

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Hooker County
46

2006 Equalization Proceedings
before the
Tax Equalization and Review Commission

April 2006

Preface

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

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

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

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

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

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

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

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

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

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

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

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

Table of Contents

Commission Summary

Property Tax Administrator's Opinions and Recommendations

Correlation Section

Residential Real Property

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

Commercial Real Property

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

Agricultural Land

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

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

Statistical Reports Section

R&O Statistical Reports

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

Preliminary Statistical Reports

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

Assessment Survey Section

County Reports Section

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

Special Valuation Section

Purpose Statements Section

Glossary

Technical Specification Section

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

Certification

Map Section

Valuation History Chart Section

2006 Commission Summary

46 Hooker

Residential Real Property - Current

Number of Sales	38	COD	30.25
Total Sales Price	988265	PRD	110.88
Total Adj. Sales Price	988265	COV	51.74
Total Assessed Value	934354	STD	54.23
Avg. Adj. Sales Price	26006.97	Avg. Abs. Dev.	29.90
Avg. Assessed Value	24588.26	Min	12.00
Median	98.85	Max	358.44
Wgt. Mean	94.54	95% Median C.I.	89.80 to 101.36
Mean	104.83	95% Wgt. Mean C.I.	86.97 to 102.12
		95% Mean C.I.	87.59 to 122.07
% of Value of the Class of all Real Property Value in the County			12.14
% of Records Sold in the Study Period			11.08
% of Value Sold in the Study Period			10.05
Average Assessed Value of the Base			27,115

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	38	98.85	30.25	110.88
2005	37	97.36	32.29	114.17
2004	21	97.18	23.36	111.43
2003	21	100	21.24	105.34
2002	26	99	20.41	107.9
2001	22	99	26.05	116.12

2006 Commission Summary

46 Hooker

Commercial Real Property - Current

Number of Sales	3	COD	3.17
Total Sales Price	73154	PRD	101.42
Total Adj. Sales Price	123154	COV	4.84
Total Assessed Value	114312	STD	4.56
Avg. Adj. Sales Price	41051.33	Avg. Abs. Dev.	2.94
Avg. Assessed Value	38104.00	Min	90.40
Median	92.80	Max	99.22
Wgt. Mean	92.82	95% Median C.I.	N/A
Mean	94.14	95% Wgt. Mean C.I.	N/A
		95% Mean C.I.	82.81 to 105.46
% of Value of the Class of all Real Property Value in the County			9.67
% of Records Sold in the Study Period			3.3
% of Value Sold in the Study Period			1.54
Average Assessed Value of the Base			81,459

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	3	92.80	3.17	101.42
2005	12	100.11	48.60	125.28
2004	7	109.82	66.39	117.07
2003	7	93	48.21	116.41
2002	7	93	19.93	101.95
2001	6	93	21.23	99.28

2006 Commission Summary

46 Hooker

Agricultural Land - Current

Number of Sales	8	COD	16.70
Total Sales Price	452555	PRD	113.76
Total Adj. Sales Price	457755	COV	24.80
Total Assessed Value	333677	STD	20.56
Avg. Adj. Sales Price	57219.38	Avg. Abs. Dev.	13.08
Avg. Assessed Value	41709.63	Min	54.88
Median	78.31	Max	125.00
Wgt. Mean	72.89	95% Median C.I.	54.88 to 125.00
Mean	82.92	95% Wgt. Mean C.I.	56.88 to 88.91
		95% Mean C.I.	65.73 to 100.12
% of Value of the Class of all Real Property Value in the County			78.19
% of Records Sold in the Study Period			0.64
% of Value Sold in the Study Period			0.07
Average Assessed Value of the Base			48,201

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2006	8	78.31	16.70	113.76
2005	10	76.32	15.77	114.58
2004	7	76.68	12.60	117.06
2003	4	81	8.3	102.51
2002	5	78	10.92	99.87
2001	9	78	15.6	95.64

2006 Opinions of the Property Tax Administrator for Hooker County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Hooker County is 99% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Hooker County is not 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 Hooker County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Hooker County is not 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 Hooker County is 78% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Hooker County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Hooker County

Recommendations

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

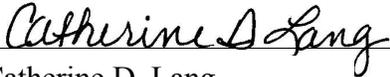
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.





Catherine D. Lang
Property Tax Administrator

2006 Correlation Section for Hooker County

Residential Real Property

I. Correlation

Hooker: RESIDENTIAL: The measures of central tendency, median and weighted mean are within the acceptable range while the mean is outside the acceptable range. The median will be used to designate the level of value for 2006. The qualitative statistics are both outside their acceptable parameters and although the county has certainly made an effort to revalue residential property to better reflect market value, it does not appear that the uniformity concern has been met.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	28	22	78.57
2002	33	26	78.79
2003	25	21	84
2004	25	21	84
2005	46	37	80.43
2006	48	38	79.17

Hooker: RESIDENTIAL: The review of the residential sales is the responsibility of the county assessor and a review of the table above demonstrates that the county has historically utilized a high proportion of the available sales for the development of the qualified statistics. This indicates that the measurement of the residential properties was done as fairly as possible and that 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

**2006 Correlation Section
for Hooker County**

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	99	-0.6	98.41	99
2002	104	-9.49	94.13	99
2003	100	0.46	100.46	100
2004	83.84	0.17	83.99	97.18
2005	97.36	-1.43	95.97	97.36
2006	96.33	0.89	97.19	98.85

Hooker: RESIDENTIAL: The relationship between the trended preliminary ratio and the Reports and

**2006 Correlation Section
for Hooker County**

Opinion median ratio are similar and tend to support each other.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0	2001	-0.6
-5.57	2002	-9.49
0	2003	0.46
1.86	2004	0.17
0	2005	-1.43
5.35	2006	0.89

Hooker: RESIDENTIAL: The difference in the percent change in the sales file versus the percent change in assessed base is 4.96 percent. The assessor offered the explanation that an appraisal was implemented for 2006 and the percent change in the sales file versus the percent change in assessed base would be a direct result of the revaluation.

2006 Correlation Section for Hooker County

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

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

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

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

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

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

**2006 Correlation Section
for Hooker County**

	Median	Wgt. Mean	Mean
R&O Statistics	98.85	94.54	104.83

Hooker: RESIDENTIAL: The median and weighted mean are within the acceptable range, indicating that the county has attained the acceptable level of value.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	30.25	110.88
Difference	15.25	7.88

Hooker: RESIDENTIAL: Both qualitative measures are high and outside the acceptable parameter designated for each. Although the county did apply new replacement cost and depreciation factors, indication is that the uniformity and proportionality concern has not been met.

**2006 Correlation Section
for Hooker County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	38	38	0
Median	96.33	98.85	2.52
Wgt. Mean	90.85	94.54	3.69
Mean	100.93	104.83	3.9
COD	31.92	30.25	-1.67
PRD	111.09	110.88	-0.21
Min Sales Ratio	12.00	12.00	0
Max Sales Ratio	345.30	358.44	13.14

Hooker: RESIDENTIAL: The assessor reported that there was a reappraisal (new replacement cost and depreciation factors were applied) conducted for the residential class of property for 2006. The above table reflects there was action in this property class.

**2006 Correlation Section
for Hooker County**

Commerical Real Property

I. Correlation

Hooker: COMMERCIAL: With only three sales represented, the measures of central tendency and measures of uniformity may not be reliable. It has been several years since the commercial class of property have been addressed, causing one to question the statistical measures. It is believed that the county has met the level of value but has not met the standards for uniform and proportionate assessment.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	8	6	75
2002	7	7	100
2003	8	7	87.5
2004	9	7	77.78
2005	15	12	80
2006	14	3	21.43

Hooker: COMMERCIAL: The review of the commercial sales is the responsibility of the county assessor; the county has historically utilized a high proportion of the commercial sales for the development of the sales file. The above table indicates that the usage has declined substantially for 2006; however this is due to sales that were substantially improved since the sale. There were eight sales or 57.14% of the total sales file that were coded out because they were substantially improved after the sale.

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

**2006 Correlation Section
for Hooker County**

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	89	3.94	92.51	93
2002	89	4.12	92.67	93
2003	93	-1.54	91.57	93
2004	109.82	18.9	130.58	109.82
2005	101.37	-3.08	98.25	100.11
2006	92.80	-8.55	84.87	92.80

**2006 Correlation Section
for Hooker County**

Hooker: COMMERCIAL: The assessor reported there were two commercial properties that went to centrally assessed and two commercial properties that were recoded residential from commercial; thus the reason for the loss in the assessed base value resulting in an unreliable trended preliminary ratio. With no other information available, it is believed that the county has met the level of value for the commercial property 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.

% Change in Total Assessed Value in the Sales File	% Change in Assessed Value (excl. growth)	
5	2001	3.94
4.5	2002	4.12
0	2003	-1.54
0	2004	18.9
-0.44	2005	-3.08
N/A	2006	-8.55

2006 Correlation Section for Hooker County

Hooker: COMMERCIAL: The assessor reported there were two commercial properties that went to centrally assessed and two commercial properties that were recoded residential from commercial; thus the reason for the loss in the assessed base value in the commercial class of property.

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

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

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

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

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

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

**2006 Correlation Section
for Hooker County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	92.80	92.82	94.14

Hooker: COMMERCIAL: There are only three sales represented in the sales file. The measures of central tendency are within the acceptable range and for direct equalization purposes, the median will be used to identify the level of value for the commercial property class in Hooker County.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	3.17	101.42
Difference	0	0

**2006 Correlation Section
for Hooker County**

Hooker: COMMERCIAL: Only three sales are represented and the qualitative statistics indicate that there is uniformity within the property class; however the statistics may not be reliable. The commercial property has not been thoroughly reviewed and revalued for several years giving one a cause to question uniformity within this property class (the Reports and Opinion for the past few years have reported that the county was out of compliance for uniform and proportionate assessment).

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	3	3	0
Median	92.80	92.80	0
Wgt. Mean	92.82	92.82	0
Mean	94.14	94.14	0
COD	3.17	3.17	0
PRD	101.42	101.42	0
Min Sales Ratio	90.40	90.40	0
Max Sales Ratio	99.22	99.22	0

Hooker: COMMERCIAL: The assessor reported no significant action was conducted in the commercial property class for 2006. There are only three parcels in the sales file which indicate this is to be an accurate statement.

**2006 Correlation Section
for Hooker County**

Agricultural Land

I. Correlation

Hooker: AGRICULTURAL UNIMPROVED: The assessment actions reported by the county are represented throughout the Report and Opinion Statistics calculated for the 2006 assessment year. The median measure of central tendency is within the acceptable range and will be demonstrated as the level of value for the unimproved agricultural property class for 2006. The coefficient of dispersion is inside its prescribed parameter; whereas the price-related differential is not. Hypothetically removing any one particular sale brings the PRD within the prescribed parameter. The county has only nine sales in which to measure and it is believed that the county has met the required level of value and should be considered as meeting the requirement for uniform and proportionate assessments.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	18	9	50
2002	14	5	35.71
2003	17	4	23.53
2004	20	7	35
2005	22	10	45.45
2006	14	8	57.14

Hooker: AGRICULTURAL UNIMPROVED: The above table demonstrates the percentage of sales used per the county assessor. After review of the total sales file; the usage for this study period appears acceptable.

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

**2006 Correlation Section
for Hooker County**

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	70	10	77	78
2002	78	-0.26	77.8	78
2003	81	0.02	81.02	81
2004	76.68	-0.7	76.14	76.68
2005	76.32	0.13	76.42	76.32
2006	74.34	4.29	77.53	78.31

**2006 Correlation Section
for Hooker County**

Hooker: AGRICULTURAL UNIMPROVED: The relationship between the trended preliminary ratio and the Reports and Opinion median ratio suggests the assessment practices were applied to the sales file and the population in a similar manner.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File	% Change in Assessed Value (excl. growth)
4.34	2001
0	10
0	-0.26
0	2003
0	0.02
0	-0.7
0	2005
6.14	0.13
	2006
	4.29

Hooker: AGRICULTURAL UNIMPROVED: An examination of the percent change to the sales file compared to the percent change to the overall base is 1.85 percent. Further investigation revealed that

2006 Correlation Section for Hooker County

there were two sales in the study period of July 1, 2004 through June 30, 2005. The two sales consisted of 3G- (45 acres and 4G-45 acres). Whereas there were only two sales in the study period, the assessment actions had more of a pronounced effect on the sample compared to the overall population base as a whole due to the fact that the county is predominately 4G (3G has 18,832 acres compared to 4G which has 424,934 acres).

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.

**2006 Correlation Section
for Hooker County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	78.31	72.89	82.92

Hooker: AGRICULTURAL UNIMPROVED: The median is the only measure of central tendency that is within the acceptable range, and it is supported by the trended preliminary ratio. The weighted mean is slightly low and the mean is high indicating them to be outside the range. For direct equalization purposes, the median will be used to demonstrate the level of value for the unimproved agricultural property class.

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

**2006 Correlation Section
for Hooker County**

described above.

	COD	PRD
R&O Statistics	16.70	113.76
Difference	0	10.76

Hooker: AGRICULTURAL UNIMPROVED: The coefficient of dispersion is within its prescribed parameter; whereas the price-related differential is high and outside its recommended range. Hypothetically removing any one particular sale will bring the PRD into range.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	8	8	0
Median	74.34	78.31	3.97
Wgt. Mean	69.53	72.89	3.36
Mean	78.93	82.92	3.99
COD	16.88	16.70	-0.18
PRD	113.52	113.76	0.24
Min Sales Ratio	52.69	54.88	2.19
Max Sales Ratio	120.00	125.00	5

Hooker: AGRICULTURAL UNIMPROVED: The assessor reported valuations were increased in the unimproved agricultural class of property for 2006. The above table reflects the actions of the county for assessment year 2006.

