

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Nuckolls County
65

2006 Equalization Proceedings
before the
Tax Equalization and Review Commission

April 2006

Preface

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

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

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

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

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

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

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

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

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

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

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

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

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2006 Commission Summary

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Residential Real Property - Current

Number of Sales	163	COD	26.51
Total Sales Price	5177600	PRD	121.14
Total Adj. Sales Price	5219600	COV	65.34
Total Assessed Value	4973340	STD	75.42
Avg. Adj. Sales Price	32022.09	Avg. Abs. Dev.	26.19
Avg. Assessed Value	30511.29	Min	37.50
Median	98.79	Max	625.00
Wgt. Mean	95.28	95% Median C.I.	98.22 to 99.17
Mean	115.42	95% Wgt. Mean C.I.	91.44 to 99.12
		95% Mean C.I.	103.85 to 127.00
% of Value of the Class of all Real Property Value in the County			14.12
% of Records Sold in the Study Period			7.89
% of Value Sold in the Study Period			9.67
Average Assessed Value of the Base			24,898

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	163	98.79	26.51	121.14
2005	160	97.95	8.82	102.44
2004	123	95.93	10.11	101.23
2003	96	95	22.58	112.41
2002	126	93	21.64	110.75
2001	154	95	22.25	111.81

2006 Commission Summary

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Commercial Real Property - Current

Number of Sales	21	COD	41.18
Total Sales Price	885645	PRD	136.77
Total Adj. Sales Price	1024470	COV	61.02
Total Assessed Value	953950	STD	77.72
Avg. Adj. Sales Price	48784.29	Avg. Abs. Dev.	40.48
Avg. Assessed Value	45426.19	Min	54.80
Median	98.29	Max	353.20
Wgt. Mean	93.12	95% Median C.I.	92.45 to 141.33
Mean	127.36	95% Wgt. Mean C.I.	72.88 to 113.35
		95% Mean C.I.	91.98 to 162.74
% of Value of the Class of all Real Property Value in the County			4.88
% of Records Sold in the Study Period			5.34
% of Value Sold in the Study Period			5.36
Average Assessed Value of the Base			45,251

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	21	98.29	41.18	136.77
2005	14	97.93	4.99	99.75
2004	14	103.11	18.71	93.54
2003	23	84	32.69	111.63
2002	32	94	32.19	124.87
2001	33	96	34.17	124.9

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Agricultural Land - Current

Number of Sales	68	COD	23.32
Total Sales Price	9387294	PRD	108.63
Total Adj. Sales Price	9815294	COV	30.68
Total Assessed Value	7193725	STD	24.42
Avg. Adj. Sales Price	144342.56	Avg. Abs. Dev.	18.26
Avg. Assessed Value	105790.07	Min	35.50
Median	78.31	Max	155.90
Wgt. Mean	73.29	95% Median C.I.	71.36 to 83.29
Mean	79.62	95% Wgt. Mean C.I.	67.51 to 79.07
		95% Mean C.I.	73.81 to 85.42
% of Value of the Class of all Real Property Value in the County			81
% of Records Sold in the Study Period			2.19
% of Value Sold in the Study Period			0.04
Average Assessed Value of the Base			95,200

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2006	68	78.31	23.32	108.63
2005	58	77.92	15.33	106.39
2004	53	79.35	16.70	100.91
2003	65	76	23.52	107.26
2002	69	79	22.28	108.88
2001	66	77	27.63	106.5

2006 Opinions of the Property Tax Administrator for Nuckolls 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 Nuckolls County is 99% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Nuckolls 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 Nuckolls County is 98% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Nuckolls 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 Nuckolls County is 78% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Nuckolls County is not in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Nuckolls County

Recommendations

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

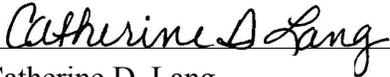
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.





Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for Nuckolls County**

Residential Real Property

I. Correlation

Nuckolls: RESIDENTIAL: After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the Residential real property, the statistical measurements appear to achieve an acceptable level of value in Nuckolls County. The measures of central tendency reflect that the median and weighted mean for the qualified sales file are both within the acceptable level of value while the mean is above the range.. Both the coefficient of dispersion and the price-related differential are significantly above the acceptable range. There are no additional indications that would suggest that the qualified median is not the best indication of the level of value in the residential property class.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	253	154	60.87
2002	228	126	55.26
2003	231	96	41.56
2004	273	123	45.05
2005	276	160	57.97
2006	261	163	62.45

Nuckolls: RESIDENTIAL: A review of the table indicates that the county has utilized a sufficient portion of residential sales for the study period. In addition, the percentage of sales used increased over previous years indicating stability in the sales review procedures implemented and that the county has not excessively trimmed the sample.

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

**2006 Correlation Section
for Nuckolls 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	94	0.36	94.34	95
2002	93	-0.29	92.73	93
2003	95	1.17	96.11	95
2004	95.95	10.37	105.9	95.93
2005	94.81	10.25	104.52	97.95
2006	98.33	0.76	99.08	98.79

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Nuckolls: RESIDENTIAL: The two statistics are strongly in support of each other. There is no information available that would suggest that the qualified Median is not the best indication of the level of value for Residential Land in Nuckolls County.

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)
0.28	2001	0.36
0.02	2002	-0.29
2.13	2003	1.17
12.6	2004	10.37
2.91	2005	10.25
-1.77	2006	0.76

Nuckolls: RESIDENTIAL: After reviewing the percent change in the sales base and the percent change in assessed value, the comparison indicates little difference. The statistics are relatively similar and

2006 Correlation Section for Nuckolls County

support each other.

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.

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	Median	Wgt. Mean	Mean
R&O Statistics	98.79	95.28	115.42

Nuckolls: RESIDENTIAL: The measures of central tendency shown here reflect that the median and weighted mean for the qualified residential sales file are within the acceptable level of value while the mean is above the range. A review of the 2006 R & O statistics indicates that outliers may be skewing the mean.

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	26.51	121.14
Difference	11.51	18.14

Nuckolls: RESIDENTIAL: The coefficient of dispersion and price related differential are above the

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acceptable ranges. This is consistent with the 2005 statistics and might indicated that the residential property class may need further review in order to bring these statistics into the acceptable range to ensure uniformity.

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	164	163	-1
Median	98.33	98.79	0.46
Wgt. Mean	95.20	95.28	0.08
Mean	117.20	115.42	-1.78
COD	31.52	26.51	-5.01
PRD	123.10	121.14	-1.96
Min Sales Ratio	37.50	37.50	0
Max Sales Ratio	625.00	625.00	0

Nuckolls: RESIDENTIAL: A review of the residential statistics reveals a one sale difference between the preliminary and final statistics. The removal of this sale was at the request of the assessor who determined through further sales verification that the sale had significantly changed since the date of the sale and should not be included in the qualified sales roster. After reviewing the Preliminary Statistical Report, the reported assessment actions and the 2006 R & O Statistical Report for residential real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Nuckolls County.

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Commerical Real Property

I. Correlation

Nuckolls: COMMERCIAL: After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the Commercial real property, the statistical measurements appear to achieve an acceptable level of value in Nuckolls County. The measures of central tendency reflect that the median and weighted mean for the qualified sales file are both within the acceptable level of value while the mean is above the range.. Both the coefficient of dispersion and the price-related differential are significantly above the acceptable range. There are no indications that would suggest that the qualified median is not the best indication of the level of value in the Commercial property class.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	48	33	68.75
2002	58	32	55.17
2003	56	23	41.07
2004	47	14	29.79
2005	40	14	35
2006	45	21	46.67

Nuckolls: COMMERCIAL: A review of the table indicates that the county has utilized a sufficient portion of commercial sales for the study period. In addition, the percentage of sales used has increased over the previous three years indicating stability in the sales review procedures implemented and that the county has not excessively trimmed the sample.

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

**2006 Correlation Section
for Nuckolls 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	95	21.01	114.96	96
2002	92	0.09	92.08	94
2003	80	-2.25	78.2	84
2004	107.80	-8.86	98.25	103.11
2005	92.53	0.53	93.02	97.93
2006	98.29	-6.32	92.08	98.29

**2006 Correlation Section
for Nuckolls County**

Nuckolls: COMMERCIAL: There is approximately 6% difference between the Trended Preliminary Ratio and the R&O Median. This difference may be attributed to a change in coding of two formerly commercial grain elevators resulting in a decrease in the commercial valuation base. The elevators were recently purchased by two area farmers for their personal grain storage use. The elevators were revalued by a contract appraiser as well as recoded to reflect noncommercial use.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
3.09	2001	21.01
15.24	2002	0.09
2.3	2003	-2.25
-0.11	2004	-8.86
32.44	2005	0.53
0	2006	-6.32

2006 Correlation Section for Nuckolls County

Nuckolls: COMMERCIAL: The change in the sale file and the change in the assessed base are very dissimilar and appear not to support each other. However, a change in coding for two formerly commercial grain elevators to private ownership and use has disproportionately skewed the commercial base of property. There is nothing to indicate that sold and unsold properties in this class of property were not treated uniform and proportionate.

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 Nuckolls 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	98.29	93.12	127.36

Nuckolls: COMMERCIAL: The measures of central tendency shown here reflect that the median and weighted mean for the qualified commercial sales file are within the acceptable level of value while the mean is above the range. A review of the 2006 R & O statistics indicates that outliers may be skewing the mean.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

**2006 Correlation Section
for Nuckolls County**

	COD	PRD
R&O Statistics	41.18	136.77
Difference	21.18	33.77

Nuckolls: COMMERCIAL: The coefficient of dispersion and price related differential are significantly above the acceptable ranges. This may indicate problems with assessment uniformity and regressivity and further review of this class may be warranted.

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	21	21	0
Median	98.29	98.29	0
Wgt. Mean	93.12	93.12	0
Mean	127.36	127.36	0
COD	41.18	41.18	0
PRD	136.77	136.77	0
Min Sales Ratio	54.80	54.80	0
Max Sales Ratio	353.20	353.20	0

Nuckolls: COMMERCIAL: A review of the commercial statistics indicates no change in the number of sales between the preliminary and final statistics. After reviewing the Preliminary Statistical Report, the reported assessment actions and the 2006 R & O Statistical Report for the commercial real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Nuckolls County.

2006 Correlation Section for Nuckolls County

Agricultural Land

I. Correlation

Nuckolls: AGRICULTURAL UNIMPROVED: After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the Agricultural real property, the statistical measurements appear to achieve an acceptable level of value in Nuckolls County. The measures of central tendency reflect that the median and mean for the qualified sales file are both within the acceptable level of value while the weighted mean is just slightly below the range. Both the coefficient of dispersion and the price-related differential are above the acceptable range, but not significantly. There are no indications that would suggest that the qualified median is not the best indication of the level of value in the agricultural property class.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	94	66	70.21
2002	107	69	64.49
2003	106	65	61.32
2004	101	53	52.48
2005	100	58	58
2006	114	68	59.65

Nuckolls: AGRICULTURAL UNIMPROVED: A review of the table indicates that the county has utilized a sufficient portion of agricultural sales for the study period. In addition, the percentage of sales used has increased or stayed consistent with the previous three years indicating stability in the sales review procedures implemented and that the county has not excessively trimmed the sample.

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

**2006 Correlation Section
for Nuckolls 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	74	4.97	77.68	77
2002	79	-0.77	78.39	79
2003	76	0.1	76.08	76
2004	71.71	9.14	78.27	79.35
2005	71.80	10.26	79.17	77.92
2006	69.63	12.98	78.67	78.31

**2006 Correlation Section
for Nuckolls County**

Nuckolls: AGRICULTURAL UNIMPROVED: The two statistics are strongly in support of each other. There is no information available that would suggest that the qualified Median is not the best indication of the level of value for Agricultural Land in Nuckolls County.

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)
4.71	2001 4.97
-1.11	2002 -0.77
0	2003 0.1
12.43	2004 9.14
7.88	2005 10.26
14.26	2006 12.98

Nuckolls: AGRICULTURAL UNIMPROVED: After reviewing the percent change in the sales base and the percent change in assessed value, the comparison indicates very little difference. The statistics

2006 Correlation Section for Nuckolls County

are relatively similar and support each other.

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 Nuckolls County**

	Median	Wgt. Mean	Mean
R&O Statistics	78.31	73.29	79.62

Nuckolls: AGRICULTURAL UNIMPROVED: The measures of central tendency shown here reflect that the median and mean for the qualified agricultural sales file are within the acceptable level of value while the weighted mean is just slightly below the range.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	23.32	108.63
Difference	3.32	5.63

Nuckolls: AGRICULTURAL UNIMPROVED: The coefficient of dispersion and price related differential are above the acceptable ranges, but not significantly above the range. There is no further

**2006 Correlation Section
for Nuckolls County**

evidence to suggest this class of property is not being treated uniformly and proportionately.

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	66	68	2
Median	69.63	78.31	8.68
Wgt. Mean	64.31	73.29	8.98
Mean	70.72	79.62	8.9
COD	23.54	23.32	-0.22
PRD	109.97	108.63	-1.34
Min Sales Ratio	30.75	35.50	4.75
Max Sales Ratio	145.04	155.90	10.86

Nuckolls: AGRICULTURAL UNIMPROVED: A review of the agricultural statistics reveals an addition of two sales between the preliminary and final statistics. This difference was due to coding errors on two sales that were to have been previously removed for being substantially changed since the time of the sale. There were removed in the preliminary statistics but not in the final. The addition of the two sales has little effect on the final statistics lending support to the assessment process in the county. After reviewing the Preliminary Statistical Report, the reported assessment actions and the 2006 R & O Statistical Report for agricultural real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Nuckolls County.

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

65 Nuckolls

	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	50,798,100	51,439,800	641,700	1.26	256,685	0.76
2. Recreational	0					
3. Ag-Homesite Land, Ag-Res Dwellings	25,986,400	27,629,830	1,643,430	6.32	*-----	6.32
4. Total Residential (sum lines 1-3)	76,784,500					
5. Commercial	17,385,360	17,283,555	-101,805	-0.59	1,028,680	-6.5
6. Industrial	500,125	500,125	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	13,514,835	14,399,840	885,005	6.55	1,866,920	-7.27
8. Minerals	0					
9. Total Commercial (sum lines 5-8)	31,400,320				1,199,410	
10. Total Non-Agland Real Property	108,184,820					
11. Irrigated	71,593,490	83,352,320	11,758,830	16.42		
12. Dryland	96,923,145	111,260,100	14,336,955	14.79		
13. Grassland	55,387,900	58,357,285	2,969,385	5.36		
14. Wasteland	26840	26,840	0	0		
15. Other Agland	0	0	0			
16. Total Agricultural Land	223,931,375	252,996,545	29,065,170	12.98		
17. Total Value of All Real Property (Locally Assessed)	332,116,195	364,249,695	32,133,500	9.68		

*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:	163	MEDIAN:	99	COV:	65.34	95% Median C.I.:	98.22 to 99.17	(! : Derived)
TOTAL Sales Price:	5,177,600	WGT. MEAN:	95	STD:	75.42	95% Wgt. Mean C.I.:	91.44 to 99.12	
TOTAL Adj.Sales Price:	5,219,600	MEAN:	115	AVG.ABS.DEV:	26.19	95% Mean C.I.:	103.85 to 127.00	
TOTAL Assessed Value:	4,973,340							
AVG. Adj. Sales Price:	32,022	COD:	26.51	MAX Sales Ratio:	625.00			
AVG. Assessed Value:	30,511	PRD:	121.14	MIN Sales Ratio:	37.50			

Printed: 03/29/2006 20:55:43

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	17	98.91	100.27	95.38	7.47	105.12	81.09	162.00	92.79 to 100.90	31,862	30,390
10/01/03 TO 12/31/03	18	98.80	100.22	96.01	6.81	104.38	63.23	168.33	97.30 to 99.20	57,750	55,447
01/01/04 TO 03/31/04	14	99.12	105.55	99.81	8.27	105.74	94.72	174.90	97.56 to 107.92	32,660	32,600
04/01/04 TO 06/30/04	27	98.80	106.13	99.20	13.26	106.99	54.17	280.00	96.88 to 99.40	27,205	26,987
07/01/04 TO 09/30/04	20	98.52	144.35	97.89	51.03	147.46	79.64	625.00	97.38 to 99.50	29,020	28,408
10/01/04 TO 12/31/04	15	99.00	144.65	87.70	55.78	164.93	54.01	465.00	96.47 to 117.18	40,940	35,905
01/01/05 TO 03/31/05	18	99.36	128.09	98.57	43.45	129.94	37.50	444.00	94.16 to 107.00	24,447	24,098
04/01/05 TO 06/30/05	34	94.98	105.87	90.27	28.99	117.29	48.49	222.14	87.88 to 101.83	23,884	21,560
____Study Years____											
07/01/03 TO 06/30/04	76	98.85	103.31	97.36	9.53	106.12	54.17	280.00	98.05 to 99.23	36,486	35,523
07/01/04 TO 06/30/05	87	98.57	126.00	92.93	41.42	135.59	37.50	625.00	97.38 to 99.45	28,122	26,133
____Calendar Yrs____											
01/01/04 TO 12/31/04	76	98.75	123.68	96.04	30.69	128.78	54.01	625.00	98.05 to 99.32	31,398	30,155
____ALL____											
	163	98.79	115.42	95.28	26.51	121.14	37.50	625.00	98.22 to 99.17	32,022	30,511

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HARDY	8	126.90	166.49	127.47	49.45	130.61	85.72	448.64	85.72 to 448.64	3,487	4,445
LAWRENCE	7	98.79	98.67	98.87	0.55	99.79	97.38	99.49	97.38 to 99.49	33,796	33,414
NELSON	30	99.25	115.44	99.70	21.68	115.78	54.17	625.00	99.00 to 99.81	23,744	23,674
NORA	1	82.39	82.39	82.39			82.39	82.39	N/A	18,000	14,830
OAK	4	86.16	86.43	82.84	9.70	104.32	75.05	98.33	N/A	11,650	9,651
RURAL ACREAGE	11	94.72	94.97	83.78	27.34	113.37	48.49	185.90	54.01 to 117.44	97,272	81,492
RUSKIN	7	90.93	80.41	91.29	15.42	88.08	37.50	97.98	37.50 to 97.98	33,442	30,529
SUPERIOR	95	98.47	118.87	98.47	27.36	120.72	59.17	465.00	97.91 to 99.20	30,253	29,790
____ALL____											
	163	98.79	115.42	95.28	26.51	121.14	37.50	625.00	98.22 to 99.17	32,022	30,511

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	152	98.80	116.90	98.25	26.48	118.99	37.50	625.00	98.29 to 99.20	27,300	26,821
3	11	94.72	94.97	83.78	27.34	113.37	48.49	185.90	54.01 to 117.44	97,272	81,492
____ALL____											
	163	98.79	115.42	95.28	26.51	121.14	37.50	625.00	98.22 to 99.17	32,022	30,511

PA&T 2006 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	163	MEDIAN:	99	COV:	65.34	95% Median C.I.:	98.22 to 99.17	(!: Derived)
TOTAL Sales Price:	5,177,600	WGT. MEAN:	95	STD:	75.42	95% Wgt. Mean C.I.:	91.44 to 99.12	
TOTAL Adj.Sales Price:	5,219,600	MEAN:	115	AVG.ABS.DEV:	26.19	95% Mean C.I.:	103.85 to 127.00	
TOTAL Assessed Value:	4,973,340							
AVG. Adj. Sales Price:	32,022	COD:	26.51	MAX Sales Ratio:	625.00			
AVG. Assessed Value:	30,511	PRD:	121.14	MIN Sales Ratio:	37.50			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	153	98.57	108.40	95.04	19.40	114.05	37.50	458.18	97.98 to 99.15	34,012	32,326
2	10	164.57	222.87	173.78	72.63	128.25	54.17	625.00	92.79 to 465.00	1,573	2,734
ALL	163	98.79	115.42	95.28	26.51	121.14	37.50	625.00	98.22 to 99.17	32,022	30,511

