating parcel information as well as copying or faxing parcel information. To provide better customer service we have recently changed the way in which we maintain our current sales book, per appraiser suggestions. We have also created phone and counter logbooks to help increase communication with customers.

\* In addition to the required publications (AHLVB action, assessment ratios, etc) our office has begun to publish and announce on local radio stations reminders and notices regarding several issues. Such topics include personal property schedule reminders, homestead application reminders, zoning and building permit information, etc.

\* In an attempt to educate and inform taxpayers, thus increasing public relations, the assessor produced property information newsletters. Two newsletters were created this past year with one being sent out with the property owners tax statements in December of 2004 and the other with the valuation change notices in May of 2005. If these go over well the office will continue to create them.

**Level of Value, Quality, and Uniformity for assessment year 2005:**

<b>Property Class</b>	<b>Median</b>	<b>COD</b>	<b>PRD</b>	<b>Trended prelim ratio</b>	<b>Percent change</b>
Residential	96% (92-100)	9.46 (<15)	102.8% (98-105)	1.57	1
Commercial	95% (92-100)	13.31 (<20)	118.33% (98-105)	2.62	5.72
Ag-land	77% (74-80)	11.16 (<20)	101.2% (98-105)	2.42	8.58

\* Comments: The large spread in percentage of change in the commercial property class is likely due to the re-pricing, the cost updates and the equalization of values by individual neighborhoods (towns). Examination of the commercial sales file also indicates an outlier that skews the PRD greatly. Removal of that sale brings the PRD into normal range as well as brings down the percent of change. The large spread in percentage of change in the Ag-land property class is attributable to the large number of sales that were corrected to reflect current land use.

### **Functions performed by the Assessor's Office:**

Along with the sales reviews, property record keeping, mapping updates, ownership changes and valuing property, the assessor's office will annually:

1. Administer Homestead Exemption Applications. Carry out the approval or denial process. Provide taxpayer assistance and notification.
2. Administer Organization Exemptions & Affidavits to PAT. Administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
3. Review government owned property not used for public purpose and send notices of intent to tax.
4. File personal property schedules, prepare subsequent notices for incomplete filings or failure to file and apply penalties as required.
5. Review the level of value for all types of property and adjust by proper percentage to achieve the standards set out by TERC.
6. When applicable prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
7. When applicable attend TERC Statewide Equalization hearings to defend values, and or implement orders of the TERC.
8. Prepare tax list correction documents for county board approval.
9. Complete valuation reports due to each subdivision for levy setting.
10. Prepare and certify tax lists to the county treasurer for real property, personal property, and centrally assessed.
11. Review centrally assessed values, establish assessment records and tax billing for the tax list.
12. Management of properties in the community redevelopment projects, TIF properties, for proper reporting on administrative reports and allocation of ad valorem tax.
13. Management of school district and other tax entity boundary changes necessary for correct assessment and tax information.
14. Review of Sales and Sales Ratios especially noting the median, the COD, PRD, and aggregate.
15. Review the level of value for all Agland types and adjust by proper amount to achieve the standards set out TERC.

16. Attend CBE hearings. Prior to hearings assessor and licensed appraiser will re-inspect all protest properties and bring to the hearings recommendations. Assessor will attend CBE meetings for valuation protests, assemble and provide all needed information by the CBE.
17. Perform pickup work. Review improvements or changes that have been reported by individuals or have been found by driving by or have received building or zoning permits on or found on sales questionnaires. The assessor or deputy and or a licensed appraiser do pickup work. Pickup work usually begins in October and is completed by January 1
18. Send out a notice of valuation change to every owner of real property where there has been either an increase or decrease in value.
19. Attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.
20. Complete administrative reports due to PAT. Reports include the Real Property Abstract, Personal Property Abstract, School District Taxable Value Report, Homestead Exemption Tax Loss Summary certificate, Certificate of Taxable values, and the Certificate of Taxes Levied Report, Certification of Value to Political Subdivisions, Assessor survey, Assessed Value Update, Report of current values for properties owned by Board of Education Lands and Funds, the Annual Plan of Assessment Report, and the Report of all Exempt Property and Taxable Government Owned Property.
21. Re-grade land at owners request or because of changes noticed upon evaluation of FSA FSA maps.

### **3 Year Appraisal Plan**

#### **2005:**

**Residential.** There will be only update appraisal maintenance for the residential properties in 2005 for the 2006 tax year due to a countywide commercial reappraisal scheduled. Update maintenance includes an evaluation of all residential property and residential lots for accuracy in the computer and hard copy appraisal file. Updates also include any information picked up from sales questionnaires, physical facility questionnaires, "in-house" residential depreciation tables, and or building permits or information sheets (thus pickup work), which does include a physical inspection.

**Commercial.** A complete commercial reappraisal was performed in 2004-2005 for the 2006 tax year. Our licensed contract appraiser, Gene Witte from Cambridge Nebraska, completed the reappraisals along with the county assessor. All properties were physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. All three approaches to value were used whenever applicable to the property. The data collection process also included information gained from an owner completed physical property questionnaire, as well as analysis of current sales, and income information when applicable.

**Ag-land.** A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The office uses the sales approach when determining value. The office has started to plot land sales on a large county map, visible to all visitors, to help determine if the current market areas are supported by the current sales. Our office is also in the process of combining land cards per statute 77-1303. The office is also currently changing land use, per owner request, for the 2006 tax year.

**2006:**

**Residential.** There will be only update appraisal maintenance for the residential properties located in the towns of Curtis, Maywood, Eustis, Moorefield, Stockville, and the recreational homes in 2006 for the 2007 tax year due to a countywide rural improvement reappraisal scheduled. Update maintenance includes an evaluation of all residential property and residential lots for accuracy in the computer and hard copy appraisal file. Updates also include any information picked up from sales questionnaires, physical facility questionnaires, "in-house" residential depreciation tables, and or building permits or information sheets (thus pickup work), which does include a physical inspection.

**Ag-improvements.** Our licensed contract appraiser, Gene Witte from Cambridge Nebraska, will complete this reappraisal along with the county assessor in 2005-2006 for the 2007 tax year. All rural properties within the entire county will be physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement and site sketches performed. The cost and sales value approaches will be used whenever applicable to the property. The data collection process will also include information gained from owner completed physical property questionnaires, analyzing current sales, and reviewing "in-house" home depreciation tables.