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

46 Hooker

	2005 CTL County Total	2006 Form 45 County Total	Value Difference (2006 Form 45 - 2005 CTL)	Percent Change	2006 Growth (New Construction Value)	% Change excl. Growth
1. Residential	8,842,234	9,300,590	458,356	5.18	379,611	0.89
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	2,176,884	2,270,282	93,398	4.29	*-----	4.29
4. Total Residential (sum lines 1-3)	11,019,118	11,570,872	551,754	5.01	379,611	1.56
5. Commercial	5,086,997	7,412,774	2,325,777	45.72	2,760,467	-8.55
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	57,250	57,515	265	0.46	5,900	-9.84
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	5,144,247	7,470,289	2,326,042	45.22	2,760,467	-8.44
10. Total Non-Agland Real Property	16,163,365	19,041,161	2,877,796	17.8	3,145,978	-1.66
11. Irrigated	869,500	886,890	17,390	2		
12. Dryland	0	0	0			
13. Grassland	54,343,257	56,696,509	2,353,252	4.33		
14. Wasteland	2345	2,345	0	0		
15. Other Agland	0	0	0			
16. Total Agricultural Land	55,215,102	57,585,744	2,370,642	4.29		
17. Total Value of All Real Property (Locally Assessed)	71,378,467	76,626,905	5,248,438	7.35	3,145,978	2.95

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

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	38	MEDIAN:	99	COV:	51.74	95% Median C.I.:	89.80 to 101.36
TOTAL Sales Price:	988,265	WGT. MEAN:	95	STD:	54.23	95% Wgt. Mean C.I.:	86.97 to 102.12
TOTAL Adj.Sales Price:	988,265	MEAN:	105	AVG.ABS.DEV:	29.90	95% Mean C.I.:	87.59 to 122.07
TOTAL Assessed Value:	934,354						
AVG. Adj. Sales Price:	26,006	COD:	30.25	MAX Sales Ratio:	358.44		
AVG. Assessed Value:	24,588	PRD:	110.88	MIN Sales Ratio:	12.00		

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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	100.86	117.00	103.79	33.24	112.72	67.24	167.04	67.24 to 167.04	26,428	27,430
10/01/03 TO 12/31/03	4	98.31	90.14	77.57	35.77	116.21	12.00	151.94	N/A	7,118	5,521
01/01/04 TO 03/31/04	8	96.24	100.50	97.47	18.80	103.11	56.91	166.97	56.91 to 166.97	27,093	26,407
04/01/04 TO 06/30/04	6	101.16	139.57	99.75	52.79	139.92	69.64	358.44	69.64 to 358.44	44,825	44,711
07/01/04 TO 09/30/04	2	117.46	117.46	78.36	41.89	149.91	68.26	166.67	N/A	14,625	11,459
10/01/04 TO 12/31/04	2	89.72	89.72	93.90	10.36	95.55	80.43	99.02	N/A	34,500	32,395
01/01/05 TO 03/31/05	4	85.81	82.42	72.38	20.93	113.86	52.99	105.05	N/A	19,500	14,115
04/01/05 TO 06/30/05	5	94.25	83.70	85.56	18.66	97.82	52.94	106.66	N/A	22,568	19,309
____Study Years____											
07/01/03 TO 06/30/04	25	100.84	112.84	99.21	33.52	113.74	12.00	358.44	91.25 to 104.04	27,967	27,745
07/01/04 TO 06/30/05	13	94.25	89.43	83.27	22.59	107.40	52.94	166.67	65.20 to 105.05	22,237	18,516
____Calendar Yrs____											
01/01/04 TO 12/31/04	18	99.93	114.21	97.14	32.58	117.57	56.91	358.44	87.90 to 104.04	32,441	31,513
____ALL____											
	38	98.85	104.83	94.54	30.25	110.88	12.00	358.44	89.80 to 101.36	26,006	24,588

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
MULLEN	35	98.68	107.69	94.03	30.24	114.53	52.94	358.44	89.80 to 102.55	22,664	21,312
RURAL	3	100.84	71.40	96.62	29.54	73.90	12.00	101.36	N/A	65,000	62,803
____ALL____											
	38	98.85	104.83	94.54	30.25	110.88	12.00	358.44	89.80 to 101.36	26,006	24,588

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	33	98.68	107.57	95.37	28.59	112.79	52.94	358.44	89.80 to 102.55	23,038	21,971
2	3	100.84	106.83	87.53	37.58	122.05	52.99	166.67	N/A	31,000	27,133
3	2	56.68	56.68	94.74	78.83	59.83	12.00	101.36	N/A	67,500	63,952
____ALL____											
	38	98.85	104.83	94.54	30.25	110.88	12.00	358.44	89.80 to 101.36	26,006	24,588

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	30	99.23	109.05	94.60	30.53	115.28	52.94	358.44	89.80 to 104.04	27,664	26,170
2	7	91.25	87.23	67.61	33.65	129.03	12.00	166.67	12.00 to 166.67	4,760	3,218
3	1	101.36	101.36	101.36			101.36	101.36	N/A	125,000	126,705
____ALL____											
	38	98.85	104.83	94.54	30.25	110.88	12.00	358.44	89.80 to 101.36	26,006	24,588

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:	38	MEDIAN:	99	COV:	51.74	95% Median C.I.:	89.80 to 101.36
TOTAL Sales Price:	988,265	WGT. MEAN:	95	STD:	54.23	95% Wgt. Mean C.I.:	86.97 to 102.12
TOTAL Adj.Sales Price:	988,265	MEAN:	105	AVG.ABS.DEV:	29.90	95% Mean C.I.:	87.59 to 122.07
TOTAL Assessed Value:	934,354						
AVG. Adj. Sales Price:	26,006	COD:	30.25	MAX Sales Ratio:	358.44		
AVG. Assessed Value:	24,588	PRD:	110.88	MIN Sales Ratio:	12.00		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	38	98.85	104.83	94.54	30.25	110.88	12.00	358.44	89.80 to 101.36	26,006	24,588
06											
07											
ALL	38	98.85	104.83	94.54	30.25	110.88	12.00	358.44	89.80 to 101.36	26,006	24,588

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
46-0001	38	98.85	104.83	94.54	30.25	110.88	12.00	358.44	89.80 to 101.36	26,006	24,588
NonValid School											
ALL	38	98.85	104.83	94.54	30.25	110.88	12.00	358.44	89.80 to 101.36	26,006	24,588

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	8	94.60	89.00	94.26	29.74	94.42	12.00	166.67	12.00 to 166.67	19,790	18,654
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	119.12	159.31	109.54	62.71	145.44	52.94	358.44	N/A	21,050	23,057
1920 TO 1939	13	94.25	91.64	87.46	18.29	104.78	52.99	148.34	68.26 to 105.05	25,480	22,285
1940 TO 1949	2	124.46	124.46	102.74	29.38	121.15	87.90	161.02	N/A	34,500	35,444
1950 TO 1959	3	95.71	95.01	94.58	3.38	100.45	89.80	99.51	N/A	30,000	28,374
1960 TO 1969	5	104.04	118.40	98.04	28.80	120.77	69.64	166.97	N/A	32,988	32,341
1970 TO 1979	1	100.86	100.86	100.86			100.86	100.86	N/A	52,000	52,445
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present	1	56.91	56.91	56.91			56.91	56.91	N/A	17,500	9,960
ALL	38	98.85	104.83	94.54	30.25	110.88	12.00	358.44	89.80 to 101.36	26,006	24,588

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:	38	MEDIAN:	99	COV:	51.74	95% Median C.I.:	89.80 to 101.36
TOTAL Sales Price:	988,265	WGT. MEAN:	95	STD:	54.23	95% Wgt. Mean C.I.:	86.97 to 102.12
TOTAL Adj.Sales Price:	988,265	MEAN:	105	AVG.ABS.DEV:	29.90	95% Mean C.I.:	87.59 to 122.07
TOTAL Assessed Value:	934,354						
AVG. Adj. Sales Price:	26,006	COD:	30.25	MAX Sales Ratio:	358.44		
AVG. Assessed Value:	24,588	PRD:	110.88	MIN Sales Ratio:	12.00		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	5	97.95	119.57	128.58	34.18	92.99	75.00	166.97	N/A	2,745	3,529
5000 TO 9999	6	103.80	145.80	134.79	57.17	108.17	65.20	358.44	65.20 to 358.44	6,233	8,402
Total \$ _____											
1 TO 9999	11	102.55	133.88	133.12	46.81	100.57	65.20	358.44	75.00 to 166.97	4,647	6,187
10000 TO 29999	13	95.71	97.03	92.83	35.05	104.52	12.00	167.04	56.91 to 148.34	16,865	15,656
30000 TO 59999	11	89.80	85.75	86.63	14.79	98.99	52.99	100.96	67.24 to 100.86	41,171	35,665
60000 TO 99999	2	102.44	102.44	102.67	1.56	99.78	100.84	104.04	N/A	70,000	71,868
100000 TO 149999	1	101.36	101.36	101.36			101.36	101.36	N/A	125,000	126,705
ALL _____											
	38	98.85	104.83	94.54	30.25	110.88	12.00	358.44	89.80 to 101.36	26,006	24,588

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	4	83.13	69.05	38.64	30.74	178.70	12.00	97.95	N/A	4,043	1,562
5000 TO 9999	8	103.80	113.37	94.67	33.04	119.75	56.91	166.97	56.91 to 166.97	7,150	6,769
Total \$ _____											
1 TO 9999	12	94.80	98.59	82.32	35.08	119.77	12.00	166.97	65.20 to 151.94	6,114	5,033
10000 TO 29999	15	95.71	116.63	93.57	46.31	124.64	52.94	358.44	69.64 to 148.34	19,746	18,477
30000 TO 59999	8	99.23	93.09	92.27	7.16	100.89	67.24	100.96	67.24 to 100.96	44,211	40,794
60000 TO 99999	2	102.44	102.44	102.67	1.56	99.78	100.84	104.04	N/A	70,000	71,868
100000 TO 149999	1	101.36	101.36	101.36			101.36	101.36	N/A	125,000	126,705
ALL _____											
	38	98.85	104.83	94.54	30.25	110.88	12.00	358.44	89.80 to 101.36	26,006	24,588

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	91.25	85.43	90.54	31.59	94.36	12.00	166.67	56.91 to 102.55	19,536	17,688
20	6	103.75	120.19	104.21	20.88	115.34	95.71	166.97	95.71 to 166.97	24,591	25,626
30	22	99.06	110.93	95.37	31.53	116.32	52.94	358.44	80.43 to 105.05	28,858	27,522
40	1	52.99	52.99	52.99			52.99	52.99	N/A	30,000	15,897
ALL _____											
	38	98.85	104.83	94.54	30.25	110.88	12.00	358.44	89.80 to 101.36	26,006	24,588

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:	38	MEDIAN:	99	COV:	51.74	95% Median C.I.:	89.80 to 101.36
TOTAL Sales Price:	988,265	WGT. MEAN:	95	STD:	54.23	95% Wgt. Mean C.I.:	86.97 to 102.12
TOTAL Adj.Sales Price:	988,265	MEAN:	105	AVG.ABS.DEV:	29.90	95% Mean C.I.:	87.59 to 122.07
TOTAL Assessed Value:	934,354						
AVG. Adj. Sales Price:	26,006	COD:	30.25	MAX Sales Ratio:	358.44		
AVG. Assessed Value:	24,588	PRD:	110.88	MIN Sales Ratio:	12.00		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	9	91.25	85.43	90.54	31.59	94.36	12.00	166.67	56.91 to 102.55	19,536	17,688	
101	26	99.23	102.59	93.54	23.04	109.68	52.94	167.04	89.80 to 105.05	26,622	24,903	
102	1	358.44	358.44	358.44			358.44	358.44	N/A	5,250	18,818	
104	2	94.37	94.37	94.65	6.86	99.70	87.90	100.84	N/A	57,500	54,424	
<u>ALL</u>	<u>38</u>	<u>98.85</u>	<u>104.83</u>	<u>94.54</u>	<u>30.25</u>	<u>110.88</u>	<u>12.00</u>	<u>358.44</u>	<u>89.80 to 101.36</u>	<u>26,006</u>	<u>24,588</u>	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	8	94.60	89.00	94.26	29.74	94.42	12.00	166.67	12.00 to 166.67	19,790	18,654	
20	2	99.23	99.23	99.19	0.21	100.03	99.02	99.43	N/A	43,095	42,747	
30	27	99.51	111.86	95.79	32.08	116.77	52.94	358.44	87.90 to 106.66	26,435	25,323	
40	1	52.99	52.99	52.99			52.99	52.99	N/A	30,000	15,897	
<u>ALL</u>	<u>38</u>	<u>98.85</u>	<u>104.83</u>	<u>94.54</u>	<u>30.25</u>	<u>110.88</u>	<u>12.00</u>	<u>358.44</u>	<u>89.80 to 101.36</u>	<u>26,006</u>	<u>24,588</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:	3	MEDIAN:	93	COV:	4.84	95% Median C.I.:	N/A
TOTAL Sales Price:	73,154	WGT. MEAN:	93	STD:	4.56	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	123,154	MEAN:	94	AVG.ABS.DEV:	2.94	95% Mean C.I.:	82.81 to 105.46
TOTAL Assessed Value:	114,312						
AVG. Adj. Sales Price:	41,051	COD:	3.17	MAX Sales Ratio:	99.22		
AVG. Assessed Value:	38,104	PRD:	101.42	MIN Sales Ratio:	90.40		

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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											
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02	1	90.40	90.40	90.40			90.40	90.40	N/A	33,654	30,422
01/01/03 TO 03/31/03	1	99.22	99.22	99.22			99.22	99.22	N/A	13,000	12,898
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03	1	92.80	92.80	92.80			92.80	92.80	N/A	76,500	70,992
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
Study Years											
07/01/02 TO 06/30/03	2	94.81	94.81	92.85	4.65	102.10	90.40	99.22	N/A	23,327	21,660
07/01/03 TO 06/30/04	1	92.80	92.80	92.80			92.80	92.80	N/A	76,500	70,992
07/01/04 TO 06/30/05											
Calendar Yrs											
01/01/03 TO 12/31/03	2	96.01	96.01	93.73	3.34	102.43	92.80	99.22	N/A	44,750	41,945
01/01/04 TO 12/31/04											
ALL											
	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
MULLEN	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104
ALL											
	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

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	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104
ALL											
	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

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	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104
ALL											
	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

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:	3	MEDIAN:	93	COV:	4.84	95% Median C.I.:	N/A
TOTAL Sales Price:	73,154	WGT. MEAN:	93	STD:	4.56	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	123,154	MEAN:	94	AVG.ABS.DEV:	2.94	95% Mean C.I.:	82.81 to 105.46
TOTAL Assessed Value:	114,312						
AVG. Adj. Sales Price:	41,051	COD:	3.17	MAX Sales Ratio:	99.22		
AVG. Assessed Value:	38,104	PRD:	101.42	MIN Sales Ratio:	90.40		

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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)											
46-0001	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104
NonValid School											
ALL	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

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	1	99.22	99.22	99.22			99.22	99.22	N/A	13,000	12,898
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	1	90.40	90.40	90.40			90.40	90.40	N/A	33,654	30,422
1940 TO 1949											
1950 TO 1959	1	92.80	92.80	92.80			92.80	92.80	N/A	76,500	70,992
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

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	1	99.22	99.22	99.22			99.22	99.22	N/A	13,000	12,898
30000 TO 59999	1	90.40	90.40	90.40			90.40	90.40	N/A	33,654	30,422
60000 TO 99999	1	92.80	92.80	92.80			92.80	92.80	N/A	76,500	70,992
ALL	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