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	163	98.79	115.42	95.28	26.51	121.14	37.50	625.00	98.22 to 99.17	32,022	30,511
06											
07											
ALL	163	98.79	115.42	95.28	26.51	121.14	37.50	625.00	98.22 to 99.17	32,022	30,511

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
18-0501											
65-0011	108	98.64	120.55	95.47	30.63	126.27	48.49	465.00	97.96 to 99.20	30,703	29,313
65-0015	37	99.20	113.69	100.32	21.97	113.34	54.17	625.00	98.33 to 99.76	26,862	26,947
65-0071	9	98.91	98.85	99.17	0.57	99.68	97.38	99.67	98.24 to 99.49	55,508	55,047
85-0047	1	81.09	81.09	81.09			81.09	81.09	N/A	23,000	18,650
85-0060	8	85.28	77.11	76.55	19.80	100.73	37.50	97.98	37.50 to 97.98	48,387	37,041
85-0070											
NonValid School											
ALL	163	98.79	115.42	95.28	26.51	121.14	37.50	625.00	98.22 to 99.17	32,022	30,511

PA&T 2006 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	163	MEDIAN:	99	COV:	65.34	95% Median C.I.:	98.22 to 99.17	(! : Derived)
TOTAL Sales Price:	5,177,600	WGT. MEAN:	95	STD:	75.42	95% Wgt. Mean C.I.:	91.44 to 99.12	
TOTAL Adj.Sales Price:	5,219,600	MEAN:	115	AVG.ABS.DEV:	26.19	95% Mean C.I.:	103.85 to 127.00	
TOTAL Assessed Value:	4,973,340							
AVG. Adj. Sales Price:	32,022	COD:	26.51	MAX Sales Ratio:	625.00			
AVG. Assessed Value:	30,511	PRD:	121.14	MIN Sales Ratio:	37.50			

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	12	135.17	197.05	157.76	85.30	124.90	37.50	625.00	92.79 to 280.00	1,511	2,384
Prior TO 1860											
1860 TO 1899	7	100.90	148.92	111.80	59.38	133.20	69.76	458.18	69.76 to 458.18	5,857	6,548
1900 TO 1919	61	98.29	112.21	86.40	24.03	129.87	48.49	448.64	97.17 to 99.07	21,218	18,332
1920 TO 1939	30	98.75	110.44	99.08	22.40	111.46	66.13	444.00	96.33 to 99.17	25,837	25,600
1940 TO 1949	8	98.52	94.94	95.62	5.49	99.30	72.03	103.87	72.03 to 103.87	50,175	47,976
1950 TO 1959	12	98.29	106.17	101.03	15.51	105.09	59.17	192.00	96.97 to 117.44	43,533	43,980
1960 TO 1969	10	99.24	97.72	97.51	1.79	100.21	87.88	99.81	96.52 to 99.70	51,580	50,296
1970 TO 1979	13	99.00	97.64	96.78	4.78	100.89	80.97	117.18	92.90 to 99.84	58,884	56,986
1980 TO 1989	8	98.16	96.17	96.17	3.03	100.00	85.89	99.81	85.89 to 99.81	92,618	89,071
1990 TO 1994	2	99.71	99.71	99.77	0.26	99.94	99.45	99.97	N/A	72,500	72,335
1995 TO 1999											
2000 TO Present											
ALL	163	98.79	115.42	95.28	26.51	121.14	37.50	625.00	98.22 to 99.17	32,022	30,511

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	25	132.50	205.89	174.41	86.78	118.04	37.50	625.00	99.39 to 222.14	1,663	2,901
5000 TO 9999	27	99.20	106.89	106.73	15.86	100.15	66.13	185.90	97.17 to 101.00	6,337	6,763
Total \$											
1 TO 9999	52	100.63	154.49	119.97	64.08	128.77	37.50	625.00	99.00 to 121.30	4,090	4,906
10000 TO 29999	52	97.85	99.25	97.93	10.59	101.35	69.76	192.00	96.52 to 98.67	18,533	18,150
30000 TO 59999	31	99.00	97.71	97.53	4.14	100.18	59.17	119.85	98.22 to 99.31	45,674	44,547
60000 TO 99999	21	98.41	96.46	96.80	4.76	99.65	63.23	117.44	96.97 to 99.70	75,440	73,027
100000 TO 149999	4	84.66	78.13	79.41	15.83	98.39	48.49	94.72	N/A	133,750	106,208
150000 TO 249999	3	99.20	84.18	85.63	15.23	98.30	54.01	99.32	N/A	169,333	145,001
ALL	163	98.79	115.42	95.28	26.51	121.14	37.50	625.00	98.22 to 99.17	32,022	30,511

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:	163	MEDIAN:	99	COV:	65.34	95% Median C.I.:	98.22 to 99.17	(! : Derived)
TOTAL Sales Price:	5,177,600	WGT. MEAN:	95	STD:	75.42	95% Wgt. Mean C.I.:	91.44 to 99.12	
TOTAL Adj.Sales Price:	5,219,600	MEAN:	115	AVG.ABS.DEV:	26.19	95% Mean C.I.:	103.85 to 127.00	
TOTAL Assessed Value:	4,973,340							
AVG. Adj. Sales Price:	32,022	COD:	26.51	MAX Sales Ratio:	625.00			
AVG. Assessed Value:	30,511	PRD:	121.14	MIN Sales Ratio:	37.50			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	25	100.00	169.03	114.86	82.56	147.16	37.50	625.00	97.30 to 162.00	2,027	2,328
5000 TO 9999	28	99.18	118.85	104.16	30.03	114.11	66.13	444.00	96.55 to 100.91	6,737	7,017
Total \$											
1 TO 9999	53	99.25	142.52	106.42	55.11	133.92	37.50	625.00	97.30 to 100.91	4,515	4,805
10000 TO 29999	51	98.29	109.45	99.44	18.96	110.07	72.01	458.18	97.07 to 99.15	18,548	18,444
30000 TO 59999	36	98.85	96.27	92.72	7.55	103.84	48.49	157.46	97.96 to 99.31	49,640	46,024
60000 TO 99999	17	98.41	96.02	93.41	5.50	102.79	54.01	117.18	96.97 to 99.70	81,485	76,118
100000 TO 149999	4	91.53	95.37	93.63	11.70	101.86	80.97	117.44	N/A	126,750	118,673
150000 TO 249999	2	99.26	99.26	99.26	0.06	100.00	99.20	99.32	N/A	177,500	176,187
ALL	163	98.79	115.42	95.28	26.51	121.14	37.50	625.00	98.22 to 99.17	32,022	30,511

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	135.17	197.05	157.76	85.30	124.90	37.50	625.00	92.79 to 280.00	1,511	2,384
10	11	97.91	95.50	96.52	3.60	98.94	75.09	100.50	91.23 to 99.17	13,427	12,960
20	70	98.80	106.74	93.96	17.05	113.61	54.01	448.64	97.67 to 99.24	26,505	24,903
30	63	99.00	115.89	97.92	25.28	118.35	59.17	458.18	98.05 to 99.41	36,355	35,600
40	4	91.53	82.72	85.03	15.63	97.28	48.49	99.32	N/A	146,250	124,360
50	3	98.71	98.37	98.65	0.68	99.71	97.20	99.20	N/A	107,666	106,218
ALL	163	98.79	115.42	95.28	26.51	121.14	37.50	625.00	98.22 to 99.17	32,022	30,511

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	135.17	197.05	157.76	85.30	124.90	37.50	625.00	92.79 to 280.00	1,511	2,384
100	1	85.72	85.72	85.72			85.72	85.72	N/A	9,000	7,715
101	108	98.62	108.26	97.72	18.00	110.78	59.17	448.64	97.90 to 99.15	32,826	32,078
102	7	96.33	97.58	71.72	28.52	136.05	48.49	167.50	48.49 to 167.50	69,857	50,105
103	1	80.97	80.97	80.97			80.97	80.97	N/A	125,000	101,210
104	31	99.16	116.89	100.80	23.02	115.97	69.76	458.18	98.22 to 100.90	24,691	24,888
106	2	92.52	92.52	89.95	4.51	102.86	88.34	96.70	N/A	89,750	80,730
111	1	99.23	99.23	99.23			99.23	99.23	N/A	88,250	87,570
ALL	163	98.79	115.42	95.28	26.51	121.14	37.50	625.00	98.22 to 99.17	32,022	30,511

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:	163	MEDIAN:	99	COV:	65.34	95% Median C.I.:	98.22 to 99.17	(!: Derived)
TOTAL Sales Price:	5,177,600	WGT. MEAN:	95	STD:	75.42	95% Wgt. Mean C.I.:	91.44 to 99.12	
TOTAL Adj.Sales Price:	5,219,600	MEAN:	115	AVG.ABS.DEV:	26.19	95% Mean C.I.:	103.85 to 127.00	
TOTAL Assessed Value:	4,973,340							
AVG. Adj. Sales Price:	32,022	COD:	26.51	MAX Sales Ratio:	625.00			
AVG. Assessed Value:	30,511	PRD:	121.14	MIN Sales Ratio:	37.50			

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	135.17	189.21	137.12	77.73	137.99	37.50	625.00	92.79 to 280.00	2,795	3,832
10	5	100.50	149.75	107.82	57.72	138.89	88.93	336.67	N/A	2,710	2,922
20	34	100.38	140.90	114.84	48.95	122.69	66.13	458.18	97.30 to 121.30	6,141	7,052
30	84	98.25	96.56	92.14	8.45	104.80	48.49	192.00	97.38 to 99.00	34,463	31,754
40	12	98.81	95.46	95.16	4.03	100.31	80.97	99.97	89.97 to 99.41	75,833	72,165
50	8	97.48	94.44	94.74	4.27	99.68	81.09	99.67	81.09 to 99.67	82,250	77,926
60	6	99.32	102.20	102.68	3.31	99.54	98.24	117.44	98.24 to 117.44	82,534	84,745
<u>ALL</u>	<u>163</u>	<u>98.79</u>	<u>115.42</u>	<u>95.28</u>	<u>26.51</u>	<u>121.14</u>	<u>37.50</u>	<u>625.00</u>	<u>98.22 to 99.17</u>	<u>32,022</u>	<u>30,511</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:	21	MEDIAN:	98	COV:	61.02	95% Median C.I.:	92.45 to 141.33	(! : Derived)
TOTAL Sales Price:	885,645	WGT. MEAN:	93	STD:	77.72	95% Wgt. Mean C.I.:	72.88 to 113.35	
TOTAL Adj.Sales Price:	1,024,470	MEAN:	127	AVG.ABS.DEV:	40.48	95% Mean C.I.:	91.98 to 162.74	
TOTAL Assessed Value:	953,950							
AVG. Adj. Sales Price:	48,784	COD:	41.18	MAX Sales Ratio:	353.20			
AVG. Assessed Value:	45,426	PRD:	136.77	MIN Sales Ratio:	54.80			

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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											
01/01/03 TO 03/31/03	2	99.44	99.44	99.41	0.06	100.03	99.38	99.50	N/A	5,912	5,877
04/01/03 TO 06/30/03	1	99.88	99.88	99.88			99.88	99.88	N/A	175,001	174,790
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	2	83.54	83.54	71.89	15.42	116.20	70.65	96.43	N/A	208,172	149,657
04/01/04 TO 06/30/04	3	92.45	93.75	95.18	2.50	98.50	90.94	97.87	N/A	60,666	57,745
07/01/04 TO 09/30/04	1	340.40	340.40	340.40			340.40	340.40	N/A	10,000	34,040
10/01/04 TO 12/31/04	7	95.38	133.21	101.05	46.12	131.82	80.50	353.20	80.50 to 353.20	21,828	22,057
01/01/05 TO 03/31/05	2	112.95	112.95	132.33	51.48	85.35	54.80	171.10	N/A	15,000	19,850
04/01/05 TO 06/30/05	3	142.30	142.90	143.46	0.88	99.61	141.33	145.08	N/A	15,500	22,236
<u>Study Years</u>											
07/01/02 TO 06/30/03	3	99.50	99.59	99.85	0.17	99.74	99.38	99.88	N/A	62,275	62,181
07/01/03 TO 06/30/04	5	92.45	89.67	78.98	7.07	113.54	70.65	97.87	N/A	119,668	94,510
07/01/04 TO 06/30/05	13	121.00	148.27	123.22	49.61	120.33	54.80	353.20	90.08 to 171.10	18,407	22,681
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	3	99.50	99.59	99.85	0.17	99.74	99.38	99.88	N/A	62,275	62,181
01/01/04 TO 12/31/04	13	95.38	132.40	86.84	47.46	152.46	70.65	353.20	90.08 to 121.00	58,549	50,845
<u>ALL</u>											
	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
LAWRENCE	3	80.50	92.21	67.24	35.83	137.14	54.80	141.33	N/A	4,166	2,801
NELSON	4	98.68	102.11	94.18	8.25	108.43	90.08	121.00	N/A	51,625	48,618
OAK	1	99.38	99.38	99.38			99.38	99.38	N/A	8,825	8,770
RUSKIN	1	95.38	95.38	95.38			95.38	95.38	N/A	1,300	1,240
SUPERIOR	12	99.08	149.56	93.17	59.65	160.51	70.65	353.20	92.45 to 171.10	66,278	61,755
<u>ALL</u>											
	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

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	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426
<u>ALL</u>											
	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

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:	21	MEDIAN:	98	COV:	61.02	95% Median C.I.:	92.45 to 141.33	(! : Derived)
TOTAL Sales Price:	885,645	WGT. MEAN:	93	STD:	77.72	95% Wgt. Mean C.I.:	72.88 to 113.35	
TOTAL Adj.Sales Price:	1,024,470	MEAN:	127	AVG.ABS.DEV:	40.48	95% Mean C.I.:	91.98 to 162.74	
TOTAL Assessed Value:	953,950							
AVG. Adj. Sales Price:	48,784	COD:	41.18	MAX Sales Ratio:	353.20			
AVG. Assessed Value:	45,426	PRD:	136.77	MIN Sales Ratio:	54.80			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426
ALL	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0501											
65-0011	12	99.08	149.56	93.17	59.65	160.51	70.65	353.20	92.45 to 171.10	66,278	61,755
65-0015	5	99.38	101.57	94.39	6.55	107.60	90.08	121.00	N/A	43,065	40,649
65-0071	3	80.50	92.21	67.24	35.83	137.14	54.80	141.33	N/A	4,166	2,801
85-0047											
85-0060	1	95.38	95.38	95.38			95.38	95.38	N/A	1,300	1,240
85-0070											
NonValid School											
ALL	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

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											
Prior TO 1860											
1860 TO 1899	1	353.20	353.20	353.20			353.20	353.20	N/A	5,000	17,660
1900 TO 1919	10	131.17	144.19	135.72	33.43	106.24	90.94	340.40	94.00 to 171.10	15,082	20,470
1920 TO 1939	3	95.38	91.79	94.91	6.64	96.72	80.50	99.50	N/A	1,766	1,676
1940 TO 1949											
1950 TO 1959	1	92.45	92.45	92.45			92.45	92.45	N/A	39,000	36,055
1960 TO 1969	2	93.97	93.97	94.03	4.14	99.94	90.08	97.87	N/A	101,500	95,442
1970 TO 1979	2	77.34	77.34	97.44	29.14	79.37	54.80	99.88	N/A	92,500	90,135
1980 TO 1989	1	70.65	70.65	70.65			70.65	70.65	N/A	396,344	280,030
1990 TO 1994	1	98.29	98.29	98.29			98.29	98.29	N/A	40,000	39,315
1995 TO 1999											
2000 TO Present											
ALL	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

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:	21	MEDIAN:	98	COV:	61.02	95% Median C.I.:	92.45 to 141.33	(! : Derived)
TOTAL Sales Price:	885,645	WGT. MEAN:	93	STD:	77.72	95% Wgt. Mean C.I.:	72.88 to 113.35	
TOTAL Adj.Sales Price:	1,024,470	MEAN:	127	AVG.ABS.DEV:	40.48	95% Mean C.I.:	91.98 to 162.74	
TOTAL Assessed Value:	953,950							
AVG. Adj. Sales Price:	48,784	COD:	41.18	MAX Sales Ratio:	353.20			
AVG. Assessed Value:	45,426	PRD:	136.77	MIN Sales Ratio:	54.80			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	5	99.50	107.54	106.23	17.38	101.23	80.50	141.33	N/A	1,460	1,551
5000 TO 9999	3	99.38	182.19	165.37	86.94	110.18	94.00	353.20	N/A	6,275	10,376
Total \$ _____											
1 TO 9999	8	99.44	135.54	148.84	43.47	91.06	80.50	353.20	80.50 to 353.20	3,265	4,860
10000 TO 29999	6	143.69	158.35	150.11	42.11	105.49	54.80	340.40	54.80 to 340.40	17,500	26,269
30000 TO 59999	3	92.45	93.89	93.90	2.65	99.99	90.94	98.29	N/A	39,666	37,248
100000 TO 149999	2	93.97	93.97	94.03	4.14	99.94	90.08	97.87	N/A	101,500	95,442
150000 TO 249999	1	99.88	99.88	99.88			99.88	99.88	N/A	175,001	174,790
250000 TO 499999	1	70.65	70.65	70.65			70.65	70.65	N/A	396,344	280,030
ALL _____	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

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	6	97.44	105.29	101.26	15.73	103.98	80.50	141.33	80.50 to 141.33	2,050	2,075
5000 TO 9999	2	77.09	77.09	75.70	28.91	101.84	54.80	99.38	N/A	9,412	7,125
Total \$ _____											
1 TO 9999	8	97.38	98.24	85.80	17.52	114.50	54.80	141.33	54.80 to 141.33	3,890	3,338
10000 TO 29999	3	145.08	198.23	146.58	59.00	135.24	96.43	353.20	N/A	15,000	21,986
30000 TO 59999	6	120.29	155.91	123.90	51.56	125.84	90.94	340.40	90.94 to 340.40	29,000	35,930
60000 TO 99999	1	90.08	90.08	90.08			90.08	90.08	N/A	100,000	90,080
100000 TO 149999	1	97.87	97.87	97.87			97.87	97.87	N/A	103,000	100,805
150000 TO 249999	1	99.88	99.88	99.88			99.88	99.88	N/A	175,001	174,790
250000 TO 499999	1	70.65	70.65	70.65			70.65	70.65	N/A	396,344	280,030
ALL _____	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	16	98.83	141.23	117.78	48.56	119.91	80.50	353.20	94.00 to 145.08	21,257	25,036
20	5	90.08	82.98	80.86	16.41	102.62	54.80	99.88	N/A	136,869	110,673
ALL _____	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

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:	21	MEDIAN:	98	COV:	61.02	95% Median C.I.:	92.45 to 141.33	(! : Derived)
TOTAL Sales Price:	885,645	WGT. MEAN:	93	STD:	77.72	95% Wgt. Mean C.I.:	72.88 to 113.35	
TOTAL Adj.Sales Price:	1,024,470	MEAN:	127	AVG.ABS.DEV:	40.48	95% Mean C.I.:	91.98 to 162.74	
TOTAL Assessed Value:	953,950							
AVG. Adj. Sales Price:	48,784	COD:	41.18	MAX Sales Ratio:	353.20			
AVG. Assessed Value:	45,426	PRD:	136.77	MIN Sales Ratio:	54.80			