**Commercial.** A complete commercial reappraisal will have been completed in 2005 for the 2006 tax year. Update appraisal maintenance is planned for 2006 reflecting in the 2007 tax year. Update maintenance includes an evaluation of all commercial property throughout the county and their lots for accuracy in the computer and hard copy appraisal file. Updates also include any information picked up from sales questionnaires, physical facility questionnaires, "in-house" commercial depreciation tables, and or building permits or information sheets, (thus pickup work) which does include a physical inspection.

**Ag-land.** A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The office has started to plot land sales on a large county map, visible to all visitors, to help determine if the current market areas are supported by the current sales.

**2007:**

**Residential.** There will be only update appraisal maintenance for the residential properties located in the towns of Curtis, Maywood, Eustis, Moorefield, Stockville, and any Ag-improvements in 2007 for the 2008 tax year due to a countywide recreational improvement reappraisal scheduled. Update maintenance includes an evaluation of all residential property and residential lots for accuracy in the computer and hard copy appraisal file. Updates also include any information picked up from sales questionnaires, physical facility questionnaires, “in-house” residential depreciation tables, and or building permits or information sheets (thus pickup work), which does include a physical inspection.

**Recreational improvements.** Our licensed contract appraiser, Gene Witte from Cambridge Nebraska, will complete this reappraisal along with the county assessor in 2007 for the 2008 tax year. All rural properties within the entire county will be physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement and sketches performed. The cost and sales value approaches will be used whenever applicable to the property. The data collection process will also include information gained from owner completed physical property questionnaires, analyzing current sales, and reviewing “in-house” home depreciation tables.

**Commercial.** Update appraisal maintenance is planned for 2007 reflecting in the 2008 tax year. Update maintenance includes an evaluation of all commercial property throughout the county and their lots for accuracy in the computer and hard copy appraisal file. Updates also include any information picked up from sales questionnaires, physical facility questionnaires, “in-house” commercial depreciation tables, and or building permits or information sheets, (thus pickup work) which does include a physical inspection, as well as any income information provided by the business owner.

**Ag-land.** A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The office has started to plot land sales on a large county map, visible to all visitors, to help determine if the current market areas are supported by the current sales.

<b>CLASS</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
<b>Residential</b>	Appraisal maintenance	Appraisal maintenance	Appraisal maintenance
<b>Recreational / lake MH</b>	Appraisal maintenance	Appraisal maintenance	Complete reappraisal of all recreational parcels in the county (203)
<b>Commercial</b>	Complete reappraisal of all commercial parcels in the county (160)	Appraisal maintenance	Appraisal maintenance
<b>Agricultural</b>	Market analysis by land classification groupings	Market analysis by land classification groupings & complete reappraisal of ALL Ag improvements within county (781)	Market analysis by land classification groupings

## **Miscellaneous Accomplishments for 2004-2005**

- \* Completed Ag-land use / regrading on all precincts in the county per 2002 FSA aerial slides, FSA maps, and or landowners.
- \* Developed and put into action an office “value changes” log, “counter” log, and “phone” log.
- \* Reviewed and corrected, as needed, all commercial and residential property lot sizes per deed and cadastral maps.
- \* Reviewed, updated and added to the office procedural manual. Added information specifically regarding County Board of Equalization, tax corrections, land assessment and valuation procedures, real property and valuation procedures, sales ratios, and value changes procedures.
- \* Revised sales questionnaires for specific class. Sales questionnaires now exist for residential, commercial, Ag-land, and recreational mobile home sales.
- \* Mailed out newly created commercial physical facilities questionnaires to all business owners in county. Received an 88% return rate.
- \* Updated residential physical questionnaires that are sent out with the sales questionnaires. Due to the great return rate with the commercial facilities questionnaires I am considering mailing out these to all residential improvement owners in the county so that we can have in the office the most current and accurate information regarding improvements.
- \* As a public service the office began having announcements regarding homestead exemptions and personal property schedule information read over local radio stations and published in the local newspaper.
- \* Created and mailed out information letters to go along with the valuation change notices explaining what exactly a valuation change letter means.
- \* Developed a County Board of Equalization hearing summary form to be used during the protest hearing as an aid in the communication and the reasoning behind the assessor’s recommendations in regard to a particular parcel.
- \* Created a property value protest instruction guide to aid tax payers in properly filling out a protest form as well as informing them of what their responsibilities are in regards to the protest hearing.
- \* Mailed out form 402’s to all improvement on leased landowners to have improvements confirmed and updated and to ensure that a current and signed copy is in the property record card. As of the date of the report we have 51% of the mailed forms returned.
- \* Entered cadastral map numbers of all parcels in the county into the Terra-scan ATR file.
- \* Wrote a GIS grant application to NACo.
- \* In process of creating all new property record cards that will be more reader friendly.

## **Miscellaneous Goals for 2005-2006**

- \* Have all land parcel combinations completed and in computer for 2006 tax year.
- \* Have a web page up and running that contains parcel and sales information.
- \* Begin implementation of a GIS mapping system.
- \* Begin work on a more efficient property record card filing system.
- \* Physically tag all property record cards that qualify for homestead exemption.
- \* Create an information letter to go out with personal property schedules in January.

# **Purpose Statements**

## **Commission Summary**

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

## **Property Tax Administrator's Opinions & Recommendations**

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

## **Correlation Section**

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

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

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

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

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

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

### **Statistical Reports Section**

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

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

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

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

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

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

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

### **County Assessment Survey**

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

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

## **County Reports Section**

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

### **County Abstract of Assessment for Real Property, Form 45**

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

### **County Agricultural Land Detail**

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

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

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

## **Special Valuation Section**

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

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

### **Nebraska Constitutional Provisions:**

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

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

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

### **Nebraska Statutory Provisions for Agricultural Land:**

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

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

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

### **Nebraska Statutory Provisions for Special Valuation:**

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

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

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

### **Nebraska Statutory Provisions for Measurement of Level of Value:**

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

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

## **Discussion of the Constitutional and Statutory Provisions:**

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

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

## **Discussion of Special Valuation:**

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

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

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

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

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

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

### **Measurement of Special Valuation**

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

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

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

#### Rent Data

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

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

#### Rate Data

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

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

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

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

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

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

#### Valuation Calculation

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

#### Measurement Calculation

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

### **Measurement of Recapture Valuation**

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

### **Measurement of Agricultural Land Valuation**

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

### **Purpose Statements Section**

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

### **Glossary**

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

### **Technical Specifications Section**

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

### **Certification**

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

### **Map Section**

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

### **Valuation History Charts Section**

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

## Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1-use the sale without adjustment

