

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Otoe County
66

2006 Equalization Proceedings
before the
Tax Equalization and Review Commission

April 2006

Preface

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

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

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

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

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

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

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

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

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

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

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

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

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Residential Real Property - Current

Number of Sales	592	COD	21.37
Total Sales Price	54153842	PRD	105.89
Total Adj. Sales Price	54642842	COV	35.17
Total Assessed Value	52269990	STD	35.63
Avg. Adj. Sales Price	92302.10	Avg. Abs. Dev.	20.69
Avg. Assessed Value	88293.90	Min	35.20
Median	96.81	Max	454.85
Wgt. Mean	95.66	95% Median C.I.	95.27 to 99.08
Mean	101.29	95% Wgt. Mean C.I.	93.94 to 97.37
		95% Mean C.I.	98.42 to 104.16
% of Value of the Class of all Real Property Value in the County			45.56
% of Records Sold in the Study Period			9.11
% of Value Sold in the Study Period			10.6
Average Assessed Value of the Base			75,898

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	592	96.81	21.37	105.89
2005	637	93.94	19.56	104.57
2004	559	95.90	20.05	106.00
2003	583	94	22.11	106.07
2002	627	94	19.37	102.07
2001	709	95	25.79	107.21

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Commercial Real Property - Current

Number of Sales	71	COD	19.25
Total Sales Price	7230218	PRD	120.38
Total Adj. Sales Price	7213968	COV	26.51
Total Assessed Value	5752890	STD	25.45
Avg. Adj. Sales Price	101605.18	Avg. Abs. Dev.	18.52
Avg. Assessed Value	81026.62	Min	41.16
Median	96.21	Max	155.75
Wgt. Mean	79.75	95% Median C.I.	90.37 to 99.88
Mean	96.00	95% Wgt. Mean C.I.	61.24 to 98.25
		95% Mean C.I.	90.08 to 101.92
% of Value of the Class of all Real Property Value in the County			11.21
% of Records Sold in the Study Period			8.6
% of Value Sold in the Study Period			4.74
Average Assessed Value of the Base			146,940

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	71	96.21	19.25	120.38
2005	66	94.23	43.68	133.07
2004	73	93.41	51.52	148.61
2003	71	94	32.82	124.57
2002	94	98	26.04	114.87
2001	95	99	25.44	114.1

2006 Opinions of the Property Tax Administrator for Otoe County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Otoe County is 97% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Otoe County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

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

2006 Opinions of the Property Tax Administrator for Otoe County

Recommendations

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

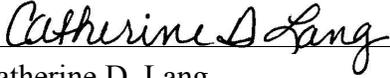
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.




Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for Otoe County**

Residential Real Property

I. Correlation

Otoe: RESIDENTIAL: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The median and weighted mean are within the acceptable range. The mean is outside the acceptable range. Further research of the sales file shows that by hypothetically removing the influence of the three highest outliers (above 342%), the mean is brought within acceptable guidelines. The coefficient of dispersion and price related differential are both outside the acceptable range. The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	836	709	84.81
2002	747	627	83.94
2003	718	583	81.2
2004	693	559	80.66
2005	790	637	80.63
2006	845	592	70.06

Otoe: RESIDENTIAL: A brief review of the utilization grid prepared indicates that the county has utilized a high proportion of the available residential sales for the development of the qualified statistics. This indicates that the measurements of the residential properties were done as fairly as

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possible, using all available sales. The percentage of sales used has decreased since 2001. The substantially changed directive, implemented by the department, has reduced the available amount of qualified sales in this county.

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	85	8.97	92.62	95
2002	93	1.94	94.8	94
2003	93	6.14	98.71	94

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2004	95.24	1.48	96.65	95.90
2005	92.00	2.75	94.53	93.94
2006	90.65	8.56	98.41	96.81

Otoe: RESIDENTIAL: After review of the trended preliminary ratio and the R&O ratio, it is apparent that the two statistics are similar and support a level of value within the acceptable range. The movement within the assessed base is consistent with the reported assessment action.

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

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

Comparison of Average Value Change

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

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

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% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
14.24	2001	8.97
2.47	2002	1.94
2	2003	6
2.98	2004	1.48
2.81	2005	2.75
9.32	2006	8.56

Otoe: RESIDENTIAL: After review of the percent change report, it appears that Otoe County has appraised sold parcels similarly to unsold parcels. The percent change in sales base value and the percent change in assessed base value is consistent with the reported assessment action. Appraisal uniformity has been attained for residential real property in Otoe County.

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

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

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

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

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analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.81	95.66	101.29

Otoe: RESIDENTIAL: The median and weighted mean are within the acceptable range. The mean is slightly outside the acceptable range. However, after further research of the sales file, by hypothetically removing the influence of the three highest outliers (above 342%), the mean is brought within acceptable guidelines.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100

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

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

	COD	PRD
R&O Statistics	21.37	105.89
Difference	6.37	2.89

Otoe: RESIDENTIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. Further review may be necessary in order to bring these statistics within range.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	619	592	-27
Median	90.65	96.81	6.16
Wgt. Mean	88.64	95.66	7.02
Mean	93.83	101.29	7.46
COD	22.84	21.37	-1.47
PRD	105.86	105.89	0.03
Min Sales Ratio	21.81	35.20	13.39
Max Sales Ratio	415.30	454.85	39.55

Otoe: RESIDENTIAL: The prepared chart indicates that the statistics support the assessment actions in the residential class for 2006. The county increased a portion of land values in Nebraska City and applied a 10% value increase to all improvements. The majority of rural residential locations also received increases to land and improvements. The number of sales used has decreased due to parcels meeting the qualification for substantially changed.

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Commerical Real Property

I. Correlation

Otoe: COMMERCIAL: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The median and mean are within the acceptable range. The weighted mean is outside the acceptable range. Further research of the sales file shows that by removing the influence of one sale with a selling price of \$2,075,000, the weighted mean is brought within acceptable range. The coefficient of dispersion is within the acceptable range. The price related differential is outside the acceptable range, but would almost be within acceptable range by removing the influence of the greatest outlier. The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	122	95	77.87
2002	120	94	78.33
2003	96	71	73.96
2004	105	73	69.52
2005	98	66	67.35
2006	118	71	60.17

Otoe: COMMERCIAL: A brief review of the utilization grid prepared indicates that the county has utilized a high proportion of the available commercial sales for the development of the qualified

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statistics. This indicates that the measurements of the residential properties were done as fairly as possible, using all available sales. The percentage of sales used has decreased since 2002. The substantially changed directive, implemented by the department, has reduced the available amount of qualified sales in this county.

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

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

Adjusting for Selective Reappraisal

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

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

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	98	-0.02	97.98	99
2002	98	0.26	98.25	98

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2003	94	-0.22	93.79	94
2004	93.45	-1.04	92.48	93.41
2005	94.34	3.91	98.03	94.23
2006	93.35	5.94	98.89	96.21

Otoe: COMMERCIAL: After review of the trended preliminary ratio and the R&O ratio, it is apparent that the two statistics are similar and support a level of value within the acceptable range. The movement within the assessed base is consistent with the reported assessment action.

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.

**2006 Correlation Section
for Otoe County**

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
12.31	2001	-0.02
3.75	2002	0.26
4	2003	0
-0.63	2004	-1.04
7.43	2005	3.91
3.95	2006	5.94

Otoe: COMMERCIAL: After review of the percent change report, it appears that Otoe County has appraised sold parcels similarly to unsold parcels. The percent change in sales base value and the percent change in assessed base value is consistent with the reported assessment action. Appraisal uniformity has been attained for commercial real property in Otoe County.

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

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

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

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

**2006 Correlation Section
for Otoe County**

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.

	Median	Wgt. Mean	Mean
R&O Statistics	96.21	79.75	96.00

Otoe: COMMERCIAL: It appears from the chart that the median and mean are within the acceptable range for the level of value. The weighted mean is way outside the acceptable range. However, after further research of the sales file, by removing the influence of one sale with a selling price of \$2,075,000, the weighted mean is brought within acceptable range.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100

**2006 Correlation Section
for Otoe County**

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	19.25	120.38
Difference	0	17.38

Otoe: COMMERCIAL: The coefficient of dispersion is within acceptable guidelines. It appears from the chart that the price related differential is out of compliance. However, by removing the influence on a sale with a selling price of \$2,075,000, the PRD is only slightly outside the acceptable range.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	78	71	-7
Median	93.35	96.21	2.86
Wgt. Mean	78.21	79.75	1.54
Mean	93.44	96.00	2.56
COD	21.23	19.25	-1.98
PRD	119.48	120.38	0.9
Min Sales Ratio	41.16	41.16	0
Max Sales Ratio	155.75	155.75	0

Otoe: COMMERCIAL: The prepared chart indicates that the statistics support the assessment actions in the commercial class for 2006. The county is in the process of completing an ongoing county reappraisal for the commercial class. The reappraisal of Rural Otoe County was completed for 2006. The reappraisal of Nebraska City next year will complete the process. The number of sales used has decreased due to parcels meeting the requirements for substantially changed.

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

66 Otoe

	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	446,589,490	493,081,905	46,492,415	10.41	8,335,820	8.54
2. Recreational	79,790	177,820	98,030	122.86	0	122.86
3. Ag-Homesite Land, Ag-Res Dwellings	69,500,370	69,270,980	-229,390	-0.33	*-----	-0.33
4. Total Residential (sum lines 1-3)	516,169,650	562,530,705	46,361,055	8.98	8,335,820	7.37
5. Commercial	93,354,010	104,652,190	11,298,180	12.1	7,578,100	3.98
6. Industrial	14,060,200	16,719,860	2,659,660	18.92	0	18.92
7. Ag-Farmsite Land, Outbuildings	21,408,990	21,872,170	463,180	2.16	1,612,065	-5.37
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	128,823,200	143,244,220	14,421,020	11.19	7,578,100	5.31
10. Total Non-Agland Real Property	644,992,850	705,774,925	60,782,075	9.42	17,525,985	6.71
11. Irrigated	4,460,360	4,480,390	20,030	0.45		
12. Dryland	315,257,750	336,328,740	21,070,990	6.68		
13. Grassland	33,812,370	35,790,090	1,977,720	5.85		
14. Wasteland	219,090	213,190	-5,900	-2.69		
15. Other Agland	0	1,740	1,740			
16. Total Agricultural Land	353,749,570	376,814,150	23,064,580	6.52		
17. Total Value of All Real Property (Locally Assessed)	998,742,420	1,082,589,075	83,846,655	8.4	17,525,985	6.64

*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:	592	MEDIAN:	97	COV:	35.17	95% Median C.I.:	95.27 to 99.08
TOTAL Sales Price:	54,153,842	WGT. MEAN:	96	STD:	35.63	95% Wgt. Mean C.I.:	93.94 to 97.37
TOTAL Adj.Sales Price:	54,642,842	MEAN:	101	AVG.ABS.DEV:	20.69	95% Mean C.I.:	98.42 to 104.16
TOTAL Assessed Value:	52,269,990						
AVG. Adj. Sales Price:	92,302	COD:	21.37	MAX Sales Ratio:	454.85		
AVG. Assessed Value:	88,293	PRD:	105.89	MIN Sales Ratio:	35.20		

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

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	93	97.77	103.39	98.06	15.72	105.43	66.57	217.92	95.27 to 102.10	94,541	92,711
10/01/03 TO 12/31/03	77	103.43	103.45	100.49	18.00	102.94	36.07	240.79	96.43 to 107.34	95,129	95,598
01/01/04 TO 03/31/04	58	94.77	98.01	97.79	19.72	100.23	52.67	166.11	89.41 to 102.39	99,562	97,360
04/01/04 TO 06/30/04	78	96.69	94.65	95.39	14.49	99.22	51.78	147.63	90.41 to 101.20	92,183	87,933
07/01/04 TO 09/30/04	78	99.47	102.47	97.25	19.89	105.36	35.20	209.20	94.55 to 104.81	85,453	83,105
10/01/04 TO 12/31/04	65	97.84	104.97	93.49	25.51	112.28	46.98	317.00	92.23 to 104.67	91,729	85,756
01/01/05 TO 03/31/05	57	90.29	102.47	90.71	30.99	112.97	46.02	367.00	82.23 to 96.60	88,125	79,936
04/01/05 TO 06/30/05	86	91.41	100.70	90.63	28.67	111.12	42.81	454.85	85.20 to 97.20	91,973	83,351
<u>Study Years</u>											
07/01/03 TO 06/30/04	306	98.24	100.15	97.96	16.96	102.24	36.07	240.79	95.86 to 101.20	95,039	93,101
07/01/04 TO 06/30/05	286	95.27	102.50	93.04	26.14	110.18	35.20	454.85	92.11 to 97.99	89,372	83,150
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	279	97.83	99.94	95.97	19.63	104.13	35.20	317.00	95.34 to 100.64	91,730	88,036
<u>ALL</u>											
	592	96.81	101.29	95.66	21.37	105.89	35.20	454.85	95.27 to 99.08	92,302	88,293

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

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

NUMBER of Sales:	592	MEDIAN:	97	COV:	35.17	95% Median C.I.:	95.27 to 99.08
TOTAL Sales Price:	54,153,842	WGT. MEAN:	96	STD:	35.63	95% Wgt. Mean C.I.:	93.94 to 97.37
TOTAL Adj.Sales Price:	54,642,842	MEAN:	101	AVG.ABS.DEV:	20.69	95% Mean C.I.:	98.42 to 104.16
TOTAL Assessed Value:	52,269,990						
AVG. Adj. Sales Price:	92,302	COD:	21.37	MAX Sales Ratio:	454.85		
AVG. Assessed Value:	88,293	PRD:	105.89	MIN Sales Ratio:	35.20		

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURR	2	89.03	89.03	83.60	20.38	106.49	70.89	107.17	N/A	68,500	57,265
DOUGLAS	7	96.70	104.01	112.18	32.48	92.72	35.20	209.20	35.20 to 209.20	38,742	43,461
DUNBAR	7	82.83	76.59	65.76	17.36	116.47	47.56	100.18	47.56 to 100.18	46,128	30,334
LORTON	2	59.48	59.48	58.69	9.34	101.35	53.93	65.03	N/A	35,000	20,540
NEB CITY SUBURBAN	8	114.47	109.02	116.86	13.86	93.29	74.60	144.55	74.60 to 144.55	138,000	161,267
NEBRASKA CITY	323	99.76	105.93	97.99	22.30	108.11	36.07	454.85	96.75 to 101.83	81,500	79,860
OTOE	8	88.09	94.54	77.86	32.75	121.43	46.02	164.33	46.02 to 164.33	31,125	24,233
PALMYRA	25	94.58	91.46	86.55	19.92	105.68	53.53	161.16	77.56 to 100.74	78,672	68,088
PALMYRA SUBURBAN	4	91.07	86.69	85.02	10.32	101.97	66.36	98.27	N/A	151,750	129,020
RURAL 7000	12	92.97	98.76	89.64	26.99	110.17	57.25	166.11	62.25 to 129.15	104,529	93,701
RURAL 8000	23	97.83	104.55	104.10	19.02	100.43	70.84	176.99	86.42 to 119.63	127,648	132,888
RURAL 9000	16	92.11	87.91	86.83	16.50	101.25	47.85	125.83	70.24 to 102.98	146,590	127,280
RURAL 9100	24	91.35	92.28	93.24	16.33	98.97	46.98	129.63	84.12 to 104.96	173,685	161,948
SUBURBAN	3	89.41	87.01	87.47	4.25	99.48	80.11	91.52	N/A	103,000	90,090
SYRACUSE	79	93.69	92.59	92.92	14.92	99.64	42.81	133.08	90.05 to 99.97	94,066	87,406
SYRACUSE SUBURBAN	5	98.21	147.66	112.12	56.19	131.70	91.03	342.16	N/A	72,040	80,768
TALMAGE	9	80.20	99.96	77.24	44.95	129.42	51.78	230.38	54.55 to 118.31	37,777	29,177
UNADILLA	12	95.79	97.04	87.12	15.91	111.38	57.41	132.80	87.07 to 108.04	68,529	59,705
WOODLAND HILLS 1	16	94.44	100.70	91.95	17.41	109.51	65.31	147.63	83.36 to 122.45	163,620	150,455
WOODLAND HILLS 2	7	103.45	103.41	102.54	4.22	100.85	94.57	109.59	94.57 to 109.59	143,628	147,282
ALL	592	96.81	101.29	95.66	21.37	105.89	35.20	454.85	95.27 to 99.08	92,302	88,293

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	474	97.01	101.66	95.52	21.89	106.42	35.20	454.85	95.35 to 99.86	79,723	76,155
2	22	97.26	109.70	103.71	24.97	105.78	66.36	342.16	89.41 to 115.84	117,781	122,153
3	96	95.24	97.54	94.55	17.94	103.16	46.98	176.99	91.21 to 100.09	148,567	140,470
ALL	592	96.81	101.29	95.66	21.37	105.89	35.20	454.85	95.27 to 99.08	92,302	88,293

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	532	96.58	100.59	95.53	20.31	105.30	42.81	454.85	94.92 to 98.21	99,387	94,941
2	53	100.00	105.44	92.44	30.66	114.06	35.20	317.00	89.33 to 107.14	25,606	23,671
3	7	120.53	122.77	122.97	3.41	99.84	116.17	128.71	116.17 to 128.71	58,828	72,342
ALL	592	96.81	101.29	95.66	21.37	105.89	35.20	454.85	95.27 to 99.08	92,302	88,293

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	592	MEDIAN:	97	COV:	35.17	95% Median C.I.:	95.27 to 99.08
TOTAL Sales Price:	54,153,842	WGT. MEAN:	96	STD:	35.63	95% Wgt. Mean C.I.:	93.94 to 97.37
TOTAL Adj.Sales Price:	54,642,842	MEAN:	101	AVG.ABS.DEV:	20.69	95% Mean C.I.:	98.42 to 104.16
TOTAL Assessed Value:	52,269,990						
AVG. Adj. Sales Price:	92,302	COD:	21.37	MAX Sales Ratio:	454.85		
AVG. Assessed Value:	88,293	PRD:	105.89	MIN Sales Ratio:	35.20		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	584	96.77	100.84	95.71	20.87	105.36	35.20	454.85	95.19 to 98.66	93,034	89,039
06	1	74.60	74.60	74.60			74.60	74.60	N/A	5,000	3,730
07	7	118.31	143.02	87.49	47.79	163.46	62.25	342.16	62.25 to 342.16	43,642	38,184
<u>ALL</u>	<u>592</u>	<u>96.81</u>	<u>101.29</u>	<u>95.66</u>	<u>21.37</u>	<u>105.89</u>	<u>35.20</u>	<u>454.85</u>	<u>95.27 to 99.08</u>	<u>92,302</u>	<u>88,293</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0056	1	63.46	63.46	63.46			63.46	63.46	N/A	78,000	49,500
13-0097	3	108.67	104.88	105.10	3.48	99.79	97.31	108.67	N/A	184,666	194,086
34-0034											
49-0033	12	87.28	95.14	90.50	33.88	105.13	35.20	209.20	61.21 to 96.70	80,320	72,689
49-0501	17	95.11	96.43	86.28	31.49	111.76	51.78	230.38	65.03 to 118.31	52,352	45,172
55-0145	26	90.81	94.39	89.89	17.35	105.00	46.98	147.63	83.36 to 100.69	173,918	156,333
55-0160											
64-0023											
66-0011	17	105.62	103.32	108.52	20.04	95.21	36.07	176.99	85.50 to 118.97	85,200	92,460
66-0020	20	97.10	96.58	90.11	17.41	107.18	57.15	132.80	87.07 to 104.96	93,363	84,131
66-0027	118	92.58	93.60	90.52	18.64	103.41	42.81	342.16	90.05 to 96.84	89,504	81,016
66-0111	330	99.58	106.21	99.15	22.12	107.11	47.28	454.85	96.60 to 102.39	86,640	85,904
66-0501	48	97.57	95.20	92.33	15.72	103.11	53.53	161.16	88.20 to 100.74	107,640	99,383
NonValid School											
<u>ALL</u>	<u>592</u>	<u>96.81</u>	<u>101.29</u>	<u>95.66</u>	<u>21.37</u>	<u>105.89</u>	<u>35.20</u>	<u>454.85</u>	<u>95.27 to 99.08</u>	<u>92,302</u>	<u>88,293</u>

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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TOTAL Sales Price:	54,153,842	WGT. MEAN:	96	STD:	35.63	95% Wgt. Mean C.I.:	93.94 to 97.37
TOTAL Adj.Sales Price:	54,642,842	MEAN:	101	AVG.ABS.DEV:	20.69	95% Mean C.I.:	98.42 to 104.16
TOTAL Assessed Value:	52,269,990						
AVG. Adj. Sales Price:	92,302	COD:	21.37	MAX Sales Ratio:	454.85		
AVG. Assessed Value:	88,293	PRD:	105.89	MIN Sales Ratio:	35.20		