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:	3	MEDIAN:	93	COV:	4.84	95% Median C.I.:	N/A
TOTAL Sales Price:	73,154	WGT. MEAN:	93	STD:	4.56	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	123,154	MEAN:	94	AVG.ABS.DEV:	2.94	95% Mean C.I.:	82.81 to 105.46
TOTAL Assessed Value:	114,312						
AVG. Adj. Sales Price:	41,051	COD:	3.17	MAX Sales Ratio:	99.22		
AVG. Assessed Value:	38,104	PRD:	101.42	MIN Sales Ratio:	90.40		

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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	1	99.22	99.22	99.22			99.22	99.22	N/A	13,000	12,898
30000 TO 59999	1	90.40	90.40	90.40			90.40	90.40	N/A	33,654	30,422
60000 TO 99999	1	92.80	92.80	92.80			92.80	92.80	N/A	76,500	70,992
ALL _____	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

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	96.01	96.01	93.73	3.34	102.43	92.80	99.22	N/A	44,750	41,945
20	1	90.40	90.40	90.40			90.40	90.40	N/A	33,654	30,422
ALL _____	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104
ALL _____	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

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	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104
04											
ALL _____	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

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:	8	MEDIAN:	78	COV:	24.80	95% Median C.I.:	54.88 to 125.00	(!: Derived)
(AgLand) TOTAL Sales Price:	452,555	WGT. MEAN:	73	STD:	20.56	95% Wgt. Mean C.I.:	56.88 to 88.91	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	457,755	MEAN:	83	AVG.ABS.DEV:	13.08	95% Mean C.I.:	65.73 to 100.12	
(AgLand) TOTAL Assessed Value:	333,677							
AVG. Adj. Sales Price:	57,219	COD:	16.70	MAX Sales Ratio:	125.00			
AVG. Assessed Value:	41,709	PRD:	113.76	MIN Sales Ratio:	54.88			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____Qrtrs_____											
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02	2	75.87	75.87	57.77	27.66	131.34	54.88	96.86	N/A	75,700	43,728
01/01/03 TO 03/31/03											
04/01/03 TO 06/30/03	1	80.36	80.36	80.36			80.36	80.36	N/A	48,000	38,573
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	1	76.25	76.25	76.25			76.25	76.25	N/A	113,500	86,545
01/01/04 TO 03/31/04	1	75.12	75.12	75.12			75.12	75.12	N/A	105,700	79,400
04/01/04 TO 06/30/04	1	125.00	125.00	125.00			125.00	125.00	N/A	24,000	30,000
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	81.77	81.77	81.77			81.77	81.77	N/A	7,155	5,851
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	73.14	73.14	73.14			73.14	73.14	N/A	8,000	5,851
_____Study Years_____											
07/01/02 TO 06/30/03	3	80.36	77.37	63.20	17.41	122.41	54.88	96.86	N/A	66,466	42,010
07/01/03 TO 06/30/04	3	76.25	92.12	80.57	21.81	114.34	75.12	125.00	N/A	81,066	65,315
07/01/04 TO 06/30/05	2	77.46	77.46	77.22	5.58	100.31	73.14	81.77	N/A	7,577	5,851
_____Calendar Yrs_____											
01/01/03 TO 12/31/03	2	78.31	78.31	77.47	2.62	101.08	76.25	80.36	N/A	80,750	62,559
01/01/04 TO 12/31/04	3	81.77	93.96	84.21	20.33	111.58	75.12	125.00	N/A	45,618	38,417
_____ALL_____											
	8	78.31	82.92	72.89	16.70	113.76	54.88	125.00	54.88 to 125.00	57,219	41,709

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1121	1	81.77	81.77	81.77			81.77	81.77	N/A	7,155	5,851
1437	2	78.31	78.31	77.47	2.62	101.08	76.25	80.36	N/A	80,750	62,559
1611	1	75.12	75.12	75.12			75.12	75.12	N/A	105,700	79,400
1719	1	96.86	96.86	96.86			96.86	96.86	N/A	10,400	10,073
1721	2	64.01	64.01	55.86	14.26	114.58	54.88	73.14	N/A	74,500	41,617
1899	1	125.00	125.00	125.00			125.00	125.00	N/A	24,000	30,000
_____ALL_____											
	8	78.31	82.92	72.89	16.70	113.76	54.88	125.00	54.88 to 125.00	57,219	41,709

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0	8	78.31	82.92	72.89	16.70	113.76	54.88	125.00	54.88 to 125.00	57,219	41,709
_____ALL_____											
	8	78.31	82.92	72.89	16.70	113.76	54.88	125.00	54.88 to 125.00	57,219	41,709

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:	8	MEDIAN:	78	COV:	24.80	95% Median C.I.:	54.88 to 125.00	(!: Derived)
(AgLand) TOTAL Sales Price:	452,555	WGT. MEAN:	73	STD:	20.56	95% Wgt. Mean C.I.:	56.88 to 88.91	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	457,755	MEAN:	83	AVG.ABS.DEV:	13.08	95% Mean C.I.:	65.73 to 100.12	
(AgLand) TOTAL Assessed Value:	333,677							
AVG. Adj. Sales Price:	57,219	COD:	16.70	MAX Sales Ratio:	125.00			
AVG. Assessed Value:	41,709	PRD:	113.76	MIN Sales Ratio:	54.88			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	8	78.31	82.92	72.89	16.70	113.76	54.88	125.00	54.88 to 125.00	57,219	41,709
ALL	8	78.31	82.92	72.89	16.70	113.76	54.88	125.00	54.88 to 125.00	57,219	41,709

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
46-0001	8	78.31	82.92	72.89	16.70	113.76	54.88	125.00	54.88 to 125.00	57,219	41,709
NonValid School											
ALL	8	78.31	82.92	72.89	16.70	113.76	54.88	125.00	54.88 to 125.00	57,219	41,709

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	2	77.46	77.46	77.22	5.58	100.31	73.14	81.77	N/A	7,577	5,851
50.01 TO 100.00	1	96.86	96.86	96.86			96.86	96.86	N/A	10,400	10,073
180.01 TO 330.00	2	102.68	102.68	95.24	21.74	107.81	80.36	125.00	N/A	36,000	34,286
330.01 TO 650.00	2	65.00	65.00	63.55	15.57	102.28	54.88	75.12	N/A	123,350	78,392
650.01 +	1	76.25	76.25	76.25			76.25	76.25	N/A	113,500	86,545
ALL	8	78.31	82.92	72.89	16.70	113.76	54.88	125.00	54.88 to 125.00	57,219	41,709

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
GRASS	8	78.31	82.92	72.89	16.70	113.76	54.88	125.00	54.88 to 125.00	57,219	41,709
ALL	8	78.31	82.92	72.89	16.70	113.76	54.88	125.00	54.88 to 125.00	57,219	41,709

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
GRASS	8	78.31	82.92	72.89	16.70	113.76	54.88	125.00	54.88 to 125.00	57,219	41,709
ALL	8	78.31	82.92	72.89	16.70	113.76	54.88	125.00	54.88 to 125.00	57,219	41,709

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
GRASS	8	78.31	82.92	72.89	16.70	113.76	54.88	125.00	54.88 to 125.00	57,219	41,709
ALL	8	78.31	82.92	72.89	16.70	113.76	54.88	125.00	54.88 to 125.00	57,219	41,709

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:	8	MEDIAN:	78	COV:	24.80	95% Median C.I.:	54.88 to 125.00	(!: Derived)
(AgLand) TOTAL Sales Price:	452,555	WGT. MEAN:	73	STD:	20.56	95% Wgt. Mean C.I.:	56.88 to 88.91	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	457,755	MEAN:	83	AVG.ABS.DEV:	13.08	95% Mean C.I.:	65.73 to 100.12	
(AgLand) TOTAL Assessed Value:	333,677							
AVG. Adj. Sales Price:	57,219	COD:	16.70	MAX Sales Ratio:	125.00			
AVG. Assessed Value:	41,709	PRD:	113.76	MIN Sales Ratio:	54.88			

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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 \$											
5000 TO 9999	2	77.46	77.46	77.22	5.58	100.31	73.14	81.77	N/A	7,577	5,851
Total \$											
1 TO 9999	2	77.46	77.46	77.22	5.58	100.31	73.14	81.77	N/A	7,577	5,851
10000 TO 29999	2	110.93	110.93	116.49	12.69	95.22	96.86	125.00	N/A	17,200	20,036
30000 TO 59999	1	80.36	80.36	80.36			80.36	80.36	N/A	48,000	38,573
100000 TO 149999	3	75.12	68.75	67.55	9.48	101.77	54.88	76.25	N/A	120,066	81,109
ALL	8	78.31	82.92	72.89	16.70	113.76	54.88	125.00	54.88 to 125.00	57,219	41,709

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	2	77.46	77.46	77.22	5.58	100.31	73.14	81.77	N/A	7,577	5,851
Total \$											
1 TO 9999	2	77.46	77.46	77.22	5.58	100.31	73.14	81.77	N/A	7,577	5,851
10000 TO 29999	1	96.86	96.86	96.86			96.86	96.86	N/A	10,400	10,073
30000 TO 59999	2	102.68	102.68	95.24	21.74	107.81	80.36	125.00	N/A	36,000	34,286
60000 TO 99999	3	75.12	68.75	67.55	9.48	101.77	54.88	76.25	N/A	120,066	81,109
ALL	8	78.31	82.92	72.89	16.70	113.76	54.88	125.00	54.88 to 125.00	57,219	41,709

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:	38	MEDIAN:	96	COV:	53.59	95% Median C.I.:	79.06 to 100.58
TOTAL Sales Price:	988,265	WGT. MEAN:	91	STD:	54.09	95% Wgt. Mean C.I.:	82.26 to 99.45
TOTAL Adj.Sales Price:	988,265	MEAN:	101	AVG.ABS.DEV:	30.75	95% Mean C.I.:	83.73 to 118.13
TOTAL Assessed Value:	897,881						
AVG. Adj. Sales Price:	26,006	COD:	31.92	MAX Sales Ratio:	345.30		
AVG. Assessed Value:	23,628	PRD:	111.09	MIN Sales Ratio:	12.00		

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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	100.30	114.48	102.64	31.69	111.54	64.85	204.11	64.85 to 204.11	26,428	27,125
10/01/03 TO 12/31/03	4	88.50	83.98	68.07	43.45	123.37	12.00	146.92	N/A	7,118	4,845
01/01/04 TO 03/31/04	8	95.52	98.95	95.70	17.95	103.40	56.91	161.45	56.91 to 161.45	27,093	25,928
04/01/04 TO 06/30/04	6	99.36	131.96	93.96	55.61	140.45	65.68	345.30	65.68 to 345.30	44,825	42,115
07/01/04 TO 09/30/04	2	107.44	107.44	60.36	55.13	178.00	48.21	166.67	N/A	14,625	8,827
10/01/04 TO 12/31/04	2	86.48	86.48	90.44	10.19	95.62	77.67	95.30	N/A	34,500	31,202
01/01/05 TO 03/31/05	4	81.09	79.77	69.87	21.27	114.18	51.84	105.05	N/A	19,500	13,623
04/01/05 TO 06/30/05	5	90.96	81.54	83.26	18.50	97.94	51.11	102.88	N/A	22,568	18,789
____Study Years____											
07/01/03 TO 06/30/04	25	99.45	108.82	95.74	34.14	113.67	12.00	345.30	89.30 to 102.55	27,967	26,775
07/01/04 TO 06/30/05	13	88.98	85.74	79.04	25.17	108.48	48.21	166.67	51.84 to 102.88	22,237	17,577
____Calendar Yrs____											
01/01/04 TO 12/31/04	18	96.33	109.51	92.50	35.12	118.38	48.21	345.30	77.67 to 102.55	32,441	30,009
____ALL____											
	38	96.33	100.93	90.85	31.92	111.09	12.00	345.30	79.06 to 100.58	26,006	23,628

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
MULLEN	35	95.30	103.49	89.52	32.22	115.61	48.21	345.30	79.06 to 100.58	22,664	20,288
RURAL	3	99.79	71.05	96.30	29.85	73.78	12.00	101.36	N/A	65,000	62,592
____ALL____											
	38	96.33	100.93	90.85	31.92	111.09	12.00	345.30	79.06 to 100.58	26,006	23,628

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	33	95.30	103.14	90.70	30.52	113.72	48.21	345.30	79.06 to 100.58	23,038	20,895
2	3	99.79	106.10	86.48	38.36	122.69	51.84	166.67	N/A	31,000	26,808
3	2	56.68	56.68	94.74	78.83	59.83	12.00	101.36	N/A	67,500	63,952
____ALL____											
	38	96.33	100.93	90.85	31.92	111.09	12.00	345.30	79.06 to 100.58	26,006	23,628

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	30	96.33	104.11	90.20	32.65	115.41	48.21	345.30	79.06 to 100.58	27,664	24,954
2	7	91.25	87.23	67.61	33.65	129.03	12.00	166.67	12.00 to 166.67	4,760	3,218
3	1	101.36	101.36	101.36			101.36	101.36	N/A	125,000	126,705
____ALL____											
	38	96.33	100.93	90.85	31.92	111.09	12.00	345.30	79.06 to 100.58	26,006	23,628

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:	38	MEDIAN:	96	COV:	53.59	95% Median C.I.:	79.06 to 100.58
TOTAL Sales Price:	988,265	WGT. MEAN:	91	STD:	54.09	95% Wgt. Mean C.I.:	82.26 to 99.45
TOTAL Adj.Sales Price:	988,265	MEAN:	101	AVG.ABS.DEV:	30.75	95% Mean C.I.:	83.73 to 118.13
TOTAL Assessed Value:	897,881						
AVG. Adj. Sales Price:	26,006	COD:	31.92	MAX Sales Ratio:	345.30		
AVG. Assessed Value:	23,628	PRD:	111.09	MIN Sales Ratio:	12.00		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	38	96.33	100.93	90.85	31.92	111.09	12.00	345.30	79.06 to 100.58	26,006	23,628
06											
07											
<u>ALL</u>	<u>38</u>	<u>96.33</u>	<u>100.93</u>	<u>90.85</u>	<u>31.92</u>	<u>111.09</u>	<u>12.00</u>	<u>345.30</u>	<u>79.06 to 100.58</u>	<u>26,006</u>	<u>23,628</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
46-0001	38	96.33	100.93	90.85	31.92	111.09	12.00	345.30	79.06 to 100.58	26,006	23,628
NonValid School											
<u>ALL</u>	<u>38</u>	<u>96.33</u>	<u>100.93</u>	<u>90.85</u>	<u>31.92</u>	<u>111.09</u>	<u>12.00</u>	<u>345.30</u>	<u>79.06 to 100.58</u>	<u>26,006</u>	<u>23,628</u>