2-use the sale with an adjustment

3-substantially changed sale should not be used in study

4-exclude the sale

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

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

## Commission Summary Calculations

### For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

### For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

### For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

### For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

## Correlation Table Calculations

### I. Correlation - Text only

### II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

R&O Statistics			
----------------	--	--	--

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:*

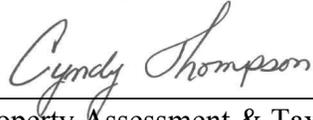
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

## Certification

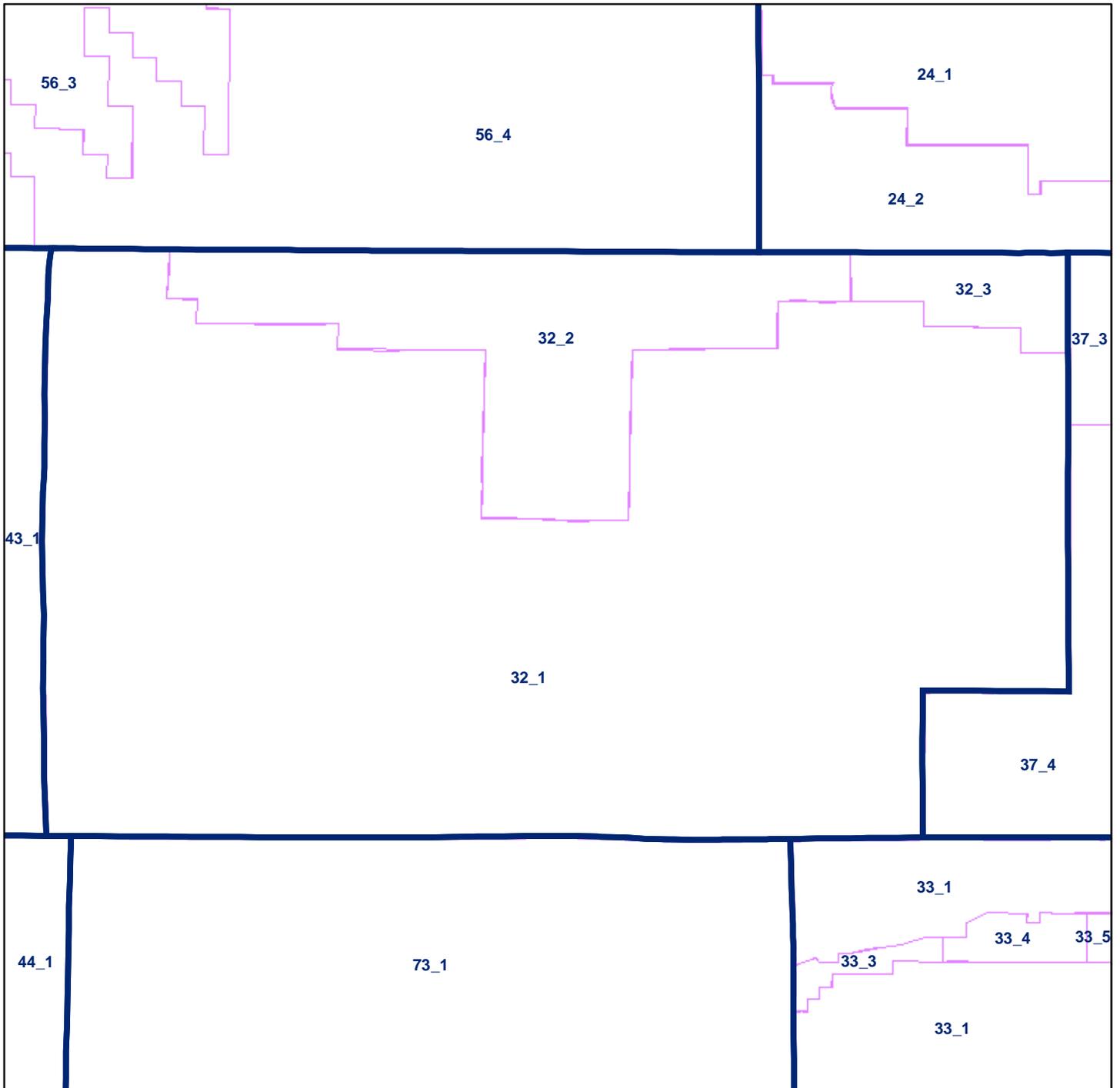
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Frontier County County Assessor, by certified mail, return receipt requested, 7036 1160 0001 1212 8069.