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
300	1	70.65	70.65	70.65			70.65	70.65	N/A	396,344	280,030
325	2	95.37	95.37	95.41	3.06	99.96	92.45	98.29	N/A	39,500	37,685
343	1	90.08	90.08	90.08			90.08	90.08	N/A	100,000	90,080
344	1	353.20	353.20	353.20			353.20	353.20	N/A	5,000	17,660
353	4	143.69	137.35	128.75	14.43	106.68	90.94	171.10	N/A	26,250	33,796
406	9	96.43	124.82	136.25	43.51	91.61	54.80	340.40	80.50 to 141.33	5,811	7,917
408	1	97.87	97.87	97.87			97.87	97.87	N/A	103,000	100,805
425	1	99.88	99.88	99.88			99.88	99.88	N/A	175,001	174,790
442	1	99.38	99.38	99.38			99.38	99.38	N/A	8,825	8,770
ALL	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

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	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426
04											
ALL	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

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:	68	MEDIAN:	78	COV:	30.68	95% Median C.I.:	71.36 to 83.29	(!: Derived)
(AgLand) TOTAL Sales Price:	9,387,294	WGT. MEAN:	73	STD:	24.42	95% Wgt. Mean C.I.:	67.51 to 79.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,815,294	MEAN:	80	AVG.ABS.DEV:	18.26	95% Mean C.I.:	73.81 to 85.42	
(AgLand) TOTAL Assessed Value:	7,193,725							
AVG. Adj. Sales Price:	144,342	COD:	23.32	MAX Sales Ratio:	155.90			
AVG. Assessed Value:	105,790	PRD:	108.63	MIN Sales Ratio:	35.50			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	3	122.26	112.18	119.93	12.67	93.54	83.90	130.39	N/A	114,183	136,940
10/01/02 TO 12/31/02	1	88.39	88.39	88.39			88.39	88.39	N/A	89,294	78,930
01/01/03 TO 03/31/03	6	79.54	83.33	79.36	10.50	105.01	73.17	103.90	73.17 to 103.90	85,460	67,817
04/01/03 TO 06/30/03	4	96.95	93.51	94.11	6.69	99.36	79.14	100.98	N/A	119,725	112,672
07/01/03 TO 09/30/03	2	86.69	86.69	86.05	8.45	100.74	79.36	94.01	N/A	184,000	158,330
10/01/03 TO 12/31/03	4	85.40	81.44	63.97	20.55	127.31	53.41	101.57	N/A	163,549	104,627
01/01/04 TO 03/31/04	5	83.29	84.52	83.63	8.94	101.07	69.87	102.69	N/A	126,623	105,893
04/01/04 TO 06/30/04	6	84.76	79.87	69.36	9.36	115.15	52.50	90.05	52.50 to 90.05	162,950	113,026
07/01/04 TO 09/30/04	11	81.54	93.33	87.13	35.04	107.12	50.88	155.90	56.82 to 144.75	83,960	73,155
10/01/04 TO 12/31/04	6	59.93	63.19	59.19	22.08	106.76	38.84	94.08	38.84 to 94.08	153,279	90,724
01/01/05 TO 03/31/05	8	63.10	60.94	64.86	12.32	93.95	35.50	76.51	35.50 to 76.51	207,491	134,585
04/01/05 TO 06/30/05	12	67.27	68.38	65.52	24.13	104.37	42.73	127.21	50.76 to 80.49	187,966	123,154
<u>Study Years</u>											
07/01/02 TO 06/30/03	14	88.56	92.78	94.65	14.63	98.03	73.17	130.39	76.64 to 103.90	101,679	96,238
07/01/03 TO 06/30/04	17	83.29	82.41	73.79	11.98	111.69	52.50	102.69	74.37 to 94.01	154,883	114,282
07/01/04 TO 06/30/05	37	66.53	73.35	67.79	29.00	108.21	35.50	155.90	58.81 to 74.13	155,642	105,502
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	16	85.58	85.82	79.09	13.57	108.51	53.41	103.90	75.14 to 99.01	125,866	99,547
01/01/04 TO 12/31/04	28	81.36	82.42	74.02	23.67	111.34	38.84	155.90	69.87 to 86.91	123,359	91,310
<u>ALL</u>											
	68	78.31	79.62	73.29	23.32	108.63	35.50	155.90	71.36 to 83.29	144,342	105,790

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:	68	MEDIAN:	78	COV:	30.68	95% Median C.I.:	71.36 to 83.29	(!: Derived)
(AgLand) TOTAL Sales Price:	9,387,294	WGT. MEAN:	73	STD:	24.42	95% Wgt. Mean C.I.:	67.51 to 79.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,815,294	MEAN:	80	AVG.ABS.DEV:	18.26	95% Mean C.I.:	73.81 to 85.42	
(AgLand) TOTAL Assessed Value:	7,193,725							
AVG. Adj. Sales Price:	144,342	COD:	23.32	MAX Sales Ratio:	155.90			
AVG. Assessed Value:	105,790	PRD:	108.63	MIN Sales Ratio:	35.50			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4137	3	86.91	86.12	85.49	2.04	100.74	83.07	88.39	N/A	123,231	105,353	
4139	7	65.98	63.47	64.79	9.12	97.97	50.88	75.14	50.88 to 75.14	96,212	62,332	
4141	6	87.28	91.32	81.68	27.08	111.80	52.68	155.90	52.68 to 155.90	147,518	120,493	
4143	1	61.05	61.05	61.05			61.05	61.05	N/A	95,256	58,155	
4233	2	81.61	81.61	85.27	10.34	95.70	73.17	90.05	N/A	88,400	75,382	
4235	6	86.00	89.56	85.61	22.79	104.61	52.23	144.75	52.23 to 144.75	75,958	65,029	
4237	5	89.95	87.44	93.62	26.97	93.40	35.50	130.39	N/A	109,528	102,539	
4239	1	102.69	102.69	102.69			102.69	102.69	N/A	40,000	41,075	
4377	7	79.14	80.24	78.49	7.37	102.23	70.09	99.01	70.09 to 99.01	152,577	119,760	
4379	5	100.98	96.71	98.20	18.80	98.49	71.36	127.21	N/A	83,210	81,710	
4381	7	57.77	76.78	63.40	36.37	121.10	53.41	130.25	53.41 to 130.25	152,043	96,392	
4383	5	81.17	69.56	60.75	18.67	114.50	44.68	87.29	N/A	176,160	107,023	
4479	2	74.46	74.46	55.12	29.49	135.08	52.50	96.42	N/A	251,250	138,500	
4481	4	69.65	80.09	78.59	29.75	101.91	58.81	122.26	N/A	213,762	168,002	
4483	3	76.51	66.98	66.54	20.37	100.66	38.84	85.59	N/A	188,305	125,300	
4485	4	65.91	65.25	64.26	17.42	101.55	42.73	86.46	N/A	304,972	195,966	
ALL	68	78.31	79.62	73.29	23.32	108.63	35.50	155.90	71.36 to 83.29	144,342	105,790	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	68	78.31	79.62	73.29	23.32	108.63	35.50	155.90	71.36 to 83.29	144,342	105,790	
ALL	68	78.31	79.62	73.29	23.32	108.63	35.50	155.90	71.36 to 83.29	144,342	105,790	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	68	78.31	79.62	73.29	23.32	108.63	35.50	155.90	71.36 to 83.29	144,342	105,790	
ALL	68	78.31	79.62	73.29	23.32	108.63	35.50	155.90	71.36 to 83.29	144,342	105,790	

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Sales Price:	9,387,294	WGT. MEAN:	73	STD:	24.42	95% Wgt. Mean C.I.:	67.51 to 79.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,815,294	MEAN:	80	AVG.ABS.DEV:	18.26	95% Mean C.I.:	73.81 to 85.42	
(AgLand) TOTAL Assessed Value:	7,193,725							
AVG. Adj. Sales Price:	144,342	COD:	23.32	MAX Sales Ratio:	155.90			
AVG. Assessed Value:	105,790	PRD:	108.63	MIN Sales Ratio:	35.50			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
18-0501	5	69.87	69.76	69.80	20.56	99.95	50.88	94.89	N/A	145,340	101,452
65-0011	17	76.51	72.06	68.14	20.28	105.75	38.84	122.26	56.82 to 85.59	219,447	149,538
65-0015	29	83.29	88.34	87.33	27.57	101.16	35.50	155.90	71.36 to 100.98	91,548	79,945
65-0071	8	82.75	81.71	77.36	10.34	105.62	65.98	102.69	65.98 to 102.69	134,717	104,220
85-0047	2	67.11	67.11	65.22	9.03	102.89	61.05	73.17	N/A	72,628	47,370
85-0060	6	82.54	72.98	64.44	17.09	113.25	44.68	90.05	44.68 to 90.05	167,933	108,215
85-0070	1	52.50	52.50	52.50			52.50	52.50	N/A	472,500	248,075
NonValid School											
ALL	68	78.31	79.62	73.29	23.32	108.63	35.50	155.90	71.36 to 83.29	144,342	105,790

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	4	61.12	61.05	52.26	29.22	116.82	35.50	86.46	N/A	5,637	2,946
30.01 TO 50.00	5	66.53	84.20	72.49	38.44	116.14	52.23	144.75	N/A	43,127	31,265
50.01 TO 100.00	16	82.42	78.48	75.98	17.96	103.29	42.73	103.90	59.94 to 94.89	60,374	45,870
100.01 TO 180.00	27	77.48	79.01	71.98	22.05	109.77	38.84	130.25	65.98 to 86.91	162,170	116,733
180.01 TO 330.00	14	82.12	87.71	77.45	24.24	113.24	52.50	155.90	61.40 to 100.98	220,043	170,425
330.01 TO 650.00	2	65.91	65.91	65.45	1.68	100.70	64.81	67.02	N/A	575,944	376,967
ALL	68	78.31	79.62	73.29	23.32	108.63	35.50	155.90	71.36 to 83.29	144,342	105,790

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	9	66.53	65.95	62.19	22.59	106.05	35.50	86.46	50.88 to 83.90	107,303	66,727
DRY-N/A	31	83.07	85.17	82.41	20.00	103.35	42.73	130.39	74.37 to 94.08	116,307	95,853
GRASS	7	71.36	74.29	68.16	17.13	109.00	44.68	111.52	44.68 to 111.52	107,738	73,438
GRASS-N/A	10	79.81	89.72	84.14	27.06	106.63	52.23	155.90	61.40 to 144.75	99,105	83,384
IRRGTD	2	91.66	91.66	102.55	33.39	89.38	61.05	122.26	N/A	147,903	151,672
IRRGTD-N/A	9	58.81	64.38	61.52	24.75	104.64	38.84	94.89	50.76 to 85.59	355,889	218,941
ALL	68	78.31	79.62	73.29	23.32	108.63	35.50	155.90	71.36 to 83.29	144,342	105,790

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Assessed Value:	7,193,725							
AVG. Adj. Sales Price:	144,342	COD:	23.32	MAX Sales Ratio:	155.90			
AVG. Assessed Value:	105,790	PRD:	108.63	MIN Sales Ratio:	35.50			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	17	77.48	73.89	71.21	23.97	103.77	35.50	130.25	53.41 to 86.46	101,160	72,034
DRY-N/A	23	86.91	85.99	82.32	17.30	104.46	55.82	130.39	74.37 to 94.08	123,979	102,061
GRASS	11	75.14	88.74	79.48	30.10	111.64	44.68	155.90	67.02 to 144.75	95,734	76,092
GRASS-N/A	6	75.92	73.52	73.81	15.14	99.61	52.23	88.39	52.23 to 88.39	115,357	85,149
IRRGTD	7	80.49	79.40	75.82	23.11	104.72	52.68	122.26	52.68 to 122.26	228,060	172,907
IRRGTD-N/A	4	51.63	51.73	55.90	13.42	92.53	38.84	64.81	N/A	475,597	265,866
ALL	68	78.31	79.62	73.29	23.32	108.63	35.50	155.90	71.36 to 83.29	144,342	105,790

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	38	80.16	79.89	77.75	20.99	102.76	35.50	130.39	70.09 to 86.91	117,837	91,613
DRY-N/A	2	98.99	98.99	97.07	4.96	101.98	94.08	103.90	N/A	46,720	45,350
GRASS	17	75.14	83.37	77.23	24.87	107.94	44.68	155.90	67.02 to 88.39	102,660	79,288
IRRGTD	11	61.05	69.34	64.99	28.95	106.69	38.84	122.26	50.76 to 94.89	318,073	206,710
ALL	68	78.31	79.62	73.29	23.32	108.63	35.50	155.90	71.36 to 83.29	144,342	105,790

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	78.91	78.91	76.35	9.57	103.35	71.36	86.46	N/A	3,025	2,310
5000 TO 9999	2	43.19	43.19	43.42	17.81	99.46	35.50	50.88	N/A	8,250	3,582
Total \$											
1 TO 9999	4	61.12	61.05	52.26	29.22	116.82	35.50	86.46	N/A	5,637	2,946
10000 TO 29999	3	103.90	100.29	95.46	29.68	105.07	52.23	144.75	N/A	22,747	21,713
30000 TO 59999	10	85.60	85.17	84.44	11.88	100.87	66.53	102.69	69.87 to 101.57	46,938	39,634
60000 TO 99999	16	81.35	82.08	81.29	23.88	100.97	42.73	130.25	59.94 to 94.89	78,949	64,179
100000 TO 149999	11	86.91	94.53	92.88	20.89	101.78	72.47	155.90	74.13 to 130.39	121,361	112,723
150000 TO 249999	13	76.64	72.14	72.23	21.43	99.88	38.84	122.26	56.08 to 83.07	189,953	137,195
250000 TO 499999	10	62.91	66.13	63.51	19.86	104.13	50.76	89.95	52.50 to 85.59	337,166	214,133
500000 +	1	64.81	64.81	64.81			64.81	64.81	N/A	815,888	528,755
ALL	68	78.31	79.62	73.29	23.32	108.63	35.50	155.90	71.36 to 83.29	144,342	105,790

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:	68	MEDIAN:	78	COV:	30.68	95% Median C.I.:	71.36 to 83.29	(!: Derived)
(AgLand) TOTAL Sales Price:	9,387,294	WGT. MEAN:	73	STD:	24.42	95% Wgt. Mean C.I.:	67.51 to 79.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,815,294	MEAN:	80	AVG.ABS.DEV:	18.26	95% Mean C.I.:	73.81 to 85.42	
(AgLand) TOTAL Assessed Value:	7,193,725							
AVG. Adj. Sales Price:	144,342	COD:	23.32	MAX Sales Ratio:	155.90			
AVG. Assessed Value:	105,790	PRD:	108.63	MIN Sales Ratio:	35.50			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	4	61.12	61.05	52.26	29.22	116.82	35.50	86.46	N/A	5,637	2,946
Total \$ _____											
1 TO 9999	4	61.12	61.05	52.26	29.22	116.82	35.50	86.46	N/A	5,637	2,946
10000 TO 29999	5	96.42	88.00	74.44	31.88	118.22	42.73	144.75	N/A	32,848	24,453
30000 TO 59999	14	71.52	75.60	72.60	17.91	104.13	55.82	102.69	59.94 to 88.72	60,428	43,872
60000 TO 99999	17	82.44	84.73	77.68	19.63	109.08	38.84	130.25	74.37 to 94.89	103,519	80,412
100000 TO 149999	11	77.48	81.40	77.74	22.19	104.71	56.08	130.39	56.82 to 100.98	156,170	121,405
150000 TO 249999	16	78.00	79.41	71.60	24.58	110.91	50.76	155.90	53.41 to 89.95	280,557	200,889
500000 +	1	64.81	64.81	64.81			64.81	64.81	N/A	815,888	528,755
ALL _____											
	68	78.31	79.62	73.29	23.32	108.63	35.50	155.90	71.36 to 83.29	144,342	105,790

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	164	MEDIAN:	98	COV:	66.50	95% Median C.I.:	97.52 to 99.20
TOTAL Sales Price:	5,190,500	WGT. MEAN:	95	STD:	77.93	95% Wgt. Mean C.I.:	91.15 to 99.25
TOTAL Adj.Sales Price:	5,232,500	MEAN:	117	AVG.ABS.DEV:	30.99	95% Mean C.I.:	105.27 to 129.13
TOTAL Assessed Value:	4,981,470						
AVG. Adj. Sales Price:	31,905	COD:	31.52	MAX Sales Ratio:	625.00		
AVG. Assessed Value:	30,374	PRD:	123.10	MIN Sales Ratio:	37.50		

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Qrtrs</u>												
07/01/03 TO 09/30/03	17	97.27	98.10	92.64	10.69	105.89	69.98	162.00	88.34 to 101.38	31,862	29,518	
10/01/03 TO 12/31/03	19	98.80	99.06	95.29	8.14	103.96	63.23	168.33	97.20 to 99.31	55,389	52,781	
01/01/04 TO 03/31/04	14	98.09	101.73	97.27	13.12	104.58	64.09	174.90	92.72 to 115.11	32,660	31,770	
04/01/04 TO 06/30/04	27	98.16	105.38	97.68	14.07	107.88	54.17	280.00	96.68 to 99.40	27,205	26,574	
07/01/04 TO 09/30/04	20	99.10	147.90	99.59	54.14	148.51	79.64	625.00	97.98 to 118.33	29,020	28,899	
10/01/04 TO 12/31/04	15	98.33	147.25	90.12	58.88	163.40	54.01	465.00	96.47 to 119.85	40,940	36,893	
01/01/05 TO 03/31/05	18	99.70	141.70	105.08	61.43	134.85	37.50	444.00	90.52 to 140.26	24,447	25,688	
04/01/05 TO 06/30/05	34	90.70	108.36	88.75	35.74	122.10	48.49	248.75	82.39 to 108.33	23,884	21,197	
<u>Study Years</u>												
07/01/03 TO 06/30/04	77	98.29	101.55	95.73	11.70	106.08	54.17	280.00	97.20 to 99.16	36,180	34,635	
07/01/04 TO 06/30/05	87	98.47	131.05	94.60	48.99	138.53	37.50	625.00	96.47 to 100.00	28,122	26,603	
<u>Calendar Yrs</u>												
01/01/04 TO 12/31/04	76	98.40	124.16	96.12	33.38	129.17	54.01	625.00	97.90 to 99.40	31,398	30,180	
<u>ALL</u>												
	164	98.33	117.20	95.20	31.52	123.10	37.50	625.00	97.52 to 99.20	31,905	30,374	

ASSESSOR LOCATION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	1	185.90	185.90	185.90			185.90	185.90	N/A	5,000	9,295	
HARDY	8	126.90	166.49	127.47	49.45	130.61	85.72	448.64	85.72 to 448.64	3,487	4,445	
LAWRENCE	7	94.71	93.21	89.96	18.86	103.62	56.01	121.29	56.01 to 121.29	33,796	30,403	
NELSON	30	100.28	126.94	101.93	44.56	124.54	54.17	625.00	88.54 to 108.42	23,744	24,202	
NORA	1	82.39	82.39	82.39			82.39	82.39	N/A	18,000	14,830	
OAK	4	86.16	86.43	82.84	9.70	104.32	75.05	98.33	N/A	11,650	9,651	
RURAL ACREAGE	10	90.31	86.07	83.37	21.65	103.24	48.49	117.44	54.01 to 117.18	106,500	88,785	
RUSKIN	7	90.93	80.41	91.29	15.42	88.08	37.50	97.98	37.50 to 97.98	33,442	30,529	
SUPERIOR	96	98.44	118.65	98.47	27.10	120.50	59.17	465.00	97.90 to 99.20	30,072	29,611	
<u>ALL</u>												
	164	98.33	117.20	95.20	31.52	123.10	37.50	625.00	97.52 to 99.20	31,905	30,374	