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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	53	97.60	103.68	91.87	30.06	112.85	35.20	317.00	88.93 to 105.60	25,899	23,794
Prior TO 1860	3	88.60	87.36	88.13	7.54	99.12	76.72	96.76	N/A	49,950	44,023
1860 TO 1899	66	99.78	112.36	99.09	34.13	113.39	51.78	454.85	86.39 to 110.00	58,174	57,643
1900 TO 1919	84	91.02	97.07	88.74	26.50	109.39	46.02	367.00	84.26 to 95.37	72,317	64,177
1920 TO 1939	77	91.91	98.34	88.53	24.42	111.08	47.28	221.17	85.78 to 98.27	74,082	65,583
1940 TO 1949	30	103.99	104.65	101.24	12.56	103.37	72.91	141.33	97.50 to 111.51	77,726	78,690
1950 TO 1959	44	94.38	97.25	94.25	19.69	103.18	53.15	151.16	87.67 to 102.51	82,514	77,773
1960 TO 1969	52	101.47	100.41	97.65	13.95	102.83	42.81	147.13	95.35 to 106.67	98,205	95,894
1970 TO 1979	61	96.43	100.99	95.71	17.65	105.52	53.93	342.16	90.97 to 102.50	117,538	112,497
1980 TO 1989	18	98.10	101.83	96.44	17.19	105.59	66.66	164.33	85.33 to 107.26	113,525	109,480
1990 TO 1994	29	100.09	101.69	96.59	13.02	105.28	66.70	128.71	94.33 to 116.17	137,170	132,496
1995 TO 1999	31	96.30	96.34	97.87	10.46	98.43	62.25	125.32	93.50 to 100.25	188,103	184,099
2000 TO Present	44	102.39	102.19	100.94	10.58	101.24	72.30	176.99	96.84 to 105.62	168,413	169,995
ALL	592	96.81	101.29	95.66	21.37	105.89	35.20	454.85	95.27 to 99.08	92,302	88,293

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	14	109.00	132.89	131.47	47.17	101.09	35.20	317.00	74.50 to 175.33	2,034	2,675
5000 TO 9999	9	118.31	129.97	133.83	33.10	97.11	74.60	230.38	82.60 to 180.53	7,350	9,837
Total \$											
1 TO 9999	23	112.00	131.75	133.12	41.87	98.97	35.20	317.00	93.33 to 163.00	4,114	5,477
10000 TO 29999	62	108.02	133.17	129.51	40.48	102.82	42.81	454.85	102.10 to 126.57	20,041	25,956
30000 TO 59999	117	100.00	102.55	101.66	23.25	100.87	36.07	195.05	95.34 to 107.17	44,607	45,349
60000 TO 99999	167	95.71	94.62	94.71	16.38	99.91	46.02	137.49	92.69 to 100.25	78,279	74,136
100000 TO 149999	122	94.54	94.22	94.32	14.88	99.89	55.20	176.99	91.91 to 96.87	120,199	113,375
150000 TO 249999	82	93.83	91.89	92.06	11.98	99.81	47.85	126.00	88.84 to 97.20	178,097	163,956
250000 TO 499999	19	94.33	97.23	96.98	8.76	100.26	78.23	118.81	88.15 to 106.91	302,394	293,253
ALL	592	96.81	101.29	95.66	21.37	105.89	35.20	454.85	95.27 to 99.08	92,302	88,293

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	592	MEDIAN:	97	COV:	35.17	95% Median C.I.:	95.27 to 99.08
TOTAL Sales Price:	54,153,842	WGT. MEAN:	96	STD:	35.63	95% Wgt. Mean C.I.:	93.94 to 97.37
TOTAL Adj.Sales Price:	54,642,842	MEAN:	101	AVG.ABS.DEV:	20.69	95% Mean C.I.:	98.42 to 104.16
TOTAL Assessed Value:	52,269,990						
AVG. Adj. Sales Price:	92,302	COD:	21.37	MAX Sales Ratio:	454.85		
AVG. Assessed Value:	88,293	PRD:	105.89	MIN Sales Ratio:	35.20		

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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	13	100.45	104.89	94.20	32.77	111.34	35.20	196.67	74.50 to 163.00	2,329	2,194
5000 TO 9999	10	96.14	123.19	90.59	53.99	135.98	42.81	317.00	57.25 to 175.33	8,070	7,311
Total \$											
1 TO 9999	23	100.45	112.84	91.58	40.99	123.22	35.20	317.00	82.60 to 118.31	4,825	4,419
10000 TO 29999	61	95.75	98.64	83.19	30.88	118.58	36.07	230.38	82.26 to 105.13	25,718	21,394
30000 TO 59999	132	96.12	105.13	93.19	30.31	112.81	47.56	367.00	88.39 to 101.54	47,886	44,625
60000 TO 99999	180	98.17	100.93	94.89	18.94	106.36	55.20	454.85	93.57 to 101.30	82,512	78,299
100000 TO 149999	119	94.53	94.88	92.43	11.91	102.66	47.85	137.49	91.92 to 96.84	133,673	123,552
150000 TO 249999	59	100.28	104.17	101.57	11.56	102.56	74.49	176.99	97.83 to 104.66	178,348	181,154
250000 TO 499999	18	103.08	103.83	102.39	11.13	101.41	86.59	126.00	93.55 to 112.13	297,777	304,882
ALL											
	592	96.81	101.29	95.66	21.37	105.89	35.20	454.85	95.27 to 99.08	92,302	88,293

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	53	97.60	103.68	91.87	30.06	112.85	35.20	317.00	88.93 to 105.60	25,899	23,794
10	2	117.19	117.19	116.80	0.95	100.33	116.07	118.31	N/A	10,000	11,680
20	145	93.18	100.32	90.21	28.36	111.22	42.81	342.16	86.64 to 96.83	58,755	53,000
30	313	96.87	100.90	95.22	19.29	105.97	46.02	454.85	95.11 to 99.50	98,751	94,031
35	5	104.94	106.19	107.63	6.86	98.65	94.55	126.00	N/A	156,100	168,018
40	69	99.97	102.06	98.97	11.50	103.13	66.04	176.99	95.46 to 106.08	173,051	171,260
50	5	110.66	106.42	110.09	6.87	96.67	87.07	118.81	N/A	220,100	242,314
ALL											
	592	96.81	101.29	95.66	21.37	105.89	35.20	454.85	95.27 to 99.08	92,302	88,293

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

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

NUMBER of Sales:	592	MEDIAN:	97	COV:	35.17	95% Median C.I.:	95.27 to 99.08
TOTAL Sales Price:	54,153,842	WGT. MEAN:	96	STD:	35.63	95% Wgt. Mean C.I.:	93.94 to 97.37
TOTAL Adj.Sales Price:	54,642,842	MEAN:	101	AVG.ABS.DEV:	20.69	95% Mean C.I.:	98.42 to 104.16
TOTAL Assessed Value:	52,269,990						
AVG. Adj. Sales Price:	92,302	COD:	21.37	MAX Sales Ratio:	454.85		
AVG. Assessed Value:	88,293	PRD:	105.89	MIN Sales Ratio:	35.20		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	53	97.60	103.68	91.87	30.06	112.85	35.20	317.00	88.93 to 105.60	25,899	23,794	
100	16	96.41	93.61	89.05	26.42	105.12	42.81	164.33	62.25 to 118.31	77,086	68,641	
101	330	98.02	101.59	96.88	18.88	104.86	46.02	342.16	95.68 to 100.97	97,464	94,420	
102	49	95.34	109.49	94.44	33.50	115.94	47.56	454.85	91.89 to 101.75	122,305	115,499	
103	5	100.03	111.80	108.34	15.75	103.19	94.89	142.89	N/A	144,700	156,772	
104	105	92.62	97.30	92.68	22.41	104.99	47.85	367.00	86.59 to 97.55	89,759	83,185	
106	4	110.82	113.29	113.42	8.21	99.89	102.39	129.15	N/A	51,250	58,127	
111	22	96.44	95.27	94.72	8.72	100.59	75.76	119.83	88.01 to 101.79	111,518	105,626	
301	3	94.55	94.15	94.24	4.85	99.90	87.07	100.82	N/A	122,500	115,443	
304	5	98.15	95.01	95.04	6.19	99.96	84.49	103.08	N/A	141,300	134,298	
<u>ALL</u>												
	592	96.81	101.29	95.66	21.37	105.89	35.20	454.85	95.27 to 99.08	92,302	88,293	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	53	97.60	103.68	91.87	30.06	112.85	35.20	317.00	88.93 to 105.60	25,899	23,794	
10	1	134.30	134.30	134.30			134.30	134.30	N/A	30,000	40,290	
15	4	123.69	116.96	98.90	26.00	118.25	53.53	166.91	N/A	32,125	31,772	
20	83	97.87	107.48	94.28	32.42	114.00	42.81	342.16	88.39 to 105.13	40,583	38,261	
25	2	98.07	98.07	97.58	5.95	100.50	92.23	103.91	N/A	55,340	54,000	
30	314	96.20	99.05	94.78	19.47	104.50	47.56	454.85	94.37 to 98.51	97,118	92,053	
35	2	80.06	80.06	80.32	9.51	99.67	72.44	87.67	N/A	107,750	86,545	
40	129	96.87	101.50	97.53	15.01	104.06	66.04	367.00	94.25 to 100.28	139,936	136,483	
50	4	105.37	98.91	100.40	7.20	98.52	78.00	106.91	N/A	217,550	218,415	
<u>ALL</u>												
	592	96.81	101.29	95.66	21.37	105.89	35.20	454.85	95.27 to 99.08	92,302	88,293	

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	71	MEDIAN:	96	COV:	26.51	95% Median C.I.:	90.37 to 99.88
TOTAL Sales Price:	7,230,218	WGT. MEAN:	80	STD:	25.45	95% Wgt. Mean C.I.:	61.24 to 98.25
TOTAL Adj.Sales Price:	7,213,968	MEAN:	96	AVG.ABS.DEV:	18.52	95% Mean C.I.:	90.08 to 101.92
TOTAL Assessed Value:	5,752,890						
AVG. Adj. Sales Price:	101,605	COD:	19.25	MAX Sales Ratio:	155.75		
AVG. Assessed Value:	81,026	PRD:	120.38	MIN Sales Ratio:	41.16		

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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	4	93.46	88.86	71.80	16.00	123.76	61.37	107.13	N/A	64,750	46,490
10/01/02 TO 12/31/02	5	99.56	97.74	98.45	4.91	99.28	85.43	106.40	N/A	33,800	33,276
01/01/03 TO 03/31/03	4	117.41	113.74	101.46	21.75	112.11	76.53	143.62	N/A	58,652	59,507
04/01/03 TO 06/30/03	8	73.91	75.08	61.59	26.57	121.90	41.16	115.12	41.16 to 115.12	90,456	55,713
07/01/03 TO 09/30/03	5	107.55	120.89	110.11	22.60	109.80	92.70	155.75	N/A	36,800	40,520
10/01/03 TO 12/31/03	9	98.50	98.37	87.46	12.55	112.48	61.08	124.00	89.02 to 118.98	58,613	51,262
01/01/04 TO 03/31/04	4	81.94	82.72	58.54	38.24	141.32	42.57	124.43	N/A	104,000	60,877
04/01/04 TO 06/30/04	4	89.74	102.48	130.18	17.77	78.72	84.58	145.85	N/A	92,610	120,557
07/01/04 TO 09/30/04	10	103.38	106.51	107.26	17.30	99.30	51.55	148.55	90.16 to 139.53	71,015	76,170
10/01/04 TO 12/31/04	2	95.43	95.43	96.30	0.92	99.09	94.55	96.31	N/A	150,550	144,980
01/01/05 TO 03/31/05	6	99.23	99.86	103.04	14.66	96.92	75.24	128.80	75.24 to 128.80	163,333	168,293
04/01/05 TO 06/30/05	10	84.36	83.03	54.12	15.18	153.40	50.22	114.29	60.97 to 94.00	233,850	126,569
<u>Study Years</u>											
07/01/02 TO 06/30/03	21	95.79	90.46	74.74	20.13	121.04	41.16	143.62	76.53 to 100.50	66,012	49,337
07/01/03 TO 06/30/04	22	97.92	101.39	92.77	20.70	109.29	42.57	155.75	89.02 to 118.98	68,089	63,168
07/01/04 TO 06/30/05	28	95.38	95.91	76.84	17.28	124.81	50.22	148.55	85.71 to 103.16	154,633	118,825
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	26	96.56	97.90	80.71	22.50	121.30	41.16	155.75	87.11 to 107.55	64,222	51,834
01/01/04 TO 12/31/04	20	99.12	99.84	98.87	20.19	100.97	42.57	148.55	90.16 to 106.54	89,884	88,870
<u>ALL</u>											
	71	96.21	96.00	79.75	19.25	120.38	41.16	155.75	90.37 to 99.88	101,605	81,026

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	71	MEDIAN:	96	COV:	26.51	95% Median C.I.:	90.37 to 99.88
TOTAL Sales Price:	7,230,218	WGT. MEAN:	80	STD:	25.45	95% Wgt. Mean C.I.:	61.24 to 98.25
TOTAL Adj.Sales Price:	7,213,968	MEAN:	96	AVG.ABS.DEV:	18.52	95% Mean C.I.:	90.08 to 101.92
TOTAL Assessed Value:	5,752,890						
AVG. Adj. Sales Price:	101,605	COD:	19.25	MAX Sales Ratio:	155.75		
AVG. Assessed Value:	81,026	PRD:	120.38	MIN Sales Ratio:	41.16		

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURR	1	91.00	91.00	91.00			91.00	91.00	N/A	4,000	3,640
DOUGLAS	2	69.49	69.49	61.67	12.25	112.67	60.97	78.00	N/A	18,250	11,255
NEB CITY SUBURBAN	1	102.25	102.25	102.25			102.25	102.25	N/A	295,000	301,630
NEBRASKA CITY	39	98.63	95.29	75.37	23.80	126.42	41.16	155.75	84.52 to 106.40	141,592	106,723
OTOE	3	95.79	101.54	97.28	6.87	104.38	94.55	114.29	N/A	14,200	13,813
PALMYRA	1	85.71	85.71	85.71			85.71	85.71	N/A	35,000	30,000
RURAL 7000	1	66.86	66.86	66.86			66.86	66.86	N/A	200,000	133,730
RURAL 9000	1	118.98	118.98	118.98			118.98	118.98	N/A	65,000	77,340
RURAL 9100	1	90.16	90.16	90.16			90.16	90.16	N/A	168,650	152,060
SYRACUSE	12	95.67	103.86	99.74	15.62	104.13	84.58	153.47	86.43 to 124.00	27,196	27,126
SYRACUSE SUBURBAN	2	101.82	101.82	98.92	5.51	102.93	96.21	107.44	N/A	105,550	104,415
TALMAGE	4	89.97	90.33	91.96	9.33	98.23	80.87	100.50	N/A	10,662	9,805
UNADILLA	3	98.84	96.51	96.14	5.56	100.39	87.11	103.60	N/A	88,333	84,923
ALL	71	96.21	96.00	79.75	19.25	120.38	41.16	155.75	90.37 to 99.88	101,605	81,026

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	65	95.79	95.90	77.77	19.90	123.32	41.16	155.75	90.37 to 99.56	96,526	75,066
2	4	99.23	93.19	91.23	11.74	102.14	66.86	107.44	N/A	176,525	161,047
3	2	104.57	104.57	98.18	13.78	106.51	90.16	118.98	N/A	116,825	114,700
ALL	71	96.21	96.00	79.75	19.25	120.38	41.16	155.75	90.37 to 99.88	101,605	81,026

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	60	96.26	97.14	78.81	20.60	123.26	41.16	155.75	90.37 to 102.25	113,042	89,091
2	11	94.00	89.75	94.44	11.89	95.03	51.55	107.44	78.00 to 103.60	39,220	37,039
ALL	71	96.21	96.00	79.75	19.25	120.38	41.16	155.75	90.37 to 99.88	101,605	81,026

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	71	MEDIAN:	96	COV:	26.51	95% Median C.I.:	90.37 to 99.88
TOTAL Sales Price:	7,230,218	WGT. MEAN:	80	STD:	25.45	95% Wgt. Mean C.I.:	61.24 to 98.25
TOTAL Adj.Sales Price:	7,213,968	MEAN:	96	AVG.ABS.DEV:	18.52	95% Mean C.I.:	90.08 to 101.92
TOTAL Assessed Value:	5,752,890						
AVG. Adj. Sales Price:	101,605	COD:	19.25	MAX Sales Ratio:	155.75		
AVG. Assessed Value:	81,026	PRD:	120.38	MIN Sales Ratio:	41.16		

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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)											
13-0056											
13-0097											
34-0034											
49-0033	1	91.00	91.00	91.00			91.00	91.00	N/A	4,000	3,640
49-0501	4	89.97	90.33	91.96	9.33	98.23	80.87	100.50	N/A	10,662	9,805
55-0145											
55-0160											
64-0023											
66-0011	2	71.53	71.53	86.40	34.63	82.80	46.76	96.31	N/A	187,500	161,995
66-0020	3	98.84	96.51	96.14	5.56	100.39	87.11	103.60	N/A	88,333	84,923
66-0027	17	96.21	103.21	99.27	12.88	103.98	84.58	153.47	90.37 to 115.12	34,120	33,870
66-0111	39	99.56	97.29	76.58	22.74	127.05	41.16	155.75	88.49 to 106.54	141,208	108,132
66-0501	5	78.00	76.34	76.86	12.32	99.33	60.97	90.16	N/A	88,030	67,660
NonValid School											
ALL	71	96.21	96.00	79.75	19.25	120.38	41.16	155.75	90.37 to 99.88	101,605	81,026

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	11	94.00	88.33	85.71	13.09	103.06	51.55	107.44	66.86 to 103.60	57,356	49,159
Prior TO 1860											
1860 TO 1899	1	123.73	123.73	123.73			123.73	123.73	N/A	45,000	55,680
1900 TO 1919	25	87.11	96.21	77.97	30.75	123.38	41.16	155.75	76.53 to 112.17	52,590	41,006
1920 TO 1939	5	92.70	92.38	92.05	1.84	100.35	89.02	95.01	N/A	43,100	39,674
1940 TO 1949	4	101.77	88.16	69.50	16.40	126.85	42.57	106.54	N/A	102,625	71,325
1950 TO 1959	7	106.40	105.28	89.61	18.05	117.49	61.08	139.53	61.08 to 139.53	55,979	50,164
1960 TO 1969	5	99.40	102.82	122.00	15.31	84.28	78.93	145.85	N/A	98,388	120,032
1970 TO 1979	5	96.31	102.03	98.45	6.20	103.64	95.79	114.29	N/A	123,300	121,386
1980 TO 1989	6	94.17	97.82	102.57	11.16	95.37	84.52	128.80	84.52 to 128.80	121,166	124,281
1990 TO 1994											
1995 TO 1999	1	102.25	102.25	102.25			102.25	102.25	N/A	295,000	301,630
2000 TO Present	1	50.22	50.22	50.22			50.22	50.22	N/A	2,075,000	1,042,060
ALL	71	96.21	96.00	79.75	19.25	120.38	41.16	155.75	90.37 to 99.88	101,605	81,026

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	71	MEDIAN:	96	COV:	26.51	95% Median C.I.:	90.37 to 99.88
TOTAL Sales Price:	7,230,218	WGT. MEAN:	80	STD:	25.45	95% Wgt. Mean C.I.:	61.24 to 98.25
TOTAL Adj.Sales Price:	7,213,968	MEAN:	96	AVG.ABS.DEV:	18.52	95% Mean C.I.:	90.08 to 101.92
TOTAL Assessed Value:	5,752,890						
AVG. Adj. Sales Price:	101,605	COD:	19.25	MAX Sales Ratio:	155.75		
AVG. Assessed Value:	81,026	PRD:	120.38	MIN Sales Ratio:	41.16		

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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	91.00	91.74	95.82	10.98	95.74	78.00	114.29	N/A	2,250	2,156
5000 TO 9999	5	98.63	111.24	112.05	13.53	99.28	96.93	155.75	N/A	7,184	8,050
Total \$ _____											
1 TO 9999	10	97.72	101.49	108.18	13.53	93.81	78.00	155.75	80.87 to 114.29	4,717	5,103
10000 TO 29999	16	97.25	103.29	103.56	22.29	99.74	51.55	153.47	84.58 to 124.43	19,062	19,740
30000 TO 59999	14	99.89	99.44	101.06	12.72	98.40	60.97	139.53	85.71 to 107.44	42,435	42,885
60000 TO 99999	14	92.11	94.44	94.75	17.97	99.68	46.76	148.55	76.53 to 112.17	70,607	66,898
100000 TO 149999	3	99.88	89.21	89.37	15.80	99.82	60.20	107.55	N/A	119,869	107,123
150000 TO 249999	10	75.69	77.16	75.80	29.79	101.79	41.16	128.80	42.57 to 98.84	197,865	149,989
250000 TO 499999	3	102.25	114.80	113.83	16.15	100.85	96.31	145.85	N/A	288,646	328,570
500000 +	1	50.22	50.22	50.22			50.22	50.22	N/A	2,075,000	1,042,060
ALL	71	96.21	96.00	79.75	19.25	120.38	41.16	155.75	90.37 to 99.88	101,605	81,026

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	5	91.00	91.74	95.82	10.98	95.74	78.00	114.29	N/A	2,250	2,156
5000 TO 9999	5	98.50	90.40	85.97	11.48	105.15	51.55	106.40	N/A	7,784	6,692
Total \$ _____											
1 TO 9999	10	95.74	91.07	88.18	12.41	103.28	51.55	114.29	78.00 to 106.40	5,017	4,424
10000 TO 29999	16	96.70	103.65	96.66	21.57	107.24	60.97	155.75	84.58 to 124.43	19,281	18,636
30000 TO 59999	20	94.43	95.08	91.08	15.28	104.39	46.76	143.62	87.11 to 103.68	49,830	45,386
60000 TO 99999	10	98.45	90.65	74.15	25.09	122.25	41.16	139.53	42.57 to 118.98	109,200	80,973
100000 TO 149999	6	83.37	90.88	81.54	33.31	111.46	61.08	148.55	61.08 to 148.55	147,018	119,878
150000 TO 249999	4	93.18	92.43	92.07	5.46	100.39	84.52	98.84	N/A	183,412	168,872
250000 TO 499999	4	115.52	118.30	116.75	16.47	101.33	96.31	145.85	N/A	268,985	314,047
500000 +	1	50.22	50.22	50.22			50.22	50.22	N/A	2,075,000	1,042,060
ALL	71	96.21	96.00	79.75	19.25	120.38	41.16	155.75	90.37 to 99.88	101,605	81,026