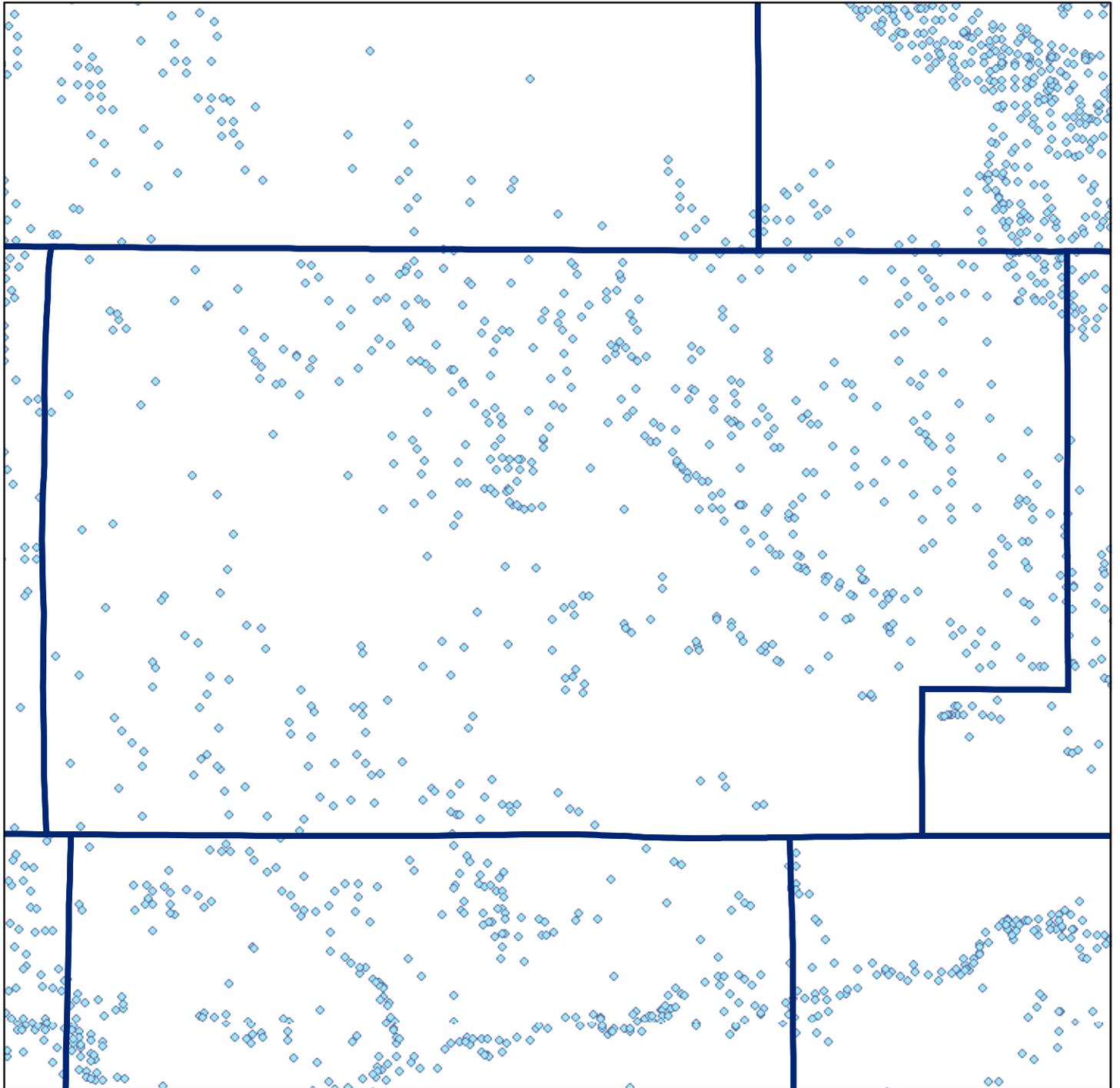
Dated this 10th day of April, 2006.

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





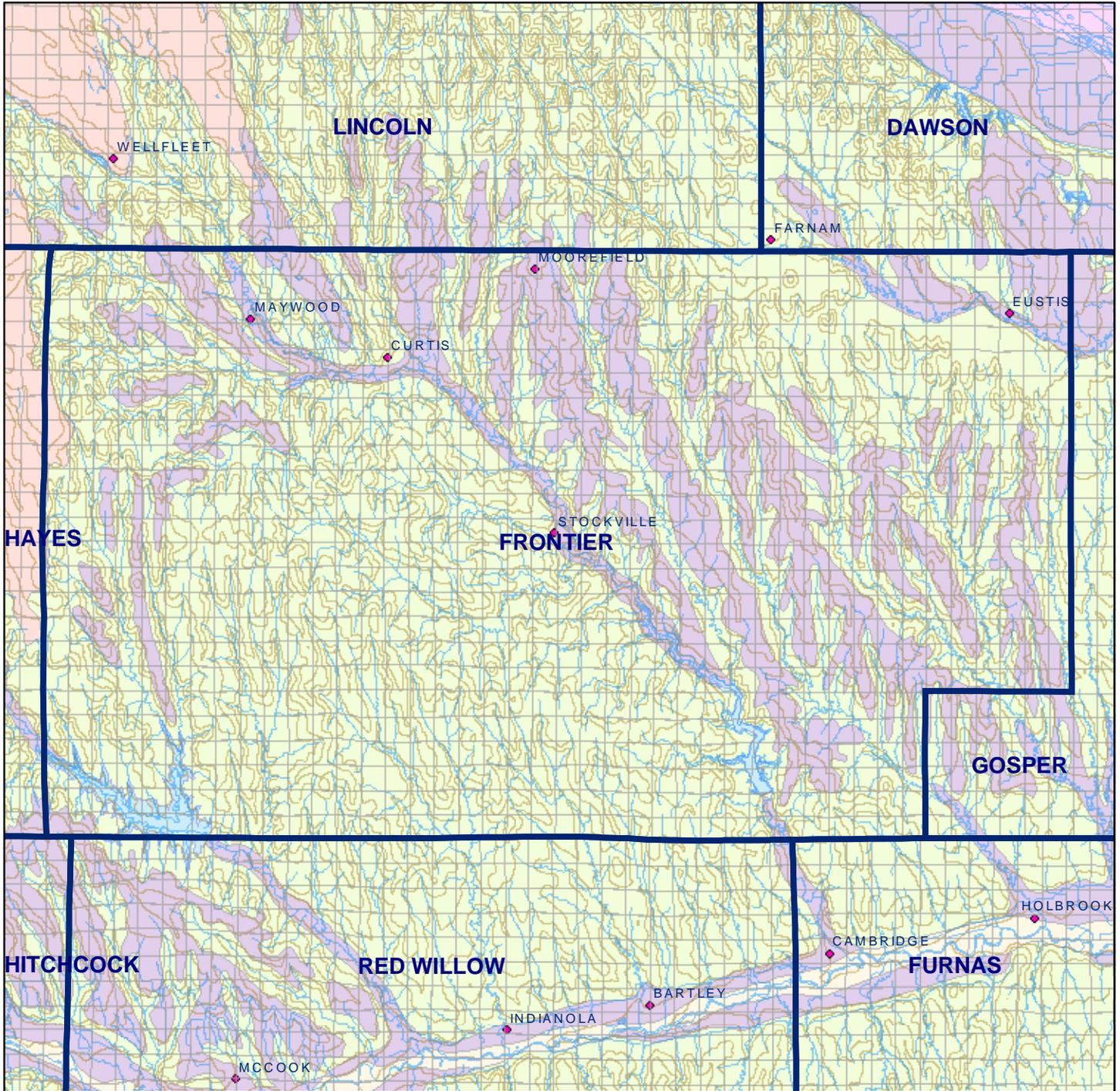
 Market Areas



● Registered Wells > 500 GPM

3395	3397	3399	3401	3403	3405	3407	3409	3411
3577	3575	3573	3571	3569	3567	3565	3563	3561
3621	3623	3625	3627	3629	3631	3633	3635	3637
3809	3807	3805	3803	3801	3799	3797	3795	3793
3855	3857	3859	3861	3863	3865	3867	3869	3871
4045	4043	4041	4039	4037	4035	4033	4031	4029
4091	4093	4095	4097	4099	4101	4103	4105	4107
4285	4283	4281	4279	4277	4275	4273	4271	4269