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	8	94.60	89.00	94.26	29.74	94.42	12.00	166.67	12.00 to 166.67	19,790	18,654
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	114.52	144.24	100.69	54.82	143.26	51.11	345.30	N/A	21,050	21,194
1920 TO 1939	13	89.30	86.41	82.97	21.05	104.14	48.21	143.12	64.85 to 102.88	25,480	21,140
1940 TO 1949	2	134.90	134.90	93.77	51.31	143.86	65.68	204.11	N/A	34,500	32,349
1950 TO 1959	3	89.75	92.73	93.64	3.89	99.03	88.98	99.45	N/A	30,000	28,090
1960 TO 1969	5	100.58	114.72	95.04	28.58	120.71	67.09	161.45	N/A	32,988	31,352
1970 TO 1979	1	100.30	100.30	100.30			100.30	100.30	N/A	52,000	52,154
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present	1	56.91	56.91	56.91			56.91	56.91	N/A	17,500	9,960
<u>ALL</u>	<u>38</u>	<u>96.33</u>	<u>100.93</u>	<u>90.85</u>	<u>31.92</u>	<u>111.09</u>	<u>12.00</u>	<u>345.30</u>	<u>79.06 to 100.58</u>	<u>26,006</u>	<u>23,628</u>

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:	38	MEDIAN:	96	COV:	53.59	95% Median C.I.:	79.06 to 100.58
TOTAL Sales Price:	988,265	WGT. MEAN:	91	STD:	54.09	95% Wgt. Mean C.I.:	82.26 to 99.45
TOTAL Adj.Sales Price:	988,265	MEAN:	101	AVG.ABS.DEV:	30.75	95% Mean C.I.:	83.73 to 118.13
TOTAL Assessed Value:	897,881						
AVG. Adj. Sales Price:	26,006	COD:	31.92	MAX Sales Ratio:	345.30		
AVG. Assessed Value:	23,628	PRD:	111.09	MIN Sales Ratio:	12.00		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	5	97.95	118.46	126.75	33.05	93.46	75.00	166.67	N/A	2,745	3,479
5000 TO 9999	6	103.80	142.39	131.84	54.63	108.00	65.20	345.30	65.20 to 345.30	6,233	8,218
Total \$ _____											
1 TO 9999	11	102.55	131.51	130.47	44.92	100.80	65.20	345.30	75.00 to 166.67	4,647	6,064
10000 TO 29999	13	88.98	91.12	87.31	38.52	104.36	12.00	204.11	51.11 to 114.99	16,865	14,725
30000 TO 59999	11	89.75	82.03	82.29	16.95	99.68	51.84	100.30	64.85 to 99.45	41,171	33,882
60000 TO 99999	2	100.18	100.18	100.24	0.39	99.94	99.79	100.58	N/A	70,000	70,167
100000 TO 149999	1	101.36	101.36	101.36			101.36	101.36	N/A	125,000	126,705
ALL	38	96.33	100.93	90.85	31.92	111.09	12.00	345.30	79.06 to 100.58	26,006	23,628

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	4	83.13	69.05	38.64	30.74	178.70	12.00	97.95	N/A	4,043	1,562
5000 TO 9999	9	102.55	108.12	90.92	31.38	118.93	56.91	166.67	65.20 to 161.45	7,744	7,040
Total \$ _____											
1 TO 9999	13	91.25	96.10	81.07	33.98	118.54	12.00	166.67	65.20 to 146.92	6,605	5,355
10000 TO 29999	14	89.97	112.43	88.94	52.22	126.40	48.21	345.30	51.84 to 143.12	20,264	18,023
30000 TO 59999	9	97.36	90.00	89.14	9.30	100.97	64.85	100.30	65.68 to 99.79	45,965	40,973
60000 TO 99999	1	100.58	100.58	100.58			100.58	100.58	N/A	80,000	80,462
100000 TO 149999	1	101.36	101.36	101.36			101.36	101.36	N/A	125,000	126,705
ALL	38	96.33	100.93	90.85	31.92	111.09	12.00	345.30	79.06 to 100.58	26,006	23,628

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	91.25	85.43	90.54	31.59	94.36	12.00	166.67	56.91 to 102.55	19,536	17,688
20	6	101.33	115.89	101.22	20.92	114.49	88.98	161.45	88.98 to 161.45	24,591	24,891
30	22	94.16	105.42	90.38	35.02	116.65	48.21	345.30	73.20 to 105.05	28,858	26,081
40	1	51.84	51.84	51.84			51.84	51.84	N/A	30,000	15,553
ALL	38	96.33	100.93	90.85	31.92	111.09	12.00	345.30	79.06 to 100.58	26,006	23,628

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:	38	MEDIAN:	96	COV:	53.59	95% Median C.I.:	79.06 to 100.58
TOTAL Sales Price:	988,265	WGT. MEAN:	91	STD:	54.09	95% Wgt. Mean C.I.:	82.26 to 99.45
TOTAL Adj.Sales Price:	988,265	MEAN:	101	AVG.ABS.DEV:	30.75	95% Mean C.I.:	83.73 to 118.13
TOTAL Assessed Value:	897,881						
AVG. Adj. Sales Price:	26,006	COD:	31.92	MAX Sales Ratio:	345.30		
AVG. Assessed Value:	23,628	PRD:	111.09	MIN Sales Ratio:	12.00		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	9	91.25	85.43	90.54	31.59	94.36	12.00	166.67	56.91 to 102.55	19,536	17,688	
101	26	96.33	98.29	90.23	24.79	108.94	48.21	204.11	79.06 to 102.88	26,622	24,021	
102	1	345.30	345.30	345.30			345.30	345.30	N/A	5,250	18,128	
104	2	82.73	82.73	83.47	20.62	99.11	65.68	99.79	N/A	57,500	47,997	
<u>ALL</u>												
	38	96.33	100.93	90.85	31.92	111.09	12.00	345.30	79.06 to 100.58	26,006	23,628	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	8	94.60	89.00	94.26	29.74	94.42	12.00	166.67	12.00 to 166.67	19,790	18,654	
20	2	96.43	96.43	96.25	1.18	100.19	95.30	97.56	N/A	43,095	41,478	
30	27	97.36	106.61	91.09	34.07	117.05	48.21	345.30	77.67 to 105.05	26,435	24,079	
40	1	51.84	51.84	51.84			51.84	51.84	N/A	30,000	15,553	
<u>ALL</u>												
	38	96.33	100.93	90.85	31.92	111.09	12.00	345.30	79.06 to 100.58	26,006	23,628	

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	3	MEDIAN:	93	COV:	4.84	95% Median C.I.:	N/A
TOTAL Sales Price:	73,154	WGT. MEAN:	93	STD:	4.56	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	123,154	MEAN:	94	AVG.ABS.DEV:	2.94	95% Mean C.I.:	82.81 to 105.46
TOTAL Assessed Value:	114,312						
AVG. Adj. Sales Price:	41,051	COD:	3.17	MAX Sales Ratio:	99.22		
AVG. Assessed Value:	38,104	PRD:	101.42	MIN Sales Ratio:	90.40		

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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	1	90.40	90.40	90.40			90.40	90.40	N/A	33,654	30,422
01/01/03 TO 03/31/03	1	99.22	99.22	99.22			99.22	99.22	N/A	13,000	12,898
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03	1	92.80	92.80	92.80			92.80	92.80	N/A	76,500	70,992
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
<u>Study Years</u>											
07/01/02 TO 06/30/03	2	94.81	94.81	92.85	4.65	102.10	90.40	99.22	N/A	23,327	21,660
07/01/03 TO 06/30/04	1	92.80	92.80	92.80			92.80	92.80	N/A	76,500	70,992
07/01/04 TO 06/30/05											
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	2	96.01	96.01	93.73	3.34	102.43	92.80	99.22	N/A	44,750	41,945
01/01/04 TO 12/31/04											
<u>ALL</u>											
	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
MULLEN	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104
<u>ALL</u>											
	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

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	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104
<u>ALL</u>											
	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

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	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104
<u>ALL</u>											
	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	3	MEDIAN:	93	COV:	4.84	95% Median C.I.:	N/A
TOTAL Sales Price:	73,154	WGT. MEAN:	93	STD:	4.56	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	123,154	MEAN:	94	AVG.ABS.DEV:	2.94	95% Mean C.I.:	82.81 to 105.46
TOTAL Assessed Value:	114,312						
AVG. Adj. Sales Price:	41,051	COD:	3.17	MAX Sales Ratio:	99.22		
AVG. Assessed Value:	38,104	PRD:	101.42	MIN Sales Ratio:	90.40		

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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)											
46-0001	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104
NonValid School											
ALL	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

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	1	99.22	99.22	99.22			99.22	99.22	N/A	13,000	12,898
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	1	90.40	90.40	90.40			90.40	90.40	N/A	33,654	30,422
1940 TO 1949											
1950 TO 1959	1	92.80	92.80	92.80			92.80	92.80	N/A	76,500	70,992
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

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	1	99.22	99.22	99.22			99.22	99.22	N/A	13,000	12,898
30000 TO 59999	1	90.40	90.40	90.40			90.40	90.40	N/A	33,654	30,422
60000 TO 99999	1	92.80	92.80	92.80			92.80	92.80	N/A	76,500	70,992
ALL	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	3	MEDIAN:	93	COV:	4.84	95% Median C.I.:	N/A
TOTAL Sales Price:	73,154	WGT. MEAN:	93	STD:	4.56	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	123,154	MEAN:	94	AVG.ABS.DEV:	2.94	95% Mean C.I.:	82.81 to 105.46
TOTAL Assessed Value:	114,312						
AVG. Adj. Sales Price:	41,051	COD:	3.17	MAX Sales Ratio:	99.22		
AVG. Assessed Value:	38,104	PRD:	101.42	MIN Sales Ratio:	90.40		

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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	1	99.22	99.22	99.22			99.22	99.22	N/A	13,000	12,898
30000 TO 59999	1	90.40	90.40	90.40			90.40	90.40	N/A	33,654	30,422
60000 TO 99999	1	92.80	92.80	92.80			92.80	92.80	N/A	76,500	70,992
ALL _____											
	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

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	96.01	96.01	93.73	3.34	102.43	92.80	99.22	N/A	44,750	41,945
20	1	90.40	90.40	90.40			90.40	90.40	N/A	33,654	30,422
ALL _____											
	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104
ALL _____											
	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

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	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104
04											
ALL _____											
	3	92.80	94.14	92.82	3.17	101.42	90.40	99.22	N/A	41,051	38,104

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:	8	MEDIAN:	74	COV:	25.14	95% Median C.I.:	52.69 to 120.00	(!: Derived)
(AgLand) TOTAL Sales Price:	452,555	WGT. MEAN:	70	STD:	19.84	95% Wgt. Mean C.I.:	54.48 to 84.58	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	457,755	MEAN:	79	AVG.ABS.DEV:	12.54	95% Mean C.I.:	62.34 to 95.53	
(AgLand) TOTAL Assessed Value:	318,280							
AVG. Adj. Sales Price:	57,219	COD:	16.88	MAX Sales Ratio:	120.00			
AVG. Assessed Value:	39,785	PRD:	113.52	MIN Sales Ratio:	52.69			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____Qrtrs_____											
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02	2	72.43	72.43	55.40	27.26	130.75	52.69	92.18	N/A	75,700	41,937
01/01/03 TO 03/31/03											
04/01/03 TO 06/30/03	1	76.68	76.68	76.68			76.68	76.68	N/A	48,000	36,804
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	1	72.00	72.00	72.00			72.00	72.00	N/A	113,500	81,715
01/01/04 TO 03/31/04	1	71.96	71.96	71.96			71.96	71.96	N/A	105,700	76,060
04/01/04 TO 06/30/04	1	120.00	120.00	120.00			120.00	120.00	N/A	24,000	28,800
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	77.05	77.05	77.05			77.05	77.05	N/A	7,155	5,513
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	68.91	68.91	68.91			68.91	68.91	N/A	8,000	5,513
_____Study Years_____											
07/01/02 TO 06/30/03	3	76.68	73.85	60.52	17.17	122.02	52.69	92.18	N/A	66,466	40,226
07/01/03 TO 06/30/04	3	72.00	87.98	76.72	22.24	114.69	71.96	120.00	N/A	81,066	62,191
07/01/04 TO 06/30/05	2	72.98	72.98	72.75	5.58	100.31	68.91	77.05	N/A	7,577	5,513
_____Calendar Yrs_____											
01/01/03 TO 12/31/03	2	74.34	74.34	73.39	3.15	101.29	72.00	76.68	N/A	80,750	59,259
01/01/04 TO 12/31/04	3	77.05	89.67	80.65	20.78	111.18	71.96	120.00	N/A	45,618	36,791
_____ALL_____											
	8	74.34	78.93	69.53	16.88	113.52	52.69	120.00	52.69 to 120.00	57,219	39,785

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1121	1	77.05	77.05	77.05			77.05	77.05	N/A	7,155	5,513
1437	2	74.34	74.34	73.39	3.15	101.29	72.00	76.68	N/A	80,750	59,259
1611	1	71.96	71.96	71.96			71.96	71.96	N/A	105,700	76,060
1719	1	92.18	92.18	92.18			92.18	92.18	N/A	10,400	9,587
1721	2	60.80	60.80	53.56	13.34	113.52	52.69	68.91	N/A	74,500	39,900
1899	1	120.00	120.00	120.00			120.00	120.00	N/A	24,000	28,800
_____ALL_____											
	8	74.34	78.93	69.53	16.88	113.52	52.69	120.00	52.69 to 120.00	57,219	39,785

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0	8	74.34	78.93	69.53	16.88	113.52	52.69	120.00	52.69 to 120.00	57,219	39,785
_____ALL_____											
	8	74.34	78.93	69.53	16.88	113.52	52.69	120.00	52.69 to 120.00	57,219	39,785

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:	8	MEDIAN:	74	COV:	25.14	95% Median C.I.:	52.69 to 120.00	(!: Derived)
(AgLand) TOTAL Sales Price:	452,555	WGT. MEAN:	70	STD:	19.84	95% Wgt. Mean C.I.:	54.48 to 84.58	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	457,755	MEAN:	79	AVG.ABS.DEV:	12.54	95% Mean C.I.:	62.34 to 95.53	
(AgLand) TOTAL Assessed Value:	318,280							
AVG. Adj. Sales Price:	57,219	COD:	16.88	MAX Sales Ratio:	120.00			
AVG. Assessed Value:	39,785	PRD:	113.52	MIN Sales Ratio:	52.69			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	8	74.34	78.93	69.53	16.88	113.52	52.69	120.00	52.69 to 120.00	57,219	39,785
ALL	8	74.34	78.93	69.53	16.88	113.52	52.69	120.00	52.69 to 120.00	57,219	39,785

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
46-0001	8	74.34	78.93	69.53	16.88	113.52	52.69	120.00	52.69 to 120.00	57,219	39,785
NonValid School											
ALL	8	74.34	78.93	69.53	16.88	113.52	52.69	120.00	52.69 to 120.00	57,219	39,785