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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TOTAL Sales Price:	7,230,218	WGT. MEAN:	80	STD:	25.45	95% Wgt. Mean C.I.:	61.24 to 98.25
TOTAL Adj.Sales Price:	7,213,968	MEAN:	96	AVG.ABS.DEV:	18.52	95% Mean C.I.:	90.08 to 101.92
TOTAL Assessed Value:	5,752,890						
AVG. Adj. Sales Price:	101,605	COD:	19.25	MAX Sales Ratio:	155.75		
AVG. Assessed Value:	81,026	PRD:	120.38	MIN Sales Ratio:	41.16		

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COST RANK											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	94.00	88.33	85.71	13.09	103.06	51.55	107.44	66.86 to 103.60	57,356	49,159
10	43	95.79	95.25	86.66	18.66	109.91	41.16	153.47	88.49 to 103.16	73,826	63,976
15	1	83.00	83.00	83.00			83.00	83.00	N/A	18,000	14,940
20	15	100.38	104.95	72.13	25.11	145.51	46.76	155.75	85.43 to 139.53	225,766	162,836
30	1	91.00	91.00	91.00			91.00	91.00	N/A	4,000	3,640
ALL	71	96.21	96.00	79.75	19.25	120.38	41.16	155.75	90.37 to 99.88	101,605	81,026

OCCUPANCY CODE											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	94.00	89.68	86.91	12.07	103.19	51.55	107.44	78.00 to 103.16	52,340	45,486
300	1	98.84	98.84	98.84			98.84	98.84	N/A	190,000	187,790
303	1	96.21	96.21	96.21			96.21	96.21	N/A	160,000	153,930
309	1	95.01	95.01	95.01			95.01	95.01	N/A	34,500	32,780
325	2	103.47	103.47	112.01	40.96	92.37	61.08	145.85	N/A	225,470	252,555
326	1	88.49	88.49	88.49			88.49	88.49	N/A	68,000	60,170
340	1	95.79	95.79	95.79			95.79	95.79	N/A	38,000	36,400
341	1	50.22	50.22	50.22			50.22	50.22	N/A	2,075,000	1,042,060
344	3	78.93	81.51	83.45	6.39	97.68	75.24	90.37	N/A	44,833	37,413
346	1	83.00	83.00	83.00			83.00	83.00	N/A	18,000	14,940
349	1	128.80	128.80	128.80			128.80	128.80	N/A	210,000	270,480
352	2	98.76	98.76	98.21	4.98	100.56	93.84	103.68	N/A	56,250	55,245
353	14	102.98	106.26	91.49	25.16	116.15	46.76	155.75	76.53 to 143.62	35,578	32,549
386	1	80.87	80.87	80.87			80.87	80.87	N/A	1,150	930
389	3	98.50	106.61	100.65	9.02	105.92	97.34	124.00	N/A	32,951	33,166
407	2	99.28	99.28	99.25	2.99	100.03	96.31	102.25	N/A	297,500	295,275
412	8	100.59	94.61	72.22	36.16	131.02	41.16	148.55	41.16 to 148.55	112,125	80,971
419	1	118.98	118.98	118.98			118.98	118.98	N/A	65,000	77,340
442	5	87.11	88.05	85.29	14.27	103.23	60.97	107.13	N/A	72,200	61,578
470	2	93.41	93.41	95.67	7.47	97.63	86.43	100.38	N/A	41,500	39,705
471	1	99.40	99.40	99.40			99.40	99.40	N/A	30,000	29,820
493	1	107.55	107.55	107.55			107.55	107.55	N/A	115,000	123,680
526	1	114.29	114.29	114.29			114.29	114.29	N/A	3,500	4,000
528	2	88.51	88.51	88.86	3.16	99.61	85.71	91.31	N/A	40,000	35,545
851	2	88.25	88.25	68.76	30.45	128.33	61.37	115.12	N/A	107,250	73,750
ALL	71	96.21	96.00	79.75	19.25	120.38	41.16	155.75	90.37 to 99.88	101,605	81,026

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	81,026	PRD:	120.38	MIN Sales Ratio:	41.16		

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

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	70	96.26	96.14	79.72	19.36	120.60	41.16	155.75	91.00 to 99.88	102,556	81,755
04	1	85.71	85.71	85.71			85.71	85.71	N/A	35,000	30,000
<u>ALL</u>	<u>71</u>	<u>96.21</u>	<u>96.00</u>	<u>79.75</u>	<u>19.25</u>	<u>120.38</u>	<u>41.16</u>	<u>155.75</u>	<u>90.37 to 99.88</u>	<u>101,605</u>	<u>81,026</u>

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	619	MEDIAN:	91	COV:	37.99	95% Median C.I.:	88.60 to 92.54
TOTAL Sales Price:	55,301,313	WGT. MEAN:	89	STD:	35.65	95% Wgt. Mean C.I.:	87.10 to 90.17
TOTAL Adj.Sales Price:	55,827,313	MEAN:	94	AVG.ABS.DEV:	20.71	95% Mean C.I.:	91.02 to 96.64
TOTAL Assessed Value:	49,483,275						
AVG. Adj. Sales Price:	90,189	COD:	22.84	MAX Sales Ratio:	415.30		
AVG. Assessed Value:	79,940	PRD:	105.86	MIN Sales Ratio:	21.81		

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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>											
07/01/03 TO 09/30/03	97	93.16	98.61	92.04	18.09	107.14	40.16	394.17	89.14 to 96.38	91,441	84,163
10/01/03 TO 12/31/03	80	97.06	97.10	93.54	17.75	103.80	36.07	221.14	91.52 to 102.52	95,530	89,363
01/01/04 TO 03/31/04	58	92.49	92.30	92.33	18.09	99.97	52.67	166.11	86.47 to 96.00	99,562	91,926
04/01/04 TO 06/30/04	80	91.34	88.87	89.17	15.40	99.67	37.66	147.63	83.80 to 95.68	90,466	80,665
07/01/04 TO 09/30/04	79	90.43	93.19	89.63	23.10	103.97	35.20	209.20	85.56 to 98.15	84,751	75,964
10/01/04 TO 12/31/04	72	90.50	95.16	85.82	26.35	110.88	37.89	317.00	80.01 to 95.95	87,338	74,954
01/01/05 TO 03/31/05	63	83.23	91.39	83.05	32.68	110.04	21.81	336.64	72.30 to 87.83	84,653	70,305
04/01/05 TO 06/30/05	90	84.67	92.37	82.12	31.10	112.48	37.52	415.30	79.19 to 89.71	88,735	72,869
<u>Study Years</u>											
07/01/03 TO 06/30/04	315	93.00	94.59	91.78	17.58	103.06	36.07	394.17	91.30 to 95.46	93,727	86,025
07/01/04 TO 06/30/05	304	86.54	93.04	85.11	28.59	109.32	21.81	415.30	83.57 to 89.82	86,523	73,635
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	289	91.30	92.31	89.18	20.73	103.51	35.20	317.00	87.76 to 93.94	89,950	80,217
<u>ALL</u>											
	619	90.65	93.83	88.64	22.84	105.86	21.81	415.30	88.60 to 92.54	90,189	79,940

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	619	MEDIAN:	91	COV:	37.99	95% Median C.I.:	88.60 to 92.54
TOTAL Sales Price:	55,301,313	WGT. MEAN:	89	STD:	35.65	95% Wgt. Mean C.I.:	87.10 to 90.17
TOTAL Adj.Sales Price:	55,827,313	MEAN:	94	AVG.ABS.DEV:	20.71	95% Mean C.I.:	91.02 to 96.64
TOTAL Assessed Value:	49,483,275						
AVG. Adj. Sales Price:	90,189	COD:	22.84	MAX Sales Ratio:	415.30		
AVG. Assessed Value:	79,940	PRD:	105.86	MIN Sales Ratio:	21.81		

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURR	2	89.03	89.03	83.60	20.38	106.49	70.89	107.17	N/A	68,500	57,265
DOUGLAS	8	92.19	100.20	101.63	31.79	98.60	35.20	209.20	35.20 to 209.20	49,462	50,267
DUNBAR	7	82.83	75.08	62.76	19.63	119.63	37.52	101.45	37.52 to 101.45	46,128	28,948
LORTON	2	59.48	59.48	58.69	9.34	101.35	53.93	65.03	N/A	35,000	20,540
NEB CITY SUBURBAN	10	91.58	85.91	93.72	14.50	91.66	64.27	115.64	64.44 to 96.30	121,650	114,009
NEBRASKA CITY	332	90.21	96.81	88.98	24.26	108.81	36.07	415.30	87.76 to 92.96	79,857	71,053
OTOE	8	88.09	94.54	77.86	32.75	121.43	46.02	164.33	46.02 to 164.33	31,125	24,233
PALMYRA	25	94.58	91.23	86.26	20.17	105.76	53.53	161.16	77.56 to 100.74	78,672	67,866
PALMYRA SUBURBAN	4	85.92	81.79	80.21	10.32	101.97	62.61	92.71	N/A	151,750	121,717
RURAL 7000	14	94.36	96.15	86.76	27.40	110.81	46.66	166.11	61.21 to 129.15	102,275	88,737
RURAL 8000	28	75.60	77.28	82.02	28.80	94.22	21.81	141.59	62.60 to 89.71	115,942	95,098
RURAL 9000	19	85.94	82.07	81.30	15.11	100.94	46.05	114.38	71.19 to 93.61	128,313	104,320
RURAL 9100	24	89.43	87.67	88.63	16.26	98.91	44.32	122.29	79.36 to 100.08	173,685	153,945
SUBURBAN	3	90.89	87.51	88.19	4.18	99.23	80.11	91.52	N/A	103,000	90,833
SYRACUSE	83	93.69	92.88	93.12	15.17	99.74	42.81	133.08	90.43 to 99.59	91,364	85,075
SYRACUSE SUBURBAN	6	62.08	95.91	82.07	84.44	116.88	42.45	273.76	42.45 to 273.76	64,533	52,960
TALMAGE	9	80.20	96.81	67.23	48.88	143.99	46.16	230.38	51.78 to 118.31	37,777	25,398
UNADILLA	12	95.79	97.04	87.12	15.91	111.38	57.41	132.80	87.07 to 108.04	68,529	59,705
WOODLAND HILLS 1	16	94.44	100.68	91.91	17.43	109.53	65.31	147.63	83.36 to 122.45	163,620	150,390
WOODLAND HILLS 2	7	103.45	103.41	102.54	4.22	100.85	94.57	109.59	94.57 to 109.59	143,628	147,282
ALL	619	90.65	93.83	88.64	22.84	105.86	21.81	415.30	88.60 to 92.54	90,189	79,940

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	488	90.97	95.32	89.15	23.05	106.92	35.20	415.30	88.65 to 93.16	78,388	69,885
2	25	88.60	87.28	88.00	24.97	99.18	42.45	273.76	74.60 to 92.71	109,228	96,122
3	106	89.30	88.51	87.42	21.39	101.24	21.81	166.11	82.85 to 94.57	140,028	122,414
ALL	619	90.65	93.83	88.64	22.84	105.86	21.81	415.30	88.60 to 92.54	90,189	79,940

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	541	90.84	93.95	88.73	20.69	105.88	37.52	415.30	88.60 to 92.45	98,926	87,774
2	71	82.60	91.18	81.05	41.99	112.49	21.81	394.17	74.50 to 100.45	26,705	21,646
3	7	109.57	111.61	111.79	3.40	99.84	105.60	117.00	105.60 to 117.00	58,828	65,764
ALL	619	90.65	93.83	88.64	22.84	105.86	21.81	415.30	88.60 to 92.54	90,189	79,940

PA&T 2006 Preliminary Statistics

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(!: AVTot=0)

(!: Derived)

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	611	90.65	93.45	88.71	22.39	105.34	21.81	415.30	88.48 to 92.45	90,862	80,603
06	1	74.60	74.60	74.60			74.60	74.60	N/A	5,000	3,730
07	7	118.31	130.00	75.47	42.27	172.26	46.66	273.76	46.66 to 273.76	43,642	32,935
<u>ALL</u>	<u>619</u>	<u>90.65</u>	<u>93.83</u>	<u>88.64</u>	<u>22.84</u>	<u>105.86</u>	<u>21.81</u>	<u>415.30</u>	<u>88.60 to 92.54</u>	<u>90,189</u>	<u>79,940</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0056	1	57.69	57.69	57.69			57.69	57.69	N/A	78,000	45,000
13-0097	3	102.52	98.95	99.15	3.48	99.79	91.80	102.52	N/A	184,666	183,100
34-0034											
49-0033	13	81.94	93.62	89.87	33.88	104.16	35.20	209.20	61.21 to 97.37	83,719	75,240
49-0501	17	93.60	94.47	81.49	33.56	115.93	46.16	230.38	54.55 to 118.31	52,352	42,662
55-0145	26	87.29	92.03	87.41	18.75	105.29	44.32	147.63	81.02 to 95.46	173,918	152,021
55-0160											
64-0023											
66-0011	17	98.39	92.47	98.51	19.48	93.87	36.07	141.59	76.54 to 106.23	85,200	83,929
66-0020	21	91.30	90.64	84.63	19.03	107.11	53.91	132.80	75.60 to 102.94	89,512	75,753
66-0027	126	90.70	89.06	87.05	20.69	102.31	37.52	273.76	85.33 to 93.61	88,702	77,212
66-0111	346	89.70	95.95	88.91	24.18	107.92	21.81	415.30	87.56 to 91.95	83,780	74,489
66-0501	49	96.87	94.15	90.60	16.71	103.92	46.66	161.16	88.60 to 100.74	106,168	96,186
NonValid School											
<u>ALL</u>	<u>619</u>	<u>90.65</u>	<u>93.83</u>	<u>88.64</u>	<u>22.84</u>	<u>105.86</u>	<u>21.81</u>	<u>415.30</u>	<u>88.60 to 92.54</u>	<u>90,189</u>	<u>79,940</u>

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	619	MEDIAN:	91	COV:	37.99	95% Median C.I.:	88.60 to 92.54
TOTAL Sales Price:	55,301,313	WGT. MEAN:	89	STD:	35.65	95% Wgt. Mean C.I.:	87.10 to 90.17
TOTAL Adj.Sales Price:	55,827,313	MEAN:	94	AVG.ABS.DEV:	20.71	95% Mean C.I.:	91.02 to 96.64
TOTAL Assessed Value:	49,483,275						
AVG. Adj. Sales Price:	90,189	COD:	22.84	MAX Sales Ratio:	415.30		
AVG. Assessed Value:	79,940	PRD:	105.86	MIN Sales Ratio:	21.81		

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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	74	82.98	91.68	80.73	41.53	113.55	21.81	394.17	74.60 to 100.00	26,603	21,477
Prior TO 1860	3	75.14	77.29	77.34	8.09	99.94	69.25	87.48	N/A	49,950	38,630
1860 TO 1899	69	91.52	104.05	90.99	34.71	114.36	51.78	415.30	83.11 to 100.60	56,876	51,749
1900 TO 1919	85	83.01	90.74	81.75	27.17	110.99	37.52	336.64	77.46 to 88.65	73,137	59,791
1920 TO 1939	77	87.62	90.98	81.85	25.13	111.15	43.33	202.58	78.86 to 92.45	74,082	60,638
1940 TO 1949	30	92.34	96.66	92.32	16.04	104.69	69.55	133.08	85.66 to 107.77	77,726	71,760
1950 TO 1959	44	91.14	91.71	88.87	19.41	103.20	48.10	134.04	83.74 to 99.50	82,514	73,330
1960 TO 1969	53	93.33	93.94	91.38	13.51	102.80	42.81	134.45	87.88 to 96.38	98,701	90,192
1970 TO 1979	61	90.97	93.83	89.34	16.38	105.03	46.16	273.76	87.06 to 96.09	117,538	105,009
1980 TO 1989	18	91.72	95.61	89.44	19.46	106.90	63.85	164.33	78.57 to 100.82	113,525	101,531
1990 TO 1994	29	95.79	94.74	91.38	11.81	103.67	59.54	117.00	87.32 to 105.60	137,170	125,351
1995 TO 1999	32	91.76	89.28	90.09	11.13	99.11	46.66	110.76	85.09 to 96.79	189,631	170,829
2000 TO Present	44	95.90	95.53	93.94	9.61	101.69	70.33	141.59	91.38 to 101.24	168,413	158,215
ALL	619	90.65	93.83	88.64	22.84	105.86	21.81	415.30	88.60 to 92.54	90,189	79,940

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	16	104.75	140.16	130.39	57.97	107.49	35.20	394.17	74.50 to 164.33	2,217	2,891
5000 TO 9999	13	106.69	111.41	113.50	32.87	98.16	40.16	230.38	74.60 to 145.01	7,471	8,480
Total \$											
1 TO 9999	29	106.00	127.27	118.02	46.46	107.84	35.20	394.17	82.60 to 118.31	4,572	5,396
10000 TO 29999	69	103.76	116.37	113.55	41.63	102.49	21.81	415.30	92.45 to 108.04	19,826	22,512
30000 TO 59999	126	91.78	94.75	94.29	24.26	100.49	36.07	178.59	88.93 to 98.27	44,080	41,562
60000 TO 99999	168	88.53	87.60	87.81	17.01	99.76	37.52	131.32	85.22 to 92.32	78,185	68,652
100000 TO 149999	125	88.60	87.21	87.17	15.24	100.05	46.16	147.18	85.51 to 92.67	120,406	104,954
150000 TO 249999	83	85.94	85.35	85.52	13.34	99.80	46.05	114.83	81.21 to 90.94	178,806	152,919
250000 TO 499999	19	91.21	90.49	90.35	6.13	100.15	77.88	103.00	85.71 to 95.46	302,394	273,218
ALL	619	90.65	93.83	88.64	22.84	105.86	21.81	415.30	88.60 to 92.54	90,189	79,940

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:	619	MEDIAN:	91	COV:	37.99	95% Median C.I.:	88.60 to 92.54
TOTAL Sales Price:	55,301,313	WGT. MEAN:	89	STD:	35.65	95% Wgt. Mean C.I.:	87.10 to 90.17
TOTAL Adj.Sales Price:	55,827,313	MEAN:	94	AVG.ABS.DEV:	20.71	95% Mean C.I.:	91.02 to 96.64
TOTAL Assessed Value:	49,483,275						
AVG. Adj. Sales Price:	90,189	COD:	22.84	MAX Sales Ratio:	415.30		
AVG. Assessed Value:	79,940	PRD:	105.86	MIN Sales Ratio:	21.81		

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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	18	96.89	106.19	70.15	46.50	151.38	21.81	394.17	70.67 to 112.00	3,830	2,687
5000 TO 9999	19	78.13	98.48	75.75	50.30	129.99	37.66	317.00	57.25 to 110.00	10,174	7,707
Total \$ _____											
1 TO 9999	37	82.83	102.23	74.28	51.66	137.62	21.81	394.17	74.60 to 103.50	7,088	5,265
10000 TO 29999	79	86.39	89.12	75.88	34.95	117.46	36.07	230.38	75.78 to 92.96	28,621	21,716
30000 TO 59999	153	89.67	96.72	86.09	29.40	112.34	37.52	336.64	81.11 to 93.83	53,173	45,779
60000 TO 99999	170	90.02	92.99	87.60	17.97	106.16	50.10	415.30	86.47 to 93.33	89,267	78,194
100000 TO 149999	119	91.11	91.00	88.32	13.54	103.03	46.05	147.18	86.91 to 95.11	137,696	121,615
150000 TO 249999	51	95.90	95.76	94.44	8.05	101.39	70.33	141.59	93.08 to 98.33	201,509	190,312
250000 TO 499999	10	94.33	93.84	93.01	7.09	100.89	81.02	114.83	81.69 to 103.00	333,000	309,737
ALL _____											
	619	90.65	93.83	88.64	22.84	105.86	21.81	415.30	88.60 to 92.54	90,189	79,940

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	74	82.98	91.68	80.73	41.53	113.55	21.81	394.17	74.60 to 100.00	26,603	21,477
10	2	105.64	105.64	101.20	12.00	104.38	92.96	118.31	N/A	10,000	10,120
20	148	86.52	93.72	83.99	28.73	111.58	42.81	273.76	81.11 to 93.24	58,138	48,831
30	316	90.49	93.79	88.13	19.78	106.42	37.52	415.30	87.79 to 92.45	99,407	87,611
35	5	99.59	99.13	99.04	3.09	100.09	94.55	104.94	N/A	156,100	154,600
40	69	95.46	95.61	93.07	10.78	102.74	66.04	141.59	91.19 to 98.51	173,051	161,051
50	5	95.92	96.47	97.77	4.63	98.67	87.07	103.00	N/A	220,100	215,186
ALL _____											
	619	90.65	93.83	88.64	22.84	105.86	21.81	415.30	88.60 to 92.54	90,189	79,940