 Geo Codes



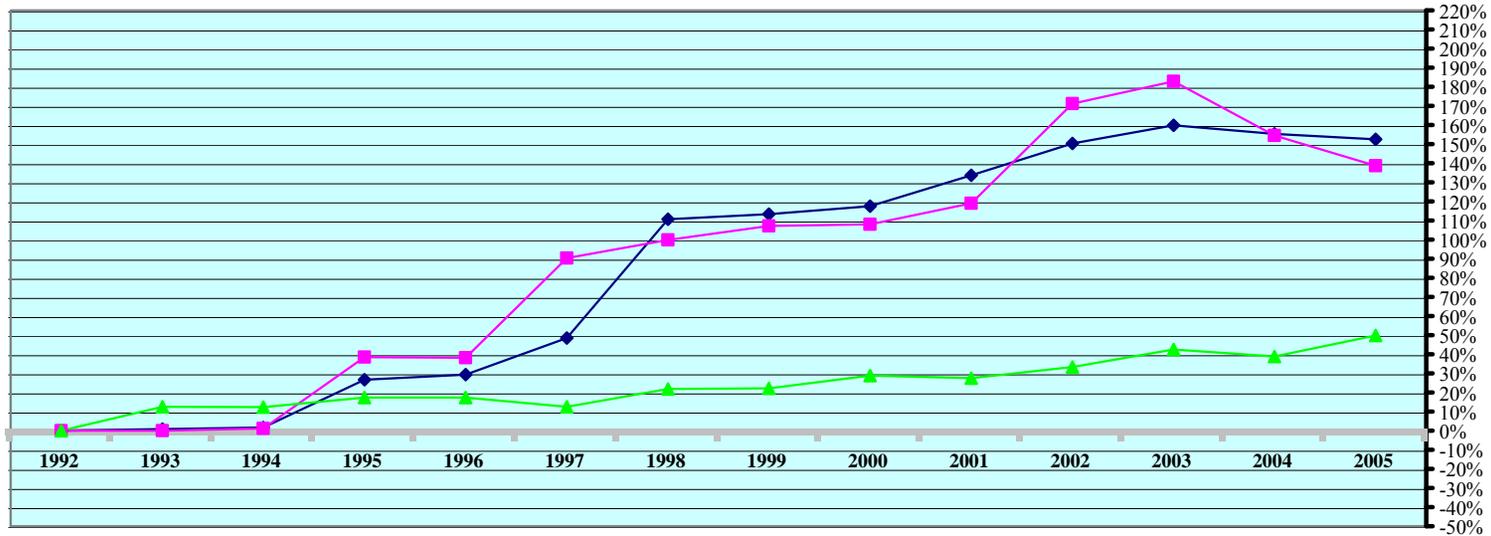
**Legend**

- 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

**Frontier County**



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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	16,687,035	--	--	--	5,711,800	--	--	--	127,420,465	--	--	--
1993	16,826,030	138,995	0.83%	0.83%	5,716,160	4,360	0.08%	0.08%	143,294,745	15,874,280	12.46%	12.46%
1994	16,976,750	150,720	0.90%	1.74%	5,780,585	64,425	1.13%	1.20%	143,169,555	-125,190	-0.09%	12.36%
1995	21,129,127	4,152,377	24.46%	26.62%	7,908,503	2,127,918	36.81%	38.46%	149,561,675	6,392,120	4.46%	17.38%
1996	21,569,252	440,125	2.08%	29.26%	7,887,183	-21,320	-0.27%	38.09%	149,571,305	9,630	0.01%	17.38%
1997	24,775,227	3,205,975	14.86%	48.47%	10,875,624	2,988,441	37.89%	90.41%	143,382,085	-6,189,220	-4.14%	12.53%
1998	35,150,107	10,374,880	41.88%	110.64%	11,411,988	536,364	4.93%	99.80%	155,306,148	11,924,063	8.32%	21.88%
1999	35,585,896	435,789	1.24%	113.25%	11,834,942	422,954	3.71%	107.20%	155,738,768	432,620	0.28%	22.22%
2000	36,287,959	702,063	1.97%	117.46%	11,883,873	48,931	0.41%	108.06%	164,134,713	8,395,945	5.39%	28.81%
2001	38,985,130	2,697,171	7.43%	133.63%	12,508,151	624,278	5.25%	118.99%	162,549,787	-1,584,926	-0.97%	27.57%
2002	41,784,488	2,799,358	7.18%	150.40%	15,485,088	2,976,937	23.80%	171.11%	169,965,652	7,415,865	4.56%	33.39%
2003	43,349,993	1,565,505	3.75%	159.78%	16,156,927	671,839	4.34%	182.87%	181,598,291	11,632,639	6.84%	42.52%
2004	42,597,152	-752,841	-1.74%	155.27%	14,540,268	-1,616,659	-10.01%	154.57%	177,000,772	-4,597,519	-2.53%	38.91%
2005	42,126,994	-470,158	-1.10%	152.45%	13,630,063	-910,205	-6.26%	138.63%	190,887,019	13,886,247	7.85%	49.81%