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	2	72.98	72.98	72.75	5.58	100.31	68.91	77.05	N/A	7,577	5,513
50.01 TO 100.00	1	92.18	92.18	92.18			92.18	92.18	N/A	10,400	9,587
180.01 TO 330.00	2	98.34	98.34	91.12	22.03	107.92	76.68	120.00	N/A	36,000	32,802
330.01 TO 650.00	2	62.32	62.32	60.94	15.46	102.26	52.69	71.96	N/A	123,350	75,174
650.01 +	1	72.00	72.00	72.00			72.00	72.00	N/A	113,500	81,715
ALL	8	74.34	78.93	69.53	16.88	113.52	52.69	120.00	52.69 to 120.00	57,219	39,785

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
GRASS	8	74.34	78.93	69.53	16.88	113.52	52.69	120.00	52.69 to 120.00	57,219	39,785
ALL	8	74.34	78.93	69.53	16.88	113.52	52.69	120.00	52.69 to 120.00	57,219	39,785

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
GRASS	8	74.34	78.93	69.53	16.88	113.52	52.69	120.00	52.69 to 120.00	57,219	39,785
ALL	8	74.34	78.93	69.53	16.88	113.52	52.69	120.00	52.69 to 120.00	57,219	39,785

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
GRASS	8	74.34	78.93	69.53	16.88	113.52	52.69	120.00	52.69 to 120.00	57,219	39,785
ALL	8	74.34	78.93	69.53	16.88	113.52	52.69	120.00	52.69 to 120.00	57,219	39,785

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Assessed Value:	318,280							
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AVG. Assessed Value:	39,785	PRD:	113.52	MIN Sales Ratio:	52.69			

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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 \$ _____											
5000 TO 9999	2	72.98	72.98	72.75	5.58	100.31	68.91	77.05	N/A	7,577	5,513
Total \$ _____											
1 TO 9999	2	72.98	72.98	72.75	5.58	100.31	68.91	77.05	N/A	7,577	5,513
10000 TO 29999	2	106.09	106.09	111.59	13.11	95.07	92.18	120.00	N/A	17,200	19,193
30000 TO 59999	1	76.68	76.68	76.68			76.68	76.68	N/A	48,000	36,804
100000 TO 149999	3	71.96	65.55	64.43	8.94	101.74	52.69	72.00	N/A	120,066	77,354
ALL _____											
	8	74.34	78.93	69.53	16.88	113.52	52.69	120.00	52.69 to 120.00	57,219	39,785

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	3	77.05	79.38	80.66	10.07	98.41	68.91	92.18	N/A	8,518	6,871
Total \$ _____											
1 TO 9999	3	77.05	79.38	80.66	10.07	98.41	68.91	92.18	N/A	8,518	6,871
10000 TO 29999	1	120.00	120.00	120.00			120.00	120.00	N/A	24,000	28,800
30000 TO 59999	1	76.68	76.68	76.68			76.68	76.68	N/A	48,000	36,804
60000 TO 99999	3	71.96	65.55	64.43	8.94	101.74	52.69	72.00	N/A	120,066	77,354
ALL _____											
	8	74.34	78.93	69.53	16.88	113.52	52.69	120.00	52.69 to 120.00	57,219	39,785

2006 Assessment Survey for Hooker County

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff: 0
2. Appraiser(s) on staff: 0
3. Other full-time employees: 1 (is not assessor certified)
4. Other part-time employees: 0
5. Number of shared employees: 0
6. Assessor's requested budget for current fiscal year: \$5,000
 - a. Does this include employee benefits? No
7. Part of the budget that is dedicated to the computer system: \$2,500 (included with total ex-officio budget; is not part of \$5,000 in #6.)
8. Adopted budget, or granted budget if different from above: \$0.00 (County Board cut the \$5,000.00 requested for the Assessor's Budget)
 - a. Does this amount include employee benefits? No
9. Amount of total budget set aside for appraisal work: None
10. Amount of the total budget set aside for education/workshops: \$850.00 (includes all ex-officio education and training)
11. Appraisal/Reappraisal budget, if not part of the total budget: N/A
12. Other miscellaneous funds: \$55,568 (includes all ex-officio offices with the exception of Election Commissioner).
13. Total budget: \$58,918 – Total ex-officio budget including #7 and #10
 - a. Was any of last year's budget not used? Yes, \$5,295

B. Residential Appraisal Information

- 1. **Data collection done by:** Assessor and staff
- 2. **Valuation done by:** Assessor
- 3. **Date of last appraisal:** ^{1 (see endnotes)} 2006 - Including Mullen, Mullen suburban and rural residential (including farm residential improvements). There was no change on the land values.
- 4. **Date of last “update”:** ² Same as appraisal
- 5. **Pickup work done by:** ³ Assessor

Property Type	# of Permits	# Of Info. Statements	Other	Total
Residential	7	12		19

- 6. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 06/2004
- 7. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** 2006
- 8. **What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** ⁴ There are too few sales to do a true sales comparison approach in Hooker County. The county relies on the cost approach less depreciation derived from sales of like properties. The county also utilizes the sale price per square foot for similar properties when setting values.
- 9. **Number of market areas/neighborhoods for this property class:** 1
- 10. **How are these defined?** Similar characteristics

C. Commercial/Industrial Appraisal Information

- 1. **Data collection done by:** Assessor
- 2. **Valuation done by:** Assessor
- 3. **Date of last appraisal:** ¹ Unknown
- 4. **Date of last “update”:** ² 2005 - Values were decreased in the urban (Village of Mullen) area per the Tax Equalization and Review Commission.

5. Pickup work done by whom: ³ Assessor

Property Type	# of Permits	# of Info. Statements	Other		Total
Commercial	4				4

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

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

8. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? ⁵ The income approach is not utilized in Hooker 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? ⁴ N/A

10. Number of market areas/neighborhoods for this property class? 1

11. How are these defined? Similar characteristics

D. Agricultural Appraisal Information

1. Data collection done by: Assessor

2. Valuation done by: Assessor

3. Date of last appraisal: ¹ 1989 – Agricultural buildings

4. Date of last “update”: ² 1989 – Agricultural buildings; 2006 – Agricultural land

5. Pickup work done by whom: ³ Assessor

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

6. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class? ⁵ N/A

7. When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴ Agricultural land is analyzed and values adjusted, (if applicable) to arrive at 74-80% of market value for

agricultural land. An Excel spreadsheet is developed with sales in the current study period and with similar land classification groups; which assist the assessor in establishing values for the current year.

- 8. What is the date of the soil survey currently used?** 1999
- 9. What date was the last countywide land use study completed?** 2000 – with annual reviews to keep information current.
 - a. By what method? (Physical inspection, FSA maps, etc.)** Physical inspection
 - b. By whom?** Assessor
 - c. What proportion is complete / implemented at this time?** All up-to-date
- 10. Number of market areas/neighborhoods for this property class:** 1
- 11. How are these defined?** By similar characteristics i.e. land classification groups
- 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:** 1970 Cadastral maps
 - a. Who maintains the Cadastral Maps?** They have not been kept current
 - b. Who maintains the GIS software and maps?** N/A
- 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?** Mullen including a 1 mile parameter

c. When was zoning implemented? 2001

G. Contracted Services

1. Appraisal Services: None

2. Other Services: None

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**-2004 replacement cost new less depreciation was applied to the residential improvements in the Village of Mullen, suburban Mullen and the rural area (including the residential improvements in the agricultural sector). Land/lot values did not change for 2006.
2. **Commercial**-No significant action was taken in this class of property for 2006.
3. **Agricultural**-Valuations were increased in land classification groups 4A (\$5.00 per/acre), 3G1, 4G1, 4G (\$5.00 per/acre) and 3G (\$10.00 per/acre).

Endnotes:

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

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

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

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

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

County 46 - Hooker

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,677	Value 76,626,905	Total Growth 3,145,978 (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	25	50,790	13	54,296	0	0	38	105,086	
2. Res Improv Land	256	518,251	28	210,644	3	12,385	287	741,280	
3. Res Improvements	266	6,904,473	28	944,191	11	605,560	305	8,454,224	
4. Res Total	291	7,473,514	41	1,209,131	11	617,945	343	9,300,590	379,611
% of Total	84.83	80.35	11.95	13.00	3.20	6.64	20.45	12.13	12.06
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	291	7,473,514	41	1,209,131	11	617,945	343	9,300,590	379,611
% of Total	84.83	80.35	11.95	13.00	3.20	6.64	20.45	12.13	12.06

County 46 - Hooker

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,677	Value 76,626,905	Total Growth 3,145,978 (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	7	21,166	2	5,371	9	2,662,581	18	2,689,118	
10. Comm Improv Land	51	166,214	7	40,562	11	574,996	69	781,772	
11. Comm Improvements	54	1,342,326	8	179,305	11	2,420,253	73	3,941,884	
12. Comm Total	61	1,529,706	10	225,238	20	5,657,830	91	7,412,774	2,760,467
% of Total	67.03	20.63	10.98	3.03	21.97	76.32	5.42	9.67	87.74
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	61	1,529,706	10	225,238	20	5,657,830	0	0	0
% of Total	67.03	20.63	10.98	3.03	21.97	76.32	5.42	9.67	87.74
17. Taxable Total	352	9,003,220	51	1,434,369	31	6,275,775	434	16,713,364	3,140,078
% of Total	81.10	53.86	11.75	7.23	7.14	3.69	25.87	21.81	99

County 46 - Hooker

2006 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	30	10	59	99

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	5	22,378	1,153	53,636,704	1,158	53,659,082
28. Ag-Improved Land	0	0	4	44,611	78	3,902,371	82	3,946,982
29. Ag-Improvements	0	0	5	181,528	80	2,125,949	85	2,307,477
30. Ag-Total Taxable							1,243	59,913,541

County 46 - Hooker

2006 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	1	3.650	2,820	
32. HomeSite Improv Land	0	0.000	0	1	1.000	125	
33. HomeSite Improvements	0		0	5		181,528	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	1	2.000	250	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
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	0	0.000	0	1	3.650	2,820	
32. HomeSite Improv Land	44	86.000	10,750	45	87.000	10,875	
33. HomeSite Improvements	79		2,075,059	84		2,256,587	5,900
34. HomeSite Total				85	90.650	2,270,282	
35. FarmSite UnImp Land	1	2.000	250	1	2.000	250	
36. FarmSite Impr Land	25	49.000	6,125	26	51.000	6,375	
37. FarmSite Improv	11		50,890	11		50,890	0
38. FarmSite Total				12	53.000	57,515	
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				97	143.650	2,327,797	5,900

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

County 46 - Hooker

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	3,478.000	886,890	3,478.000	886,890
53. Total	0.000	0	0.000	0	3,478.000	886,890	3,478.000	886,890
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	0.000	0	0.000	0
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	0.000	0	0.000	0
61. 4D	0.000	0	0.000	0	0.000	0	0.000	0
62. Total	0.000	0	0.000	0	0.000	0	0.000	0
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	0.000	0	0.000	0
67. 3G1	0.000	0	0.000	0	450.000	83,250	450.000	83,250
68. 3G	0.000	0	0.000	0	18,832.300	2,542,362	18,832.300	2,542,362
69. 4G1	0.000	0	51.000	6,375	7,568.550	946,069	7,619.550	952,444
70. 4G	0.000	0	445.630	57,419	424,487.980	53,061,034	424,933.610	53,118,453
71. Total	0.000	0	496.630	63,794	451,338.830	56,632,715	451,835.460	56,696,509
72. Waste	0.000	0	0.000	0	469.000	2,345	469.000	2,345
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	496.630	63,794	455,285.830	57,521,950	455,782.460	57,585,744

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	3,478.000	886,890	3,478.000	886,890
77.Dry Land	0.000	0	0.000	0	0.000	0	0.000	0
78.Grass	0.000	0	496.630	63,794	451,338.830	56,632,715	451,835.460	56,696,509
79.Waste	0.000	0	0.000	0	469.000	2,345	469.000	2,345
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	496.630	63,794	455,285.830	57,521,950	455,782.460	57,585,744

2006 Agricultural Land Detail

County 46 - Hooker

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	3,478.000	100.00%	886,890	100.00%	255.000
Irrigated Total	3,478.000	100.00%	886,890	100.00%	255.000

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	0.000	0.00%	0	0.00%	0.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	0.000	0.00%	0	0.00%	0.000
4D	0.000	0.00%	0	0.00%	0.000
Dry Total	0.000	0.00%	0	0.00%	0.000

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	0.000	0.00%	0	0.00%	0.000
3G1	450.000	0.10%	83,250	0.15%	185.000
3G	18,832.300	4.17%	2,542,362	4.48%	135.000
4G1	7,619.550	1.69%	952,444	1.68%	125.000
4G	424,933.610	94.05%	53,118,453	93.69%	125.004
Grass Total	451,835.460	100.00%	56,696,509	100.00%	125.480

Irrigated Total	3,478.000	0.76%	886,890	1.54%	255.000
Dry Total	0.000	0.00%	0	0.00%	0.000
Grass Total	451,835.460	99.13%	56,696,509	98.46%	125.480
Waste	469.000	0.10%	2,345	0.00%	5.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	455,782.460	100.00%	57,585,744	100.00%	126.344

As Related to the County as a Whole

Irrigated Total	3,478.000	100.00%	886,890	100.00%	
Dry Total	0.000	0.00%	0	0.00%	
Grass Total	451,835.460	100.00%	56,696,509	100.00%	
Waste	469.000	100.00%	2,345	100.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	455,782.460	100.00%	57,585,744	100.00%	

2006 Agricultural Land Detail

County 46 - Hooker

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	3,478.000	886,890
Dry	0.000	0	0.000	0	0.000	0
Grass	0.000	0	496.630	63,794	451,338.830	56,632,715
Waste	0.000	0	0.000	0	469.000	2,345
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	496.630	63,794	455,285.830	57,521,950

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	3,478.000	886,890	3,478.000	0.76%	886,890	1.54%	255.000
Dry	0.000	0	0.000	0.00%	0	0.00%	0.000
Grass	451,835.460	56,696,509	451,835.460	99.13%	56,696,509	98.46%	125.480
Waste	469.000	2,345	469.000	0.10%	2,345	0.00%	5.000
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	455,782.460	57,585,744	455,782.460	100.00%	57,585,744	100.00%	126.344

* Department of Property Assessment & Taxation Calculates

2005 Plan of Assessment for Hooker County Assessment Years 2006, 2007, and 2008

Date: June 15, 2005

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Neb. Rev. Stat. §77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 80% of actual value for agricultural land and horticultural land; and
- 3) 80% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344 and 80% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347.

Reference, Neb. Rev. Stat. §77-201 (R. S. Supp 2004).

General Description of Real Property in Hooker County:

Per the 2005 County Abstract, Hooker County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value
Base			
Residential	342	15 %	12 %
Commercial	92	6 %	7 %
Agricultural	1240	74 %	81 %

Agricultural land - taxable acres 455,805 (e.g. if predominant property in your county)

Other pertinent facts: 99 percent of the county is sandhill grassland and the primary agricultural activity is cow/calf ranching.