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:	619	MEDIAN:	91	COV:	37.99	95% Median C.I.:	88.60 to 92.54
TOTAL Sales Price:	55,301,313	WGT. MEAN:	89	STD:	35.65	95% Wgt. Mean C.I.:	87.10 to 90.17
TOTAL Adj.Sales Price:	55,827,313	MEAN:	94	AVG.ABS.DEV:	20.71	95% Mean C.I.:	91.02 to 96.64
TOTAL Assessed Value:	49,483,275						
AVG. Adj. Sales Price:	90,189	COD:	22.84	MAX Sales Ratio:	415.30		
AVG. Assessed Value:	79,940	PRD:	105.86	MIN Sales Ratio:	21.81		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	74	82.98	91.68	80.73	41.53	113.55	21.81	394.17	74.60 to 100.00	26,603	21,477	
100	16	96.17	90.64	85.35	26.87	106.20	42.81	164.33	53.93 to 109.48	77,086	65,793	
101	333	91.38	94.37	90.13	18.75	104.71	46.02	273.76	89.69 to 93.83	97,725	88,079	
102	49	88.32	101.91	87.71	34.16	116.19	37.52	415.30	83.80 to 95.46	122,305	107,275	
103	5	100.03	102.77	97.29	9.93	105.64	86.89	130.95	N/A	144,700	140,772	
104	108	87.52	90.48	84.73	23.13	106.78	46.05	336.64	80.26 to 91.62	89,201	75,580	
106	4	105.73	108.66	104.77	8.43	103.72	94.06	129.15	N/A	51,250	53,692	
111	22	92.50	89.63	89.13	9.65	100.56	69.36	110.03	80.45 to 96.87	111,518	99,391	
301	3	94.55	94.15	94.24	4.85	99.90	87.07	100.82	N/A	122,500	115,443	
304	5	85.09	90.42	90.57	8.33	99.83	81.29	103.08	N/A	141,300	127,982	
<u>ALL</u>												
	619	90.65	93.83	88.64	22.84	105.86	21.81	415.30	88.60 to 92.54	90,189	79,940	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	74	82.98	91.68	80.73	41.53	113.55	21.81	394.17	74.60 to 100.00	26,603	21,477	
10	1	134.30	134.30	134.30			134.30	134.30	N/A	30,000	40,290	
15	4	112.14	107.15	92.33	30.23	116.04	53.53	150.79	N/A	32,125	29,662	
20	84	92.20	101.22	88.34	32.67	114.58	42.81	273.76	84.18 to 99.88	40,314	35,613	
25	2	84.82	84.82	84.33	6.87	100.58	79.00	90.65	N/A	55,340	46,670	
30	318	90.06	91.92	87.44	19.88	105.12	37.52	415.30	87.40 to 92.32	96,945	84,772	
35	2	80.06	80.06	80.32	9.51	99.67	72.44	87.67	N/A	107,750	86,545	
40	130	92.24	94.66	91.41	14.47	103.56	46.16	336.64	89.11 to 95.05	140,683	128,591	
50	4	96.75	90.82	92.21	7.38	98.49	71.44	98.33	N/A	217,550	200,600	
<u>ALL</u>												
	619	90.65	93.83	88.64	22.84	105.86	21.81	415.30	88.60 to 92.54	90,189	79,940	

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	78	MEDIAN:	93	COV:	28.60	95% Median C.I.:	88.49 to 98.63
TOTAL Sales Price:	7,692,448	WGT. MEAN:	78	STD:	26.72	95% Wgt. Mean C.I.:	61.45 to 94.96
TOTAL Adj.Sales Price:	7,676,198	MEAN:	93	AVG.ABS.DEV:	19.82	95% Mean C.I.:	87.51 to 99.37
TOTAL Assessed Value:	6,003,230						
AVG. Adj. Sales Price:	98,412	COD:	21.23	MAX Sales Ratio:	155.75		
AVG. Assessed Value:	76,964	PRD:	119.48	MIN Sales Ratio:	41.16		

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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	4	93.46	88.85	71.79	16.01	123.77	61.36	107.13	N/A	64,750	46,482
10/01/02 TO 12/31/02	6	98.25	97.14	98.42	5.06	98.71	85.43	106.40	85.43 to 106.40	28,366	27,918
01/01/03 TO 03/31/03	4	117.41	110.92	98.45	24.15	112.66	65.25	143.62	N/A	58,652	57,745
04/01/03 TO 06/30/03	11	80.87	75.45	66.44	19.93	113.56	41.16	104.29	46.76 to 95.79	84,421	56,087
07/01/03 TO 09/30/03	5	107.55	120.89	110.11	22.60	109.80	92.70	155.75	N/A	36,800	40,520
10/01/03 TO 12/31/03	9	98.50	98.35	89.04	12.53	110.47	61.08	134.72	89.02 to 108.08	58,613	52,186
01/01/04 TO 03/31/04	4	92.31	89.68	61.88	41.48	144.92	42.57	131.52	N/A	104,000	64,357
04/01/04 TO 06/30/04	4	89.74	102.48	130.18	17.77	78.72	84.58	145.85	N/A	92,610	120,557
07/01/04 TO 09/30/04	10	99.12	99.71	102.15	16.80	97.61	51.55	148.55	83.02 to 123.73	71,015	72,543
10/01/04 TO 12/31/04	3	90.15	87.94	83.18	5.70	105.72	79.12	94.55	N/A	158,046	131,463
01/01/05 TO 03/31/05	7	96.21	89.90	93.97	22.37	95.67	48.76	128.80	48.76 to 128.80	144,285	135,585
04/01/05 TO 06/30/05	11	78.93	84.35	55.24	25.76	152.70	50.22	153.66	53.23 to 114.29	217,409	120,090
<u>Study Years</u>											
07/01/02 TO 06/30/03	25	90.05	88.48	75.44	19.78	117.28	41.16	143.62	80.87 to 99.88	63,697	48,055
07/01/03 TO 06/30/04	22	97.92	102.65	94.26	21.98	108.90	42.57	155.75	89.02 to 124.43	68,089	64,179
07/01/04 TO 06/30/05	31	91.31	90.90	73.92	21.45	122.97	48.76	153.66	78.93 to 99.40	147,928	109,351
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	29	95.01	95.29	81.09	22.20	117.51	41.16	155.75	85.93 to 104.29	64,647	52,421
01/01/04 TO 12/31/04	21	91.76	96.65	94.35	21.60	102.43	42.57	148.55	84.58 to 106.54	93,844	88,546
<u>ALL</u>											
	78	93.35	93.44	78.21	21.23	119.48	41.16	155.75	88.49 to 98.63	98,412	76,964

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	78	MEDIAN:	93	COV:	28.60	95% Median C.I.:	88.49 to 98.63
TOTAL Sales Price:	7,692,448	WGT. MEAN:	78	STD:	26.72	95% Wgt. Mean C.I.:	61.45 to 94.96
TOTAL Adj.Sales Price:	7,676,198	MEAN:	93	AVG.ABS.DEV:	19.82	95% Mean C.I.:	87.51 to 99.37
TOTAL Assessed Value:	6,003,230						
AVG. Adj. Sales Price:	98,412	COD:	21.23	MAX Sales Ratio:	155.75		
AVG. Assessed Value:	76,964	PRD:	119.48	MIN Sales Ratio:	41.16		

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURR	1	91.00	91.00	91.00			91.00	91.00	N/A	4,000	3,640
DOUGLAS	2	69.49	69.49	61.67	12.25	112.67	60.97	78.00	N/A	18,250	11,255
DUNBAR	1	153.66	153.66	153.66			153.66	153.66	N/A	53,000	81,440
NEB CITY SUBURBAN	1	100.91	100.91	100.91			100.91	100.91	N/A	295,000	297,680
NEBRASKA CITY	41	91.31	90.84	72.20	27.81	125.81	41.16	155.75	70.21 to 100.38	136,027	98,217
OTOE	4	95.17	99.70	97.19	5.61	102.58	94.17	114.29	N/A	10,950	10,642
PALMYRA	1	53.23	53.23	53.23			53.23	53.23	N/A	35,000	18,630
PALMYRA SUBURBAN	1	104.29	104.29	104.29			104.29	104.29	N/A	69,990	72,990
RURAL 7000	1	62.17	62.17	62.17			62.17	62.17	N/A	200,000	124,330
RURAL 9000	1	134.72	134.72	134.72			134.72	134.72	N/A	65,000	87,570
RURAL 9100	1	90.16	90.16	90.16			90.16	90.16	N/A	168,650	152,060
SYRACUSE	13	92.70	99.33	94.89	12.70	104.68	84.58	153.47	85.93 to 108.08	33,565	31,850
SYRACUSE SUBURBAN	3	96.21	97.93	94.97	5.99	103.12	90.15	107.44	N/A	128,046	121,610
TALMAGE	4	89.97	90.33	91.96	9.33	98.23	80.87	100.50	N/A	10,662	9,805
UNADILLA	3	98.84	96.51	96.14	5.56	100.39	87.11	103.60	N/A	88,333	84,923
ALL	78	93.35	93.44	78.21	21.23	119.48	41.16	155.75	88.49 to 98.63	98,412	76,964

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	70	92.23	92.89	75.52	22.15	123.00	41.16	155.75	86.43 to 98.50	92,763	70,053
2	6	98.56	93.53	90.59	10.84	103.24	62.17	107.44	62.17 to 107.44	158,188	143,305
3	2	112.44	112.44	102.56	19.81	109.64	90.16	134.72	N/A	116,825	119,815
ALL	78	93.35	93.44	78.21	21.23	119.48	41.16	155.75	88.49 to 98.63	98,412	76,964

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	62	93.62	94.78	76.72	23.38	123.55	41.16	155.75	87.11 to 99.56	112,024	85,940
2	16	92.08	88.24	92.37	12.84	95.53	51.55	107.44	78.00 to 99.88	45,666	42,182
ALL	78	93.35	93.44	78.21	21.23	119.48	41.16	155.75	88.49 to 98.63	98,412	76,964

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	78	MEDIAN:	93	COV:	28.60	95% Median C.I.:	88.49 to 98.63
TOTAL Sales Price:	7,692,448	WGT. MEAN:	78	STD:	26.72	95% Wgt. Mean C.I.:	61.45 to 94.96
TOTAL Adj.Sales Price:	7,676,198	MEAN:	93	AVG.ABS.DEV:	19.82	95% Mean C.I.:	87.51 to 99.37
TOTAL Assessed Value:	6,003,230						
AVG. Adj. Sales Price:	98,412	COD:	21.23	MAX Sales Ratio:	155.75		
AVG. Assessed Value:	76,964	PRD:	119.48	MIN Sales Ratio:	41.16		

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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)											
13-0056											
13-0097											
34-0034											
49-0033	1	91.00	91.00	91.00			91.00	91.00	N/A	4,000	3,640
49-0501	4	89.97	90.33	91.96	9.33	98.23	80.87	100.50	N/A	10,662	9,805
55-0145											
55-0160											
64-0023											
66-0011	2	62.94	62.94	72.65	25.71	86.64	46.76	79.12	N/A	187,500	136,210
66-0020	3	98.84	96.51	96.14	5.56	100.39	87.11	103.60	N/A	88,333	84,923
66-0027	21	94.55	101.79	98.43	12.86	103.41	84.58	153.66	90.15 to 107.44	43,680	42,995
66-0111	41	95.01	93.52	74.43	26.52	125.65	41.16	155.75	75.24 to 106.40	135,661	100,969
66-0501	6	70.08	74.80	76.55	22.85	97.72	53.23	104.29	53.23 to 104.29	85,023	65,086
NonValid School											
ALL	78	93.35	93.44	78.21	21.23	119.48	41.16	155.75	88.49 to 98.63	98,412	76,964

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	17	94.00	90.90	89.54	16.64	101.52	51.55	153.66	68.84 to 103.60	57,832	51,781
Prior TO 1860											
1860 TO 1899	1	123.73	123.73	123.73			123.73	123.73	N/A	45,000	55,680
1900 TO 1919	25	85.93	94.40	76.98	33.20	122.64	41.16	155.75	66.96 to 112.17	52,590	40,481
1920 TO 1939	5	91.31	87.65	85.20	6.24	102.88	70.21	95.01	N/A	43,100	36,720
1940 TO 1949	4	96.07	85.31	68.24	18.89	125.03	42.57	106.54	N/A	102,625	70,027
1950 TO 1959	7	98.50	97.18	83.80	16.91	115.97	61.08	134.72	61.08 to 134.72	55,979	46,912
1960 TO 1969	5	99.40	102.82	122.00	15.31	84.28	78.93	145.85	N/A	98,388	120,032
1970 TO 1979	5	96.21	98.59	90.08	9.76	109.44	79.12	114.29	N/A	123,300	111,072
1980 TO 1989	6	94.17	91.86	92.00	17.48	99.85	48.76	128.80	48.76 to 128.80	121,166	111,470
1990 TO 1994	1	90.05	90.05	90.05			90.05	90.05	N/A	110,000	99,060
1995 TO 1999	1	100.91	100.91	100.91			100.91	100.91	N/A	295,000	297,680
2000 TO Present	1	50.22	50.22	50.22			50.22	50.22	N/A	2,075,000	1,042,060
ALL	78	93.35	93.44	78.21	21.23	119.48	41.16	155.75	88.49 to 98.63	98,412	76,964

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)
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NUMBER of Sales:	78	MEDIAN:	93	COV:	28.60	95% Median C.I.:	88.49 to 98.63
TOTAL Sales Price:	7,692,448	WGT. MEAN:	78	STD:	26.72	95% Wgt. Mean C.I.:	61.45 to 94.96
TOTAL Adj.Sales Price:	7,676,198	MEAN:	93	AVG.ABS.DEV:	19.82	95% Mean C.I.:	87.51 to 99.37
TOTAL Assessed Value:	6,003,230						
AVG. Adj. Sales Price:	98,412	COD:	21.23	MAX Sales Ratio:	155.75		
AVG. Assessed Value:	76,964	PRD:	119.48	MIN Sales Ratio:	41.16		

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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	6	92.58	92.14	95.66	9.56	96.32	78.00	114.29	78.00 to 114.29	2,075	1,985
5000 TO 9999	5	98.63	111.24	112.05	13.53	99.28	96.93	155.75	N/A	7,184	8,050
Total \$ _____											
1 TO 9999	11	96.93	100.83	107.84	12.66	93.50	78.00	155.75	80.87 to 114.29	4,397	4,741
10000 TO 29999	17	92.70	98.61	97.74	21.68	100.89	51.55	153.47	83.00 to 124.43	19,411	18,972
30000 TO 59999	16	95.40	96.28	98.70	19.50	97.55	53.23	153.66	78.93 to 107.44	42,318	41,767
60000 TO 99999	15	90.37	93.82	94.28	21.35	99.51	46.76	148.55	70.21 to 106.54	70,566	66,532
100000 TO 149999	4	94.97	89.42	89.53	15.05	99.88	60.20	107.55	N/A	117,402	105,107
150000 TO 249999	11	62.17	74.66	72.95	36.45	102.35	41.16	128.80	42.57 to 98.84	195,608	142,690
250000 TO 499999	3	100.91	108.62	107.42	22.04	101.12	79.12	145.85	N/A	288,646	310,063
500000 +	1	50.22	50.22	50.22			50.22	50.22	N/A	2,075,000	1,042,060
ALL	78	93.35	93.44	78.21	21.23	119.48	41.16	155.75	88.49 to 98.63	98,412	76,964

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	92.58	92.14	95.66	9.56	96.32	78.00	114.29	78.00 to 114.29	2,075	1,985
5000 TO 9999	5	98.50	90.40	85.97	11.48	105.15	51.55	106.40	N/A	7,784	6,692
Total \$ _____											
1 TO 9999	11	94.55	91.35	88.32	11.46	103.43	51.55	114.29	78.00 to 106.40	4,670	4,124
10000 TO 29999	20	89.56	95.89	88.23	23.23	108.68	53.23	155.75	83.00 to 103.60	21,400	18,881
30000 TO 59999	18	90.84	90.77	86.50	17.04	104.94	46.76	143.62	78.93 to 100.38	52,061	45,031
60000 TO 99999	13	99.56	97.10	80.49	24.96	120.63	41.16	153.66	60.20 to 131.52	101,537	81,728
100000 TO 149999	7	62.17	84.19	74.26	42.46	113.38	48.76	148.55	48.76 to 148.55	156,729	116,382
150000 TO 249999	5	90.16	90.90	89.46	5.72	101.61	79.12	98.84	N/A	198,338	177,426
250000 TO 499999	3	128.80	125.19	124.15	11.63	100.84	100.91	145.85	N/A	258,646	321,106
500000 +	1	50.22	50.22	50.22			50.22	50.22	N/A	2,075,000	1,042,060
ALL	78	93.35	93.44	78.21	21.23	119.48	41.16	155.75	88.49 to 98.63	98,412	76,964

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Base Stat

State Stat Run

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COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	16	92.08	86.97	85.88	14.00	101.27	51.55	107.44	68.84 to 99.88	58,134	49,927	
10	45	92.70	93.47	83.24	23.00	112.29	41.16	153.66	86.43 to 99.56	74,167	61,739	
15	1	83.00	83.00	83.00			83.00	83.00	N/A	18,000	14,940	
20	15	98.84	101.10	71.09	23.84	142.21	46.76	155.75	83.02 to 128.80	225,766	160,501	
30	1	91.00	91.00	91.00			91.00	91.00	N/A	4,000	3,640	
ALL	78	93.35	93.44	78.21	21.23	119.48	41.16	155.75	88.49 to 98.63	98,412	76,964	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	18	91.38	87.46	86.18	12.59	101.49	51.55	107.44	78.00 to 98.63	54,425	46,901	
300	1	98.84	98.84	98.84			98.84	98.84	N/A	190,000	187,790	
303	1	96.21	96.21	96.21			96.21	96.21	N/A	160,000	153,930	
309	1	95.01	95.01	95.01			95.01	95.01	N/A	34,500	32,780	
325	2	103.47	103.47	112.01	40.96	92.37	61.08	145.85	N/A	225,470	252,555	
326	1	88.49	88.49	88.49			88.49	88.49	N/A	68,000	60,170	
340	1	95.79	95.79	95.79			95.79	95.79	N/A	38,000	36,400	
341	1	50.22	50.22	50.22			50.22	50.22	N/A	2,075,000	1,042,060	
344	3	78.93	81.51	83.45	6.39	97.68	75.24	90.37	N/A	44,833	37,413	
346	1	83.00	83.00	83.00			83.00	83.00	N/A	18,000	14,940	
349	1	128.80	128.80	128.80			128.80	128.80	N/A	210,000	270,480	
352	2	100.86	100.86	97.46	30.39	103.50	70.21	131.52	N/A	56,250	54,820	
353	14	102.98	105.45	90.07	25.94	117.08	46.76	155.75	66.96 to 143.62	35,578	32,045	
386	2	85.46	85.46	89.96	5.37	95.00	80.87	90.05	N/A	55,575	49,995	
389	3	98.50	101.31	98.72	3.64	102.62	97.34	108.08	N/A	32,951	32,530	
407	2	90.01	90.01	89.92	12.10	100.10	79.12	100.91	N/A	297,500	267,515	
412	8	86.02	87.55	68.75	35.82	127.35	41.16	148.55	41.16 to 148.55	112,125	77,086	
419	1	134.72	134.72	134.72			134.72	134.72	N/A	65,000	87,570	
442	5	87.11	80.90	63.99	22.48	126.41	48.76	107.13	N/A	72,200	46,204	
470	2	93.41	93.41	95.67	7.47	97.63	86.43	100.38	N/A	41,500	39,705	
471	1	99.40	99.40	99.40			99.40	99.40	N/A	30,000	29,820	
493	1	107.55	107.55	107.55			107.55	107.55	N/A	115,000	123,680	
494	1	153.66	153.66	153.66			153.66	153.66	N/A	53,000	81,440	
526	1	114.29	114.29	114.29			114.29	114.29	N/A	3,500	4,000	
528	2	72.27	72.27	74.65	26.35	96.81	53.23	91.31	N/A	40,000	29,860	
851	2	73.64	73.64	64.74	16.69	113.76	61.36	85.93	N/A	107,250	69,430	
ALL	78	93.35	93.44	78.21	21.23	119.48	41.16	155.75	88.49 to 98.63	98,412	76,964	

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State Stat Run

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	77	94.00	93.96	78.32	20.80	119.97	41.16	155.75	89.02 to 98.63	99,236	77,722
04	1	53.23	53.23	53.23			53.23	53.23	N/A	35,000	18,630
<u>ALL</u>	<u>78</u>	<u>93.35</u>	<u>93.44</u>	<u>78.21</u>	<u>21.23</u>	<u>119.48</u>	<u>41.16</u>	<u>155.75</u>	<u>88.49 to 98.63</u>	<u>98,412</u>	<u>76,964</u>

2006 Assessment Survey for Otoe County

I. General Office Information

A. Staffing and Funding Information

1. Deputy(ies) on staff: **1**
2. Appraiser(s) on staff: **1**
3. Other full-time employees: **2- administrative assistant and an appraisal assistant**
4. Other part-time employees: **0**
5. Number of shared employees: **0**
6. Assessor's requested budget for current fiscal year: **\$170,500**
 - a. Does this include employee benefits? **No**
7. Part of the budget that is dedicated to the computer system: **None- the annual fee for TerraScan is calculated in the County General budget**
8. Adopted budget, or granted budget if different from above: **\$170,500**
 - a. Does this amount include employee benefits? **No**
9. Amount of total budget set aside for appraisal work: **\$5000**
10. Amount of the total budget set aside for education/workshops: **\$1200**
11. Appraisal/Reappraisal budget, if not part of the total budget: **None**
12. Other miscellaneous funds: **None**
13. Total budget: **\$170,500**
 - a. Was any of last year's budget not used? **Approximately \$6000 was unused in salary due to employee turnover.**

B. Residential Appraisal Information

1. Data collection done by: **Primarily completed by the Appraisal Assistant with additional help from the Assessor and Appraiser**