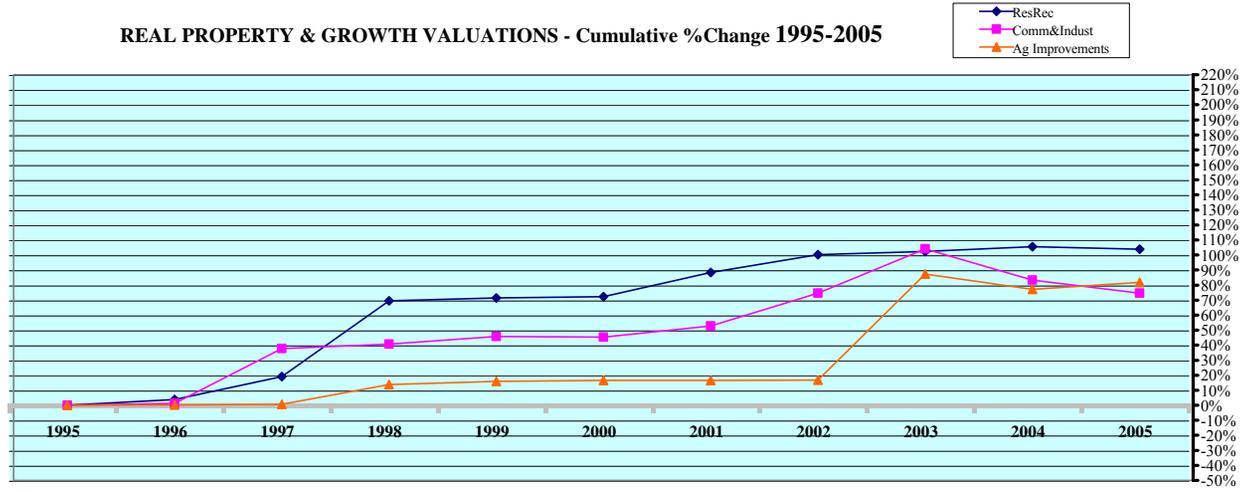
1992-2005 Rate Ann. %chg: Resid & Rec. **7.38%**      Comm & Indust **6.92%**      Agland **3.16%**

Cnty# **32**  
County **FRONTIER**

FL area **5**

(1) Resid. & Recreat. excludes agdwll & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste, & other agland, excludes farmsite land.  
Source: 1992 - 2005 Certificate of Taxes Levied Reports CTL    State of Nebraska    Dept. of Property Assessment & Taxation    Prepared as of 03/01/2006

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	16,687,035	not avail.	--	--	--	--	5,711,800	not avail.	--	--	--	--
1993	16,826,030	not avail.	--	--	--	--	5,716,160	not avail.	--	--	--	--
1994	16,976,750	not avail.	--	--	--	--	5,780,585	not avail.	--	--	--	--
1995	21,129,127	663,433	3.14%	20,465,694	--	--	7,908,503	144,810	1.83%	7,763,693	--	--
1996	21,569,252	339,803	1.58%	21,229,449	0.47%	3.73%	7,887,183	17,898	0.23%	7,869,285	-0.50%	1.36%
1997	24,775,227	389,078	1.57%	24,386,149	13.06%	19.16%	10,875,624	183,881	1.69%	10,691,743	35.56%	37.71%
1998	35,150,107	465,125	1.32%	34,684,982	40.00%	69.48%	11,411,988	486,060	4.26%	10,925,928	0.46%	40.73%
1999	35,585,896	507,055	1.42%	35,078,841	-0.20%	71.40%	11,834,942	510,362	4.31%	11,324,580	-0.77%	45.87%
2000	36,287,959	1,046,234	2.88%	35,241,725	-0.97%	72.20%	11,883,873	593,461	4.99%	11,290,412	-4.60%	45.43%
2001	38,985,130	444,437	1.14%	38,540,693	6.21%	88.32%	12,508,151	645,935	5.16%	11,862,216	-0.18%	52.79%
2002	41,784,488	790,520	1.89%	40,993,968	5.15%	100.31%	15,485,088	1,929,242	12.46%	13,555,846	8.38%	74.61%
2003	43,349,993	1,915,398	4.42%	41,434,595	-0.84%	102.46%	16,156,927	311,273	1.93%	15,845,654	2.33%	104.10%
2004	42,597,152	531,450	1.25%	42,065,702	-2.96%	105.54%	14,540,268	316,776	2.18%	14,223,492	-11.97%	83.21%
2005	42,126,994	404,189	0.96%	41,722,805	-2.05%	103.87%	13,630,063	71,426	0.52%	13,558,637	-6.75%	74.64%

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

Resid & Rec. **7.38%**

Comm & Indust **5.73%**

Tax Year	Ag Imprvmts & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmnts Total Value					
1992	not avail	not avail	18,267,550					
1993	not avail	not avail	19,310,220					
1994	not avail	not avail	19,089,985					
1995	7,923,295	10,348,795	18,272,090	160,725	0.88%	18,111,365	--	--
1996	7,888,121	10,436,321	18,324,442	186,921	1.02%	18,137,521	-0.74%	0.14%
1997	8,067,910	11,055,554	19,123,464	886,303	4.63%	18,237,161	-0.48%	0.69%
1998	9,828,043	11,232,663	21,060,706	455,117	2.16%	20,605,589	7.75%	13.77%
1999	9,918,364	11,324,996	21,243,360	263,064	1.24%	20,980,296	-0.38%	15.84%
2000	9,881,249	11,298,520	21,179,769	82,490	0.39%	21,097,279	-0.69%	16.49%
2001	9,825,086	11,368,227	21,193,313	101,026	0.48%	21,092,287	-0.41%	16.46%
2002	10,083,267	11,365,239	21,448,506	316,749	1.48%	21,131,757	-0.29%	16.68%
2003	21,362,831	13,303,099	34,665,930	727,474	2.10%	33,938,456	58.23%	87.39%
2004	20,930,882	11,136,310	32,067,192	0	0.00%	32,067,192	-7.50%	77.06%
2005	21,647,832	11,277,532	32,925,364	0	0.00%	32,925,364	2.68%	81.79%

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

Ag Imprvmnts **6.16%**

(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.