New Property: For assessment year 2005, an estimated 10 building permits and/or information statements were filed for new property construction/additions in the county.

For more information see 2005 Reports & Opinions, Abstract and Assessor Survey.

Current Resources

Staff/Budget/Training

I have held the position of County Clerk/Assessor for 5 and ½ years, and operate the office with the help of one full-time assistant. I have attended the Property Assessment and Taxation Department's annual course of training and will continue taking training to remain an accredited assessor. The Clerk/Assessor is responsible for all necessary reports and filings. My office is open to the public 35 hours per week.

The budget for the County Clerk is \$55,410 for the 2005-2006 fiscal year, and there were no funds allowed for appraisal maintenance and \$ 5000 was requested for appraisal. The county board did not allow this is the current budget.

Mapping and Software

Hooker county's cadastral maps are from 1970 and are currently out of date. The Village of Mullen and Hooker County are zoned. I am interested in GIS software and have requested budget funds for the purchase of software for transferring cadastral information to GIS format. Request was allowed by County Commissioners in the 2004-05 Budget, but I was unable to purchase GIS software and training within the budget. I will allocate time to renew information on existing cadastrals.

The County has contracted with ASI/Terra Scan for computer services for the assessor. Data entry is current for all improvements and assessment and replacement cost sheets can be printed. This includes sketching and photos. The system will print property record cards, and attached photos. I currently use sales and statistical analysis from the Property Assessment and Taxation Department.

Procedure Manual\ Record Cards

Hooker County does not currently have a written procedure manual. As the assessor is the only person handling the assessment function, things are normally done using the same methods consistently. I plan to write a procedure manual using the resources available to me. I have requested procedure manual templates and copies of procedure manuals to aid in the inception of these manuals. Property Assessment and Taxation could be helpful in articulating a viable procedure manual. I have succeeded in the past year in printing property record cards and attaching them to the hardcopy historical files. The property record cards are available in Terrascan and can be printed on demand.

Current Assessment Procedures for Real Property (for example describe):

The assessor is also the Register of Deeds, and property listing and inventory is coordinated with that office and the Village Zoning authority, County Zoning to aid in discovery of real property. Data Collection is done on a regular basis and listing is current and accurate.

Data Verification/ Sales Review

The assessor reviews sales by telephone and has instituted annual trips to review rural parcels. Some physical review is done to ascertain that records are current. I have instituted consistent review of sales. Zoning of the county will add another tool for discovery of valuation changes within the county.

2004 R&O Statistics

Property Class	Median	COD	PRD
Residential	97.18	23.36	111.43
Commercial	109.82	66.36	117.07
Agricultural	76.68	12.60	117.06

There are issues of uniformity and the following plan will address the correctable items. The assessor is unable to address the low number of sales in the classes.

Land valuation studies, establish market areas, special value for agricultural land

E. Reconciliation of Final Value and documentation

F. Review assessment sales ratio studies after assessment actions.

G. Notices and Public Relations

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	97.36	32.29	114.17
Commercial	97.23	46.24	119.88
Agricultural Land	76.32	15.77	114.58A

*COD means coefficient of dispersion and PRD means price related differential.
For more information regarding statistical measures see 2005 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2006:

2006

Residential- This class of property will receive complete reappraisal for 2006 The reappraisal will be completed by the assessor. Sales review will be accomplished through sales questionnaire by interview of principal party. Pick-up work includes physical inspection of all building permits and information statements.

Commercial-This class of property will receive complete reappraisal for 2006 The reappraisal will be completed by the assessor. The properties will be physically inspected, measured and photographed. Value will be determined in traditional manner with new replacement cost and correlation to final value.

Agricultural-This class of property will be analyzed for differences within and between land classification groups annually. I will continue the physical inspection process instituted previously and return to each part of the county in a 2-year rotation. Sales review and pick-up work will be completed for agricultural properties.

Assessment Actions Planned for Assessment Year 2007:

2007

Residential-This class of property will have appraisal maintenance for this year and the assessor will review and appraise one half of the residential properties. The second half of the complete new appraisal will be completed by the beginning of the tax year 2008. Appraisal maintenance includes sales review and pick-up work. Sales review will be accomplished through sales questionnaire by interview of principal party. Pick-up work includes physical inspection of all building permits and information statements.

Commercial-This class of property will receive appraisal maintenance only for 2007. The maintenance will be completed by the assessor. Appraisal maintenance includes sales review and pick-up work. Sales review will be accomplished through sales questionnaire by interview of principal party. Pick-up work includes physical inspection of all building permits and information statements.

Agricultural-This class of property will be analyzed for differences within and between land classification groups annually. I will continue the physical inspection process instituted previously and return to each part of the county in a 2-year rotation. Sales review and pick-up work will be completed for agricultural properties.

Assessment Actions Planned for Assessment Year 2008:

2008

Residential-This class of property will have appraisal maintenance only for this year. Complete new appraisal will be completed by the beginning of the tax year. Appraisal maintenance includes sales review and pick-up work. Sales review will be accomplished through sales questionnaire by interview of principal party. Pick-up work includes physical inspection of all building permits and information statements.

Commercial-This class of property will receive appraisal maintenance only for 2008. The maintenance will be completed by the assessor. Appraisal maintenance includes sales review and pick-up work. Sales review will be accomplished through sales questionnaire by interview of principal party. Pick-up work includes physical inspection of all building permits and information statements

Agricultural-This class of property will be analyzed for differences within and between land classification groups annually. I will continue the physical inspection process instituted previously and return to each part of the county in a 2-year rotation. Sales review and pick-up work will be completed for agricultural properties.

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of XX schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer 75 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary

changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.

10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

11. Tax List Corrections – prepare tax list correction documents for county board approval.

12. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information

13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

15. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. (e.g. XX hours and/or frequency)

Conclusion:

Conclusion

The assessor’s priority for the coming year will be to appraise the commercial properties in the county. Update information and continue to make these inspections on a regular basis. To complete all pick-up work, and to make all sales information available to the taxpayers. The assessor will continue to review property and will try to complete reviews on commercial, residential and agricultural properties. Assessor will implement new costing information on completion of this cycle of reviews.

The assessor has asked the Hooker County Board to consider current mapping of the county and methods of achieving this goal. Given the current budget, I am investigating low or no cost alternatives and education in GIS systems.

Finally, the assessor will consider a formal written policy and procedures manual. This manual could define practices and procedures and illuminate goals of assessment.

Respectfully submitted:

Assessor signature: _____ Dave Sullivan _____ Date: ___6/15/05_____

Purpose Statements

Commission Summary

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

Property Tax Administrator's Opinions & Recommendations

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

Correlation Section

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

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

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

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

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

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

Statistical Reports Section

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

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

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

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

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

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

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

County Assessment Survey

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

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

County Reports Section

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

County Abstract of Assessment for Real Property, Form 45

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

County Agricultural Land Detail

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

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

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

Special Valuation Section

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

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

Nebraska Constitutional Provisions:

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

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

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

Nebraska Statutory Provisions for Agricultural Land:

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

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

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

Nebraska Statutory Provisions for Special Valuation:

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

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

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

Nebraska Statutory Provisions for Measurement of Level of Value:

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

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

Discussion of the Constitutional and Statutory Provisions:

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

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

Discussion of Special Valuation:

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

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

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

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

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

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

Measurement of Special Valuation

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

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

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

Rent Data

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

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

Rate Data

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

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

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

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

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

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

Valuation Calculation

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

Measurement Calculation

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

Measurement of Recapture Valuation

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

Measurement of Agricultural Land Valuation

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

Purpose Statements Section

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

Glossary

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

Technical Specifications Section

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

Certification

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

Map Section

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

Valuation History Charts Section

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

Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 1-use the sale without adjustment
- 2-use the sale with an adjustment
- 3-substantially changed sale should not be used in study
- 4-exclude the sale

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

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

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

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

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

Residential:

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

Commercial:

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

Unimproved Agricultural:

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

Agricultural: (Optional)

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

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses

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

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

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

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

Statistical Calculations

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

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

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

Coding Information & Calculations

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

Number of Sales

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

Total Sales Price

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

Total Adj. Sales Price

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

Total Assessed Value

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

Avg. Adj. Sales Price

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

Avg. Assessed Value

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

Median

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

Weighted Mean

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

Mean

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

COD

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

PRD

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

COV

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

STD

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

Avg. Abs. Dev.

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

Max Sales Ratio

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

Min Sales Ratio

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

95% Median C.I.

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

95% Wgt. Mean C.I.

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

- The actual calculation:

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

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

95% Mean C.I.

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

Ratio Formulas

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

Map Source Documentation

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

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

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

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

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

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

Valuation History Chart Specifications

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

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

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

Source: County Abstract of Assessment Report for Real Property

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

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

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

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

City Class, Population, & Zoning Authority:

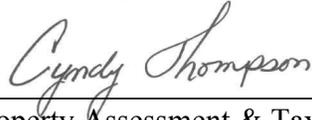
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

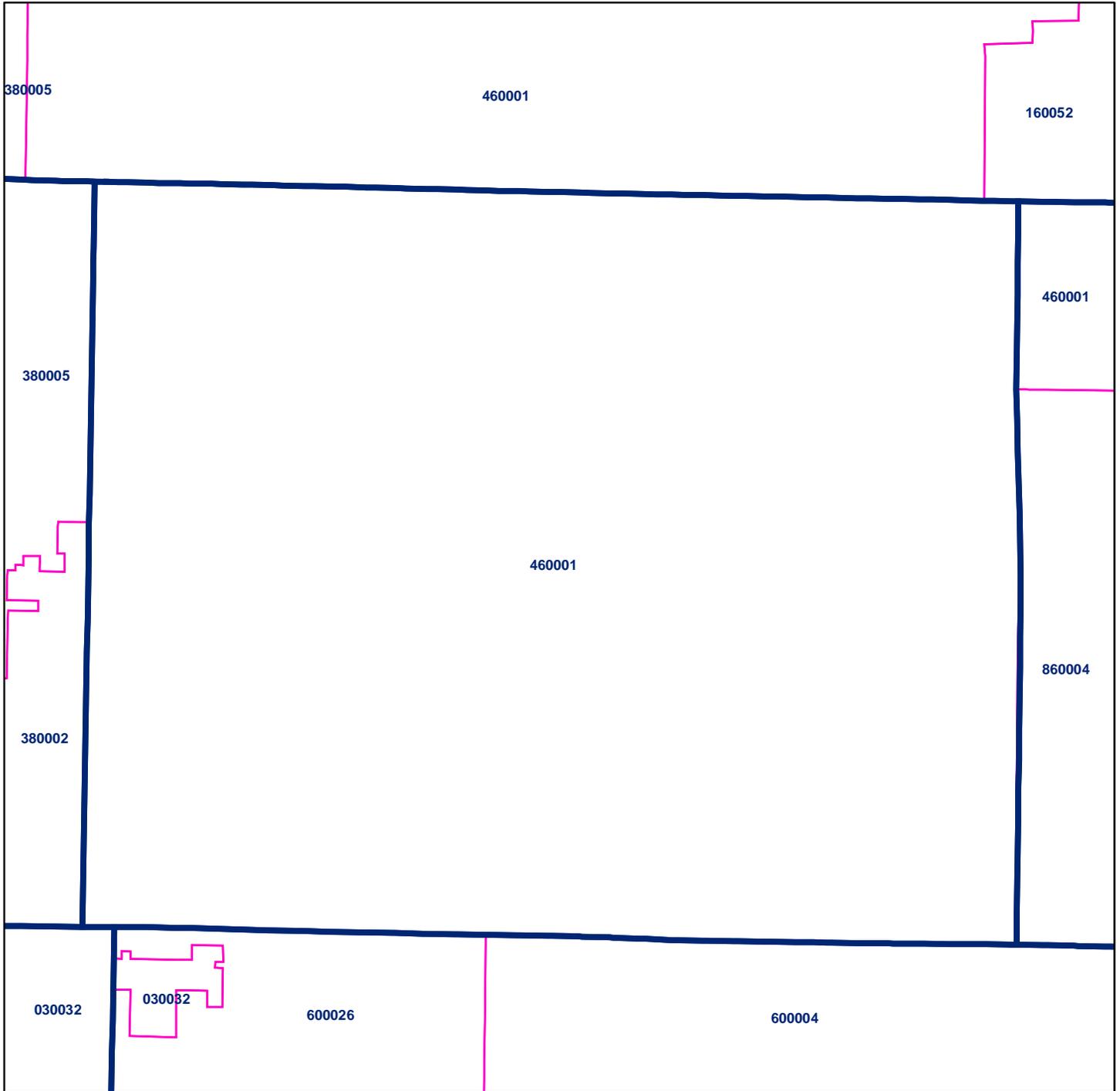
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Hooker County County Assessor, by certified mail, return receipt requested, 7050 1160 0001 1212 8205.