2. Valuation done by: **Assessor or Appraiser**
3. Date of last appraisal: ¹ **1998- Full reappraisal completed. Others vary by subclass.**
4. Date of last “update”: ² **Yearly photos, physical inspections, and measuring are completed as needed. It varies by subclass.**
5. Pickup work done by: ³ **Appraisal Assistant**

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	500			500

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? **The county is currently using June 2000 data, but will be implementing June 2005 data for Nebraska City in 2006.**
7. What was the last year the depreciation schedule for this property class was developed using market-derived information?
Nebraska City- 2006
Ag Residential- Half of properties using 2005 and half using 2006
All Others- utilizing schedules between 1998 and 2005
8. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴ **The market or sales comparison approach was used in 2005.**
9. Number of market areas/neighborhoods for this property class: **25 assessor locations**
10. How are these defined? **They are defined by location.**

C. Commercial/Industrial Appraisal Information

1. Data collection done by: **Appraiser and Appraisal Assistant**
2. Valuation done by: **Appraiser**
3. Date of last appraisal: ¹
2006- Nebraska City and Rural
2005- All others
4. Date of last “update”: ² **No updated completed since last appraisal**

5. Pickup work done by whom: ³ **Appraiser**

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	75			75

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? **June 2004**

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

Small towns- 2005

Small towns and Nebraska City- 2006

8. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? ⁵ **The income approach is only completed on a case by case basis.**

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 market or sales comparison approach was used in 2005.**

10. Number of market areas/neighborhoods for this property class? **25 assessor locations**

11. How are these defined? **They are defined by location.**

D. Agricultural Appraisal Information

1. Data collection done by:

Land- Appraiser

Buildings- Assessor and Appraisal Assistant

2. Valuation done by:

Land- Assessor

Improvements- Appraiser

3. Date of last appraisal: ¹ **An appraisal of improvements began in 2005 and will be completed in 2006 to place values on in 2007.**

4. Date of last "update": ² **2005 and 2006**

5. Pickup work done by whom: ³ **Appraisal Assistant and Appraiser**

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	137			137

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 was not used but may be considered for 2007.**

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 market or sales comparison approach was used in 2005.**

8. What is the date of the soil survey currently used? **1973**

9. What date was the last countywide land use study completed? **2003-2004**

a. By what method? **FSA maps with physical inspections completed for follow up.**

b. By whom? **Ron Elliot- Contracted Appraiser**

c. What proportion is complete / implemented at this time? **100% complete**

10. Number of market areas/neighborhoods for this property class: **5 market areas**

11. How are these defined? **Four market areas are defined by location. The fifth is defined by property characteristics.**

13. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? **The county has implemented countywide special valuation.**

E. Computer, Automation Information and GIS

1. Administrative software: **TerraScan**

2. CAMA software: **TerraScan**

3. Cadastral maps or GIS software: **Both used**

a. Who maintains the Cadastral Maps? **Assessor's office staff**

b. Who maintains the GIS software and maps? **Assessor and County computer/network employee**

4. Personal Property software: **TerraScan**

F. Zoning Information

1. Does the county have zoning? **Yes**

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

b. What municipalities in the county are zoned? **Nebraska City and Syracuse**

c. When was zoning implemented? **April 2002**

G. Contracted Services

1. Appraisal Services: **Ron Elliott- contract appraiser paid \$5000 per year to establish values for pick-up work, and help maintain cost/depreciation tables.**

2. Other Services: **none**

H. Additional comments or further explanations on any listed item from A through G:
No additional comments were provided.

II. Assessment Actions

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

1. Residential: In Nebraska City, the County reports increasing land values in three neighborhoods, and implementing a 10% value increase to all improvements. The rural residential areas also experienced value increases. Assessor location Rural 8000 received a 25% increase to land and improvements. Assessor location Rural 9000 received a 10% increase to land and improvements. Assessor location Rural 9100 received a 6% increase to land and improvements. Several rural residential subdivisions had land revaluations. Two of them still had discounted cash flow originally given to the developer, but are now 80% sold out, establishing a market value for the lots. Pick-up work was also completed.

- 2. Commercial:** The County reports a complete revaluation for rural Otoe County, including physical inspections of each parcel. A county-wide revaluation began in 2005 and is ongoing. It will be finished upon the completion of the revaluation of Nebraska City. Pick-up work was also completed.

- 3. Agricultural:** The County reports a change to LVG's in each market area. A new market area (7100) was also created, which is not geographically based. It is made up of all WRP parcels throughout the county. This has given the county a better way to value the remaining bundle of rights after enrollment in the Wetlands Reserve Program. The county is studying other ways to value land including the income approach in 2007. Pick-up work was also completed.

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 66 - Otoe

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 11,275	Value 1,082,589,075	Total Growth 17,525,985 (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	784	4,270,890	75	1,246,510	237	5,207,260	1,096	10,724,660	
2. Res Improv Land	4,180	27,601,670	189	5,561,610	851	27,364,980	5,220	60,528,260	
3. Res Improvements	4,330	286,553,700	190	24,867,590	863	110,407,695	5,383	421,828,985	
4. Res Total	5,114	318,426,260	265	31,675,710	1,100	142,979,935	6,479	493,081,905	8,335,820
% of Total	78.93	64.57	4.09	6.42	16.97	28.99	57.46	45.54	47.56
5. Rec UnImp Land	0	0	1	3,730	0	0	1	3,730	
6. Rec Improv Land	0	0	0	0	2	89,080	2	89,080	
7. Rec Improvements	0	0	0	0	19	85,010	19	85,010	
8. Rec Total	0	0	1	3,730	19	174,090	20	177,820	0
% of Total	0.00	0.00	5.00	2.09	95.00	97.90	0.17	0.01	0.00
Res+Rec Total	5,114	318,426,260	266	31,679,440	1,119	143,154,025	6,499	493,259,725	8,335,820
% of Total	78.68	64.55	4.09	6.42	17.21	29.02	57.64	45.56	47.56

County 66 - Otoe

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 11,275	Value 1,082,589,075	Total Growth 17,525,985 (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	131	1,907,560	27	1,622,150	8	407,040	166	3,936,750	
10. Comm Improv Land	549	10,357,400	48	3,759,460	22	1,215,310	619	15,332,170	
11. Comm Improvements	573	60,382,560	49	19,426,820	25	5,573,890	647	85,383,270	
12. Comm Total	704	72,647,520	76	24,808,430	33	7,196,240	813	104,652,190	7,578,100
% of Total	86.59	69.41	9.34	23.70	4.05	6.87	7.21	9.66	43.23
13. Ind UnImp Land	1	25,630	0	0	0	0	1	25,630	
14. Ind Improv Land	7	424,700	5	493,260	0	0	12	917,960	
15. Ind Improvements	7	8,559,210	5	7,217,060	0	0	12	15,776,270	
16. Ind Total	8	9,009,540	5	7,710,320	0	0	13	16,719,860	0
% of Total	61.53	53.88	38.46	46.11	0.00	0.00	0.11	1.54	0.00
Comm+Ind Total	712	81,657,060	81	32,518,750	33	7,196,240	826	121,372,050	7,578,100
% of Total	86.19	67.27	9.80	26.79	3.99	5.92	7.32	11.21	43.23
17. Taxable Total	5,826	400,083,320	347	64,198,190	1,152	150,350,265	7,325	614,631,775	15,913,920
% of Total	79.53	65.09	4.73	5.15	15.72	23.29	64.96	56.77	90

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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	1	16,810	8,245,290	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	16,810	8,245,290
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	16,810	8,245,290

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	601	80	341	1,022

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	291	23,030,650	2,162	197,799,930	2,453	220,830,580
28. Ag-Improved Land	0	0	173	18,662,690	1,262	151,092,990	1,435	169,755,680
29. Ag-Improvements	0	0	174	8,578,670	1,323	68,792,370	1,497	77,371,040
30. Ag-Total Taxable							3,950	467,957,300

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	2	1.140	3,410	
32. HomeSite Improv Land	0	0.000	0	107	109.000	1,125,900	
33. HomeSite Improvements	0		0	99		6,762,140	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	15	36.480	47,060	
36. FarmSite Impr Land	0	0.000	0	152	349.840	392,690	
37. FarmSite Improv	0		0	167		1,816,530	
38. FarmSite Total							
39. Road & Ditches		0.000			590.610		
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	19	43.250	248,410	21	44.390	251,820	
32. HomeSite Improv Land	823	847.500	8,724,480	930	956.500	9,850,380	
33. HomeSite Improvements	817		52,406,640	916		59,168,780	1,612,065
34. HomeSite Total				937	1,000.890	69,270,980	
35. FarmSite UnImp Land	106	1,246.280	800,230	121	1,282.760	847,290	
36. FarmSite Impr Land	1,120	2,238.140	2,429,930	1,272	2,587.980	2,822,620	
37. FarmSite Improv	1,251		16,385,730	1,418		18,202,260	0
38. FarmSite Total				1,539	3,870.740	21,872,170	
39. Road & Ditches		6,667.230			7,257.840		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				2,476	12,129.470	91,143,150	1,612,065

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	2	77.000	66,320	2	77.000	66,320

Schedule VIII: Agricultural Records:
Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	263	22,985.730	22,411,350
44. Recapture Val			0			27,856,290
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	2,113	217,028.530	207,735,580	2,376	240,014.260	230,146,930
44. Recapture Val			265,566,890			293,426,180

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 70

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	86.000	147,440	93.000	154,760	179.000	302,200
46. 1A	0.000	0	42.000	72,630	379.000	652,830	421.000	725,460
47. 2A1	0.000	0	67.000	93,930	250.280	342,740	317.280	436,670
48. 2A	0.000	0	382.000	435,920	403.000	457,200	785.000	893,120
49. 3A1	0.000	0	19.000	18,480	429.200	423,160	448.200	441,640
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	28.000	20,120	223.340	164,450	251.340	184,570
52. 4A	0.000	0	0.000	0	44.000	21,120	44.000	21,120
53. Total	0.000	0	624.000	788,520	1,821.820	2,216,260	2,445.820	3,004,780
Dryland:								
54. 1D1	0.000	0	329.600	539,460	624.900	1,060,210	954.500	1,599,670
55. 1D	0.000	0	963.520	1,495,880	6,118.920	9,664,680	7,082.440	11,160,560
56. 2D1	0.000	0	663.910	972,600	4,719.810	6,952,920	5,383.720	7,925,520
57. 2D	0.000	0	1,444.760	1,677,440	8,756.430	10,321,500	10,201.190	11,998,940
58. 3D1	0.000	0	3,031.470	3,778,690	27,922.170	34,884,250	30,953.640	38,662,940
59. 3D	0.000	0	11.000	9,900	0.000	0	11.000	9,900
60. 4D1	0.000	0	986.870	761,850	11,712.020	9,089,040	12,698.890	9,850,890
61. 4D	0.000	0	11.000	4,950	260.830	127,840	271.830	132,790
62. Total	0.000	0	7,442.130	9,240,770	60,115.080	72,100,440	67,557.210	81,341,210
Grass:								
63. 1G1	0.000	0	27.030	16,630	23.000	16,790	50.030	33,420
64. 1G	0.000	0	85.520	60,280	903.880	637,170	989.400	697,450
65. 2G1	0.000	0	355.170	200,170	2,769.240	1,777,250	3,124.410	1,977,420
66. 2G	0.000	0	150.550	102,970	2,049.440	1,414,460	2,199.990	1,517,430
67. 3G1	0.000	0	199.400	125,580	2,323.480	1,443,870	2,522.880	1,569,450
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	294.720	152,410	4,268.530	2,201,490	4,563.250	2,353,900
70. 4G	0.000	0	158.000	47,920	931.050	276,270	1,089.050	324,190
71. Total	0.000	0	1,270.390	705,960	13,268.620	7,767,300	14,539.010	8,473,260
72. Waste	0.000	0	320.520	9,610	1,703.390	51,140	2,023.910	60,750
73. Other	0.000	0	13.000	390	0.000	0	13.000	390
74. Exempt	0.000		1.000		2.210		3.210	
75. Total	0.000	0	9,670.040	10,745,250	76,908.910	82,135,140	86,578.950	92,880,390

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 71

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	0.000	0	0.000	0
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	31.750	57,470	31.750	57,470
56. 2D1	0.000	0	0.000	0	2.000	3,400	2.000	3,400
57. 2D	0.000	0	0.000	0	0.000	0	0.000	0
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	11.000	8,910	11.000	8,910
61. 4D	0.000	0	0.000	0	0.000	0	0.000	0
62. Total	0.000	0	0.000	0	44.750	69,780	44.750	69,780
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	8.000	6,180	8.000	6,180
65. 2G1	0.000	0	0.000	0	15.800	10,140	15.800	10,140
66. 2G	0.000	0	0.000	0	0.000	0	0.000	0
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	45.000	16,500	45.000	16,500
70. 4G	0.000	0	0.000	0	125.290	23,740	125.290	23,740
71. Total	0.000	0	0.000	0	194.090	56,560	194.090	56,560
72. Waste	0.000	0	0.000	0	18.060	540	18.060	540
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		31.460		31.460	
75. Total	0.000	0	0.000	0	256.900	126,880	256.900	126,880

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 80

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	84.000	153,440	84.000	153,440
46. 1A	0.000	0	0.000	0	114.000	193,500	114.000	193,500
47. 2A1	0.000	0	0.000	0	100.000	141,860	100.000	141,860
48. 2A	0.000	0	76.000	88,160	208.000	237,080	284.000	325,240
49. 3A1	0.000	0	0.000	0	126.000	133,940	126.000	133,940
50. 3A	0.000	0	0.000	0	113.000	108,040	113.000	108,040
51. 4A1	0.000	0	0.000	0	157.000	114,710	157.000	114,710
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	76.000	88,160	902.000	1,082,570	978.000	1,170,730
Dryland:								
54. 1D1	0.000	0	183.600	301,730	456.000	767,670	639.600	1,069,400
55. 1D	0.000	0	2,035.960	3,180,280	12,751.270	19,749,220	14,787.230	22,929,500
56. 2D1	0.000	0	2,126.570	3,062,540	10,549.190	15,301,100	12,675.760	18,363,640
57. 2D	0.000	0	2,055.570	2,380,580	5,707.050	6,577,950	7,762.620	8,958,530
58. 3D1	0.000	0	5,148.280	6,305,230	29,708.560	36,119,290	34,856.840	42,424,520
59. 3D	0.000	0	2,817.890	2,804,730	22,138.320	22,144,970	24,956.210	24,949,700
60. 4D1	0.000	0	2,147.390	1,593,370	14,334.110	10,508,700	16,481.500	12,102,070
61. 4D	0.000	0	96.800	48,520	670.350	321,760	767.150	370,280
62. Total	0.000	0	16,612.060	19,676,980	96,314.850	111,490,660	112,926.910	131,167,640
Grass:								
63. 1G1	0.000	0	6.000	4,000	12.000	7,230	18.000	11,230
64. 1G	0.000	0	191.120	136,960	1,495.220	1,023,430	1,686.340	1,160,390
65. 2G1	0.000	0	857.430	567,230	5,464.390	3,583,360	6,321.820	4,150,590
66. 2G	0.000	0	332.830	220,670	1,691.410	1,127,090	2,024.240	1,347,760
67. 3G1	0.000	0	350.240	218,360	2,140.040	1,167,630	2,490.280	1,385,990
68. 3G	0.000	0	227.590	106,720	1,474.730	643,580	1,702.320	750,300
69. 4G1	0.000	0	605.880	304,620	4,907.290	2,253,520	5,513.170	2,558,140
70. 4G	0.000	0	676.900	180,110	4,700.060	1,354,450	5,376.960	1,534,560
71. Total	0.000	0	3,247.990	1,738,670	21,885.140	11,160,290	25,133.130	12,898,960
72. Waste	0.000	0	474.850	14,280	1,619.960	48,650	2,094.810	62,930
73. Other	0.000	0	21.700	650	3.000	90	24.700	740
74. Exempt	0.000		0.000		1.890		1.890	
75. Total	0.000	0	20,432.600	21,518,740	120,724.950	123,782,260	141,157.550	145,301,000

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 90

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	13.000	19,110	13.000	19,110
47. 2A1	0.000	0	49.000	64,680	31.000	40,920	80.000	105,600
48. 2A	0.000	0	36.000	40,320	23.000	25,760	59.000	66,080
49. 3A1	0.000	0	33.000	31,680	57.000	54,720	90.000	86,400
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	20.000	14,200	19.000	13,490	39.000	27,690
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	138.000	150,880	143.000	154,000	281.000	304,880
Dryland:								
54. 1D1	0.000	0	0.000	0	1,024.500	1,732,760	1,024.500	1,732,760
55. 1D	0.000	0	198.680	313,280	9,349.890	14,254,560	9,548.570	14,567,840
56. 2D1	0.000	0	363.070	535,710	5,458.400	7,638,710	5,821.470	8,174,420
57. 2D	0.000	0	241.190	301,930	2,127.540	2,539,260	2,368.730	2,841,190
58. 3D1	0.000	0	608.900	768,990	18,734.730	23,883,990	19,343.630	24,652,980
59. 3D	0.000	0	171.400	160,760	10,138.660	10,258,950	10,310.060	10,419,710
60. 4D1	0.000	0	627.300	509,020	6,829.800	5,321,290	7,457.100	5,830,310
61. 4D	0.000	0	11.220	6,850	174.640	95,330	185.860	102,180
62. Total	0.000	0	2,221.760	2,596,540	53,838.160	65,724,850	56,059.920	68,321,390
Grass:								
63. 1G1	0.000	0	0.000	0	24.530	17,150	24.530	17,150
64. 1G	0.000	0	39.000	22,680	745.320	518,950	784.320	541,630
65. 2G1	0.000	0	98.830	55,880	2,656.480	1,706,980	2,755.310	1,762,860
66. 2G	0.000	0	58.000	40,440	701.720	469,480	759.720	509,920
67. 3G1	0.000	0	35.180	17,760	1,245.720	686,370	1,280.900	704,130
68. 3G	0.000	0	59.340	21,080	1,153.680	482,750	1,213.020	503,830
69. 4G1	0.000	0	183.620	93,260	2,026.540	1,005,210	2,210.160	1,098,470
70. 4G	0.000	0	254.070	79,000	1,620.380	447,360	1,874.450	526,360
71. Total	0.000	0	728.040	330,100	10,174.370	5,334,250	10,902.410	5,664,350
72. Waste	0.000	0	142.200	4,290	1,010.290	30,370	1,152.490	34,660
73. Other	0.000	0	0.000	0	17.220	520	17.220	520
74. Exempt	0.000		11.020		11.590		22.610	
75. Total	0.000	0	3,230.000	3,081,810	65,183.040	71,243,990	68,413.040	74,325,800

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 91

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	0.000	0	0.000	0
Dryland:								
54. 1D1	0.000	0	0.000	0	193.000	313,610	193.000	313,610
55. 1D	0.000	0	354.780	512,440	3,646.880	5,486,860	4,001.660	5,999,300
56. 2D1	0.000	0	495.310	682,010	3,642.490	4,985,450	4,137.800	5,667,460
57. 2D	0.000	0	526.010	610,880	4,559.450	5,221,580	5,085.460	5,832,460
58. 3D1	0.000	0	1,746.670	2,283,990	22,470.450	28,364,470	24,217.120	30,648,460
59. 3D	0.000	0	0.000	0	15.000	13,500	15.000	13,500
60. 4D1	0.000	0	519.210	377,070	8,705.060	6,489,950	9,224.270	6,867,020
61. 4D	0.000	0	0.000	0	166.000	86,910	166.000	86,910
62. Total	0.000	0	3,641.980	4,466,390	43,398.330	50,962,330	47,040.310	55,428,720
Grass:								
63. 1G1	0.000	0	0.000	0	18.000	12,940	18.000	12,940
64. 1G	0.000	0	22.470	18,610	870.610	670,840	893.080	689,450
65. 2G1	0.000	0	124.760	75,640	2,745.190	1,816,070	2,869.950	1,891,710
66. 2G	0.000	0	64.850	46,120	2,085.860	1,491,050	2,150.710	1,537,170
67. 3G1	0.000	0	55.100	31,740	1,987.720	1,111,950	2,042.820	1,143,690
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	203.870	110,850	5,190.070	2,795,240	5,393.940	2,906,090
70. 4G	0.000	0	66.000	24,180	1,184.330	491,730	1,250.330	515,910
71. Total	0.000	0	537.050	307,140	14,081.780	8,389,820	14,618.830	8,696,960
72. Waste	0.000	0	161.380	4,860	1,647.430	49,450	1,808.810	54,310
73. Other	0.000	0	3.000	90	0.000	0	3.000	90
74. Exempt	0.000		0.000		13.040		13.040	
75. Total	0.000	0	4,343.410	4,778,480	59,127.540	59,401,600	63,470.950	64,180,080

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	838.000	1,027,560	2,866.820	3,452,830	3,704.820	4,480,390
77.Dry Land	0.000	0	29,917.930	35,980,680	253,711.170	300,348,060	283,629.100	336,328,740
78.Grass	0.000	0	5,783.470	3,081,870	59,604.000	32,708,220	65,387.470	35,790,090
79.Waste	0.000	0	1,098.950	33,040	5,999.130	180,150	7,098.080	213,190
80.Other	0.000	0	37.700	1,130	20.220	610	57.920	1,740
81.Exempt	0.000	0	18.230	0	164.900	0	183.130	0
82.Total	0.000	0	37,676.050	40,124,280	322,201.340	336,689,870	359,877.390	376,814,150