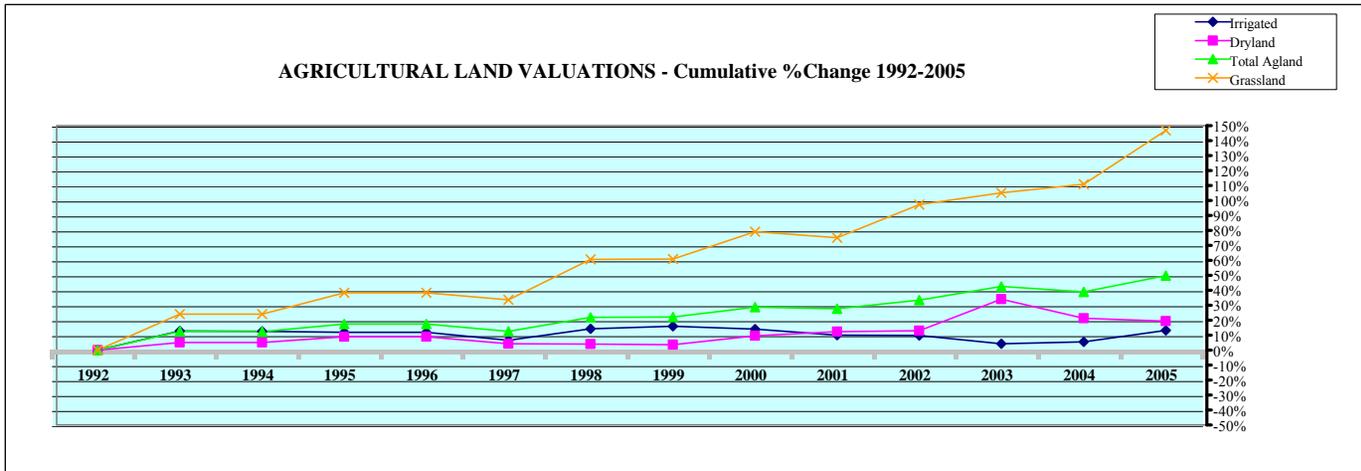
State of Nebraska  
Dept. of Property Assessment & Taxation  
Prepared as of 03/01/2006

Cnty# **32**  
County **FRONTIER**

FL area **5**

CHART 2

EXHIBIT **32B** Page 2



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992	41,637,280	--	--	--	53,316,055	--	--	--	32,467,130	--	--	--
1993	46,986,830	5,349,550	12.85%	12.85%	56,013,250	2,697,195	5.06%	5.06%	40,285,425	7,818,295	24.08%	24.08%
1994	46,886,830	-100,000	-0.21%	12.61%	55,997,240	-16,010	-0.03%	5.03%	40,275,495	-9,930	-0.02%	24.05%
1995	46,600,395	-286,435	-0.61%	11.92%	58,049,935	2,052,695	3.67%	8.88%	44,890,905	4,615,410	11.46%	38.27%
1996	46,627,235	26,840	0.06%	11.98%	58,037,790	-12,145	-0.02%	8.86%	44,885,940	-4,965	-0.01%	38.25%
1997	44,400,750	-2,226,485	-4.78%	6.64%	55,554,120	-2,483,670	-4.28%	4.20%	43,406,875	-1,479,065	-3.30%	33.69%
1998	47,608,200	3,207,450	7.22%	14.34%	55,507,835	-46,285	-0.08%	4.11%	52,169,773	8,762,898	20.19%	60.68%
1999	48,273,900	665,700	1.40%	15.94%	55,201,195	-306,640	-0.55%	3.54%	52,243,333	73,560	0.14%	60.91%
2000	47,497,225	-776,675	-1.61%	14.07%	58,469,975	3,268,780	5.92%	9.67%	58,147,173	5,903,840	11.30%	79.10%
2001	45,810,765	-1,686,460	-3.55%	10.02%	59,867,175	1,397,200	2.39%	12.29%	56,851,507	-1,295,666	-2.23%	75.10%
2002	45,675,970	-134,795	-0.29%	9.70%	60,210,865	343,690	0.57%	12.93%	64,058,297	7,206,790	12.68%	97.30%
2003	43,372,270	-2,303,700	-5.04%	4.17%	71,457,650	11,246,785	18.68%	34.03%	66,572,547	2,514,250	3.92%	105.05%
2004	43,924,520	552,250	1.27%	5.49%	64,619,494	-6,838,156	-9.57%	21.20%	68,436,941	1,864,394	2.80%	110.79%
2005	47,150,256	3,225,736	7.34%	13.24%	63,591,134	-1,028,360	-1.59%	19.27%	80,124,814	11,687,873	17.08%	146.79%

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

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992		--	--	--	0	--	--	--	127,420,465	--	--	--
1993		--	--	--	9,240	9,240			143,294,745	15,874,280	12.46%	12.46%
1994		--	--	--	9,990		0.00%		143,169,555	-125,190	-0.09%	12.36%
1995		--	--	--	20,440	10,450	104.60%		149,561,675	6,392,120	4.46%	17.38%
1996		--	--	--	20,340	-100	-0.49%		149,571,305	9,630	0.01%	17.38%
1997		--	--	--	20,340	0	0.00%		143,382,085	-6,189,220	-4.14%	12.53%
1998		--	--	--	20,340	0	0.00%		155,306,148	11,924,063	8.32%	21.88%
1999		--	--	--	20,340	0	0.00%		155,738,768	432,620	0.28%	22.22%
2000		--	--	--	20,340	0	0.00%		164,134,713	8,395,945	5.39%	28.81%
2001		--	--	--	20,340	0	0.00%		162,549,787	-1,584,926	-0.97%	27.57%
2002		--	--	--	20,520	180	0.88%		169,965,652	7,415,865	4.56%	33.39%
2003	20,400	n/a	n/a	n/a	175,424	n/a	n/a	n/a	181,598,291	11,632,639	6.84%	42.52%
2004	19,817	-583	-2.86%	-2.86%	0	-175,424	-100.00%	-100.00%	177,000,772	-4,597,519	-2.53%	38.91%
2005	20,815	998	5.04%	2.03%	0	0		-100.00%	190,887,019	13,886,247	7.85%	49.81%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#   
County