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	153	98.33	118.78	98.12	31.85	121.06	37.50	625.00	97.67 to 99.20	27,205	26,694	
3	11	94.72	95.14	83.85	27.51	113.47	48.49	185.90	54.01 to 117.44	97,272	81,559	
<u>ALL</u>												
	164	98.33	117.20	95.20	31.52	123.10	37.50	625.00	97.52 to 99.20	31,905	30,374	

PA&T 2006 Preliminary Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	164	MEDIAN:	98	COV:	66.50	95% Median C.I.:	97.52 to 99.20
TOTAL Sales Price:	5,190,500	WGT. MEAN:	95	STD:	77.93	95% Wgt. Mean C.I.:	91.15 to 99.25
TOTAL Adj.Sales Price:	5,232,500	MEAN:	117	AVG.ABS.DEV:	30.99	95% Mean C.I.:	105.27 to 129.13
TOTAL Assessed Value:	4,981,470						
AVG. Adj. Sales Price:	31,905	COD:	31.52	MAX Sales Ratio:	625.00		
AVG. Assessed Value:	30,374	PRD:	123.10	MIN Sales Ratio:	37.50		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	154	98.25	110.34	94.97	24.70	116.19	37.50	458.18	97.20 to 99.00	33,875	32,169
2	10	164.57	222.87	173.78	72.63	128.25	54.17	625.00	92.79 to 465.00	1,573	2,734
ALL	164	98.33	117.20	95.20	31.52	123.10	37.50	625.00	97.52 to 99.20	31,905	30,374

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	164	98.33	117.20	95.20	31.52	123.10	37.50	625.00	97.52 to 99.20	31,905	30,374
06											
07											
ALL	164	98.33	117.20	95.20	31.52	123.10	37.50	625.00	97.52 to 99.20	31,905	30,374

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
18-0501											
65-0011	109	98.47	120.22	95.30	30.53	126.14	48.49	465.00	97.90 to 99.20	30,540	29,106
65-0015	37	99.39	123.45	102.58	40.41	120.35	54.17	625.00	92.72 to 105.16	26,862	27,555
65-0071	9	99.32	94.61	94.95	14.54	99.64	56.01	121.29	72.26 to 120.15	55,508	52,705
85-0047	1	81.09	81.09	81.09			81.09	81.09	N/A	23,000	18,650
85-0060	8	85.28	77.11	76.55	19.80	100.73	37.50	97.98	37.50 to 97.98	48,387	37,041
85-0070											
NonValid School											
ALL	164	98.33	117.20	95.20	31.52	123.10	37.50	625.00	97.52 to 99.20	31,905	30,374

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	164	MEDIAN:	98	COV:	66.50	95% Median C.I.:	97.52 to 99.20
TOTAL Sales Price:	5,190,500	WGT. MEAN:	95	STD:	77.93	95% Wgt. Mean C.I.:	91.15 to 99.25
TOTAL Adj.Sales Price:	5,232,500	MEAN:	117	AVG.ABS.DEV:	30.99	95% Mean C.I.:	105.27 to 129.13
TOTAL Assessed Value:	4,981,470						
AVG. Adj. Sales Price:	31,905	COD:	31.52	MAX Sales Ratio:	625.00		
AVG. Assessed Value:	30,374	PRD:	123.10	MIN Sales Ratio:	37.50		

(!: AVTot=0)

(!: Derived)

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	12	135.17	197.05	157.76	85.30	124.90	37.50	625.00	92.79 to 280.00	1,511	2,384
Prior TO 1860											
1860 TO 1899	7	100.90	178.02	136.65	88.22	130.28	69.76	458.18	69.76 to 458.18	5,857	8,003
1900 TO 1919	62	98.06	113.35	85.26	28.34	132.94	48.49	448.64	96.70 to 99.00	21,083	17,976
1920 TO 1939	30	96.73	108.25	96.82	26.15	111.80	56.01	444.00	92.06 to 99.15	25,837	25,015
1940 TO 1949	8	98.62	94.51	94.42	11.62	100.10	72.03	121.29	72.03 to 121.29	50,175	47,373
1950 TO 1959	12	98.29	106.17	101.03	15.51	105.09	59.17	192.00	96.97 to 117.44	43,533	43,980
1960 TO 1969	10	98.94	98.91	96.51	9.27	102.48	85.12	140.26	87.88 to 101.74	51,580	49,781
1970 TO 1979	13	99.57	100.37	98.46	9.68	101.94	80.97	143.55	88.12 to 105.16	58,884	57,978
1980 TO 1989	8	98.16	101.18	98.18	8.14	103.05	85.89	139.89	85.89 to 139.89	92,618	90,935
1990 TO 1994	2	100.56	100.56	100.71	0.60	99.86	99.96	101.16	N/A	72,500	73,012
1995 TO 1999											
2000 TO Present											
ALL	164	98.33	117.20	95.20	31.52	123.10	37.50	625.00	97.52 to 99.20	31,905	30,374

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	25	162.00	211.81	181.53	72.33	116.68	37.50	625.00	99.39 to 248.75	1,663	3,019
5000 TO 9999	27	100.91	116.77	114.92	24.96	101.61	66.13	304.70	97.17 to 120.15	6,337	7,282
Total \$											
1 TO 9999	52	105.37	162.46	127.94	68.37	126.98	37.50	625.00	99.39 to 130.38	4,090	5,232
10000 TO 29999	53	97.00	97.03	95.59	14.84	101.51	56.01	192.00	92.06 to 98.29	18,427	17,614
30000 TO 59999	31	98.22	97.84	97.33	9.52	100.53	59.17	143.55	94.71 to 99.31	45,674	44,453
60000 TO 99999	21	98.41	96.77	97.07	5.08	99.69	63.23	117.44	96.97 to 99.70	75,440	73,232
100000 TO 149999	4	84.66	78.13	79.41	15.83	98.39	48.49	94.72	N/A	133,750	106,208
150000 TO 249999	3	99.20	84.18	85.63	15.23	98.30	54.01	99.32	N/A	169,333	145,001
ALL	164	98.33	117.20	95.20	31.52	123.10	37.50	625.00	97.52 to 99.20	31,905	30,374

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	164	MEDIAN:	98	COV:	66.50	95% Median C.I.:	97.52 to 99.20
TOTAL Sales Price:	5,190,500	WGT. MEAN:	95	STD:	77.93	95% Wgt. Mean C.I.:	91.15 to 99.25
TOTAL Adj.Sales Price:	5,232,500	MEAN:	117	AVG.ABS.DEV:	30.99	95% Mean C.I.:	105.27 to 129.13
TOTAL Assessed Value:	4,981,470						
AVG. Adj. Sales Price:	31,905	COD:	31.52	MAX Sales Ratio:	625.00		
AVG. Assessed Value:	30,374	PRD:	123.10	MIN Sales Ratio:	37.50		

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

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	24	100.25	178.18	123.26	91.83	144.56	37.50	625.00	96.88 to 168.33	1,903	2,346
5000 TO 9999	28	100.24	120.44	105.32	32.23	114.36	66.13	444.00	93.56 to 115.33	6,737	7,095
Total \$											
1 TO 9999	52	100.25	147.09	108.81	59.74	135.18	37.50	625.00	97.17 to 115.33	4,506	4,903
10000 TO 29999	53	97.27	109.60	96.04	26.40	114.12	56.01	458.18	95.19 to 98.80	18,280	17,556
30000 TO 59999	35	98.22	98.41	93.54	12.77	105.21	48.49	157.46	96.33 to 99.31	49,201	46,021
60000 TO 99999	18	98.49	96.59	93.98	5.64	102.79	54.01	117.18	97.20 to 99.70	80,291	75,454
100000 TO 149999	4	91.53	95.37	93.63	11.70	101.86	80.97	117.44	N/A	126,750	118,673
150000 TO 249999	2	99.26	99.26	99.26	0.06	100.00	99.20	99.32	N/A	177,500	176,187
ALL	164	98.33	117.20	95.20	31.52	123.10	37.50	625.00	97.52 to 99.20	31,905	30,374

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	135.17	197.05	157.76	85.30	124.90	37.50	625.00	92.79 to 280.00	1,511	2,384
10	11	97.91	97.39	94.21	10.18	103.38	72.26	121.29	75.09 to 118.33	13,427	12,649
20	70	98.38	108.74	94.37	22.87	115.22	54.01	448.64	96.97 to 99.50	26,505	25,014
30	64	98.25	117.92	97.54	30.60	120.89	56.01	458.18	96.47 to 99.40	35,988	35,103
40	4	91.53	82.72	85.03	15.63	97.28	48.49	99.32	N/A	146,250	124,360
50	3	98.71	98.37	98.65	0.68	99.71	97.20	99.20	N/A	107,666	106,218
ALL	164	98.33	117.20	95.20	31.52	123.10	37.50	625.00	97.52 to 99.20	31,905	30,374

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	135.17	197.05	157.76	85.30	124.90	37.50	625.00	92.79 to 280.00	1,511	2,384
100	1	85.72	85.72	85.72			85.72	85.72	N/A	9,000	7,715
101	108	98.23	108.67	97.81	21.31	111.11	56.01	448.64	97.00 to 99.20	32,826	32,106
102	7	96.33	118.73	72.33	50.47	164.15	48.49	248.75	48.49 to 248.75	69,857	50,527
103	1	80.97	80.97	80.97			80.97	80.97	N/A	125,000	101,210
104	32	98.40	119.91	99.40	32.74	120.63	64.09	458.18	97.20 to 101.83	24,322	24,177
106	2	92.52	92.52	89.95	4.51	102.86	88.34	96.70	N/A	89,750	80,730
111	1	99.23	99.23	99.23			99.23	99.23	N/A	88,250	87,570
ALL	164	98.33	117.20	95.20	31.52	123.10	37.50	625.00	97.52 to 99.20	31,905	30,374

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	164	MEDIAN:	98	COV:	66.50	95% Median C.I.:	97.52 to 99.20
TOTAL Sales Price:	5,190,500	WGT. MEAN:	95	STD:	77.93	95% Wgt. Mean C.I.:	91.15 to 99.25
TOTAL Adj.Sales Price:	5,232,500	MEAN:	117	AVG.ABS.DEV:	30.99	95% Mean C.I.:	105.27 to 129.13
TOTAL Assessed Value:	4,981,470						
AVG. Adj. Sales Price:	31,905	COD:	31.52	MAX Sales Ratio:	625.00		
AVG. Assessed Value:	30,374	PRD:	123.10	MIN Sales Ratio:	37.50		

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	135.17	189.21	137.12	77.73	137.99	37.50	625.00	92.79 to 280.00	2,795	3,832
10	5	100.50	149.75	107.82	57.72	138.89	88.93	336.67	N/A	2,710	2,922
20	35	100.91	150.46	120.19	58.56	125.18	66.13	458.18	97.67 to 126.91	6,334	7,613
30	84	97.59	95.70	91.72	12.79	104.34	48.49	192.00	96.52 to 98.33	34,463	31,608
40	12	98.56	95.66	95.42	4.92	100.26	80.97	105.16	89.97 to 99.41	75,833	72,356
50	8	97.48	94.44	94.74	4.27	99.68	81.09	99.67	81.09 to 99.67	82,250	77,926
60	6	99.45	102.45	100.95	10.42	101.48	88.54	121.29	88.54 to 121.29	82,534	83,321
<u>ALL</u>	<u>164</u>	<u>98.33</u>	<u>117.20</u>	<u>95.20</u>	<u>31.52</u>	<u>123.10</u>	<u>37.50</u>	<u>625.00</u>	<u>97.52 to 99.20</u>	<u>31,905</u>	<u>30,374</u>

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	21	MEDIAN:	98	COV:	61.02	95% Median C.I.:	92.45 to 141.33	(! : Derived)
TOTAL Sales Price:	885,645	WGT. MEAN:	93	STD:	77.72	95% Wgt. Mean C.I.:	72.88 to 113.35	
TOTAL Adj.Sales Price:	1,024,470	MEAN:	127	AVG.ABS.DEV:	40.48	95% Mean C.I.:	91.98 to 162.74	
TOTAL Assessed Value:	953,950							
AVG. Adj. Sales Price:	48,784	COD:	41.18	MAX Sales Ratio:	353.20			
AVG. Assessed Value:	45,426	PRD:	136.77	MIN Sales Ratio:	54.80			

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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											
01/01/03 TO 03/31/03	2	99.44	99.44	99.41	0.06	100.03	99.38	99.50	N/A	5,912	5,877
04/01/03 TO 06/30/03	1	99.88	99.88	99.88			99.88	99.88	N/A	175,001	174,790
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	2	83.54	83.54	71.89	15.42	116.20	70.65	96.43	N/A	208,172	149,657
04/01/04 TO 06/30/04	3	92.45	93.75	95.18	2.50	98.50	90.94	97.87	N/A	60,666	57,745
07/01/04 TO 09/30/04	1	340.40	340.40	340.40			340.40	340.40	N/A	10,000	34,040
10/01/04 TO 12/31/04	7	95.38	133.21	101.05	46.12	131.82	80.50	353.20	80.50 to 353.20	21,828	22,057
01/01/05 TO 03/31/05	2	112.95	112.95	132.33	51.48	85.35	54.80	171.10	N/A	15,000	19,850
04/01/05 TO 06/30/05	3	142.30	142.90	143.46	0.88	99.61	141.33	145.08	N/A	15,500	22,236
<u>Study Years</u>											
07/01/02 TO 06/30/03	3	99.50	99.59	99.85	0.17	99.74	99.38	99.88	N/A	62,275	62,181
07/01/03 TO 06/30/04	5	92.45	89.67	78.98	7.07	113.54	70.65	97.87	N/A	119,668	94,510
07/01/04 TO 06/30/05	13	121.00	148.27	123.22	49.61	120.33	54.80	353.20	90.08 to 171.10	18,407	22,681
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	3	99.50	99.59	99.85	0.17	99.74	99.38	99.88	N/A	62,275	62,181
01/01/04 TO 12/31/04	13	95.38	132.40	86.84	47.46	152.46	70.65	353.20	90.08 to 121.00	58,549	50,845
<u>ALL</u>	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
LAWRENCE	3	80.50	92.21	67.24	35.83	137.14	54.80	141.33	N/A	4,166	2,801
NELSON	4	98.68	102.11	94.18	8.25	108.43	90.08	121.00	N/A	51,625	48,618
OAK	1	99.38	99.38	99.38			99.38	99.38	N/A	8,825	8,770
RUSKIN	1	95.38	95.38	95.38			95.38	95.38	N/A	1,300	1,240
SUPERIOR	12	99.08	149.56	93.17	59.65	160.51	70.65	353.20	92.45 to 171.10	66,278	61,755
<u>ALL</u>	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

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	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426
<u>ALL</u>	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

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:	21	MEDIAN:	98	COV:	61.02	95% Median C.I.:	92.45 to 141.33	(!: Derived)
TOTAL Sales Price:	885,645	WGT. MEAN:	93	STD:	77.72	95% Wgt. Mean C.I.:	72.88 to 113.35	
TOTAL Adj.Sales Price:	1,024,470	MEAN:	127	AVG.ABS.DEV:	40.48	95% Mean C.I.:	91.98 to 162.74	
TOTAL Assessed Value:	953,950							
AVG. Adj. Sales Price:	48,784	COD:	41.18	MAX Sales Ratio:	353.20			
AVG. Assessed Value:	45,426	PRD:	136.77	MIN Sales Ratio:	54.80			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426
ALL	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0501											
65-0011	12	99.08	149.56	93.17	59.65	160.51	70.65	353.20	92.45 to 171.10	66,278	61,755
65-0015	5	99.38	101.57	94.39	6.55	107.60	90.08	121.00	N/A	43,065	40,649
65-0071	3	80.50	92.21	67.24	35.83	137.14	54.80	141.33	N/A	4,166	2,801
85-0047											
85-0060	1	95.38	95.38	95.38			95.38	95.38	N/A	1,300	1,240
85-0070											
NonValid School											
ALL	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

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											
Prior TO 1860											
1860 TO 1899	1	353.20	353.20	353.20			353.20	353.20	N/A	5,000	17,660
1900 TO 1919	10	131.17	144.19	135.72	33.43	106.24	90.94	340.40	94.00 to 171.10	15,082	20,470
1920 TO 1939	3	95.38	91.79	94.91	6.64	96.72	80.50	99.50	N/A	1,766	1,676
1940 TO 1949											
1950 TO 1959	1	92.45	92.45	92.45			92.45	92.45	N/A	39,000	36,055
1960 TO 1969	2	93.97	93.97	94.03	4.14	99.94	90.08	97.87	N/A	101,500	95,442
1970 TO 1979	2	77.34	77.34	97.44	29.14	79.37	54.80	99.88	N/A	92,500	90,135
1980 TO 1989	1	70.65	70.65	70.65			70.65	70.65	N/A	396,344	280,030
1990 TO 1994	1	98.29	98.29	98.29			98.29	98.29	N/A	40,000	39,315
1995 TO 1999											
2000 TO Present											
ALL	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

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:	21	MEDIAN:	98	COV:	61.02	95% Median C.I.:	92.45 to 141.33	(! : Derived)
TOTAL Sales Price:	885,645	WGT. MEAN:	93	STD:	77.72	95% Wgt. Mean C.I.:	72.88 to 113.35	
TOTAL Adj.Sales Price:	1,024,470	MEAN:	127	AVG.ABS.DEV:	40.48	95% Mean C.I.:	91.98 to 162.74	
TOTAL Assessed Value:	953,950							
AVG. Adj. Sales Price:	48,784	COD:	41.18	MAX Sales Ratio:	353.20			
AVG. Assessed Value:	45,426	PRD:	136.77	MIN Sales Ratio:	54.80			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	5	99.50	107.54	106.23	17.38	101.23	80.50	141.33	N/A	1,460	1,551
5000 TO 9999	3	99.38	182.19	165.37	86.94	110.18	94.00	353.20	N/A	6,275	10,376
Total \$ _____											
1 TO 9999	8	99.44	135.54	148.84	43.47	91.06	80.50	353.20	80.50 to 353.20	3,265	4,860
10000 TO 29999	6	143.69	158.35	150.11	42.11	105.49	54.80	340.40	54.80 to 340.40	17,500	26,269
30000 TO 59999	3	92.45	93.89	93.90	2.65	99.99	90.94	98.29	N/A	39,666	37,248
100000 TO 149999	2	93.97	93.97	94.03	4.14	99.94	90.08	97.87	N/A	101,500	95,442
150000 TO 249999	1	99.88	99.88	99.88			99.88	99.88	N/A	175,001	174,790
250000 TO 499999	1	70.65	70.65	70.65			70.65	70.65	N/A	396,344	280,030
ALL _____	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