2006 Agricultural Land Detail

County 66 - Otoe

Market Area: **70**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	179.000	7.32%	302,200	10.06%	1,688.268
1A	421.000	17.21%	725,460	24.14%	1,723.182
2A1	317.280	12.97%	436,670	14.53%	1,376.292
2A	785.000	32.10%	893,120	29.72%	1,137.732
3A1	448.200	18.33%	441,640	14.70%	985.363
3A	0.000	0.00%	0	0.00%	0.000
4A1	251.340	10.28%	184,570	6.14%	734.343
4A	44.000	1.80%	21,120	0.70%	480.000
Irrigated Total	2,445.820	100.00%	3,004,780	100.00%	1,228.536
Dry:					
1D1	954.500	1.41%	1,599,670	1.97%	1,675.924
1D	7,082.440	10.48%	11,160,560	13.72%	1,575.807
2D1	5,383.720	7.97%	7,925,520	9.74%	1,472.127
2D	10,201.190	15.10%	11,998,940	14.75%	1,176.229
3D1	30,953.640	45.82%	38,662,940	47.53%	1,249.059
3D	11.000	0.02%	9,900	0.01%	900.000
4D1	12,698.890	18.80%	9,850,890	12.11%	775.728
4D	271.830	0.40%	132,790	0.16%	488.503
Dry Total	67,557.210	100.00%	81,341,210	100.00%	1,204.034
Grass:					
1G1	50.030	0.34%	33,420	0.39%	667.999
1G	989.400	6.81%	697,450	8.23%	704.922
2G1	3,124.410	21.49%	1,977,420	23.34%	632.893
2G	2,199.990	15.13%	1,517,430	17.91%	689.744
3G1	2,522.880	17.35%	1,569,450	18.52%	622.086
3G	0.000	0.00%	0	0.00%	0.000
4G1	4,563.250	31.39%	2,353,900	27.78%	515.838
4G	1,089.050	7.49%	324,190	3.83%	297.681
Grass Total	14,539.010	100.00%	8,473,260	100.00%	582.794
<hr/>					
Irrigated Total	2,445.820	2.82%	3,004,780	3.24%	1,228.536
Dry Total	67,557.210	78.03%	81,341,210	87.58%	1,204.034
Grass Total	14,539.010	16.79%	8,473,260	9.12%	582.794
Waste	2,023.910	2.34%	60,750	0.07%	30.016
Other	13.000	0.02%	390	0.00%	30.000
Exempt	3.210	0.00%			
Market Area Total	86,578.950	100.00%	92,880,390	100.00%	1,072.782

As Related to the County as a Whole

Irrigated Total	2,445.820	66.02%	3,004,780	67.07%	
Dry Total	67,557.210	23.82%	81,341,210	24.19%	
Grass Total	14,539.010	22.24%	8,473,260	23.67%	
Waste	2,023.910	28.51%	60,750	28.50%	
Other	13.000	22.44%	390	22.41%	
Exempt	3.210	1.75%			
Market Area Total	86,578.950	24.06%	92,880,390	24.65%	

2006 Agricultural Land Detail

County 66 - Otoe

Market Area: 71

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	0.000	0.00%	0	0.00%	0.000
Irrigated Total	0.000	0.00%	0	0.00%	0.000

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	31.750	70.95%	57,470	82.36%	1,810.078
2D1	2.000	4.47%	3,400	4.87%	1,700.000
2D	0.000	0.00%	0	0.00%	0.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	11.000	24.58%	8,910	12.77%	810.000
4D	0.000	0.00%	0	0.00%	0.000
Dry Total	44.750	100.00%	69,780	100.00%	1,559.329

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	8.000	4.12%	6,180	10.93%	772.500
2G1	15.800	8.14%	10,140	17.93%	641.772
2G	0.000	0.00%	0	0.00%	0.000
3G1	0.000	0.00%	0	0.00%	0.000
3G	0.000	0.00%	0	0.00%	0.000
4G1	45.000	23.19%	16,500	29.17%	366.666
4G	125.290	64.55%	23,740	41.97%	189.480
Grass Total	194.090	100.00%	56,560	100.00%	291.411

Irrigated Total	0.000	0.00%	0	0.00%	0.000
Dry Total	44.750	17.42%	69,780	55.00%	1,559.329
Grass Total	194.090	75.55%	56,560	44.58%	291.411
Waste	18.060	7.03%	540	0.43%	29.900
Other	0.000	0.00%	0	0.00%	0.000
Exempt	31.460	12.25%			
Market Area Total	256.900	100.00%	126,880	100.00%	493.888

As Related to the County as a Whole

Irrigated Total	0.000	0.00%	0	0.00%	
Dry Total	44.750	0.02%	69,780	0.02%	
Grass Total	194.090	0.30%	56,560	0.16%	
Waste	18.060	0.25%	540	0.25%	
Other	0.000	0.00%	0	0.00%	
Exempt	31.460	17.18%			
Market Area Total	256.900	0.07%	126,880	0.03%	

2006 Agricultural Land Detail

County 66 - Otoe

Market Area: **80**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	84.000	8.59%	153,440	13.11%	1,826.666xhibit 66 -
1A	114.000	11.66%	193,500	16.53%	1,697.368
2A1	100.000	10.22%	141,860	12.12%	1,418.600
2A	284.000	29.04%	325,240	27.78%	1,145.211
3A1	126.000	12.88%	133,940	11.44%	1,063.015
3A	113.000	11.55%	108,040	9.23%	956.106
4A1	157.000	16.05%	114,710	9.80%	730.636
4A	0.000	0.00%	0	0.00%	0.000
Irrigated Total	978.000	100.00%	1,170,730	100.00%	1,197.065
Dry:					
1D1	639.600	0.57%	1,069,400	0.82%	1,671.982
1D	14,787.230	13.09%	22,929,500	17.48%	1,550.628
2D1	12,675.760	11.22%	18,363,640	14.00%	1,448.721
2D	7,762.620	6.87%	8,958,530	6.83%	1,154.060
3D1	34,856.840	30.87%	42,424,520	32.34%	1,217.107
3D	24,956.210	22.10%	24,949,700	19.02%	999.739
4D1	16,481.500	14.59%	12,102,070	9.23%	734.282
4D	767.150	0.68%	370,280	0.28%	482.669
Dry Total	112,926.910	100.00%	131,167,640	100.00%	1,161.526
Grass:					
1G1	18.000	0.07%	11,230	0.09%	623.888
1G	1,686.340	6.71%	1,160,390	9.00%	688.111
2G1	6,321.820	25.15%	4,150,590	32.18%	656.549
2G	2,024.240	8.05%	1,347,760	10.45%	665.810
3G1	2,490.280	9.91%	1,385,990	10.74%	556.559
3G	1,702.320	6.77%	750,300	5.82%	440.751
4G1	5,513.170	21.94%	2,558,140	19.83%	464.005
4G	5,376.960	21.39%	1,534,560	11.90%	285.395
Grass Total	25,133.130	100.00%	12,898,960	100.00%	513.225
Irrigated Total	978.000	0.69%	1,170,730	0.81%	1,197.065
Dry Total	112,926.910	80.00%	131,167,640	90.27%	1,161.526
Grass Total	25,133.130	17.81%	12,898,960	8.88%	513.225
Waste	2,094.810	1.48%	62,930	0.04%	30.040
Other	24.700	0.02%	740	0.00%	29.959
Exempt	1.890	0.00%			
Market Area Total	141,157.550	100.00%	145,301,000	100.00%	1,029.353

As Related to the County as a Whole

Irrigated Total	978.000	26.40%	1,170,730	26.13%	
Dry Total	112,926.910	39.81%	131,167,640	39.00%	
Grass Total	25,133.130	38.44%	12,898,960	36.04%	
Waste	2,094.810	29.51%	62,930	29.52%	
Other	24.700	42.65%	740	42.53%	
Exempt	1.890	1.03%			
Market Area Total	141,157.550	39.22%	145,301,000	38.56%	

2006 Agricultural Land Detail

County 66 - Otoe

Market Area: **90**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	13.000	4.63%	19,110	6.27%	1,470.000
2A1	80.000	28.47%	105,600	34.64%	1,320.000
2A	59.000	21.00%	66,080	21.67%	1,120.000
3A1	90.000	32.03%	86,400	28.34%	960.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	39.000	13.88%	27,690	9.08%	710.000
4A	0.000	0.00%	0	0.00%	0.000
Irrigated Total	281.000	100.00%	304,880	100.00%	1,084.982

Dry:

1D1	1,024.500	1.83%	1,732,760	2.54%	1,691.322
1D	9,548.570	17.03%	14,567,840	21.32%	1,525.656
2D1	5,821.470	10.38%	8,174,420	11.96%	1,404.184
2D	2,368.730	4.23%	2,841,190	4.16%	1,199.457
3D1	19,343.630	34.51%	24,652,980	36.08%	1,274.475
3D	10,310.060	18.39%	10,419,710	15.25%	1,010.635
4D1	7,457.100	13.30%	5,830,310	8.53%	781.846
4D	185.860	0.33%	102,180	0.15%	549.768
Dry Total	56,059.920	100.00%	68,321,390	100.00%	1,218.720

Grass:

1G1	24.530	0.22%	17,150	0.30%	699.143
1G	784.320	7.19%	541,630	9.56%	690.572
2G1	2,755.310	25.27%	1,762,860	31.12%	639.804
2G	759.720	6.97%	509,920	9.00%	671.194
3G1	1,280.900	11.75%	704,130	12.43%	549.715
3G	1,213.020	11.13%	503,830	8.89%	415.351
4G1	2,210.160	20.27%	1,098,470	19.39%	497.009
4G	1,874.450	17.19%	526,360	9.29%	280.807
Grass Total	10,902.410	100.00%	5,664,350	100.00%	519.550

Irrigated Total	281.000	0.41%	304,880	0.41%	1,084.982
Dry Total	56,059.920	81.94%	68,321,390	91.92%	1,218.720
Grass Total	10,902.410	15.94%	5,664,350	7.62%	519.550
Waste	1,152.490	1.68%	34,660	0.05%	30.074
Other	17.220	0.03%	520	0.00%	30.197
Exempt	22.610	0.03%			
Market Area Total	68,413.040	100.00%	74,325,800	100.00%	1,086.427

As Related to the County as a Whole

Irrigated Total	281.000	7.58%	304,880	6.80%	
Dry Total	56,059.920	19.77%	68,321,390	20.31%	
Grass Total	10,902.410	16.67%	5,664,350	15.83%	
Waste	1,152.490	16.24%	34,660	16.26%	
Other	17.220	29.73%	520	29.89%	
Exempt	22.610	12.35%			
Market Area Total	68,413.040	19.01%	74,325,800	19.72%	

2006 Agricultural Land Detail

County 66 - Otoe

Market Area: **91**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	0.000	0.00%	0	0.00%	0.000
Irrigated Total	0.000	0.00%	0	0.00%	0.000

Dry:

1D1	193.000	0.41%	313,610	0.57%	1,624.922
1D	4,001.660	8.51%	5,999,300	10.82%	1,499.202
2D1	4,137.800	8.80%	5,667,460	10.22%	1,369.679
2D	5,085.460	10.81%	5,832,460	10.52%	1,146.889
3D1	24,217.120	51.48%	30,648,460	55.29%	1,265.569
3D	15.000	0.03%	13,500	0.02%	900.000
4D1	9,224.270	19.61%	6,867,020	12.39%	744.451
4D	166.000	0.35%	86,910	0.16%	523.554
Dry Total	47,040.310	100.00%	55,428,720	100.00%	1,178.323

Grass:

1G1	18.000	0.12%	12,940	0.15%	718.888
1G	893.080	6.11%	689,450	7.93%	771.991
2G1	2,869.950	19.63%	1,891,710	21.75%	659.143
2G	2,150.710	14.71%	1,537,170	17.67%	714.726
3G1	2,042.820	13.97%	1,143,690	13.15%	559.858
3G	0.000	0.00%	0	0.00%	0.000
4G1	5,393.940	36.90%	2,906,090	33.42%	538.769
4G	1,250.330	8.55%	515,910	5.93%	412.619
Grass Total	14,618.830	100.00%	8,696,960	100.00%	594.914

Irrigated Total	0.000	0.00%	0	0.00%	0.000
Dry Total	47,040.310	74.11%	55,428,720	86.36%	1,178.323
Grass Total	14,618.830	23.03%	8,696,960	13.55%	594.914
Waste	1,808.810	2.85%	54,310	0.08%	30.025
Other	3.000	0.00%	90	0.00%	30.000
Exempt	13.040	0.02%			
Market Area Total	63,470.950	100.00%	64,180,080	100.00%	1,011.172

As Related to the County as a Whole

Irrigated Total	0.000	0.00%	0	0.00%	
Dry Total	47,040.310	16.59%	55,428,720	16.48%	
Grass Total	14,618.830	22.36%	8,696,960	24.30%	
Waste	1,808.810	25.48%	54,310	25.47%	
Other	3.000	5.18%	90	5.17%	
Exempt	13.040	7.12%			
Market Area Total	63,470.950	17.64%	64,180,080	17.03%	

2006 Agricultural Land Detail

County 66 - Otoe

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	838.000	1,027,560	2,866.820	3,452,830
Dry	0.000	0	29,917.930	35,980,680	253,711.170	300,348,060
Grass	0.000	0	5,783.470	3,081,870	59,604.000	32,708,220
Waste	0.000	0	1,098.950	33,040	5,999.130	180,150
Other	0.000	0	37.700	1,130	20.220	610
Exempt	0.000	0	18.230	0	164.900	0
Total	0.000	0	37,676.050	40,124,280	322,201.340	336,689,870

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	3,704.820	4,480,390	3,704.820	1.03%	4,480,390	1.19%	1,209.340
Dry	283,629.100	336,328,740	283,629.100	78.81%	336,328,740	89.26%	1,185.804
Grass	65,387.470	35,790,090	65,387.470	18.17%	35,790,090	9.50%	547.353
Waste	7,098.080	213,190	7,098.080	1.97%	213,190	0.06%	30.034
Other	57.920	1,740	57.920	0.02%	1,740	0.00%	30.041
Exempt	183.130	0	183.130	0.05%	0	0.00%	0.000
Total	359,877.390	376,814,150	359,877.390	100.00%	376,814,150	100.00%	1,047.062

* Department of Property Assessment & Taxation Calculates

**2005 Plan of Assessment for Otoe County
Assessment Years 2006, 2007, and 2008
Date: June 15, 2005**

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

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

General Description of Real Property in Otoe County:

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	6,407	57%	44%
Commercial	811	7%	9%
Industrial	13	0.12%	1.5%
Recreational	19	0.17%	0.008%
Agricultural	3,971	35%	45%
Special Value	2,048	18%	19%

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

Current Resources:

- *The Otoe County Assessor's Office has a full-time staff of five. This consists of the Assessor, Deputy Assessor, Appraiser, Administrative Assistant, and Appraisal Assistant. An additional \$5,000 was requested for the 2005-2006 budget year in order to retain part-time services of an appraiser during the valuation period. While on-going training is required of the Assessor, Deputy Assessor, and Appraiser to retain the appropriate licenses/certifications, the two remaining employees have not had the opportunity to attend any training due to budget constraints. Therefore, all of their training consists of on-the-job, mentoring-type training.*
- *The cadastral maps are current and are consistently maintained by the appraisal staff in order to offer an accurate picture of all parcels of real property in the county. Once work is completed on Otoe County's GIS, our intention is to have updated versions of all of the cadastral maps printed for the county.*
- *Physical and electronic property record cards are maintained for all real property parcels in Otoe County. An accurate record of the value and how the value was achieved is maintained in both the physical and electronic form. Updating values on each physical card takes approximately three months of near full-time attention of one employee each year. Updating the values also includes printing a physical copy of the electronic property record card. Otoe County is also in the process of attaching a digital photo to each real property parcel in our CAMA system. We are currently 50% complete, vacant agland parcels are the majority of parcels remaining to have digital photos.*
- *Otoe County currently contracts with and uses TerraScan CAMA software. GIS Workshop is the GIS vendor contracted with the county.*
- *The County is hoping to have assessment information available online to the public by the end of 2005. The process of building the GIS parcel data layer has been a multi-year project for the county, and will hopefully be completed soon. Once the parcel layer is complete, the next step will be to build the soil and land use layers in order to digitize the periodical land use study done for agland.*

Current Assessment Procedures for Real Property:

- *Otoe County currently physically reviews 100% of all qualified sales in each class of property. This includes an interview with either the buyer, seller or real estate agent involved with the sale. We also conduct interviews on any questionable disqualified sales in order to determine if they should actually be qualified and included in the sales file. After inclusion or exclusion from the sales file, sales are continually being reviewed in order to determine if a change in qualification is necessary (i.e. substantial change in the property since time of sale.)*
- *Otoe County tries to examine each parcel within the county once every five years per standard assessment practices. Each year ratios are studied to see which subclass would benefit the most from a physical review. Subclasses that have recently been physically reviewed are more subject to an overall percentage adjustment, rather than physical review, if it is felt our “inventory” of all properties in the subclass is correct. This allows us to move on to a physical review of subclasses that may have a less active sales market and do not get reviewed as often. Residential review is completed by the Appraisal Assistant while Commercial/Industrial/Agricultural review is completed by the Assessor or Appraiser on staff.*

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	94	19.56	104.57
Commercial	94	43.68	133.07
Agricultural Land	78.15	17.83	103.84
Special Value Land	79.26	Not available	Not available

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

Assessment Actions Planned for Assessment Year 2006:

Residential (and/or subclasses): A complete review of sales for the Nebraska City sub-class will be done to determine which areas of the village are in most need of attention. It is the counties contention that certain neighborhoods are still valued correctly per the market, while others have fallen behind. Once the “troubled” areas have been determined, a complete physical review will be conducted and new values assigned as necessary. The remaining Nebraska City parcels will be reviewed in 2007.

Commercial (and/or subclasses): A partial reappraisal was completed in 2005 for all small villages except Nebraska City and rural commercial parcels. For 2006, the commercial reappraisal project will be completed for the entire county. This work is being done entirely in-house by the full-time appraiser and appraisal assistant. No contract appraisal will be used to complete this project.

Agricultural Land (and/or subclasses): Sales for each sub-class of agricultural land will be studied for 2006. While 2005 statistics show recapture and special value to be close to 80%, preliminary studies of the new sales involved for 2006 show these statistics have drastically fallen and will be out of compliance for 2006 in each sub-class.

Special Value – Agland: Additional methods to determine special value will also be studied by the county for 2006, but not necessarily implemented the same year. Border to border influence is becoming increasingly common in Otoe County.

Assessment Actions Planned for Assessment Year 2007:

Residential (and/or subclasses): A physical review of all parcels in the Nebraska City sub-class that were not completed in the 2006 review will be conducted. Small villages such as Talmage, Palmyra, and Unadilla will be reviewed as well. Considering the current market in Otoe County, Suburban and Rural Residential parcels will probably need reviewed as well.

Commercial (and/or subclasses): Physical review of commercial properties will start over, having completed a large re-valuation in 2005 and 2006. Small villages will be reviewed for 2007.

Agricultural Land (and/or subclasses): Sales for each sub-class of agricultural land will continue to be studied to determine if any valuation changes are necessary. The last land use study will be almost five years old in 2007, hopefully we will have our land-use layer created in the GIS in order to quickly conduct a new land-use study for the entire county.

Special Value – Agland: Methods of valuing Greenbelt land will continue to be studied. By tax year 2007, the county is assuming some sort of income approach will need to be considered in order to determine Greenbelt values.

Assessment Actions Planned for Assessment Year 2008:

Residential (and/or subclasses): Not determined at this time.

Commercial (and/or subclasses): Not determined at this time.

Agricultural Land (and/or subclasses): Not determined at this time.

Special Value – Agland: Not determined at this time.

Other functions performed by the assessor's office, but not limited to:

- Record Maintenance, Mapping updates, & Ownership Changes
- Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - Abstracts (Real and Personal Property)

- Assessor Survey
- Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
- Certification of Value to Political Subdivisions
- School District Taxable Value Report
- Homestead Exemption Tax Loss Report
- Certificate of Taxes Levied Report
- Report of current values for properties owned by Board of Education Lands & Funds
- Report of all Exempt Property and Taxable Government Owned Property
- Annual Plan of Assessment Report
- Personal Property; administer annual filing of **1,480** schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
- Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
- Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc...
- Homestead Exemptions; administer **700** annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
- Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
- Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
- Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
- Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
- Tax List Corrections – prepare tax list correction documents for county board approval.
- County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
- TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
- TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
- Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc.
- Notices and Public Relations – continually through the year, different public notices are published or mailed out to Otoe County property owners concerning topics of interest. Some of the notices are required (i.e. completion of the tax roll in June) and some of them are more along the line of public relations (i.e. Personal Property filing deadline reminder.) An additional public relations effort

started in 2005 was attending area Senior Centers to help Homestead applicants fill out the necessary paperwork without having to drive into Nebraska City. This new program was extremely successful and will be continued as long as it is utilized by the citizens of Otoe County.

Conclusion:

Huge steps are being taken to make sure Otoe County is addressing the task of “fairly and equitably” assessing all property within the boundaries of the county. The addition of a full-time appraiser in October 2004 has helped the office take steps in the right direction. The sales market is extremely active in some areas in the county, and extremely slow in others. At times, this makes it very difficult to envision a time when we will be able to visit every parcel in the county within the expected five-year time frame, but we are getting closer to that goal each assessment year. While additional staffing would still be helpful, the Otoe County Commissioners have been very supportive in not making drastic budget cuts to the Assessor’s budget in order to allow better opportunities to accurately assess all parcels. Additional tools that will continue to be helpful in maintaining appropriate assessment practices will be the completion of the GIS and the construction of the agricultural land-use layer of the GIS.