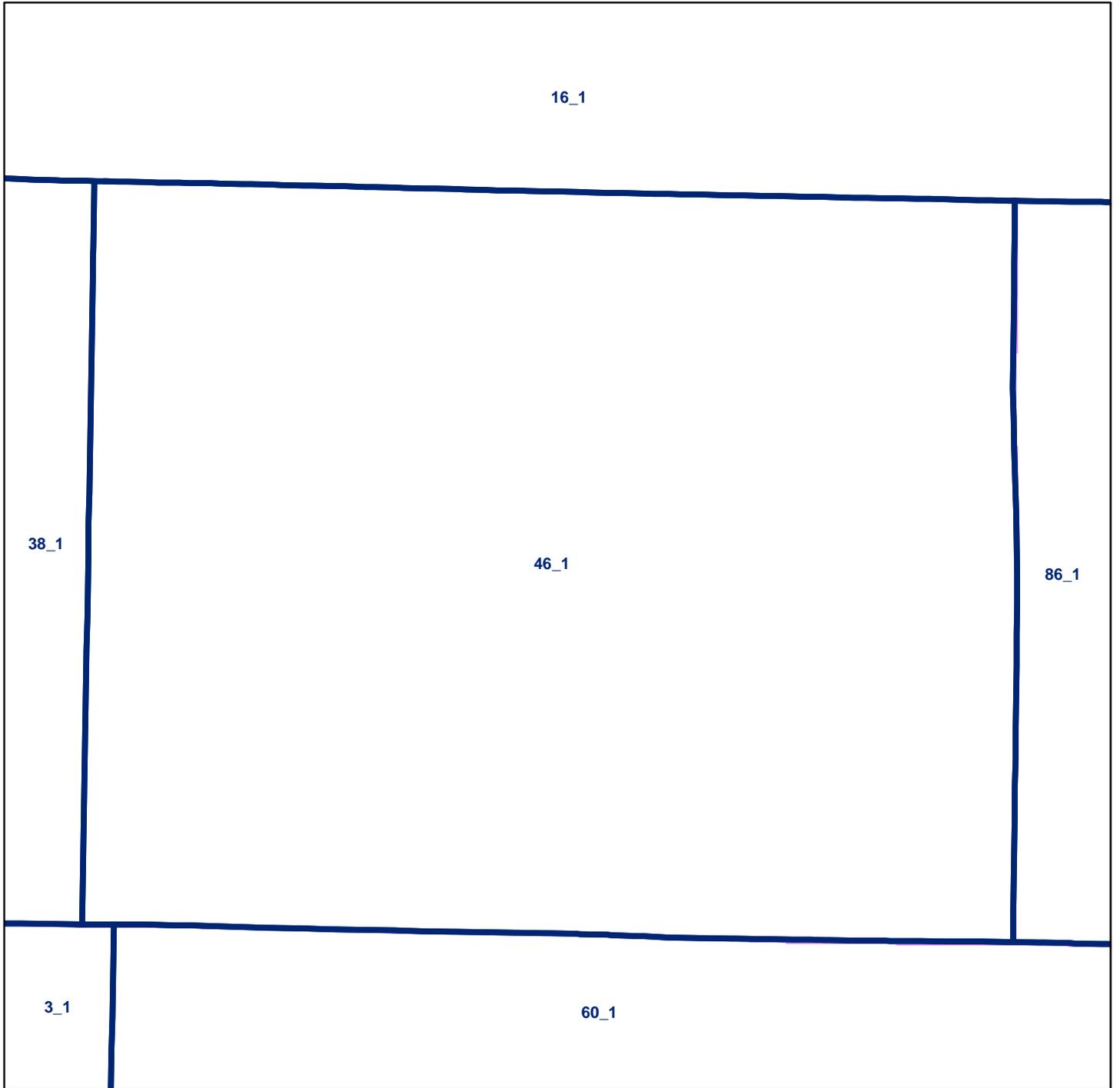
Dated this 10th day of April, 2006.



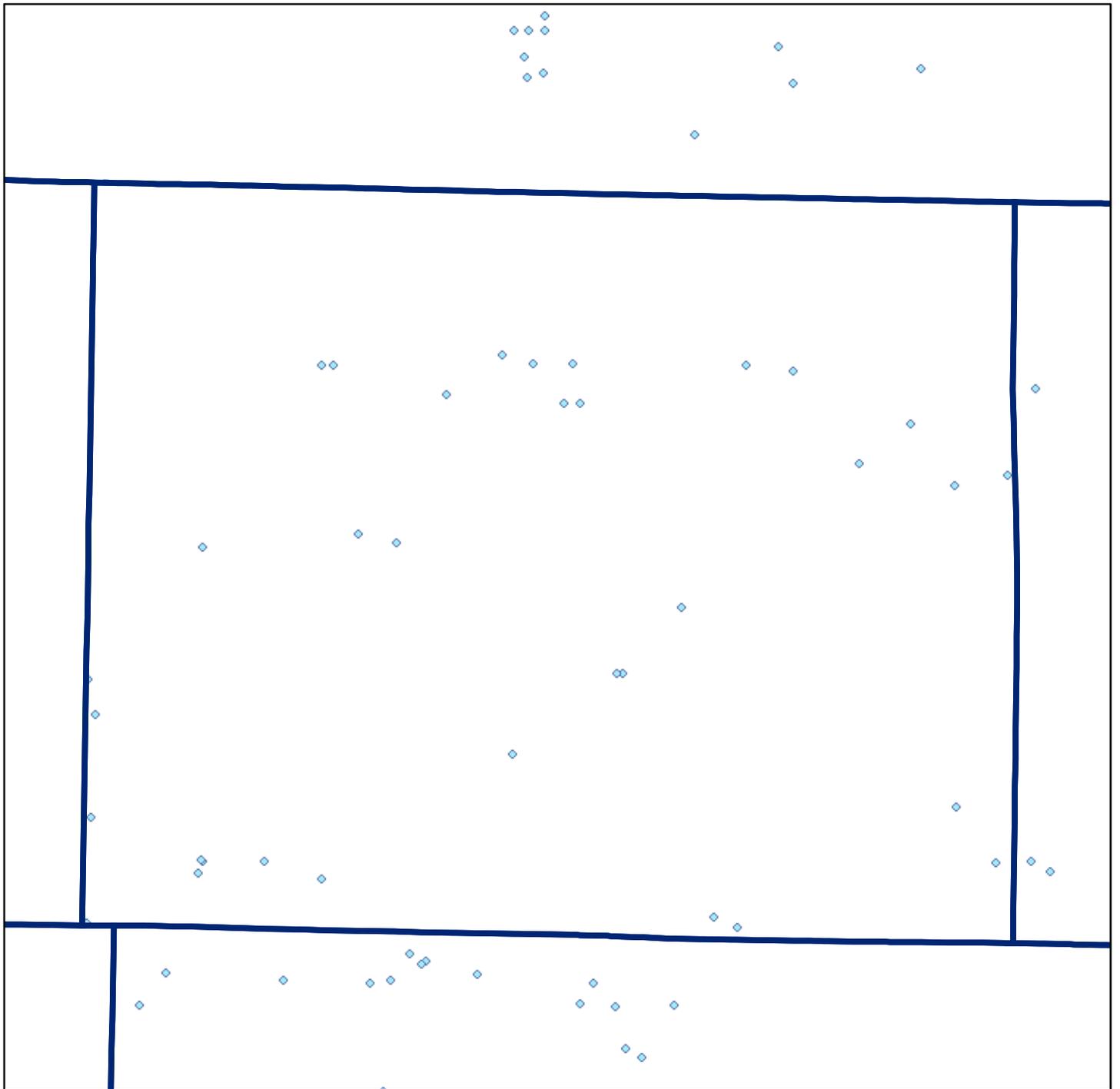
Property Assessment & Taxation



 School Districts



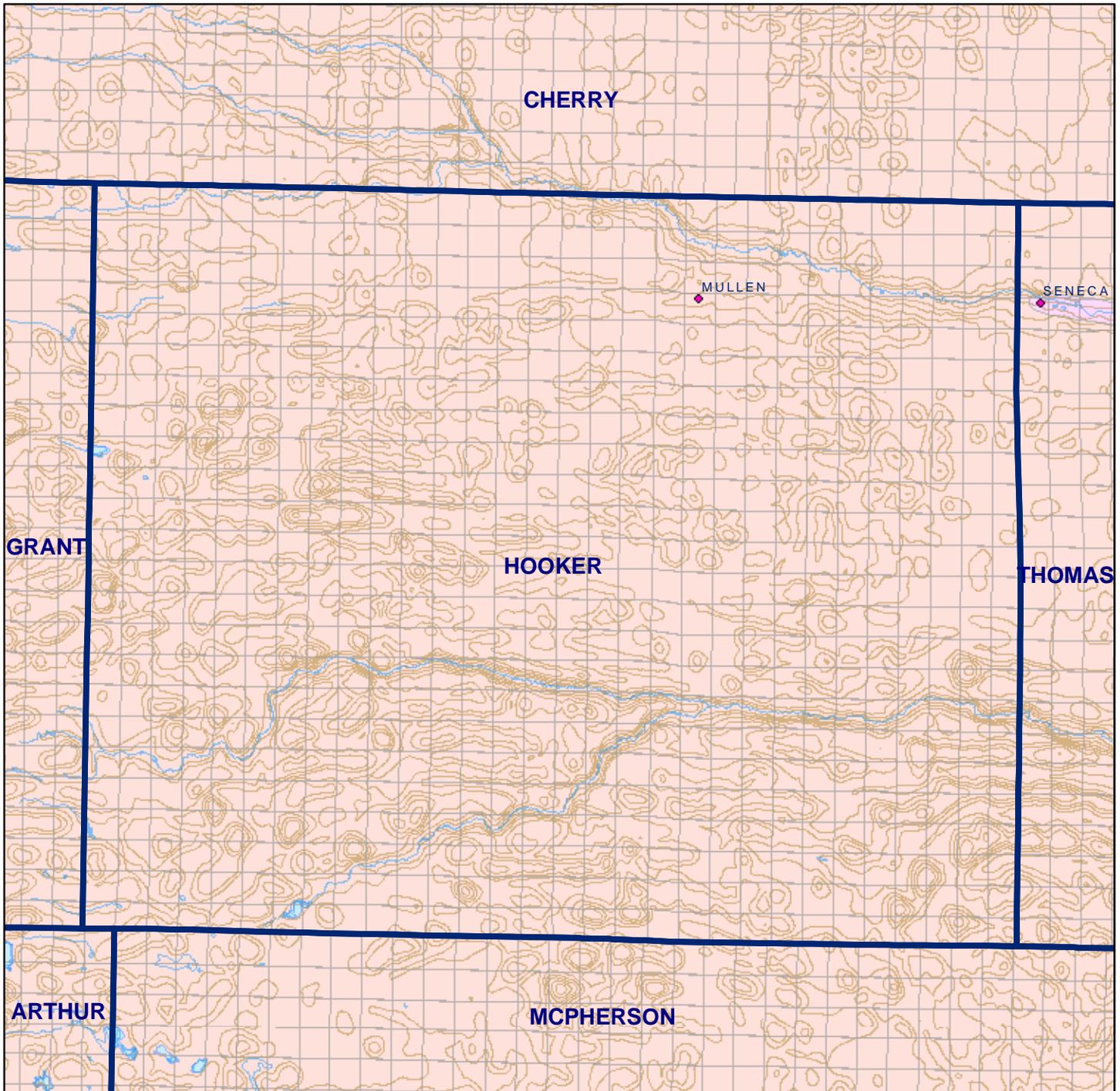
 Market Areas



● Registered Wells > 500 GPM

			1161	1163	1165	1167
1341	1339	1337	1335	1333	1331	1329
1431	1433	1435	1437	1439	1441	1443
1621	1619	1617	1615	1613	1611	1609
1711	1713	1715	1717	1719	1721	1723
1905	1903	1901	1899	1897	1895	1893
1995	1997	1999	2001	2003	2005	2007

 Geo Codes



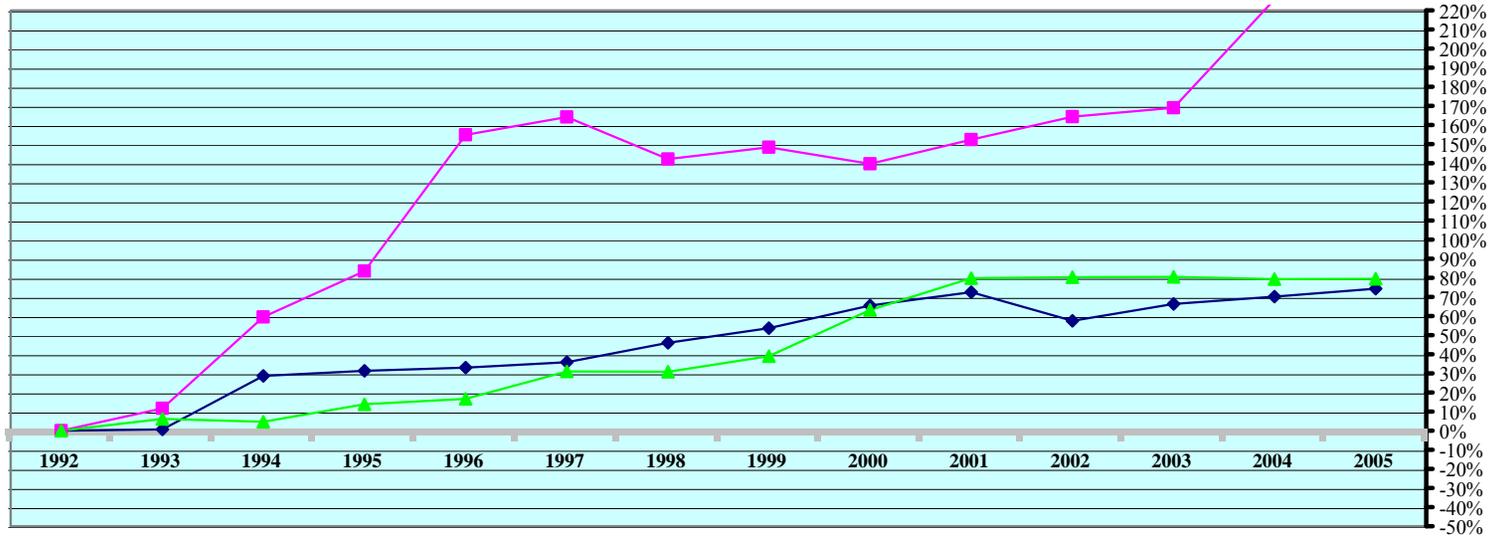
Legend

- 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

Hooker County



REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	5,072,936	--	--	--	1,541,005	--	--	--	30,752,667	--	--	--
1993	5,105,835	32,899	0.65%	0.65%	1,721,535	180,530	11.72%	11.72%	32,630,215	1,877,548	6.11%	6.11%
1994	6,530,390	1,424,555	27.90%	28.73%	2,456,720	735,185	42.71%	59.42%	32,173,340	-456,875	-1.40%	4.62%
1995	6,659,548	129,158	1.98%	31.28%	2,828,687	371,967	15.14%	83.56%	34,986,725	2,813,385	8.74%	13.77%
1996	6,744,596	85,048	1.28%	32.95%	3,928,255	1,099,568	38.87%	154.92%	35,856,390	869,665	2.49%	16.60%
1997	6,887,585	142,989	2.12%	35.77%	4,070,159	141,904	3.61%	164.12%	40,298,670	4,442,280	12.39%	31.04%
1998	7,407,710	520,125	7.55%	46.02%	3,731,495	-338,664	-8.32%	142.15%	40,250,815	-47,855	-0.12%	30.89%
1999	7,797,847	390,137	5.27%	53.71%	3,827,840	96,345	2.58%	148.40%	42,740,035	2,489,220	6.18%	38.98%
2000	8,394,049	596,202	7.65%	65.47%	3,693,707	-134,133	-3.50%	139.69%	50,201,174	7,461,139	17.46%	63.24%
2001	8,751,240	357,191	4.26%	72.51%	3,887,220	193,513	5.24%	152.25%	55,286,827	5,085,653	10.13%	79.78%
2002	7,991,842	-759,398	-8.68%	57.54%	4,073,014	185,794	4.78%	164.31%	55,453,966	167,139	0.30%	80.32%
2003	8,433,977	442,135	5.53%	66.25%	4,145,728	72,714	1.79%	169.03%	55,497,482	43,516	0.08%	80.46%
2004	8,629,209	195,232	2.31%	70.10%	5,018,709	872,981	21.06%	225.68%	55,147,096	-350,386	-0.63%	79.32%
2005	8,842,234	213,025	2.47%	74.30%	5,086,997	68,288	1.36%	230.11%	55,215,102	68,006	0.12%	79.55%