FL area

CHART 3 EXHIBIT 32B Page 3

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

**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 1992-2005 (from Abstracts)<sup>(1)</sup>**

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	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	41,830,415	62,377	671	--	--	53,331,895	169,445	315	--	--	32,472,955	350,118	93	--	--
1993	46,832,680	62,277	752	12.07%	12.07%	56,051,700	169,546	331	5.08%	5.08%	40,200,885	350,015	115	23.66%	23.66%
1994	46,887,710	62,115	755	0.40%	12.52%	55,999,810	169,350	331	0.00%	5.08%	40,276,945	349,908	115	0.00%	23.66%
1995	46,561,195	61,876	752	-0.40%	12.07%	58,053,630	169,544	342	3.32%	8.57%	44,890,110	349,771	128	11.30%	37.63%
1996	46,647,825	61,995	752	0.00%	12.07%	58,027,500	169,469	342	0.00%	8.57%	44,884,465	349,705	128	0.00%	37.63%
1997	44,401,505	62,081	715	-4.92%	6.56%	55,562,000	169,346	328	-4.09%	4.13%	43,411,510	349,650	124	-3.13%	33.33%
1998	47,666,700	61,794	771	7.83%	14.90%	55,489,375	169,633	327	-0.30%	3.81%	52,171,663	349,495	149	20.16%	60.22%
1999	48,315,500	62,678	771	0.00%	14.90%	55,175,600	168,708	327	0.00%	3.81%	52,214,743	349,727	149	0.00%	60.22%
2000	47,669,130	62,673	761	-1.30%	13.41%	58,358,835	168,374	347	6.12%	10.16%	58,130,833	349,989	166	11.41%	78.49%
2001	45,881,035	63,364	724	-4.86%	7.90%	59,873,635	174,092	344	-0.86%	9.21%	56,919,102	362,443	157	-5.42%	68.82%
2002	45,720,275	63,121	724	0.00%	7.90%	59,609,700	172,359	346	0.58%	9.84%	63,360,522	358,225	177	12.74%	90.32%
2003	43,214,095	63,265	683	-5.66%	1.79%	71,735,750	173,828	413	19.36%	31.11%	66,621,641	362,196	184	3.95%	97.85%
2004	43,215,477	70,180	616	-9.84%	-8.23%	65,003,930	167,817	387	-6.21%	22.97%	68,423,251	360,782	190	3.07%	103.93%
2005	47,173,965	75,980	621	0.83%	-7.47%	63,596,791	163,415	389	0.47%	23.55%	80,102,274	359,803	223	17.39%	139.39%

1992-2005 Rate Ann.%chg AvgVal/Acre: -0.60%

1.64%

6.95%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	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	9,130	913	10	--	--	590	9	66	--	--	127,644,985	582,862	219	--	--
1993	9,240	924	10	0.00%		0	0				143,094,505	582,762	246	12.33%	12.33%
1994	9,990	999	10	0.00%		0	0				143,174,455	582,372	246	0.00%	12.33%
1995	20,440	1,022	20	100.00%		0	0				149,525,375	582,213	257	4.47%	17.35%
1996	20,440	1,022	20	0.00%		0	0				149,580,230	582,191	257	0.00%	17.35%
1997						20,340	1,017	20	--	--	143,395,355	582,094	246	-4.28%	12.33%
1998						20,340	1,017	20	0.00%		155,348,078	581,939	267	8.54%	21.92%
1999						20,340	1,017	20	0.00%		155,726,183	582,130	268	0.37%	22.37%
2000						20,340	1,017	20	0.00%		164,179,138	582,053	282	5.22%	28.77%
2001						20,340	1,017	20	0.00%		162,694,112	600,916	271	-3.90%	23.74%
2002						20,340	1,017	20	0.00%		168,710,837	594,722	284	4.80%	29.68%
2003	20,280	1,014	20	n/a	n/a	0	0		n/a	n/a	181,591,766	600,307	302	6.34%	37.90%
2004	19,380	1,020	19	-5.00%	n/a	0	0		n/a	n/a	176,662,038	599,799	295	-2.47%	34.49%
2005	20,935	1,047	20	5.26%	n/a	0	0		n/a	n/a	190,893,965	600,244	318	7.98%	45.22%

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

2.91%

32  
**FRONTIER**

FL area 5

(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
3,099	FRONTIER	17,787,460	7,368,924	1,400,687	38,859,045	13,630,063	0	3,267,949	190,887,019	21,647,832	11,277,532	2,132,300	308,258,811
<i>cnty sectorvalue % of total value:</i>		5.77%	2.39%	0.45%	12.61%	4.42%		1.06%	61.92%	7.02%	3.66%	0.69%	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
832	CURTIS	560,801	1,667,618	179,130	13,955,710	3,035,952	0	0	25,395	0	0	0	19,424,606
464	EUSTIS	708,582	440,415	22,933	11,259,525	2,618,841	0	0	0	18,885	0	0	15,069,181
331	MAYWOOD	154,297	157,129	37,662	5,425,176	3,605,210	0	0	22,750	0	5,000	0	9,407,224
52	MOOREFIELD	32,688	23,553	19,310	688,055	389,677	0	0	23,100	0	0	0	1,176,383
36	STOCKVILLE	4,825	40,816	3,738	385,099	41,247	0	0	21,080	40,869	0	0	537,674
<b>Total of All City Values:</b>		<b>1,461,193</b>	<b>2,329,531</b>	<b>262,773</b>	<b>31,713,565</b>	<b>9,690,927</b>	<b>0</b>	<b>0</b>	<b>92,325</b>	<b>59,754</b>	<b>5,000</b>	<b>0</b>	<b>45,615,068</b>
<i>% total citysect of cnty sector</i>		8.21%	31.61%	18.76%	81.61%	71.10%			0.05%	0.28%	0.04%		14.80%

**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
26.85%	CURTIS	3.15%	22.63%	12.79%	35.91%	22.27%			0.01%				6.30%
14.97%	EUSTIS	3.98%	5.98%	1.64%	28.98%	19.21%				0.09%			4.89%
10.68%	MAYWOOD	0.87%	2.13%	2.69%	13.96%	26.45%			0.01%		0.04%		3.05%
1.68%	MOOREFIELD	0.18%	0.32%	1.38%	1.77%	2.86%			0.01%				0.38%
1.16%	STOCKVILLE	0.03%	0.55%	0.27%	0.99%	0.30%			0.01%	0.19%			0.17%

Cnty#   
 County

FL area

Sources: 2005 Certificate of Taxes Levied CTL, 2000 US Census; Dec2005 City Pop. per NE Dept Revenue    State of Nebraska Dept. of Property Assessment & Taxation    Prepared as of 03/01/2006