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	6	97.44	105.29	101.26	15.73	103.98	80.50	141.33	80.50 to 141.33	2,050	2,075
5000 TO 9999	2	77.09	77.09	75.70	28.91	101.84	54.80	99.38	N/A	9,412	7,125
Total \$ _____											
1 TO 9999	8	97.38	98.24	85.80	17.52	114.50	54.80	141.33	54.80 to 141.33	3,890	3,338
10000 TO 29999	3	145.08	198.23	146.58	59.00	135.24	96.43	353.20	N/A	15,000	21,986
30000 TO 59999	6	120.29	155.91	123.90	51.56	125.84	90.94	340.40	90.94 to 340.40	29,000	35,930
60000 TO 99999	1	90.08	90.08	90.08			90.08	90.08	N/A	100,000	90,080
100000 TO 149999	1	97.87	97.87	97.87			97.87	97.87	N/A	103,000	100,805
150000 TO 249999	1	99.88	99.88	99.88			99.88	99.88	N/A	175,001	174,790
250000 TO 499999	1	70.65	70.65	70.65			70.65	70.65	N/A	396,344	280,030
ALL _____	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	16	98.83	141.23	117.78	48.56	119.91	80.50	353.20	94.00 to 145.08	21,257	25,036
20	5	90.08	82.98	80.86	16.41	102.62	54.80	99.88	N/A	136,869	110,673
ALL _____	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

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:	21	MEDIAN:	98	COV:	61.02	95% Median C.I.:	92.45 to 141.33	(! : Derived)
TOTAL Sales Price:	885,645	WGT. MEAN:	93	STD:	77.72	95% Wgt. Mean C.I.:	72.88 to 113.35	
TOTAL Adj.Sales Price:	1,024,470	MEAN:	127	AVG.ABS.DEV:	40.48	95% Mean C.I.:	91.98 to 162.74	
TOTAL Assessed Value:	953,950							
AVG. Adj. Sales Price:	48,784	COD:	41.18	MAX Sales Ratio:	353.20			
AVG. Assessed Value:	45,426	PRD:	136.77	MIN Sales Ratio:	54.80			

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
300	1	70.65	70.65	70.65			70.65	70.65	N/A	396,344	280,030
325	2	95.37	95.37	95.41	3.06	99.96	92.45	98.29	N/A	39,500	37,685
343	1	90.08	90.08	90.08			90.08	90.08	N/A	100,000	90,080
344	1	353.20	353.20	353.20			353.20	353.20	N/A	5,000	17,660
353	4	143.69	137.35	128.75	14.43	106.68	90.94	171.10	N/A	26,250	33,796
406	9	96.43	124.82	136.25	43.51	91.61	54.80	340.40	80.50 to 141.33	5,811	7,917
408	1	97.87	97.87	97.87			97.87	97.87	N/A	103,000	100,805
425	1	99.88	99.88	99.88			99.88	99.88	N/A	175,001	174,790
442	1	99.38	99.38	99.38			99.38	99.38	N/A	8,825	8,770
ALL	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

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	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426
04											
ALL	21	98.29	127.36	93.12	41.18	136.77	54.80	353.20	92.45 to 141.33	48,784	45,426

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:	66	MEDIAN:	70	COV:	31.93	95% Median C.I.:	65.14 to 73.33	(!: Derived)
(AgLand) TOTAL Sales Price:	8,999,194	WGT. MEAN:	64	STD:	22.58	95% Wgt. Mean C.I.:	59.01 to 69.61	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,427,194	MEAN:	71	AVG.ABS.DEV:	16.39	95% Mean C.I.:	65.27 to 76.17	
(AgLand) TOTAL Assessed Value:	6,062,370							
AVG. Adj. Sales Price:	142,836	COD:	23.54	MAX Sales Ratio:	145.04			
AVG. Assessed Value:	91,854	PRD:	109.97	MIN Sales Ratio:	30.75			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	3	106.44	98.52	105.20	13.62	93.65	72.81	116.32	N/A	114,183	120,121
10/01/02 TO 12/31/02	1	80.87	80.87	80.87			80.87	80.87	N/A	89,294	72,215
01/01/03 TO 03/31/03	6	74.13	76.66	72.74	9.73	105.40	68.88	94.32	68.88 to 94.32	85,460	62,160
04/01/03 TO 06/30/03	3	82.55	79.81	80.15	6.85	99.57	69.96	86.92	N/A	114,000	91,375
07/01/03 TO 09/30/03	2	77.43	77.43	77.03	5.88	100.51	72.88	81.98	N/A	184,000	141,740
10/01/03 TO 12/31/03	4	76.09	71.80	55.98	20.49	128.27	46.31	88.72	N/A	163,549	91,547
01/01/04 TO 03/31/04	5	72.22	75.24	73.45	8.33	102.44	66.18	92.47	N/A	126,623	93,006
04/01/04 TO 06/30/04	6	74.95	71.05	61.43	8.57	115.67	45.63	79.63	45.63 to 79.63	162,950	100,093
07/01/04 TO 09/30/04	11	71.22	84.08	78.12	38.56	107.63	44.12	145.04	49.43 to 134.06	83,960	65,592
10/01/04 TO 12/31/04	6	52.18	56.03	52.03	22.72	107.68	33.89	84.28	33.89 to 84.28	153,279	79,753
01/01/05 TO 03/31/05	8	56.58	54.59	58.13	12.36	93.91	30.75	68.45	30.75 to 68.45	207,491	120,614
04/01/05 TO 06/30/05	11	57.89	59.04	55.00	24.39	107.33	37.14	113.08	42.32 to 70.29	182,217	100,226
<u>Study Years</u>											
07/01/02 TO 06/30/03	13	79.21	82.76	83.92	13.42	98.62	68.88	116.32	69.96 to 94.32	98,969	83,051
07/01/03 TO 06/30/04	17	74.56	73.21	65.14	11.30	112.38	45.63	92.47	66.18 to 81.98	154,883	100,897
07/01/04 TO 06/30/05	36	57.79	65.20	59.33	30.91	109.90	30.75	145.04	50.35 to 67.19	152,988	90,762
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	15	78.09	76.10	69.09	11.62	110.15	46.31	94.32	69.30 to 86.07	125,130	86,450
01/01/04 TO 12/31/04	28	71.72	73.70	65.59	24.93	112.36	33.89	145.04	65.14 to 77.84	123,359	80,915
<u>ALL</u>	66	69.63	70.72	64.31	23.54	109.97	30.75	145.04	65.14 to 73.33	142,836	91,854

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:	66	MEDIAN:	70	COV:	31.93	95% Median C.I.:	65.14 to 73.33	(!: Derived)
(AgLand) TOTAL Sales Price:	8,999,194	WGT. MEAN:	64	STD:	22.58	95% Wgt. Mean C.I.:	59.01 to 69.61	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,427,194	MEAN:	71	AVG.ABS.DEV:	16.39	95% Mean C.I.:	65.27 to 76.17	
(AgLand) TOTAL Assessed Value:	6,062,370							
AVG. Adj. Sales Price:	142,836	COD:	23.54	MAX Sales Ratio:	145.04			
AVG. Assessed Value:	91,854	PRD:	109.97	MIN Sales Ratio:	30.75			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4137	3	77.84	77.35	76.48	3.23	101.12	73.33	80.87	N/A	123,231	94,253	
4139	7	57.70	56.69	58.27	9.12	97.29	44.12	70.16	44.12 to 70.16	96,212	56,065	
4141	6	76.42	82.36	72.72	28.26	113.27	45.84	145.04	45.84 to 145.04	147,518	107,269	
4143	1	53.15	53.15	53.15			53.15	53.15	N/A	95,256	50,625	
4233	2	74.46	74.46	76.71	6.93	97.08	69.30	79.63	N/A	88,400	67,807	
4235	6	75.71	80.17	75.48	24.11	106.21	47.42	134.06	47.42 to 134.06	75,958	57,333	
4237	4	80.75	77.14	85.38	34.89	90.35	30.75	116.32	N/A	74,110	63,276	
4239	1	92.47	92.47	92.47			92.47	92.47	N/A	40,000	36,990	
4377	7	69.96	72.49	70.51	8.66	102.81	62.42	86.92	62.42 to 86.92	152,577	107,586	
4379	4	86.65	87.88	88.00	24.79	99.86	65.14	113.08	N/A	69,787	61,413	
4381	7	49.92	66.85	55.15	36.99	121.22	46.31	113.71	46.31 to 113.71	152,043	83,851	
4383	5	70.78	61.90	53.75	18.58	115.16	42.32	79.44	N/A	176,160	94,692	
4479	2	65.85	65.85	48.05	30.70	137.06	45.63	86.07	N/A	251,250	120,715	
4481	4	62.85	70.84	69.37	29.95	102.12	51.21	106.44	N/A	213,762	148,283	
4483	3	68.45	58.97	58.32	19.80	101.11	33.89	74.56	N/A	188,305	109,813	
4485	4	59.97	58.01	57.38	18.69	101.09	37.14	74.96	N/A	304,972	175,005	
ALL	66	69.63	70.72	64.31	23.54	109.97	30.75	145.04	65.14 to 73.33	142,836	91,854	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	66	69.63	70.72	64.31	23.54	109.97	30.75	145.04	65.14 to 73.33	142,836	91,854	
ALL	66	69.63	70.72	64.31	23.54	109.97	30.75	145.04	65.14 to 73.33	142,836	91,854	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	66	69.63	70.72	64.31	23.54	109.97	30.75	145.04	65.14 to 73.33	142,836	91,854	
ALL	66	69.63	70.72	64.31	23.54	109.97	30.75	145.04	65.14 to 73.33	142,836	91,854	

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:	66	MEDIAN:	70	COV:	31.93	95% Median C.I.:	65.14 to 73.33	(!: Derived)
(AgLand) TOTAL Sales Price:	8,999,194	WGT. MEAN:	64	STD:	22.58	95% Wgt. Mean C.I.:	59.01 to 69.61	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,427,194	MEAN:	71	AVG.ABS.DEV:	16.39	95% Mean C.I.:	65.27 to 76.17	
(AgLand) TOTAL Assessed Value:	6,062,370							
AVG. Adj. Sales Price:	142,836	COD:	23.54	MAX Sales Ratio:	145.04			
AVG. Assessed Value:	91,854	PRD:	109.97	MIN Sales Ratio:	30.75			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
18-0501	5	66.18	61.79	61.20	19.00	100.96	44.12	82.55	N/A	145,340	88,955
65-0011	17	68.45	64.02	60.39	20.41	106.02	33.89	106.44	49.92 to 74.94	219,447	132,519
65-0015	27	71.22	78.66	76.88	30.08	102.32	30.75	145.04	59.96 to 88.72	83,955	64,546
65-0071	8	75.58	73.64	69.28	11.48	106.29	57.89	92.47	57.89 to 92.47	134,717	93,338
85-0047	2	61.22	61.22	58.71	13.19	104.29	53.15	69.30	N/A	72,628	42,637
85-0060	6	71.79	64.86	57.01	17.32	113.77	42.32	79.63	42.32 to 79.63	167,933	95,737
85-0070	1	45.63	45.63	45.63			45.63	45.63	N/A	472,500	215,610
NonValid School											
ALL	66	69.63	70.72	64.31	23.54	109.97	30.75	145.04	65.14 to 73.33	142,836	91,854

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	4	55.89	54.37	46.34	30.31	117.33	30.75	74.96	N/A	5,637	2,612
30.01 TO 50.00	5	57.70	75.68	64.17	41.45	117.94	47.42	134.06	N/A	43,127	27,673
50.01 TO 100.00	16	71.72	69.88	67.35	17.90	103.76	37.14	94.32	52.82 to 82.55	60,374	40,661
100.01 TO 180.00	27	69.96	70.61	63.76	22.37	110.74	33.89	113.71	57.89 to 78.09	162,170	103,401
180.01 TO 330.00	12	71.83	77.26	66.75	26.19	115.76	45.63	145.04	56.69 to 86.92	224,375	149,759
330.01 TO 650.00	2	59.97	59.97	58.51	5.85	102.50	56.47	63.48	N/A	575,944	337,005
ALL	66	69.63	70.72	64.31	23.54	109.97	30.75	145.04	65.14 to 73.33	142,836	91,854

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	9	57.70	57.19	53.93	22.60	106.04	30.75	74.96	44.12 to 72.81	107,303	57,867
DRY-N/A	29	71.22	74.81	71.69	21.18	104.35	37.14	116.32	66.11 to 84.28	110,945	79,531
GRASS	7	67.65	70.38	64.57	17.11	109.01	42.32	105.64	42.32 to 105.64	107,738	69,562
GRASS-N/A	10	73.91	82.66	77.49	27.34	106.68	47.42	145.04	56.69 to 134.06	99,105	76,794
IRRGTD	2	79.79	79.79	89.28	33.40	89.38	53.15	106.44	N/A	147,903	132,047
IRRGTD-N/A	9	51.21	56.07	53.58	24.81	104.64	33.89	82.55	44.17 to 74.56	355,889	190,685
ALL	66	69.63	70.72	64.31	23.54	109.97	30.75	145.04	65.14 to 73.33	142,836	91,854

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:	66	MEDIAN:	70	COV:	31.93	95% Median C.I.:	65.14 to 73.33	(!: Derived)
(AgLand) TOTAL Sales Price:	8,999,194	WGT. MEAN:	64	STD:	22.58	95% Wgt. Mean C.I.:	59.01 to 69.61	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,427,194	MEAN:	71	AVG.ABS.DEV:	16.39	95% Mean C.I.:	65.27 to 76.17	
(AgLand) TOTAL Assessed Value:	6,062,370							
AVG. Adj. Sales Price:	142,836	COD:	23.54	MAX Sales Ratio:	145.04			
AVG. Assessed Value:	91,854	PRD:	109.97	MIN Sales Ratio:	30.75			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	17	67.19	64.27	61.94	24.28	103.75	30.75	113.71	46.31 to 74.96	101,160	62,663
DRY-N/A	21	73.33	75.79	71.52	18.97	105.96	49.92	116.32	66.11 to 84.28	117,305	83,901
GRASS	11	70.16	83.35	74.81	29.65	111.42	42.32	145.04	63.48 to 134.06	95,734	71,615
GRASS-N/A	6	69.01	67.07	67.49	15.45	99.38	47.42	80.87	47.42 to 80.87	115,357	77,850
IRRGTD	7	70.29	69.15	66.04	23.04	104.70	45.84	106.44	45.84 to 106.44	228,060	150,619
IRRGTD-N/A	4	44.90	45.04	48.67	13.38	92.54	33.89	56.47	N/A	475,597	231,482
ALL	66	69.63	70.72	64.31	23.54	109.97	30.75	145.04	65.14 to 73.33	142,836	91,854

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	36	69.42	69.60	67.13	21.48	103.67	30.75	116.32	59.96 to 74.96	113,603	76,267
DRY-N/A	2	89.30	89.30	87.33	5.62	102.25	84.28	94.32	N/A	46,720	40,802
GRASS	17	70.16	77.61	71.90	24.55	107.93	42.32	145.04	63.48 to 80.87	102,660	73,816
IRRGTD	11	53.15	60.38	56.60	29.00	106.68	33.89	106.44	44.17 to 82.55	318,073	180,024
ALL	66	69.63	70.72	64.31	23.54	109.97	30.75	145.04	65.14 to 73.33	142,836	91,854

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	71.31	71.31	70.07	5.12	101.77	67.65	74.96	N/A	3,025	2,120
5000 TO 9999	2	37.43	37.43	37.64	17.86	99.46	30.75	44.12	N/A	8,250	3,105
Total \$											
1 TO 9999	4	55.89	54.37	46.34	30.31	117.33	30.75	74.96	N/A	5,637	2,612
10000 TO 29999	3	94.32	91.93	87.28	30.62	105.33	47.42	134.06	N/A	22,747	19,853
30000 TO 59999	10	76.01	76.31	75.65	11.67	100.88	57.70	92.47	66.18 to 88.72	46,938	35,507
60000 TO 99999	16	73.58	73.65	72.96	24.46	100.95	37.14	113.71	52.82 to 84.28	78,949	57,599
100000 TO 149999	10	73.90	84.16	82.33	22.99	102.22	65.14	145.04	66.11 to 116.32	119,808	98,638
150000 TO 249999	13	67.19	63.91	64.01	21.17	99.85	33.89	106.44	48.63 to 73.33	189,953	121,585
250000 TO 499999	9	51.21	55.99	54.09	19.27	103.51	44.17	74.56	45.63 to 70.29	346,718	187,555
500000 +	1	56.47	56.47	56.47			56.47	56.47	N/A	815,888	460,710
ALL	66	69.63	70.72	64.31	23.54	109.97	30.75	145.04	65.14 to 73.33	142,836	91,854

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Base Stat

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Type: Qualified

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(AgLand) TOTAL Assessed Value:	6,062,370							
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AVG. Assessed Value:	91,854	PRD:	109.97	MIN Sales Ratio:	30.75			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	4	55.89	54.37	46.34	30.31	117.33	30.75	74.96	N/A	5,637	2,612
Total \$ _____											
1 TO 9999	4	55.89	54.37	46.34	30.31	117.33	30.75	74.96	N/A	5,637	2,612
10000 TO 29999	7	79.21	76.56	66.90	31.06	114.43	37.14	134.06	37.14 to 134.06	36,089	24,145
30000 TO 59999	15	70.16	68.83	66.66	15.20	103.26	49.43	92.47	53.15 to 79.44	65,600	43,729
60000 TO 99999	17	69.96	72.79	65.43	24.05	111.25	33.89	113.71	49.92 to 82.55	120,685	78,961
100000 TO 149999	11	73.33	80.34	73.56	25.96	109.21	45.84	145.04	56.69 to 116.32	166,605	122,557
150000 TO 249999	11	63.48	64.02	59.86	20.22	106.95	44.17	106.44	45.63 to 74.56	315,255	188,707
250000 TO 499999	1	56.47	56.47	56.47			56.47	56.47	N/A	815,888	460,710
ALL _____											
	66	69.63	70.72	64.31	23.54	109.97	30.75	145.04	65.14 to 73.33	142,836	91,854

2006 Assessment Survey for Nuckolls County

March 19, 2006

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff:
1
2. Appraiser(s) on staff:
0
3. Other full-time employees:
(Does not include anyone counted in 1 and 2 above)
0
4. Other part-time employees:
(Does not include anyone counted in 1 through 3 above)
1
5. Number of shared employees:
(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).
The County Weed Superintendent was a shared employee with the assessor's office. He left in April 2005, but did complete some physical review for 2006 prior to leaving employment with the county.
6. Assessor's requested budget for current fiscal year: \$122,849.12
(This would be the "total budget" for the assessor's office)
 - a. Does this include employee benefits?
Yes.
7. Part of the budget that is dedicated to the computer system: \$2,000
(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?)
In addition to the \$2,000 that is part of the County Assessor's Budget, the County General Budget includes \$4,000 dedicated to the computer system.
8. Adopted budget, or granted budget if different from above: \$117,171.90
 - a. Does this amount include employee benefits?
Yes.
9. Amount of total budget set aside for appraisal work: \$18,000
This amount is used for the appraisal maintenance contract with contract appraiser.
10. Amount of the total budget set aside for education/workshops: \$700
11. Appraisal/Reappraisal budget, if not part of the total budget: \$32,000

This amount is being used for the reappraisal conducted by a contract firm for the towns of Nelson and Lawrence. This is part of the county general funds.

12. Other miscellaneous funds: \$4,000

(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)

This amount includes the computer system monies from the County General Fund.

13. Total budget \$153,171.90

- a. Was any of last year's budget not used?
Yes. \$2,568.94 remained.

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

- 1. Data collection done by:
Contract appraiser, Assessor and staff
- 2. Valuation done by:
The contract appraiser helps set values, but the Nuckolls County Assessor is responsible with the final valuation
- 3. Date of last appraisal: ¹
The last complete appraisal was completed in 1988, for 1989. All but rural properties have been reappraised from 1999-2005.
- 4. Date of last "update": ²
New depreciation and pricing was completed in 2004.
- 5. Pickup work done by: ³
Pickup work is completed by the contract appraiser, assessor, and the assessor's staff.