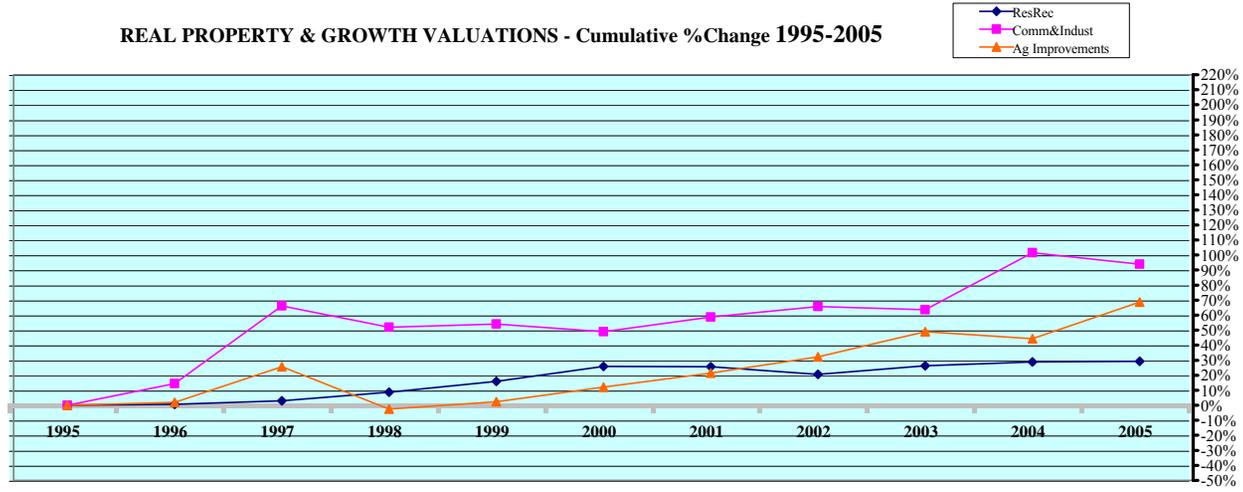
1992-2005 Rate Ann. %chg: Resid & Rec. **4.37%** Comm & Indust **9.62%** Agland **4.60%**

Cnty# **46**
County **HOOKER**

FL area **2**

(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 ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	5,072,936	not avail.	--	--	--	--	1,541,005	not avail.	--	--	--	--
1993	5,105,835	not avail.	--	--	--	--	1,721,535	not avail.	--	--	--	--
1994	6,530,390	not avail.	--	--	--	--	2,456,720	not avail.	--	--	--	--
1995	6,659,548	38,875	0.58%	6,620,673	--	--	2,828,687	379,495	13.42%	2,449,192	--	--
1996	6,744,596	82,170	1.22%	6,662,426	0.04%	0.63%	3,928,255	1,124,950	28.64%	2,803,305	-0.90%	14.46%
1997	6,887,585	66,785	0.97%	6,820,800	1.13%	3.02%	4,070,159	0	0.00%	4,070,159	3.61%	66.18%
1998	7,407,710	208,255	2.81%	7,199,455	4.53%	8.74%	3,731,495	8,945	0.24%	3,722,550	-8.54%	51.99%
1999	7,797,847	120,942	1.55%	7,676,905	3.63%	15.95%	3,827,840	55,250	1.44%	3,772,590	1.10%	54.03%
2000	8,394,049	64,000	0.76%	8,330,049	6.82%	25.82%	3,693,707	44,450	1.20%	3,649,257	-4.67%	49.00%
2001	8,751,240	427,879	4.89%	8,323,361	-0.84%	25.72%	3,887,220	0	0.00%	3,887,220	5.24%	58.71%
2002	7,991,842	6,225	0.08%	7,985,617	-8.75%	20.62%	4,073,014	14,434	0.35%	4,058,580	4.41%	65.71%
2003	8,433,977	75,952	0.90%	8,358,025	4.58%	26.24%	4,145,728	137,350	3.31%	4,008,378	-1.59%	63.66%
2004	8,629,209	104,342	1.21%	8,524,867	1.08%	28.76%	5,018,709	85,050	1.69%	4,933,659	19.01%	101.44%
2005	8,842,234	288,773	3.27%	8,553,461	-0.88%	29.19%	5,086,997	335,488	6.60%	4,751,509	-5.32%	94.00%

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

Resid & Rec. 2.59%

Comm & Indust 6.85%

Tax Year	Ag Imprvmts & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmts Total Value					
1992	not avail	not avail	1,326,834					
1993	not avail	not avail	1,694,780					
1994	not avail	not avail	1,331,125					
1995	850,605	500,095	1,350,700	25,985	1.92%	1,324,715	--	--
1996	850,605	531,775	1,382,380	31,680	2.29%	1,350,700	0.00%	1.96%
1997	1,058,343	647,777	1,706,120	40,865	2.40%	1,665,255	20.46%	25.71%
1998	726,945	568,160	1,295,105	3,650	0.28%	1,291,455	-24.30%	-2.51%
1999	766,945	588,160	1,355,105	0	0.00%	1,355,105	4.63%	2.29%
2000	1,589,733	7,495	1,597,228	113,250	7.09%	1,483,978	9.51%	12.02%
2001	1,703,041	32,051	1,735,092	127,525	7.35%	1,607,567	0.65%	21.35%
2002	1,751,558	8,200	1,759,758	7,616	0.43%	1,752,142	0.98%	32.27%
2003	1,932,856	41,687	1,974,543	0	0.00%	1,974,543	12.21%	49.05%
2004	1,926,051	41,687	1,967,738	57,420	2.92%	1,910,318	-3.25%	44.21%
2005	2,176,884	57,250	2,234,134	0	0.00%	2,234,134	13.54%	68.65%

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

Ag Imprvmts 5.37%

(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# 46
County HOOKER

FL area 2

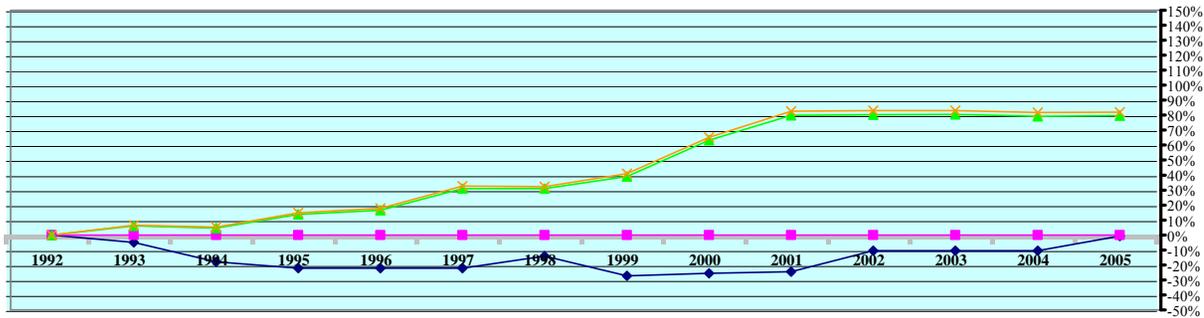
CHART 2

EXHIBIT

46B

Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992	875,000	--	--	--	0	--	--	--	29,871,957	--	--	--
1993	831,250	-43,750	-5.00%	-5.00%	0	0	0	0	31,797,715	1,925,758	6.45%	6.45%
1994	718,765	-112,485	-13.53%	-17.86%	0	0	0	0	31,448,760	-348,955	-1.10%	5.28%
1995	681,150	-37,615	-5.23%	-22.15%	0	0	0	0	34,303,950	2,855,190	9.08%	14.84%
1996	681,150	0	0.00%	-22.15%	0	0	0	0	35,173,615	869,665	2.54%	17.75%
1997	681,150	0	0.00%	-22.15%	0	0	0	0	39,615,895	4,442,280	12.63%	32.62%
1998	751,070	69,920	10.26%	-14.16%	0	0	0	0	39,497,720	-118,175	-0.30%	32.22%
1999	636,120	-114,950	-15.30%	-27.30%	0	0	0	0	42,090,459	2,592,739	6.56%	40.90%
2000	651,110	14,990	2.36%	-25.59%	0	0	0	0	49,371,569	7,281,110	17.30%	65.28%
2001	660,820	9,710	1.49%	-24.48%	0	0	0	0	54,543,882	5,172,313	10.48%	82.59%
2002	782,550	121,730	18.42%	-10.57%	0	0	0	0	54,664,290	120,408	0.22%	83.00%
2003	782,550	0	0.00%	-10.57%	0	0	0	0	54,712,011	47,721	0.09%	83.16%
2004	782,550	0	0.00%	-10.57%	0	0	0	0	54,302,686	-409,325	-0.75%	81.78%
2005	869,500	86,950	11.11%	-0.63%	0	0	0	0	54,343,257	40,571	0.07%	81.92%

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

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992	--	--	--	--	5,710	--	--	--	30,752,667	--	--	--
1993	--	--	--	--	1,250	-4,460	-78.11%	-78.11%	32,630,215	1,877,548	6.11%	6.11%
1994	--	--	0.00%	--	5,815	--	0.00%	1.84%	32,173,340	-456,875	-1.40%	4.62%
1995	--	--	--	--	1,625	-4,190	-72.06%	-71.54%	34,986,725	2,813,385	8.74%	13.77%
1996	--	--	--	--	1,625	0	0.00%	-71.54%	35,856,390	869,665	2.49%	16.60%
1997	--	--	0.00%	--	1,625	0	0.00%	-71.54%	40,298,670	4,442,280	12.39%	31.04%
1998	--	--	--	--	2,025	400	24.62%	-64.54%	40,250,815	-47,855	-0.12%	30.89%
1999	--	--	--	--	13,456	11,431	564.49%	135.66%	42,740,035	2,489,220	6.18%	38.98%
2000	--	--	--	--	178,495	165,039	1226.51%	3026.01%	50,201,174	7,461,139	17.46%	63.24%
2001	--	--	--	--	82,125	-96,370	-53.99%	1338.27%	55,286,827	5,085,653	10.13%	79.78%
2002	--	--	--	--	7,126	-74,999	-91.32%	24.80%	55,453,966	167,139	0.30%	80.32%
2003	2,345	n/a	n/a	n/a	576	n/a	n/a	n/a	55,497,482	43,516	0.08%	80.46%
2004	2,345	0	0.00%	0.00%	59,515	58,939	10232.47%	10232.47%	55,147,096	-350,386	-0.63%	79.32%
2005	2,345	0	0.00%	0.00%	0	-59,515	-100.00%	-100.00%	55,215,102	68,006	0.12%	79.55%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

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

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	851,200	4,375	195	--	--	0	0		--	--	29,625,245	427,541	69	--	--
1993	831,250	4,375	190	-2.56%	-2.56%	0	0				31,661,815	427,518	74	7.25%	7.25%
1994	713,070	3,753	190	0.00%	-2.56%	0	0				31,199,555	425,005	73	-1.35%	5.80%
1995	681,150	3,585	190	0.00%	-2.56%	0	0				34,334,600	428,811	80	9.59%	15.94%
1996	681,150	3,585	190	0.00%	-2.56%	0	0				35,173,620	428,419	82	2.50%	18.84%
1997	681,150	3,585	190	0.00%	-2.56%	0	0				39,615,895	428,419	92	12.20%	33.33%
1998	751,070	3,953	190	0.00%	-2.56%	0	0				39,497,720	427,015	92	0.00%	33.33%
1999	636,120	3,348	190	0.00%	-2.56%	0	0				42,090,459	427,234	99	7.61%	43.48%
2000	636,210	3,348	190	0.00%	-2.56%	0	0				49,231,010	427,234	115	16.16%	66.67%
2001	667,450	3,495	191	0.53%	-2.05%	0	0				54,551,313	453,652	120	4.35%	73.91%
2002	782,550	3,478	225	17.80%	15.38%	0	0				54,360,219	452,058	120	0.00%	73.91%
2003	782,550	3,478	225	0.00%	15.38%	0	0				54,681,485	454,582	120	0.00%	73.91%
2004	782,550	3,478	225	0.00%	15.38%	0	0				54,321,727	451,656	120	0.23%	74.31%
2005	869,500	3,478	250	11.11%	28.21%	0	0				54,345,849	451,857	120	0.00%	74.31%

1992-2005 Rate Ann.%chg AvgVal/Acre: 1.93%

4.37%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	1,135	227	5	--	--	0	0		--	--	30,477,580	432,142	71	--	--
1993	1,250	250	5	0.00%		0	0				32,494,315	432,142	75	5.63%	5.63%
1994	5,770	1,154	5	0.00%		0	0				31,918,395	429,912	74	-1.33%	4.23%
1995	1,625	325	5	0.00%		0	0				35,017,375	432,721	81	9.46%	14.08%
1996	1,625	325	5	0.00%		0	0				35,856,395	432,329	83	2.47%	16.90%
1997						1,625	325	5	--		40,298,670	432,329	93	12.05%	30.99%
1998						2,025	405	5	0.00%		40,250,815	431,373	93	0.00%	30.99%
1999						13,456	442	30	500.00%		42,740,035	431,024	99	6.45%	39.44%
2000						2,110	422	5	-83.33%		49,869,330	431,004	116	17.17%	63.38%
2001						2,355	471	5	0.00%		55,221,118	457,618	121	4.31%	70.42%
2002						2,345	469	5	0.00%		55,145,114	456,005	121	0.00%	70.42%
2003	2,345	469	5	n/a	n/a	0	0		n/a	n/a	55,466,380	458,529	121	0.00%	70.42%
2004	2,345	469	5	0.00%	n/a	0	0		n/a	n/a	55,106,622	455,603	121	-0.04%	70.36%
2005	2,345	469	5	0.00%	n/a	0	0		n/a	n/a	55,217,694	455,804	121	0.16%	70.62%

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

4.20%

46
HOOKER

FL area 2

(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
783	HOOKER	1,462,283	4,165,452	17,802,085	8,842,234	5,086,997	0	0	55,215,102	2,176,884	57,250	0	94,808,287
<i>cnty sectorvalue % of total value:</i>		1.54%	4.39%	18.78%	9.33%	5.37%			58.24%	2.30%	0.06%		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
491	MULLEN	479,906	337,921	537,192	7,175,502	1,529,706	0	0	123,769	400	0	0	10,184,396
Total of All City Values:		479,906	337,921	537,192	7,175,502	1,529,706	0	0	123,769	400	0	0	10,184,396
<i>% total citysect of cnty sector</i>		32.82%	8.11%	3.02%	81.15%	30.07%			0.22%	0.02%			10.74%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
62.71%	MULLEN	32.82%	8.11%	3.02%	81.15%	30.07%			0.22%	0.02%			10.74%

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