Assessor Signature

Date

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

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

Agricultural Land

Not Applicable

Special Valuation of Agricultural Land

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

Recapture Valuation of Agricultural Land

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

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

Recommendations

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

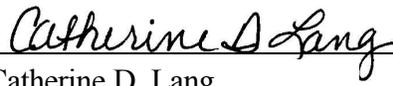
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.




Catherine D. Lang
Property Tax Administrator

Special Value Section Correlation for Otoe County

I. Agricultural Land Value Correlation

This correlation section does not apply to Otoe County as Otoe County is 100% special value, and is measured by the 994 analysis.

Special Value Section
Correlation for
Otoe County

II. Special Value Correlation

The measurement methodology was developed by the Department utilizing information from counties where only agricultural influence was recognized. I have reviewed the rents and rent to value ratios used to develop the preliminary measurements of Otoe County with the assessor. The County accepted the results and offered no additional information to dispute the preliminary measurement process. Based upon a review of the preliminary statistics, the County adjusted irrigated, dry, and grasslands and is within the accepted range for indicated level of value

COUNTY REPORT OF THE 2006 SPECIAL VALUATION PROCESS

OTOE

		2005 ABSTRACT DATA		2006 ABSTRACT DATA		Rates Used
MAJOR AGLAND USE	2005 % of ALL CLASSIFIED AGLAND	2005 ABSTRACT ACRES	2006 % of ALL CLASSIFIED AGLAND	2006 ABSTRACT ACRES	ESTIMATED CORRELATED RATE (for each major land use)	
Irrigated	1.07%	3,881	1.03%	3,705	IRRIGATED RATE	
Dryland	78.71%	284,305	78.81%	283,629	8.00%	
Grassland	18.21%	65,790	18.17%	65,387	DRYLAND RATE	
* Waste	1.97%	7,109	1.97%	7,098	5.75%	
* Other	0.02%	58	0.02%	58	GRASS RATE	
All Agland	99.99%	361,143	100.00%	359,877	4.00%	
Non-Agland	0.01%	48				

PRELIMINARY LEVEL OF VALUE BASED ON THE 2005 ABSTRACT

2005 Estimated Rent	2005 Assessed Value	USE	Estimated Value	Average Rent per Acre	Preliminary Indicated Level of Value
629,882	4,460,360	IRRIGATED	7,873,531	162.29	56.65%
26,414,373	320,874,270	DRYLAND	459,380,404	92.91	69.85%
1,753,981	34,788,230	GRASSLAND	43,849,523	26.66	79.34%
28,798,237	360,122,860	All MAJOR USES	511,103,458	81.36	70.46%

ESTIMATED LEVEL OF VALUE BASED ON THE 2006 ABSTRACT

2006 Estimated Rent	2006 Assessed Value	USE	Estimated Value	Average Rent per Acre	2006 Indicated Level of Value
601,268	4,480,390	IRRIGATED	7,515,856	162.29	59.61%
26,351,596	336,328,740	DRYLAND	458,288,623	92.91	73.39%
1,743,238	35,790,090	GRASSLAND	43,580,955	26.66	82.12%
28,696,103	376,599,220	All MAJOR USES	509,385,434	81.36	73.93%

CHANGES BY AVERAGE VALUE PER ACRE FOR EACH MAJOR USE

Average Value Per Acre of IRRIGATED Agricultural Land - Special Valuation		
2005	@ \$	1,149.24
2006	@ \$	1,209.34
PERCENT CHANGE =		5.23%

Average Value Per Acre of DRY Agricultural Land - Special Valuation		
2005	@ \$	1,128.63
2006	@ \$	1,185.80
PERCENT CHANGE =		5.07%

Average Value Per Acre of GRASS Agricultural Land - Special Valuation		
2005	@ \$	528.77
2006	@ \$	547.35
PERCENT CHANGE =		3.51%

NOTES:

* Waste and other classes are excluded from the measurement process.

COUNTY REPORT OF THE 2006 SPECIAL VALUATION PROCESS

OTOE

2005 ABSTRACT DATA			2006 ABSTRACT DATA		Rates Used
MAJOR AGLAND USE	2005 % of ALL CLASSIFIED AGLAND	2005 ABSTRACT ACRES	2006 % of ALL CLASSIFIED AGLAND	2006 ABSTRACT ACRES	ESTIMATED CORRELATED RATE (for each major land use)
Irrigated	1.07%	3,881			IRRIGATED RATE 8.00%
Dryland	78.71%	284,305			DRYLAND RATE 5.50%
Grassland	18.21%	65,790			GRASS RATE 4.00%
* Waste	1.97%	7,109			
* Other	0.02%	58			
All Agland	99.99%	361,143			
Non-Agland	0.01%	48			

PRELIMINARY LEVEL OF VALUE BASED ON THE 2005 ABSTRACT

Estimated Rent	2005 Assessed Value	USE	Estimated Value	Average Rent per Acre	Preliminary Indicated Level of Value
629,882	4,460,360	IRRIGATED	7,873,531	162.29	56.65%
26,414,373	320,874,270	DRYLAND	480,261,332	92.91	66.81%
1,753,981	34,788,230	GRASSLAND	43,849,523	26.66	79.34%
28,798,237	360,122,860	All IRR-DRY-GRASS	531,984,385	81.36	67.69%

ESTIMATED LEVEL OF VALUE BASED ON THE 2006 ABSTRACT

Estimated Rent	2006 Assessed Value	USE	Estimated Value	Average Rent per Acre	2006 Indicated Level of Value
		IRRIGATED			
		DRYLAND			
		GRASSLAND			
		All IRR-DRY-GRASS			

CHANGES BY AVERAGE VALUE PER ACRE FOR EACH MAJOR USE

Average Value Per Acre of IRRIGATED Agricultural Land - Special Valuation		Average Value Per Acre of DRY Agricultural Land - Special Valuation		Average Value Per Acre of GRASS Agricultural Land - Special Valuation	
2005	@ \$ 1,149.24	2005	@ \$ 1,128.63	2005	@ \$ 528.77
2006	@	2006	@	2006	@
PERCENT CHANGE	= 0.00%	PERCENT CHANGE	= 0.00%	PERCENT CHANGE	= 0.00%

NOTES:

* Waste and other classes are excluded from the measurement process.

Special Value Section Correlation for Otoe County

III. Recapture Value Correlation

Otoe County has been recognized as having a value that has influence outside of the agricultural market. The County's recapture values are set from the influenced sales that occur in Otoe County. The County is divided into five market areas, in which each market area has a different schedule of recapture values. Four of the market areas are defined by geographical location. The fifth market area was added for 2006 and is defined by property characteristics. It has no geographical boundary, and encompasses the County's wetland reserve parcels. These parcels may be either partially or fully enrolled in the wetland program. The partially enrolled parcels retain the special value on the acres remaining in agricultural production. The wetland acres are valued based on market sales of other wetland parcels. The County's overall calculated median is 76%. The preliminary median was 70%, and the County had several increases to accommodate the change in market value. All three measures of central tendency support a level of value within the acceptable range. The statistical change from the preliminary statistics to the final Reports and Opinion statistics reflect that the recapture analysis is consistent with the County's reported assessment action.

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5003

Type: Qualified

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

NUMBER of Sales:	87	MEDIAN:	76	COV:	22.52	95% Median C.I.:	69.92 to 80.69	(!: Derived)
(AgLand) TOTAL Sales Price:	18,025,227	WGT. MEAN:	69	STD:	16.95	95% Wgt. Mean C.I.:	60.85 to 77.44	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	18,100,227	MEAN:	75	AVG.ABS.DEV:	13.42	95% Mean C.I.:	71.73 to 78.85	
(AgLand) TOTAL Assessed Value:	12,515,140							
AVG. Adj. Sales Price:	208,048	COD:	17.71	MAX Sales Ratio:	118.67			
AVG. Assessed Value:	143,852	PRD:	108.89	MIN Sales Ratio:	36.75			

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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	4	84.55	75.17	74.30	15.60	101.17	42.67	88.91	N/A	200,900	149,262
10/01/02 TO 12/31/02	3	80.69	79.76	79.34	6.40	100.53	71.54	87.04	N/A	237,907	188,753
01/01/03 TO 03/31/03	11	83.64	84.67	83.35	12.14	101.59	69.80	111.26	73.31 to 107.18	161,060	134,246
04/01/03 TO 06/30/03	9	79.28	80.21	78.64	9.49	102.00	62.57	94.60	69.92 to 89.23	211,833	166,581
07/01/03 TO 09/30/03	3	69.38	72.94	71.36	9.72	102.22	64.61	84.83	N/A	165,035	117,763
10/01/03 TO 12/31/03	6	81.61	86.36	87.89	13.02	98.27	72.38	107.92	72.38 to 107.92	163,866	144,018
01/01/04 TO 03/31/04	7	67.14	68.28	73.07	12.72	93.45	50.09	81.42	50.09 to 81.42	142,954	104,457
04/01/04 TO 06/30/04	7	75.00	74.47	69.73	18.57	106.79	49.42	95.19	49.42 to 95.19	151,822	105,872
07/01/04 TO 09/30/04	10	65.41	68.34	61.14	24.34	111.78	46.26	112.00	46.43 to 86.41	111,039	67,885
10/01/04 TO 12/31/04	8	61.85	66.74	61.81	15.78	107.98	53.44	86.60	53.44 to 86.60	347,850	215,017
01/01/05 TO 03/31/05	11	73.58	76.07	74.78	19.21	101.73	52.27	105.23	54.36 to 102.32	204,307	152,779
04/01/05 TO 06/30/05	8	61.72	70.83	49.86	31.56	142.06	36.75	118.67	36.75 to 118.67	402,801	200,827
<u>Study Years</u>											
07/01/02 TO 06/30/03	27	81.29	81.23	79.67	11.51	101.96	42.67	111.26	75.13 to 87.04	192,425	153,305
07/01/03 TO 06/30/04	23	75.55	75.49	75.94	15.18	99.41	49.42	107.92	65.40 to 83.95	153,989	116,943
07/01/04 TO 06/30/05	37	68.18	70.83	60.73	22.81	116.63	36.75	118.67	58.95 to 78.42	253,053	153,680
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	29	79.28	82.43	81.32	12.07	101.36	62.57	111.26	75.13 to 86.83	177,809	144,597
01/01/04 TO 12/31/04	32	66.27	69.27	64.99	19.20	106.58	46.26	112.00	58.95 to 77.43	186,144	120,978
<u>ALL</u>	87	75.77	75.29	69.14	17.71	108.89	36.75	118.67	69.92 to 80.69	208,048	143,852

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5003

Type: Qualified

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

NUMBER of Sales:	87	MEDIAN:	76	COV:	22.52	95% Median C.I.:	69.92 to 80.69	(!: Derived)
(AgLand) TOTAL Sales Price:	18,025,227	WGT. MEAN:	69	STD:	16.95	95% Wgt. Mean C.I.:	60.85 to 77.44	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	18,100,227	MEAN:	75	AVG.ABS.DEV:	13.42	95% Mean C.I.:	71.73 to 78.85	
(AgLand) TOTAL Assessed Value:	12,515,140							
AVG. Adj. Sales Price:	208,048	COD:	17.71	MAX Sales Ratio:	118.67			
AVG. Assessed Value:	143,852	PRD:	108.89	MIN Sales Ratio:	36.75			

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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	
3489	4	65.23	65.78	58.19	25.86	113.05	46.26	86.41	N/A	100,165	58,282	
3491	6	65.66	72.33	70.05	20.34	103.26	56.60	102.32	56.60 to 102.32	265,079	185,693	
3493	6	66.01	66.35	62.00	14.17	107.02	49.42	84.15	49.42 to 84.15	272,526	168,963	
3495	11	78.49	81.37	81.21	18.65	100.20	46.43	118.67	64.61 to 107.18	177,816	144,402	
3497	4	83.42	83.53	89.66	17.03	93.17	59.38	107.92	N/A	118,150	105,932	
3499	2	59.58	59.58	66.87	28.39	89.10	42.67	76.49	N/A	381,090	254,835	
3699	5	78.42	79.72	80.93	19.38	98.51	59.54	111.26	N/A	151,358	122,496	
3701	3	84.51	84.22	82.00	9.89	102.71	71.54	96.61	N/A	207,097	169,826	
3703	7	85.82	86.26	82.82	11.23	104.15	63.91	105.23	63.91 to 105.23	248,371	205,707	
3705	2	76.83	76.83	78.38	5.80	98.03	72.38	81.29	N/A	147,635	115,715	
3707	4	75.24	74.04	75.64	13.57	97.88	57.85	87.80	N/A	197,620	149,472	
3709	3	73.31	61.36	41.29	16.95	148.63	36.75	74.03	N/A	813,416	335,826	
3721	3	70.69	76.42	76.03	9.07	100.52	69.66	88.91	N/A	225,166	171,186	
3723	3	75.13	76.43	72.62	6.50	105.24	69.75	84.40	N/A	117,647	85,436	
3725	8	66.27	71.53	67.27	20.90	106.33	50.09	112.00	50.09 to 112.00	65,881	44,320	
3727	5	82.04	73.79	66.73	13.45	110.57	52.27	87.04	N/A	229,625	153,232	
3729	3	79.28	80.44	79.56	5.06	101.10	75.00	87.04	N/A	172,500	137,250	
3731	8	72.00	72.08	65.61	21.74	109.87	49.73	99.11	49.73 to 99.11	177,420	116,398	
ALL												
	87	75.77	75.29	69.14	17.71	108.89	36.75	118.67	69.92 to 80.69	208,048	143,852	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
7000	24	75.39	73.30	68.21	18.25	107.46	49.73	112.00	60.05 to 83.98	150,501	102,652	
7100	2	68.99	68.99	68.99	25.25	100.00	51.58	86.41	N/A	80,000	55,195	
8000	25	77.43	77.96	65.89	13.53	118.31	36.75	105.23	71.54 to 84.51	276,573	182,244	
9000	25	73.58	74.09	70.80	19.58	104.65	46.26	118.67	62.64 to 83.64	216,891	153,564	
9100	11	78.42	77.45	77.62	19.96	99.78	42.67	111.26	59.38 to 107.92	181,051	140,534	
ALL												
	87	75.77	75.29	69.14	17.71	108.89	36.75	118.67	69.92 to 80.69	208,048	143,852	

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	87	75.77	75.29	69.14	17.71	108.89	36.75	118.67	69.92 to 80.69	208,048	143,852	
ALL												
	87	75.77	75.29	69.14	17.71	108.89	36.75	118.67	69.92 to 80.69	208,048	143,852	

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5003

Type: Qualified

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

NUMBER of Sales:	87	MEDIAN:	76	COV:	22.52	95% Median C.I.:	69.92 to 80.69	(!: Derived)
(AgLand) TOTAL Sales Price:	18,025,227	WGT. MEAN:	69	STD:	16.95	95% Wgt. Mean C.I.:	60.85 to 77.44	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	18,100,227	MEAN:	75	AVG.ABS.DEV:	13.42	95% Mean C.I.:	71.73 to 78.85	
(AgLand) TOTAL Assessed Value:	12,515,140							
AVG. Adj. Sales Price:	208,048	COD:	17.71	MAX Sales Ratio:	118.67			
AVG. Assessed Value:	143,852	PRD:	108.89	MIN Sales Ratio:	36.75			

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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)											
13-0056	1	49.42	49.42	49.42			49.42	49.42	N/A	231,161	114,230
13-0097											
34-0034											
49-0033	4	89.55	89.91	88.01	7.75	102.16	81.42	99.11	N/A	149,320	131,415
49-0501	8	83.01	76.96	68.86	10.29	111.76	52.27	87.04	52.27 to 87.04	165,828	114,192
55-0145	1	42.67	42.67	42.67			42.67	42.67	N/A	216,780	92,490
55-0160											
64-0023											
66-0011	3	62.64	63.84	62.32	5.84	102.43	58.95	69.92	N/A	458,833	285,943
66-0020	4	87.95	85.80	91.89	18.72	93.37	59.38	107.92	N/A	135,650	124,652
66-0027	34	77.96	79.12	79.44	16.31	99.60	46.43	118.67	71.54 to 85.82	162,176	128,825
66-0111	21	70.69	70.55	59.05	17.09	119.49	36.75	102.32	58.94 to 80.69	283,800	167,573
66-0501	11	68.18	70.60	69.09	19.89	102.18	49.73	111.26	53.44 to 86.83	212,315	146,697
NonValid School											
ALL	87	75.77	75.29	69.14	17.71	108.89	36.75	118.67	69.92 to 80.69	208,048	143,852

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	2	98.20	98.20	86.91	14.05	112.99	84.40	112.00	N/A	1,375	1,195
10.01 TO 30.00	2	73.53	73.53	74.70	7.28	98.44	68.18	78.89	N/A	28,750	21,475
30.01 TO 50.00	13	60.05	62.63	61.19	14.96	102.36	46.43	95.19	50.09 to 69.38	76,584	46,860
50.01 TO 100.00	26	74.79	75.17	73.32	15.08	102.51	42.67	107.18	69.66 to 84.83	130,274	95,522
100.01 TO 180.00	35	81.29	80.66	77.81	15.03	103.67	46.26	118.67	75.13 to 86.41	225,649	175,572
180.01 TO 330.00	8	73.59	72.30	67.57	18.30	107.00	52.27	105.23	52.27 to 105.23	452,407	305,693
650.01 +	1	36.75	36.75	36.75			36.75	36.75	N/A	2,140,250	786,470
ALL	87	75.77	75.29	69.14	17.71	108.89	36.75	118.67	69.92 to 80.69	208,048	143,852

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	34	75.68	77.12	75.95	12.66	101.54	58.94	111.26	70.69 to 81.42	189,951	144,276
DRY-N/A	44	75.39	74.45	72.07	20.33	103.31	42.67	118.67	64.61 to 84.15	200,039	144,162
GRASS	4	84.79	87.44	82.90	14.55	105.48	68.18	112.00	N/A	39,687	32,900
GRASS-N/A	5	50.09	60.51	42.33	32.00	142.97	36.75	87.04	N/A	536,282	226,998
ALL	87	75.77	75.29	69.14	17.71	108.89	36.75	118.67	69.92 to 80.69	208,048	143,852

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5003

Type: Qualified

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

NUMBER of Sales:	87	MEDIAN:	76	COV:	22.52	95% Median C.I.:	69.92 to 80.69	(!: Derived)
(AgLand) TOTAL Sales Price:	18,025,227	WGT. MEAN:	69	STD:	16.95	95% Wgt. Mean C.I.:	60.85 to 77.44	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	18,100,227	MEAN:	75	AVG.ABS.DEV:	13.42	95% Mean C.I.:	71.73 to 78.85	
(AgLand) TOTAL Assessed Value:	12,515,140							
AVG. Adj. Sales Price:	208,048	COD:	17.71	MAX Sales Ratio:	118.67			
AVG. Assessed Value:	143,852	PRD:	108.89	MIN Sales Ratio:	36.75			

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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	64	76.48	77.69	76.63	14.54	101.39	49.73	111.26	73.31 to 81.42	192,457	147,473
DRY-N/A	14	58.07	66.14	61.52	27.09	107.52	42.67	118.67	46.43 to 86.41	210,196	129,303
GRASS	4	84.79	87.44	82.90	14.55	105.48	68.18	112.00	N/A	39,687	32,900
GRASS-N/A	5	50.09	60.51	42.33	32.00	142.97	36.75	87.04	N/A	536,282	226,998
ALL	87	75.77	75.29	69.14	17.71	108.89	36.75	118.67	69.92 to 80.69	208,048	143,852

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	78	75.66	75.62	73.71	16.95	102.58	42.67	118.67	69.92 to 80.69	195,641	144,212
GRASS	9	79.28	72.48	44.60	23.01	162.53	36.75	112.00	49.42 to 87.55	315,573	140,732
ALL	87	75.77	75.29	69.14	17.71	108.89	36.75	118.67	69.92 to 80.69	208,048	143,852

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	98.20	98.20	86.91	14.05	112.99	84.40	112.00	N/A	1,375	1,195
Total \$											
1 TO 9999	2	98.20	98.20	86.91	14.05	112.99	84.40	112.00	N/A	1,375	1,195
10000 TO 29999	1	68.18	68.18	68.18			68.18	68.18	N/A	22,500	15,340
30000 TO 59999	3	82.04	85.37	86.37	6.63	98.84	78.89	95.19	N/A	49,400	42,666
60000 TO 99999	16	66.27	67.70	68.12	17.15	99.39	46.43	94.60	55.18 to 79.28	78,428	53,422
100000 TO 149999	16	79.98	77.22	77.13	17.58	100.12	49.73	107.18	59.54 to 89.23	124,943	96,366
150000 TO 249999	30	81.36	81.42	81.31	16.18	100.13	42.67	118.67	75.13 to 87.04	190,816	155,148
250000 TO 499999	14	70.30	70.76	70.12	9.93	100.91	56.60	83.95	62.64 to 78.49	315,379	221,135
500000 +	5	53.44	55.58	49.03	17.38	113.36	36.75	76.49	N/A	906,602	444,488
ALL	87	75.77	75.29	69.14	17.71	108.89	36.75	118.67	69.92 to 80.69	208,048	143,852

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5003

Type: Qualified

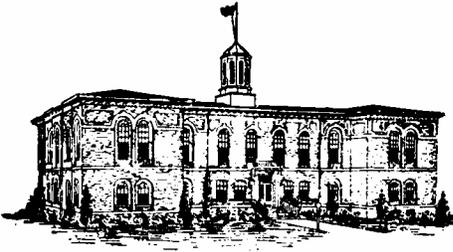
Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	87	MEDIAN:	76	COV:	22.52	95% Median C.I.:	69.92 to 80.69	(!: Derived)
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AVG. Assessed Value:	143,852	PRD:	108.89	MIN Sales Ratio:	36.75			

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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	2	98.20	98.20	86.91	14.05	112.99	84.40	112.00	N/A	1,375	1,195
Total \$ _____											
1 TO 9999	2	98.20	98.20	86.91	14.05	112.99	84.40	112.00	N/A	1,375	1,195
10000 TO 29999	2	73.53	73.53	74.70	7.28	98.44	68.18	78.89	N/A	28,750	21,475
30000 TO 59999	15	60.05	63.19	61.54	16.35	102.68	46.43	95.19	51.58 to 69.38	75,440	46,425
60000 TO 99999	13	72.38	70.59	65.73	18.15	107.39	42.67	94.60	54.36 to 86.60	126,673	83,260
100000 TO 149999	22	80.35	80.19	78.41	12.26	102.27	49.42	107.18	74.03 to 87.04	154,441	121,097
150000 TO 249999	24	82.47	83.25	80.98	13.95	102.81	56.60	118.67	71.54 to 87.80	244,935	198,340
250000 TO 499999	8	60.79	67.81	64.50	19.59	105.13	52.27	102.32	52.27 to 102.32	480,651	310,031
500000 +	1	36.75	36.75	36.75			36.75	36.75	N/A	2,140,250	786,470
ALL	87	75.77	75.29	69.14	17.71	108.89	36.75	118.67	69.92 to 80.69	208,048	143,852



Brandi D. Reimers
Assessor

Andrea L. Walters
Deputy Assessor

Office of Otoe County Assessor

March 1, 2006

Ms. Catherine D. Lang
Property Tax Administrator
Department of Property Assessment & Taxation
1033 O St
Suite 600
Lincoln, NE 68508

Re: Special Valuation Methodology -- 2006

Introduction

From a geographic standpoint, Otoe County is located directly to the south of Cass County, east of Lancaster County, north of Nemaha and Johnson Counties, and west of the Missouri River. Two of the bordering counties, Lancaster and Cass, have a high degree of real estate sales activity and have also implemented special valuation for their entire county agricultural base. Neither Nemaha nor Johnson Counties have the same degree of activity as Lancaster, Cass, or Otoe. Our county has a relatively high degree of activity in the agricultural market. Syracuse is an activity center due to its location on four-lane Highway 2 and proximity to the prison in Tecumseh. Also, the villages of Unadilla and Palmyra are seeing increases in activity. With this comes the added increase in the acreage market surrounding these villages.