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	39	12	0	51

- 6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
September 2003
- 7. What was the last year the depreciation schedule for this property class was developed using market-derived information?
A depreciation schedule for the property class was completed in 2004 by the contract appraiser.
- 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

The sales comparison approach is not utilized by the Nuckolls County Assessor for residential properties.

9. Number of market areas/neighborhoods for this property class:
There are eight market areas for the residential property class including: Superior, Lawrence, Nelson, Oak, Nora, Rusk, Hardy, and Rural Acreages.
10. How are these defined? (*By location, similar property characteristics—i.e., subdivision, tract, etc.*)
Location

C. Commercial/Industrial Appraisal Information

1. Data collection done by:
Contract appraiser
2. Valuation done by:
Valuation is completed by the contract appraiser with the Nuckolls County Assessor being responsible for the final value.
3. Date of last appraisal: ¹
The last appraisal was completed in 1998 by a contract appraisal firm.
4. Date of last “update”: ²
2005.
5. Pickup work done by whom: ³
Pickup work is completed by the contract appraiser, the assessor, and the assessor’s staff.

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	5	1	0	6

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
2000
7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?
2004
8. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? ⁵
The Nuckolls County Assessor does not utilize the income approach regularly. In 2001, a contract appraiser used the income approach for all the county’s elevators.
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
The sales comparison approach is not utilized by the Nuckolls County Assessor for commercial properties.
10. Number of market areas/neighborhoods for this property class?
There are eight market areas for the residential property class including: Superior, Lawrence, Nelson, Oak, Nora, Rusk, Hardy, and Rural Acreages.

11. How are these defined?

The commercial market areas are also defined by location and are the same as the residential market areas.

D. Agricultural Appraisal Information

1. Data collection done by:

Data collection for agricultural properties is completed by the assessor and her staff as well as a contract appraiser.

2. Valuation done by:

Valuation of agricultural properties is completed by the contract appraiser and the Nuckolls County Assessor, with the assessor responsible for the final determination of value.

3. Date of last appraisal: ¹

The assessor does not know when the last appraisal was completed. It has not been done since she has been in office. The last appraisal date for improvements was in 1988 for implementation in 1989.

4. Date of last "update": ²

The last update of values was in 2005 to agricultural land.

5. Pickup work done by whom: ³

Pickup work is completed by the assessor and staff, as well as the contract appraiser.

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	0	15	90	105

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

The income approach is not used to value agricultural properties.

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

The sales comparison approach is not utilized to value agricultural properties in Nuckolls County.

8. What is the date of the soil survey currently used?

1978

9. What date was the last countywide land use study completed?

A countywide land use study has not been completed since 1997. However, a land use study is in the process of completion.

a. By what method? (Physical inspection, FSA maps, etc.)

The study is being completed by a drive-by inspection.

b. By whom?

The County Weed Superintendent has completed the majority of the land use study. Since the County Weed Superintendent has left the county, the staff will be completing the rest of the study.

- c. What proportion is complete / implemented at this time?
15.5 out of 16 townships are completed.

- 10. Number of market areas/neighborhoods for this property class:
There is one market area for the agricultural class. Each year the assessor conducts a study to see if market areas are needed.
- 11. How are these defined? (*By location, topography, etc.*)
n/a
- 13. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
No. Nuckolls County does not have zoning, which a requirement for special valuation.

E. Computer, Automation Information and GIS

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

F. Zoning Information

- 1. Does the county have zoning?
No.
 - a. If so, is the zoning county wide?
n/a
 - b. What municipalities in the county are zoned?
Nelson and Superior
- c. When was zoning implemented?
n/a

G. Contracted Services

1. Appraisal Services

Stanard Appraisal Services – completes appraisal maintenance for all three property classes as well as the residential appraisal of urban properties, including the reappraisal of Nelson and Lawrence.

2. Other Services

MIPS/County Solutions – Administrative/CAMA package

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

Section B. – 8. The Nuckolls County Assessor uses the cost approach with depreciation calibrated from the market.

Section C. – 9. The Nuckolls County Assessor uses the cost approach with depreciation calibrated from the market.

Section D. – 7. The Nuckolls County Assessor utilizes an Excel spreadsheet for agland valuation. The spreadsheet includes each sale usable ag sale and the number of acres by LCG (land capability group) to help determine market values for each respective LCG.

II. Assessment Actions

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

1. Residential – Stanard Appraisal Services completed the reappraisal of Lawrence and Nelson. The towns of Lawrence and Nelson have been repriced. Stanard Appraisal Services reviewed all residential sales.

All pickup work was completed.

2. Commercial – Stanard Appraisal services reviewed all commercial sales. After analysis of all usable sales, no changes to commercial values were made.

All pickup work was completed.

3. Agricultural – The County Weed Supervisor physically reviewed the remaining half of Blaine precinct, Sherman, Liberty and half of Victor precincts. Half of Victor precinct remains to be reviewed. The Assessor increased all irrigated land by 15%, dry by 15% and all grass by 5% for 2006.

All pickup work was completed in timely manner.

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 65 - Nuckolls

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 5,558	Value 364,249,695	Total Growth 3,152,285 (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	270	174,140	0	0	15	1,635	285	175,775	
2. Res Improv Land	1,747	1,885,535	0	0	17	3,160	1,764	1,888,695	
3. Res Improvements	1,760	49,337,790	0	0	21	37,540	1,781	49,375,330	
4. Res Total	2,030	51,397,465	0	0	36	42,335	2,066	51,439,800	256,685
% of Total	98.25	99.91	0.00	0.00	1.74	0.08	37.17	14.12	8.14
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	2,030	51,397,465	0	0	36	42,335	2,066	51,439,800	256,685
% of Total	98.25	99.91	0.00	0.00	1.74	0.08	37.17	14.12	8.14

County 65 - Nuckolls

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 5,558	Value 364,249,695	Total Growth 3,152,285 (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	79	141,465	0	0	7	60,490	86	201,955	
10. Comm Improv Land	275	552,875	0	0	12	86,540	287	639,415	
11. Comm Improvements	281	13,778,975	0	0	18	2,663,210	299	16,442,185	
12. Comm Total	360	14,473,315	0	0	25	2,810,240	385	17,283,555	1,028,680
% of Total	93.50	83.74	0.00	0.00	6.49	16.25	6.92	4.74	32.63
13. Ind UnImp Land	2	47,710	0	0	3	9,765	5	57,475	
14. Ind Improv Land	1	32,030	0	0	2	43,215	3	75,245	
15. Ind Improvements	1	145,295	0	0	2	222,110	3	367,405	
16. Ind Total	3	225,035	0	0	5	275,090	8	500,125	0
% of Total	37.50	44.99	0.00	0.00	62.50	55.00	0.14	0.13	0.00
Comm+Ind Total	363	14,698,350	0	0	30	3,085,330	8	500,125	0
% of Total	92.36	82.65	0.00	0.00	7.63	17.34	7.07	4.88	32.63
17. Taxable Total	2,393	66,095,815	0	0	66	3,127,665	2,459	69,223,480	1,285,365
% of Total	97.31	95.48	0.00	0.00	2.68	0.06	44.24	19.00	40

County 65 - Nuckolls

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	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	245	0	637	882

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	84	393,395	0	0	1,859	153,706,055	1,943	154,099,450
28. Ag-Improved Land	33	229,690	0	0	1,112	102,271,355	1,145	102,501,045
29. Ag-Improvements	13	83,040	0	0	1,143	38,342,680	1,156	38,425,720
30. Ag-Total Taxable							3,099	295,026,215

County 65 - Nuckolls

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	1	1.000	3,000	0	0.000	0	
33. HomeSite Improvements	2		27,145	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	1	10.880	5,445	0	0.000	0	
37. FarmSite Improv	12		55,895	0		0	
38. FarmSite Total							
39. Road & Ditches		9.430			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	2	2.000	6,000	2	2.000	6,000	
32. HomeSite Improv Land	685	691.310	2,073,965	686	692.310	2,076,965	
33. HomeSite Improvements	686		25,519,720	688		25,546,865	1,696,190
34. HomeSite Total				690	694.310	27,629,830	
35. FarmSite UnImp Land	163	247.870	79,130	163	247.870	79,130	
36. FarmSite Impr Land	948	2,944.880	1,436,410	949	2,955.760	1,441,855	
37. FarmSite Improv	1,086		12,822,960	1,098		12,878,855	170,730
38. FarmSite Total				1,261	3,203.630	14,399,840	
39. Road & Ditches		8,726.160			8,735.590		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,951	12,633.530	42,029,670	1,866,920

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	1	38.560	12,575	1	38.560	12,575

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 65 - Nuckolls

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	6.000	9,750	0.000	0	20,501.440	33,315,535	20,507.440	33,325,285
46. 1A	14.800	23,900	0.000	0	21,608.800	34,898,890	21,623.600	34,922,790
47. 2A1	0.000	0	0.000	0	5,837.270	6,479,380	5,837.270	6,479,380
48. 2A	0.000	0	0.000	0	7,038.300	5,877,460	7,038.300	5,877,460
49. 3A1	0.000	0	0.000	0	1,509.060	1,237,430	1,509.060	1,237,430
50. 3A	0.000	0	0.000	0	502.500	301,500	502.500	301,500
51. 4A1	0.000	0	0.000	0	1,139.790	615,490	1,139.790	615,490
52. 4A	0.000	0	0.000	0	1,446.300	592,985	1,446.300	592,985
53. Total	20.800	33,650	0.000	0	59,583.460	83,318,670	59,604.260	83,352,320
Dryland:								
54. 1D1	183.680	158,905	0.000	0	28,274.730	24,432,495	28,458.410	24,591,400
55. 1D	234.440	202,810	0.000	0	67,725.950	58,585,915	67,960.390	58,788,725
56. 2D1	6.500	3,185	0.000	0	5,362.020	2,617,155	5,368.520	2,620,340
57. 2D	89.100	43,215	0.000	0	38,670.630	18,750,565	38,759.730	18,793,780
58. 3D1	7.500	3,265	0.000	0	4,878.320	2,122,730	4,885.820	2,125,995
59. 3D	0.000	0	0.000	0	748.880	276,350	748.880	276,350
60. 4D1	0.500	155	0.000	0	10,093.340	3,128,935	10,093.840	3,129,090
61. 4D	0.000	0	0.000	0	4,062.650	934,420	4,062.650	934,420
62. Total	521.720	411,535	0.000	0	159,816.520	110,848,565	160,338.240	111,260,100
Grass:								
63. 1G1	33.920	16,120	0.000	0	5,002.710	2,291,985	5,036.630	2,308,105
64. 1G	29.080	13,830	0.000	0	10,595.160	5,020,560	10,624.240	5,034,390
65. 2G1	41.930	19,920	0.000	0	6,535.190	2,641,770	6,577.120	2,661,690
66. 2G	63.200	30,025	0.000	0	33,114.440	15,561,935	33,177.640	15,591,960
67. 3G1	0.500	240	0.000	0	2,537.150	1,205,380	2,537.650	1,205,620
68. 3G	2.550	1,210	0.000	0	849.130	134,530	851.680	135,740
69. 4G1	0.000	0	0.000	0	15,070.730	7,143,590	15,070.730	7,143,590
70. 4G	185.180	87,985	0.000	0	54,187.340	24,188,205	54,372.520	24,276,190
71. Total	356.360	169,330	0.000	0	127,891.850	58,187,955	128,248.210	58,357,285
72. Waste	4.130	125	0.000	0	809.480	26,715	813.610	26,840
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	91.570		0.000		1,435.690		1,527.260	
75. Total	903.010	614,640	0.000	0	348,101.310	252,381,905	349,004.320	252,996,545

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	20.800	33,650	0.000	0	59,583.460	83,318,670	59,604.260	83,352,320
77.Dry Land	521.720	411,535	0.000	0	159,816.520	110,848,565	160,338.240	111,260,100
78.Grass	356.360	169,330	0.000	0	127,891.850	58,187,955	128,248.210	58,357,285
79.Waste	4.130	125	0.000	0	809.480	26,715	813.610	26,840
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	91.570	0	0.000	0	1,435.690	0	1,527.260	0
82.Total	903.010	614,640	0.000	0	348,101.310	252,381,905	349,004.320	252,996,545

2006 Agricultural Land Detail

County 65 - Nuckolls

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	20,507.440	34.41%	33,325,285	39.98%	1,625.033
1A	21,623.600	36.28%	34,922,790	41.90%	1,615.031
2A1	5,837.270	9.79%	6,479,380	7.77%	1,110.001
2A	7,038.300	11.81%	5,877,460	7.05%	835.068
3A1	1,509.060	2.53%	1,237,430	1.48%	820.000
3A	502.500	0.84%	301,500	0.36%	600.000
4A1	1,139.790	1.91%	615,490	0.74%	540.002
4A	1,446.300	2.43%	592,985	0.71%	410.001
Irrigated Total	59,604.260	100.00%	83,352,320	100.00%	1,398.428

Dry:

1D1	28,458.410	17.75%	24,591,400	22.10%	864.117
1D	67,960.390	42.39%	58,788,725	52.84%	865.043
2D1	5,368.520	3.35%	2,620,340	2.36%	488.093
2D	38,759.730	24.17%	18,793,780	16.89%	484.879
3D1	4,885.820	3.05%	2,125,995	1.91%	435.135
3D	748.880	0.47%	276,350	0.25%	369.017
4D1	10,093.840	6.30%	3,129,090	2.81%	309.999
4D	4,062.650	2.53%	934,420	0.84%	230.002
Dry Total	160,338.240	100.00%	111,260,100	100.00%	693.908

Grass:

1G1	5,036.630	3.93%	2,308,105	3.96%	458.263
1G	10,624.240	8.28%	5,034,390	8.63%	473.858
2G1	6,577.120	5.13%	2,661,690	4.56%	404.689
2G	33,177.640	25.87%	15,591,960	26.72%	469.953
3G1	2,537.650	1.98%	1,205,620	2.07%	475.093
3G	851.680	0.66%	135,740	0.23%	159.379
4G1	15,070.730	11.75%	7,143,590	12.24%	474.004
4G	54,372.520	42.40%	24,276,190	41.60%	446.479
Grass Total	128,248.210	100.00%	58,357,285	100.00%	455.033

Irrigated Total	59,604.260	17.08%	83,352,320	32.95%	1,398.428
Dry Total	160,338.240	45.94%	111,260,100	43.98%	693.908
Grass Total	128,248.210	36.75%	58,357,285	23.07%	455.033
Waste	813.610	0.23%	26,840	0.01%	32.988
Other	0.000	0.00%	0	0.00%	0.000
Exempt	1,527.260	0.44%			
Market Area Total	349,004.320	100.00%	252,996,545	100.00%	724.909

As Related to the County as a Whole

Irrigated Total	59,604.260	100.00%	83,352,320	100.00%	
Dry Total	160,338.240	100.00%	111,260,100	100.00%	
Grass Total	128,248.210	100.00%	58,357,285	100.00%	
Waste	813.610	100.00%	26,840	100.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	1,527.260	100.00%			
Market Area Total	349,004.320	100.00%	252,996,545	100.00%	

2006 Agricultural Land Detail

County 65 - Nuckolls

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	20.800	33,650	0.000	0	59,583.460	83,318,670
Dry	521.720	411,535	0.000	0	159,816.520	110,848,565
Grass	356.360	169,330	0.000	0	127,891.850	58,187,955
Waste	4.130	125	0.000	0	809.480	26,715
Other	0.000	0	0.000	0	0.000	0
Exempt	91.570	0	0.000	0	1,435.690	0
Total	903.010	614,640	0.000	0	348,101.310	252,381,905

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	59,604.260	83,352,320	59,604.260	17.08%	83,352,320	32.95%	1,398.428
Dry	160,338.240	111,260,100	160,338.240	45.94%	111,260,100	43.98%	693.908
Grass	128,248.210	58,357,285	128,248.210	36.75%	58,357,285	23.07%	455.033
Waste	813.610	26,840	813.610	0.23%	26,840	0.01%	32.988
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	1,527.260	0	1,527.260	0.44%	0	0.00%	0.000
Total	349,004.320	252,996,545	349,004.320	100.00%	252,996,545	100.00%	724.909

* Department of Property Assessment & Taxation Calculates

October 21, 2005

3 Year Plan of Assessment- Nuckolls County

Pursuant to section 77-1311, as amended by 2004 Neb. Laws LB263, section 9.

The purpose of three-year plan is to inform the County Board of Equalization on or before June 15 each year and the Department of Property Assessment and Taxation on or before October 31 each year. Every three years and to update the plan between the adoption of each three-year plan.

Nuckolls County population base is 5,057.

The Assessor's office staff consists of the assessor, deputy assessor and a part-time clerk who works two days a week. All the staff works in every area, real estate, and personal property and homesteads exemptions. The Assessor and Deputy Assessor attend continuing education classes as required to remain certified.

The assessor is responsible for filing the reports as follows:

Abstract- due on or before March 20

Notice of Valuation Change- June 1

Certification of Values- due on or before August 20

School District Taxable Value Report- due on or before August 25

Three-year Plan of Assessment- July 31 and October 31

Certifies Trusts Owning Amland to the Secretary of State- October 1

Generate Tax Roll and deliver to Treasurer on or before November 22

Certificate of Taxes Levied- due on or before December 1

Tax list corrections- reasons

The assessor maintains the Cadastral maps as needed due to any recorded property splits, etc.

They are in good condition, kept current with ownership changes and descriptions. The property record cards are in good condition; include the required legal, ownership, classification codes, and valuation by year as required by regulation.

The assessor also completes the 521's as they are brought from the Clerk's Office. Procedure is to change name owner on property record cards, lots and lands books, plat books, computer generated records, trustee list, treasurers books, sales file and to the Department of Property Assessment and Taxation. Also list is made for the County Weed Office. The City of Superior requested data as changes are made, now we can do this with computer generated information

from the CAMA program. The assessor verifies sales by telephone or questionnaire. Also the information provided by the Department of Property Assessment and Taxation's reviewer is helpful.

Computers- IBM AS400, 3 Dell 4600 P C's

Mips/County Solutions LLC is the current software vendors for Nuckolls County

Assessment Actions Year 2005 –

CAMA system data has been entered on all improvements.

Digital pictures are being taken as a review is done and added to the CAMA system.

The assessor and staff do all the pick-up work. usually in September through February, so entry of data and pricing can be completed before March deadline. The Cities of Superior and Nelson submit building permits to The Assessor's office on a regular basis. DSL Internet is now being used in the Assessor's office. Use good assessment practices to insure acceptable levels of value, quality and uniformity countywide in all classes and subclasses of property.

Residential

Nuckolls County Assessor and staff completed all pick-up work in a timely manner. Great Plains Appraisal completed pickup work in Superior, and the Nuckolls County Assessor and staff did the remainder of the county. Staff finished the planned review of remaining parcels in Nelson.

Great Plains Appraisal was contracted for the reappraisal of the city of Superior. Improvements received new pricing. After market analysis, land in Lillich Addition, Alexander's Addition, Quy Sub, Quy 2nd and 3rd Addition, and Highland Estates was revalued. Great Plains Appraisal reviewed all residential sales in Superior.

Commercial

Nuckolls County Assessor and staff assessed, priced and entered commercial data on urban and rural improvements added to real property in 2005. After a review of the sales and neighborhoods, Nuckolls County repriced all commercial properties using Microsolve system.

Agricultural

Nuckolls County Assessor and staff reviewed some rural property, listing any new construction. All pick-up work was completed. The County Weed Superintendent reviewed rural properties, ½ Blaine, Nelson, which included taking photos and land use, noting new pivots and wells. After spreadsheet analysis and plotting sales on a map, no potential market areas were identified. After market analysis, all irrigated values were increased 15 percent, grassland values were increased 25 percent, and no changes were made to dryland values. Continue to use good assessment practices to insure acceptable level of value, quality and uniformity countywide.

2006

Continue to look into GIS for the Assessor's office. The Nuckolls County's E911 system has contracting with GIS Workshop Inc, along with Webster and Thayer Counties. If funds are available to have the farm sites flown, this is also a goal of this office. GIS for E911 addressing has now been completed and ready to enter in Assessor's office records.

Nuckolls County is developing a Policy and Procedure manual for the Assessor's office.

Work with software vendors to help develop a correlation and reconciliation document for maintenance within the property record file or in a policy and procedures manual. Continue to use good assessment practices to insure acceptable levels of value, quality and uniformity countywide in all classes and subclasses of property.

Nuckolls County Assessor will ask for budget to continue with reappraisal of all improvements in Nelson, Lawrence, for an appraisal of urban residential parcels. County Board has approved budget in County general for appraisal. Approximately 484 parcels will be reviewed. Implement this appraisal for the tax year 2006. Complete all pickup work in Nuckolls County in a timely manner.

The City of Nelson is working with South Central Public Power in obtaining a new map of the City and will be getting a copy for the County offices.

The County Board approved Assessor budget for maintenance contract with Stanard Appraisal Services Inc for 30 days per year effective September 1, 2005 to August 31, 2006. This will include review of all sales, verification of sales, maintain sales file/sales book. Assist in on new construction in the County, in all classes of property. Also look into changing to CAMA 2000 Commercial pricing. The County Weed Superintendent is no longer reviewing property; new employee is only part time. Complete last half of Victor Precinct not finished before Brent Meyer resigned in April 2005.

2007

Renew maintenance contract with Stanard Appraisal Services Inc.

Continue to use good assessment practices to insure acceptable levels of value, quality and uniformity countywide in all classes and subclasses of property. The County Board is starting a fund for GIS Workshop Inc; the Assessor's Office is to be considered for funding for GIS mapping.

Ask County Board to consider doing an appraisal of the Ruskin, Nora, Hardy and Oak. This would involve approximately 249 parcels. Do an analysis based on the RCN and sales to determine the valuation of residential properties. Utilize the CAMA system for sales analysis; continue to update programs each year.

Review commercial sales, analysis for acceptable levels of quality and uniformity. Request County Board consider commercial appraisal. This is covered in the maintenance contract.

Continue to correlate information for sales comparison of all properties.

New aerial photos, if GIS is not in place. Utilize FSA or NRD's information.

Continue good assessment practices to insure acceptable levels of value, quality and uniformity in all classes and subclasses of property countywide.

Do all pick-up work to be implemented by March 19, deadline.

Continue to do sales analysis of commercial sales, determine if the County board would consider a commercial appraisal. Small number of commercial properties and sales in Nuckolls County.

Ask the County Board to consider doing an appraisal of the rural parcels, approximately 1233 parcels.

Take new digital photos, list and measure as necessary. Continue to do an analysis of the RCN and sales to determine the valuations and if any need for location factors to be applied.

Continue with review of the rural properties, which includes Hardy, Garfield, Beaver and Bostwick precincts, approximately 310 parcels. Continue with the review and pick-up work. Continue work on GIS mapping.

Analysis of the ag land sales. Continue good assessment practices to insure acceptable level of value, quality and uniformity countywide.

2008

Renew maintenance contract with Stanard Appraisal Services Inc.

Do all pick-up work, measure and new digital photo on all residential and commercial properties.

Determine if update of Marshall & Swift multipliers should be done every year or less often.

Continue to do pick-up work, data entry to be completed in a timely manner.

The County Board should consider budgeting for Commercial reappraisal now if not sooner.

Do an analysis based on the RCN and sales to help determine valuation, with the help of office staff.

Continue review of rural properties, which includes Spring Creek, Nora, Highland and Alban Precincts, approximately 350 parcels. Develop sales data to determine if market areas should be considered. Good assessment practices to insure acceptable level of value, quality and uniformity countywide. Continue work on GIS mapping.

Nuckolls County Assessor

Janice E Murray

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:

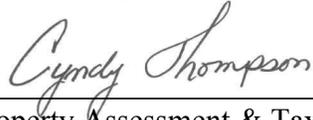
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

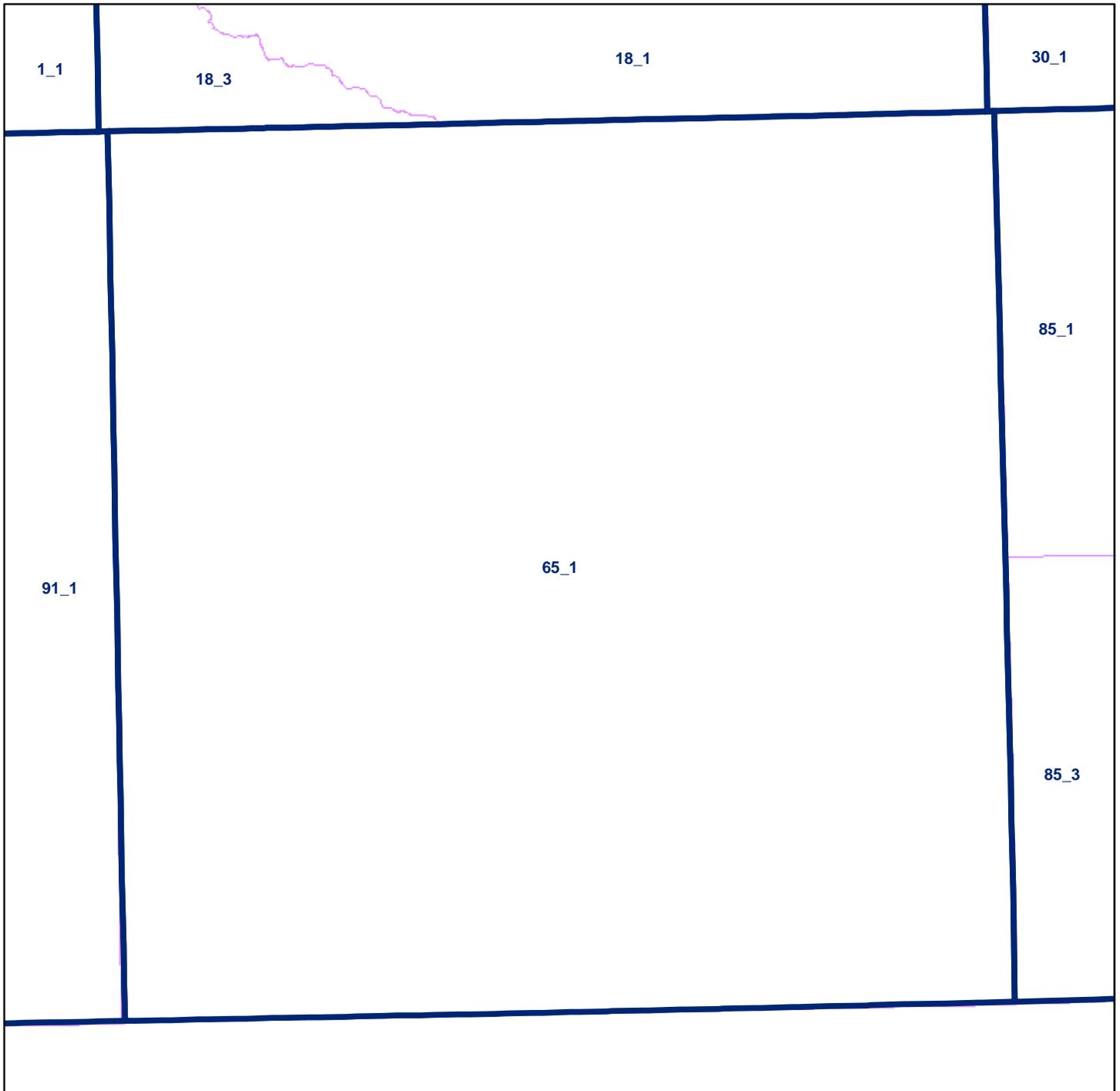
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Nuckolls County County Assessor, by certified mail, return receipt requested, 7069 1160 0001 1212 9028.

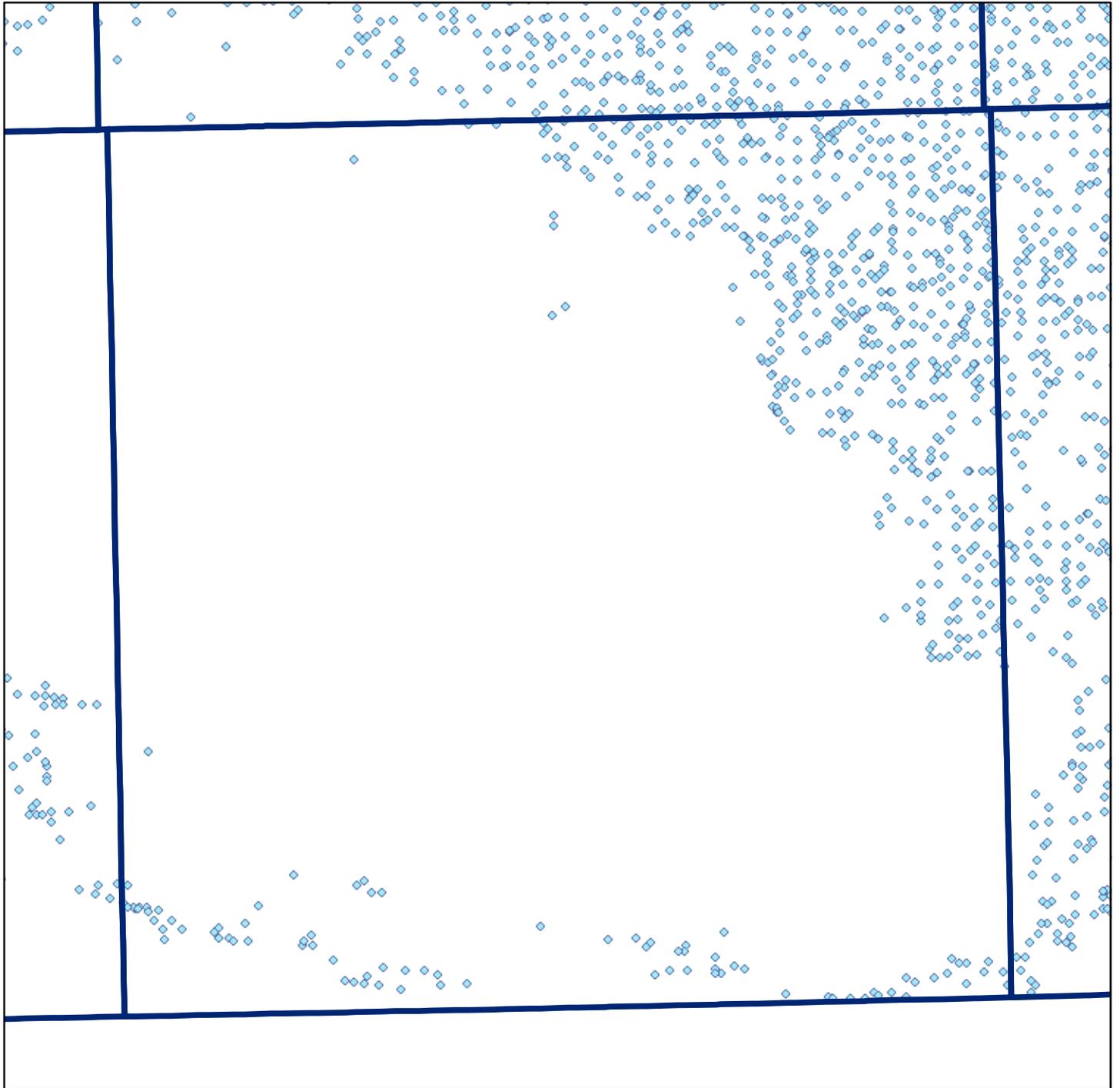
Dated this 10th day of April, 2006.



Property Assessment & Taxation



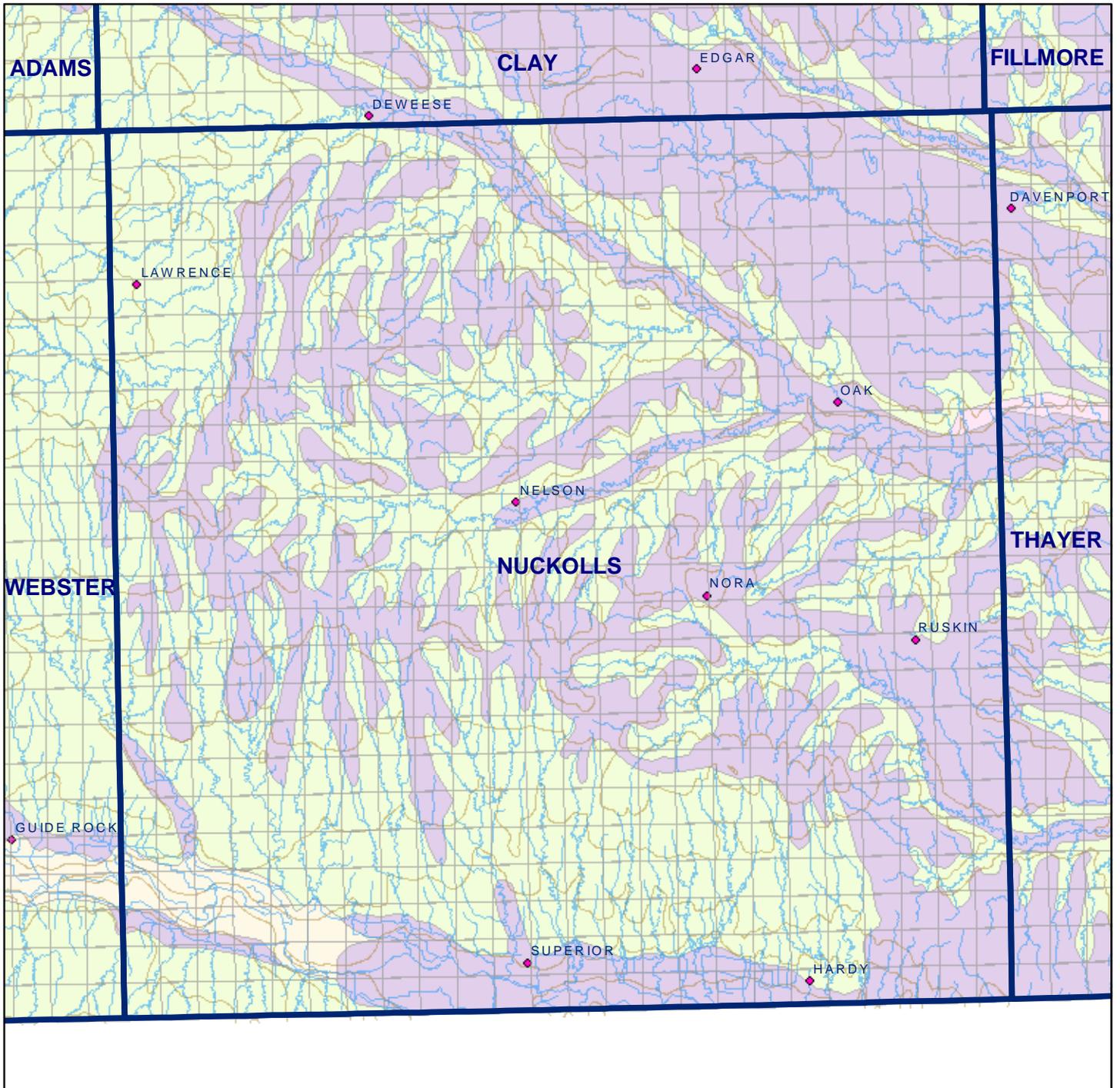
 Market Areas



● Registered Wells > 500 GPM

4001	3999	3997	3995	3993	3991
4135	4137	4139	4141	4143	4145
4241	4239	4237	4235	4233	4231
4375	4377	4379	4381	4383	4385
4487	4485	4483	4481	4479	4477

 Geo Codes



Legend

Sections

Towns

Rivers and Streams

Topography

Soil Classes

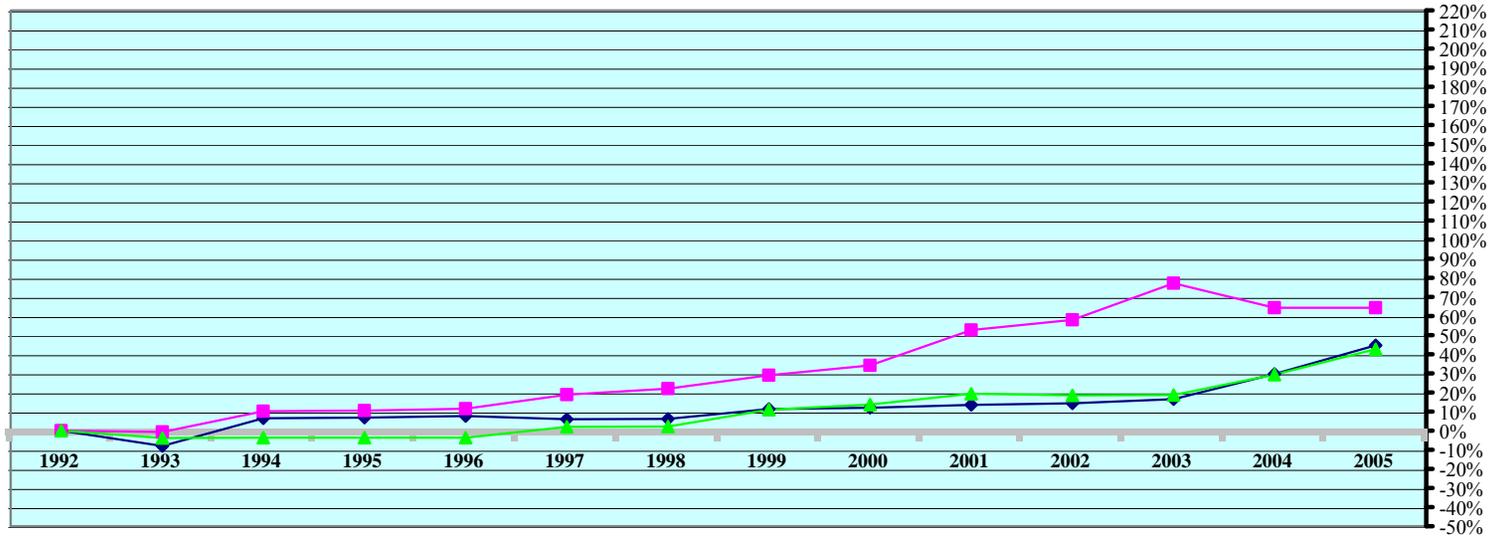
- 0 - Lakes and Ponds
- 1- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- 2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- 3 - Moderately well drained silty soils on uplands and in depressions formed in loess
- 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

Nuckolls County



REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2005

◆ ResRec
■ Comm&Indust
▲ Total Agland



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	35,114,685	--	--	--	10,880,250	--	--	--	156,909,770	--	--	--
1993	32,307,755	-2,806,930	-7.99%	-7.99%	10,811,215	-69,035	-0.63%	-0.63%	150,969,760	-5,940,010	-3.79%	-3.79%
1994	37,371,335	5,063,580	15.67%	6.43%	11,991,420	1,180,205	10.92%	10.21%	151,110,085	140,325	0.09%	-3.70%
1995	37,511,005	139,670	0.37%	6.82%	12,020,230	28,810	0.24%	10.48%	151,151,475	41,390	0.03%	-3.67%
1996	37,808,415	297,410	0.79%	7.67%	12,131,735	111,505	0.93%	11.50%	151,233,860	82,385	0.05%	-3.62%
1997	37,219,120	-589,295	-1.56%	5.99%	12,938,335	806,600	6.65%	18.92%	160,043,595	8,809,735	5.83%	2.00%
1998	37,287,300	68,180	0.18%	6.19%	13,281,725	343,390	2.65%	22.07%	160,196,150	152,555	0.10%	2.09%
1999	39,089,060	1,801,760	4.83%	11.32%	14,039,460	757,735	5.71%	29.04%	174,098,210	13,902,060	8.68%	10.95%
2000	39,353,605	264,545	0.68%	12.07%	14,591,350	551,890	3.93%	34.11%	178,305,605	4,207,395	2.42%	13.64%
2001	39,873,390	519,785	1.32%	13.55%	16,614,475	2,023,125	13.87%	52.70%	187,376,200	9,070,595	5.09%	19.42%
2002	40,145,865	272,475	0.68%	14.33%	17,199,465	584,990	3.52%	58.08%	185,923,665	-1,452,535	-0.78%	18.49%
2003	40,897,765	751,900	1.87%	16.47%	19,280,325	2,080,860	12.10%	77.20%	186,114,445	190,780	0.10%	18.61%
2004	45,508,535	4,610,770	11.27%	29.60%	17,878,010	-1,402,315	-7.27%	64.32%	203,048,565	16,934,120	9.10%	29.40%
2005	50,798,100	5,289,565	11.62%	44.66%	17,885,485	7,475	0.04%	64.38%	223,931,375	20,882,810	10.28%	42.71%

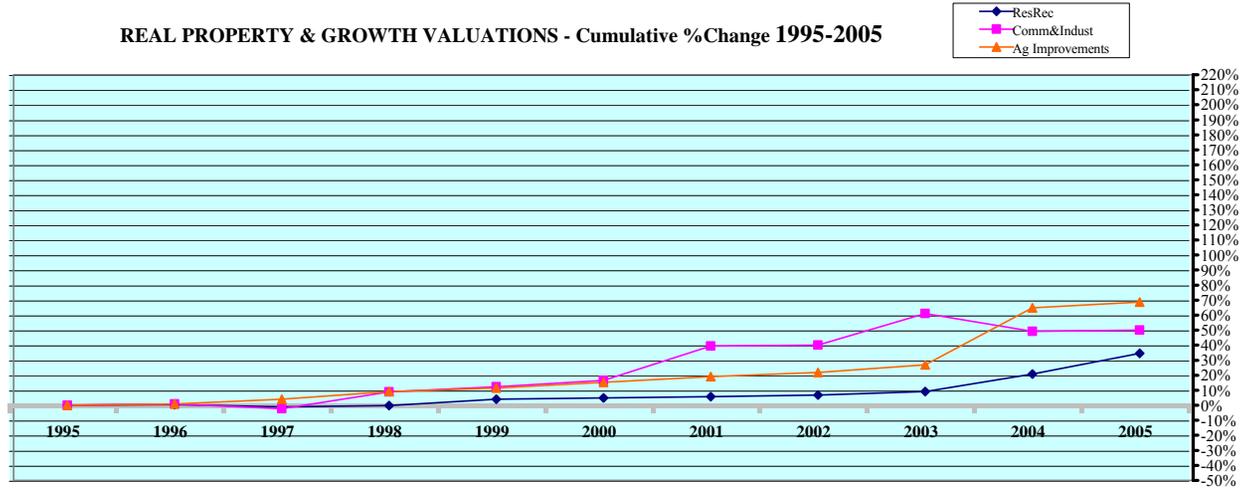
1992-2005 Rate Ann. %chg: Resid & Rec. 2.88% Comm & Indust 3.90% Agland 2.77%

Cnty# 65
County NUCKOLLS

FL area 6

(1) Resid. & Recreat. excludes agdwell & 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	35,114,685	not avail.	--	--	--	--	10,880,250	not avail.	--	--	--	--
1993	32,307,755	not avail.	--	--	--	--	10,811,215	not avail.	--	--	--	--
1994	37,371,335	not avail.	--	--	--	--	11,991,420	not avail.	--	--	--	--
1995	37,511,005	268,100	0.71%	37,242,905	--	--	12,020,230	133,855	1.11%	11,886,375	--	--
1996	37,808,415	382,965	1.01%	37,425,450	-0.23%	0.49%	12,131,735	143,650	1.18%	11,988,085	-0.27%	0.86%
1997	37,219,120	327,585	0.88%	36,891,535	-2.43%	-0.94%	12,938,335	1,336,375	10.33%	11,601,960	-4.37%	-2.39%
1998	37,287,300	142,645	0.38%	37,144,655	-0.20%	-0.26%	13,281,725	346,760	2.61%	12,934,965	-0.03%	8.82%
1999	39,089,060	307,725	0.79%	38,781,335	4.01%	4.13%	14,039,460	689,175	4.91%	13,350,285	0.52%	12.32%
2000	39,353,605	255,170	0.65%	39,098,435	0.02%	4.98%	14,591,350	747,440	5.12%	13,843,910	-1.39%	16.47%
2001	39,873,390	473,640	1.19%	39,399,750	0.12%	5.79%	16,614,475	32,125	0.19%	16,582,350	13.65%	39.51%
2002	40,145,865	359,325	0.90%	39,786,540	-0.22%	6.83%	17,199,465	554,975	3.23%	16,644,490	0.18%	40.03%
2003	40,897,765	283,715	0.69%	40,614,050	1.17%	9.05%	19,280,325	136,350	0.71%	19,143,975	11.31%	61.06%
2004	45,508,535	509,975	1.12%	44,998,560	10.03%	20.82%	17,878,010	156,290	0.87%	17,721,720	-8.08%	49.09%
2005	50,798,100	707,735	1.39%	50,090,365	10.07%	34.50%	17,885,485	46,490	0.26%	17,838,995	-0.22%	50.08%

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

Resid & Rec. 3.01%

Comm & Indust 4.14%

Tax Year	Ag Imprvmts & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmts Total Value					
1992	not avail	not avail	19,239,145					
1993	not avail	not avail	22,318,615					
1994	not avail	not avail	21,425,365					
1995	11,060,055	11,829,765	22,889,820	302,680	1.32%	22,587,140	--	--
1996	11,044,535	12,021,505	23,066,040	299,705	1.30%	22,766,335	-0.54%	0.79%
1997	13,271,380	10,254,360	23,525,740	44,665	0.19%	23,481,075	1.80%	3.96%
1998	14,419,015	10,353,400	24,772,415	141,190	0.57%	24,631,225	4.70%	9.05%
1999	15,359,390	10,558,995	25,918,385	740,180	2.86%	25,178,205	1.64%	11.47%
2000	15,748,835	10,926,005	26,674,840	640,480	2.40%	26,034,360	0.45%	15.26%
2001	16,334,130	11,119,630	27,453,760	575,915	2.10%	26,877,845	0.76%	19.00%
2002	16,917,415	11,250,520	28,167,935	664,160	2.36%	27,503,775	0.18%	21.77%
2003	18,062,000	11,574,820	29,636,820	979,145	3.30%	28,657,675	1.74%	26.88%
2004	24,769,330	13,121,940	37,891,270	662,130	1.75%	37,229,140	25.62%	64.82%
2005	25,986,400	13,514,835	39,501,235	1,378,610	3.49%	38,122,625	0.61%	68.78%

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# 65
County NUCKOLLS

FL area 6

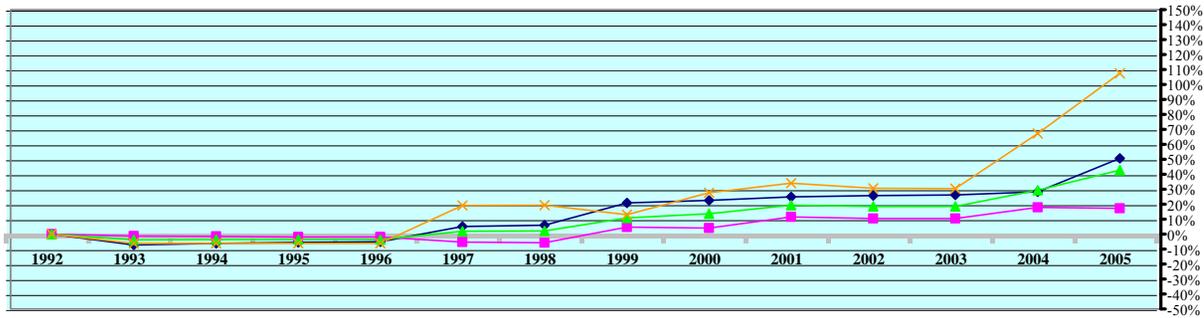
CHART 2

EXHIBIT

65B

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	47,555,850	--	--	--	82,643,315	--	--	--	26,691,150	--	--	--
1993	44,119,705	-3,436,145	-7.23%	-7.23%	81,654,115	-989,200	-1.20%	-1.20%	25,068,570	-1,622,580	-6.08%	-6.08%
1994	44,576,720	457,015	1.04%	-6.26%	81,336,580	-317,535	-0.39%	-1.58%	25,053,825	-14,745	-0.06%	-6.13%
1995	44,917,735	341,015	0.77%	-5.55%	81,115,475	-221,105	-0.27%	-1.85%	25,058,595	4,770	0.02%	-6.12%
1996	45,115,590	197,855	0.44%	-5.13%	81,017,760	-97,715	-0.12%	-1.97%	25,039,665	-18,930	-0.08%	-6.19%
1997	50,007,850	4,892,260	10.84%	5.16%	78,203,725	-2,814,035	-3.47%	-5.37%	31,806,000	6,766,335	27.02%	19.16%
1998	50,384,165	376,315	0.75%	5.95%	77,901,890	-301,835	-0.39%	-5.74%	31,884,075	78,075	0.25%	19.46%
1999	57,466,925	7,082,760	14.06%	20.84%	86,433,665	8,531,775	10.95%	4.59%	30,171,180	-1,712,895	-5.37%	13.04%
2000	58,251,375	784,450	1.37%	22.49%	85,961,220	-472,445	-0.55%	4.01%	34,066,570	3,895,390	12.91%	27.63%
2001	59,421,800	1,170,425	2.01%	24.95%	92,147,200	6,185,980	7.20%	11.50%	35,781,030	1,714,460	5.03%	34.06%
2002	59,777,380	355,580	0.60%	25.70%	91,228,230	-918,970	-1.00%	10.39%	34,891,465	-889,565	-2.49%	30.72%
2003	60,042,485	265,105	0.44%	26.26%	91,252,700	24,470	0.03%	10.42%	34,793,120	-98,345	-0.28%	30.35%
2004	61,059,110	1,016,625	1.69%	28.39%	97,339,905	6,087,205	6.67%	17.78%	44,622,710	9,829,590	28.25%	67.18%
2005	71,593,490	10,534,380	17.25%	50.55%	96,923,145	-416,760	-0.43%	17.28%	55,387,900	10,765,190	24.12%	107.51%

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	--	--	--	--	19,455	--	--	--	156,909,770	--	--	--
1993	--	--	--	--	127,370	107,915	554.69%	554.69%	150,969,760	-5,940,010	-3.79%	-3.79%
1994	--	--	0.00%	--	142,960	--	634.82%	--	151,110,085	140,325	0.09%	-3.70%
1995	--	--	--	--	59,670	-83,290	-58.26%	206.71%	151,151,475	41,390	0.03%	-3.67%
1996	--	--	--	--	60,845	1,175	1.97%	212.75%	151,233,860	82,385	0.05%	-3.62%
1997	--	--	--	--	26,020	-34,825	-57.24%	33.74%	160,043,595	8,809,735	5.83%	2.00%
1998	--	--	--	--	26,020	0	0.00%	33.74%	160,196,150	152,555	0.10%	2.09%
1999	--	--	--	--	26,440	420	1.61%	35.90%	174,098,210	13,902,060	8.68%	10.95%
2000	--	--	--	--	26,440	0	0.00%	35.90%	178,305,605	4,207,395	2.42%	13.64%
2001	--	--	--	--	26,170	-270	-1.02%	34.52%	187,376,200	9,070,595	5.09%	19.42%
2002	--	--	--	--	26,590	420	1.60%	36.67%	185,923,665	-1,452,535	-0.78%	18.49%
2003	26,140	n/a	n/a	n/a	0	n/a	n/a	n/a	186,114,445	190,780	0.10%	18.61%
2004	26,840	700	2.68%	2.68%	0	0	--	--	203,048,565	16,934,120	9.10%	29.40%
2005	26,840	0	0.00%	2.68%	0	0	--	--	223,931,375	20,882,810	10.28%	42.71%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

CHART 3 EXHIBIT 65B Page 3

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

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	47,555,850	45,843	1,037	--	--	82,650,235	165,273	500	--	--	26,709,420	136,307	196	--	--
1993	44,120,865	46,039	958	-7.62%	-7.62%	81,654,115	165,373	494	-1.20%	-1.20%	25,068,570	136,108	184	-6.12%	-6.12%
1994	44,071,200	45,992	958	0.00%	-7.62%	81,596,925	165,417	493	-0.20%	-1.40%	25,083,780	136,206	184	0.00%	-6.12%
1995	44,917,735	47,156	953	-0.52%	-8.10%	81,117,015	164,402	493	0.00%	-1.40%	25,059,210	136,056	184	0.00%	-6.12%
1996	44,904,075	47,149	952	-0.10%	-8.20%	81,103,370	164,362	493	0.00%	-1.40%	25,064,635	136,099	184	0.00%	-6.12%
1997	50,217,335	53,433	940	-1.26%	-9.35%	78,226,995	165,376	473	-4.06%	-5.40%	31,744,085	129,091	246	33.70%	25.51%
1998	50,430,795	53,682	939	-0.11%	-9.45%	77,959,375	164,890	473	0.00%	-5.40%	31,835,600	129,392	246	0.00%	25.51%
1999	57,468,535	53,994	1,064	13.31%	2.60%	86,490,560	164,192	527	11.42%	5.40%	30,146,140	129,498	233	-5.28%	18.88%
2000	58,367,165	54,908	1,063	-0.09%	2.51%	85,908,225	163,275	526	-0.19%	5.20%	34,057,575	129,436	263	12.88%	34.18%
2001	59,177,195	55,951	1,058	-0.47%	2.03%	92,225,020	162,879	566	7.60%	13.20%	35,739,830	129,235	277	5.32%	41.33%
2002	59,714,480	56,571	1,056	-0.19%	1.83%	91,277,870	162,312	562	-0.71%	12.40%	34,914,390	129,359	270	-2.53%	37.76%
2003	60,042,485	57,066	1,052	-0.38%	1.45%	91,253,980	162,292	562	0.00%	12.40%	34,793,010	128,925	270	0.00%	37.76%
2004	61,028,735	57,354	1,064	1.15%	2.61%	97,553,365	162,068	602	7.10%	20.39%	44,525,230	128,867	346	27.97%	76.28%
2005	71,478,625	58,638	1,219	14.56%	17.55%	96,984,805	161,151	602	-0.02%	20.37%	55,391,190	128,462	431	24.80%	119.99%

1992-2005 Rate Ann.%chg AvgVal/Acre: 1.25%

1.44%

6.25%

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	19,455	679	29	--	--	120	6	20	--	--	156,935,080	348,109	451	--	--
1993	19,440	679	29	0.00%	--	120	6	20	0.00%	--	150,863,110	348,204	433	-3.99%	-3.99%
1994	19,395	703	28	-3.45%	--	120	6	20	0.00%	--	150,771,420	348,324	433	0.00%	-3.99%
1995	19,470	649	30	7.14%	--	120	6	20	0.00%	--	151,113,550	348,269	434	0.23%	-3.77%
1996	19,470	649	30	0.00%	--	120	6	20	0.00%	--	151,091,670	348,265	434	0.00%	-3.77%
1997						28,070	874	32	--	--	160,216,485	348,772	459	5.76%	1.77%
1998						37,685	814	46	43.75%	--	160,263,455	348,777	460	0.22%	2.00%
1999						26,120	807	32	-30.43%	--	174,131,355	348,490	500	8.70%	10.86%
2000						26,540	821	32	0.00%	--	178,359,505	348,440	512	2.40%	13.53%
2001						26,690	826	32	0.00%	--	187,168,735	348,891	536	4.69%	18.85%
2002						26,270	812	32	0.00%	--	185,933,010	349,053	533	-0.56%	18.18%
2003	0	0		n/a	n/a	26,240	811	32	n/a	n/a	186,115,715	349,112	533	0.00%	18.18%
2004	26,840	814	33		n/a	0	0		n/a	n/a	203,134,170	349,103	582	9.17%	29.02%
2005	26,840	814	33	0.00%	n/a	0	0		n/a	n/a	223,881,460	349,064	641	10.23%	42.21%

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

2.75%

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NUCKOLLS

FL area 6

(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
5,057	NUCKOLLS	20,127,089	5,293,330	9,289,472	50,798,100	17,385,360	500,125	0	223,931,375	25,986,400	13,514,835	0	366,826,086
<i>cnty sectorvalue % of total value:</i>		5.49%	1.44%	2.53%	13.85%	4.74%	0.14%		61.05%	7.08%	3.68%		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
179	HARDY	368,727	78,476	155,931	856,905	774,320	0	0	132,325	0	3,825	0	2,370,509
312	LAWRENCE	200,636	49,583	1,551	5,227,105	286,480	0	0	70,240	0	6,675	0	5,842,270
587	NELSON	168,932	305,696	40,904	6,935,130	1,030,970	0	0	69,575	0	15,960	0	8,567,167
20	NORA	31,265	1,914	378	305,115	406,760	0	0	77,815	100	12,040	0	835,387
60	OAK	8,437	0	0	396,385	128,405	0	0	15,485	0	0	0	548,712
195	RUSKIN	190,955	74,602	11,191	1,618,310	468,670	0	0	83,455	0	2,025	0	2,449,208
2,055	SUPERIOR	1,815,212	369,702	522,195	35,416,815	11,691,635	225,035	0	29,530	0	410	0	50,070,534
Total of All City Values:		2,784,164	879,973	732,150	50,755,765	14,787,240	225,035	0	478,425	100	40,935	0	70,683,787
<i>% total citysect of cnty sector</i>		13.83%	16.62%	7.88%	99.92%	85.06%	45.00%		0.21%	0.00%	0.30%		19.27%

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
3.54%	HARDY	1.83%	1.48%	1.68%	1.69%	4.45%			0.06%		0.03%		0.65%
6.17%	LAWRENCE	1.00%	0.94%	0.02%	10.29%	1.65%			0.03%		0.05%		1.59%
11.61%	NELSON	0.84%	5.78%	0.44%	13.65%	5.93%			0.03%		0.12%		2.34%
0.40%	NORA	0.16%	0.04%	0.00%	0.60%	2.34%			0.03%	0.00%	0.09%		0.23%
1.19%	OAK	0.04%			0.78%	0.74%			0.01%				0.15%
3.86%	RUSKIN	0.95%	1.41%	0.12%	3.19%	2.70%			0.04%		0.01%		0.67%
40.64%	SUPERIOR	9.02%	6.98%	5.62%	69.72%	67.25%	45.00%		0.01%		0.00%		13.65%

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County **NUCKOLLS**

FL area **6**

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