Market Areas in Otoe County

Starting in 2006, Otoe County is divided into five market areas for agricultural land valuation purposes. These areas were developed to account for the overall differences in sale price within comparable soil groups and use. Four of the market areas are geographically based to determine values. The fifth market area consists of all parcels countywide that have been enrolled in the Wetlands Easement Program, in order to facilitate more accurate values on the remaining bundle of rights after enrollment.

Recapture Values

Recapture values in Otoe County are determined by utilizing the sales comparison approach. All sales are reviewed and verified in relation to other sales. LVG guidelines, soil classes, overall use, as well as location within the market area are considered. Unique sale factors are also

analyzed to further break down the differences in an agricultural sale versus an influenced sale. Each sale is recorded in a book and computer file and later plotted on a map. An impact analysis is done to see the influence each sale has within its neighborhood. Through this, the most appropriate value per acre is determined for each land capability group.

Special Values

According to current state policy, Otoe County's special values are constructed using the sales comparison approach. Until recently, Greenbelt values were determined by using the agricultural market area on the southern edge of the county, bordering Johnson and Nemaha Counties. Starting in 2006, Otoe County is continuing to use the sales comparison approach in order to determine greenbelt values, however, we are now using the following sales to establish those values. First, a sale must include 80 or more acres and be completely unimproved. Second, extensive research is done with both the buyer, seller, and any real estate agents involved in the sale to determine if it was influenced by commercial or rural residential factors (i.e. acreage or subdivision development.) If the determination of the assessor and/or appraiser is the sale is uninfluenced by factors other than agricultural use for the land, and the sale meets the first criteria, it is included in the sales analysis study to help determine greenbelt values. This analysis is done of all sales on a countywide basis, and is not restricted to a certain market area.

Certification

The previous narrative is a true and accurate representation of the methodology of the special valuation procedures in Otoe County.

Sincerely,

Brandi D. Reimers
Otoe County Assessor

Purpose Statements

Commission Summary

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

Property Tax Administrator's Opinions & Recommendations

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

Correlation Section

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

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

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

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

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

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

Statistical Reports Section

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

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

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

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

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

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

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

County Assessment Survey

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

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

County Reports Section

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

County Abstract of Assessment for Real Property, Form 45

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

County Agricultural Land Detail

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

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

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

Special Valuation Section

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

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

Nebraska Constitutional Provisions:

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

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

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

Nebraska Statutory Provisions for Agricultural Land:

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

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

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

Nebraska Statutory Provisions for Special Valuation:

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

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

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

Nebraska Statutory Provisions for Measurement of Level of Value:

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

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

Discussion of the Constitutional and Statutory Provisions:

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

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

Discussion of Special Valuation:

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

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

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

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

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

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

Measurement of Special Valuation

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

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

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

Rent Data

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

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

Rate Data

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

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

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

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

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

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

Valuation Calculation

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

Measurement Calculation

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

Measurement of Recapture Valuation

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

Measurement of Agricultural Land Valuation

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

Purpose Statements Section

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

Glossary

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

Technical Specifications Section

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

Certification

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

Map Section

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

Valuation History Charts Section

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

Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

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

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

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

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

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

Residential:

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

Commercial:

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

Unimproved Agricultural:

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

Agricultural: (Optional)

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

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses

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

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

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

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

Statistical Calculations

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

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

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

Coding Information & Calculations

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

Number of Sales

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

Total Sales Price

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

Total Adj. Sales Price

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

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
 - $\text{TotAdjSalePrice} / \text{Count}$

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:

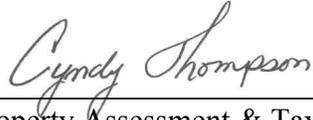
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

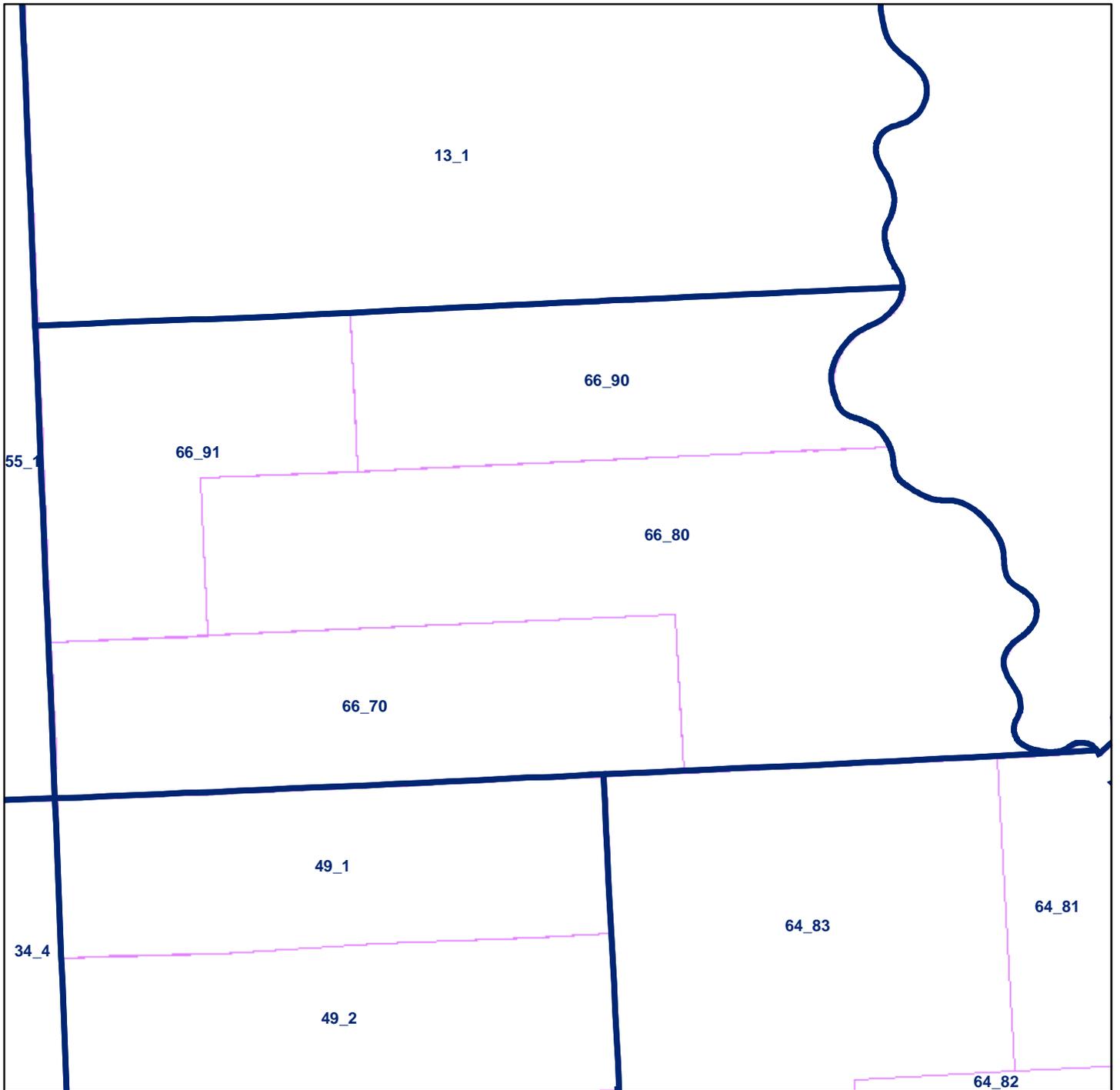
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Otoe County County Assessor, by certified mail, return receipt requested, 7070 1160 0001 1212 9035.

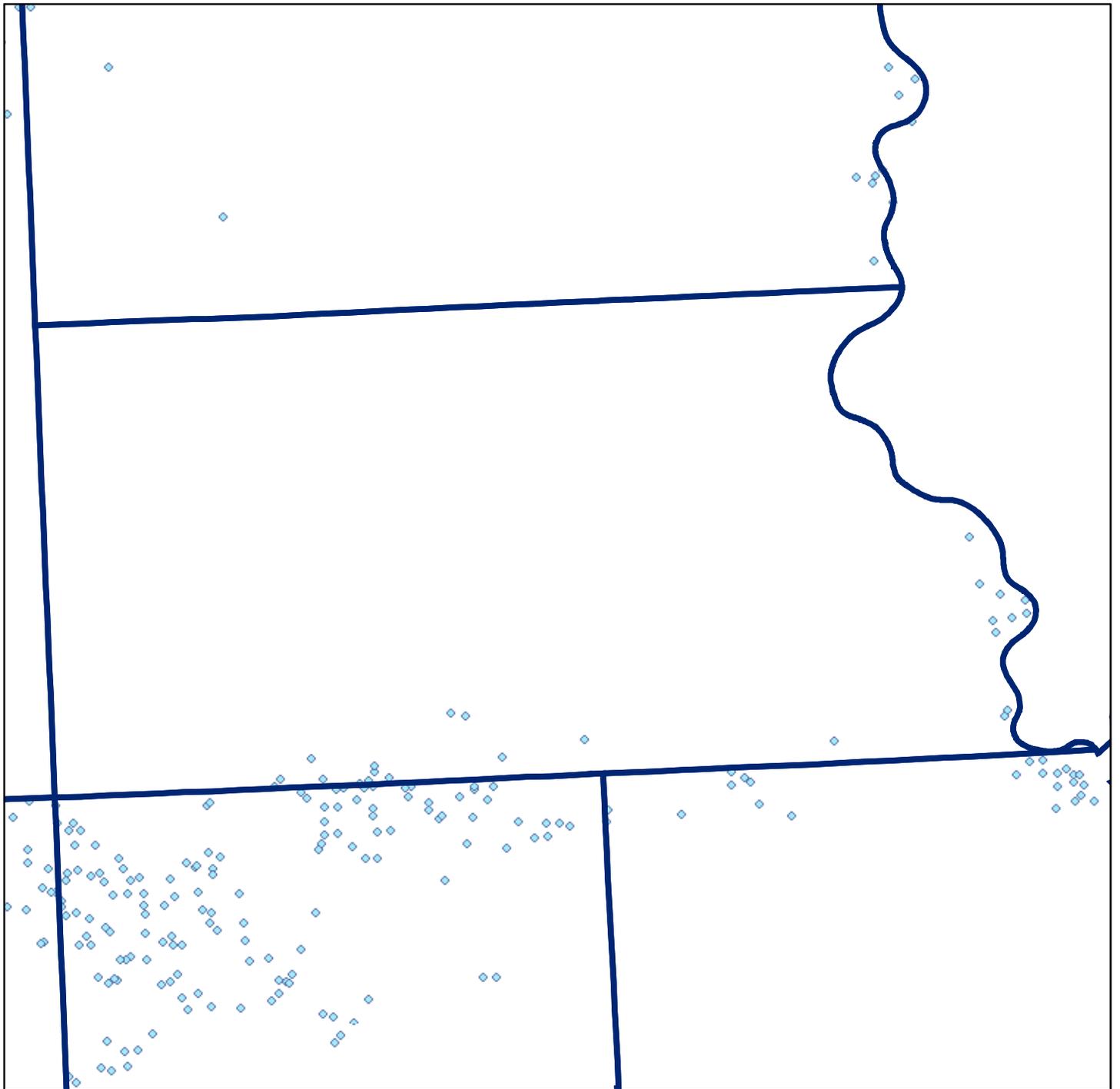
Dated this 10th day of April, 2006.



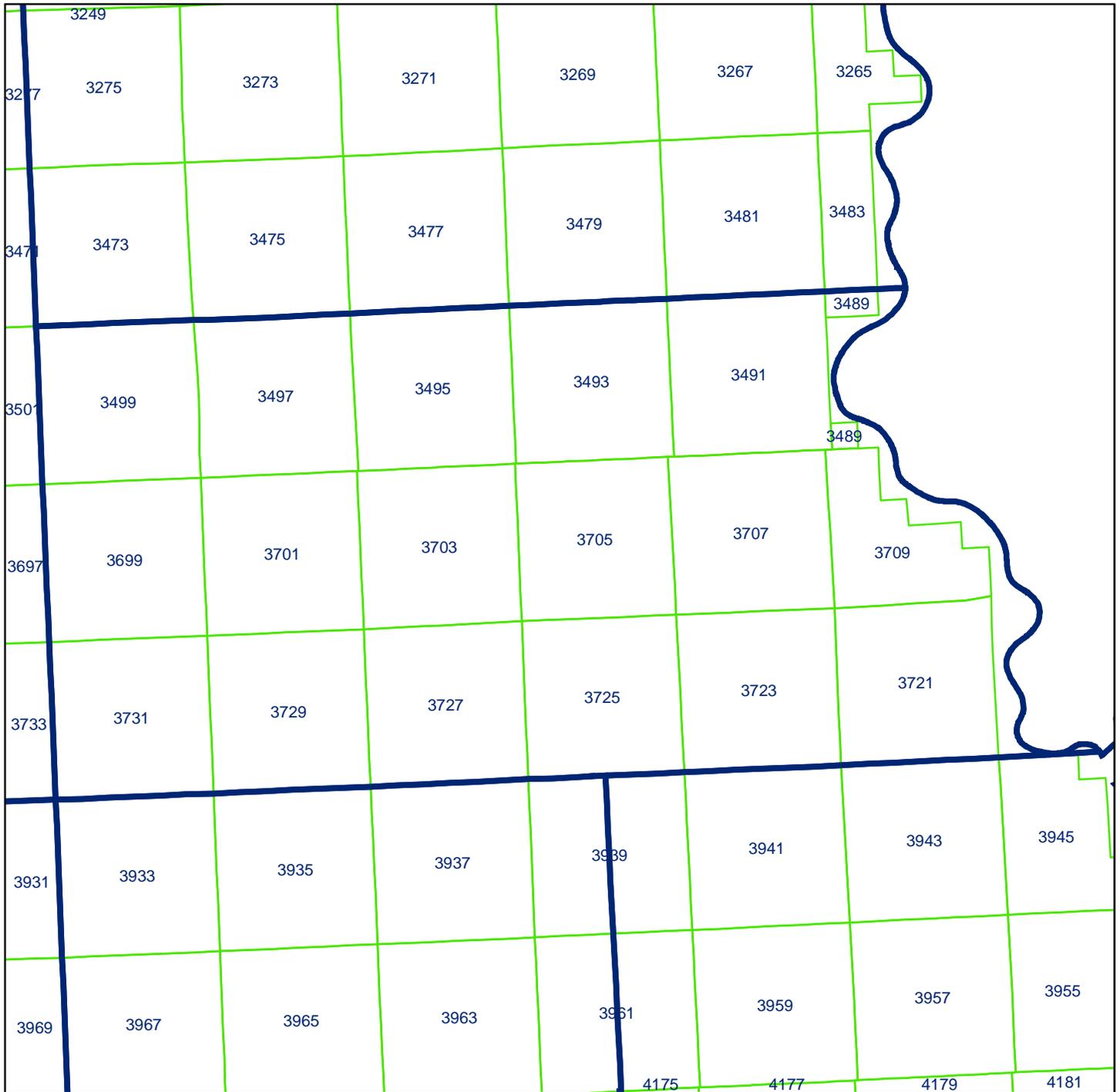
Property Assessment & Taxation



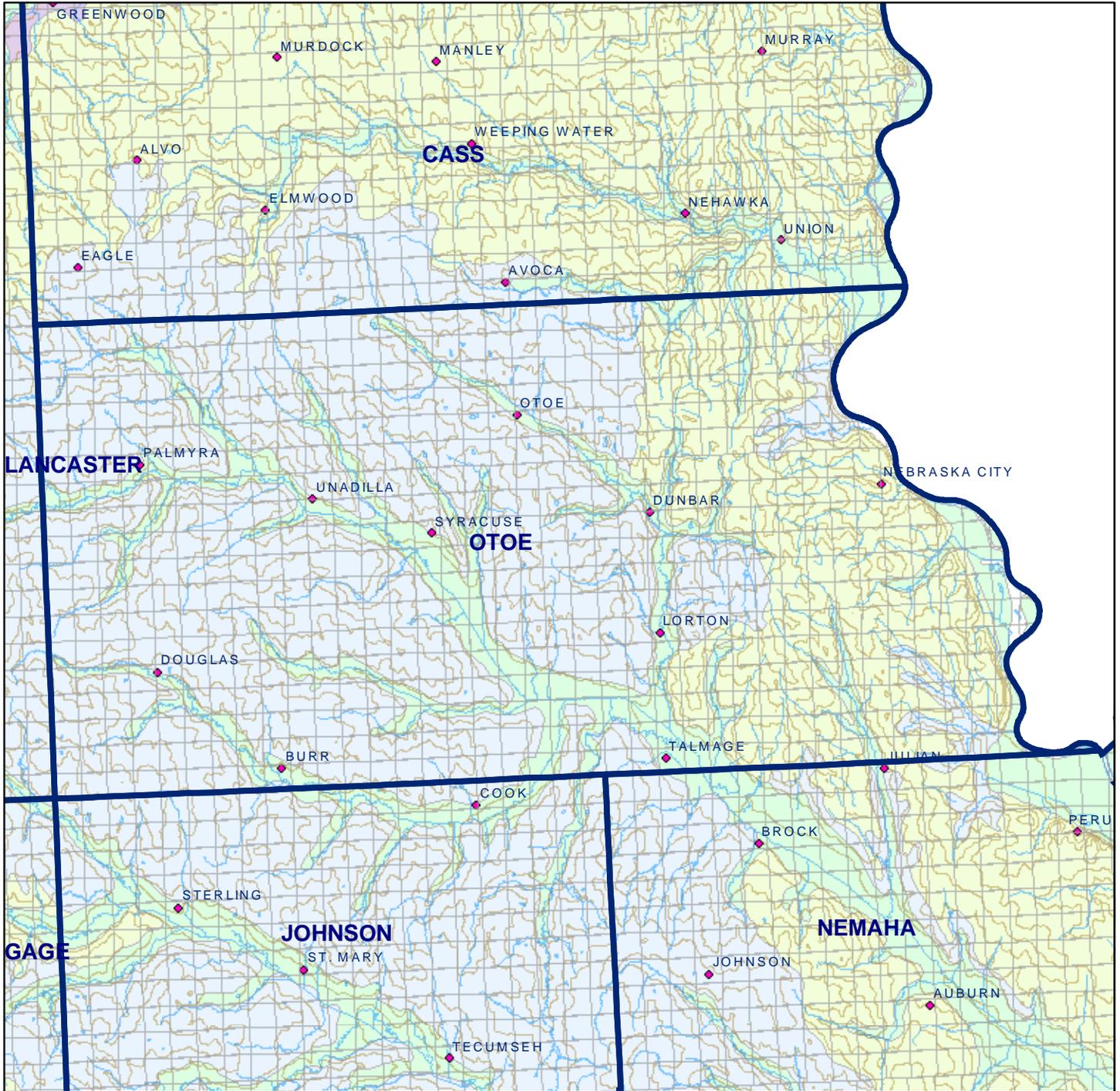
 Market Areas



● Registered Wells > 500 GPM



 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

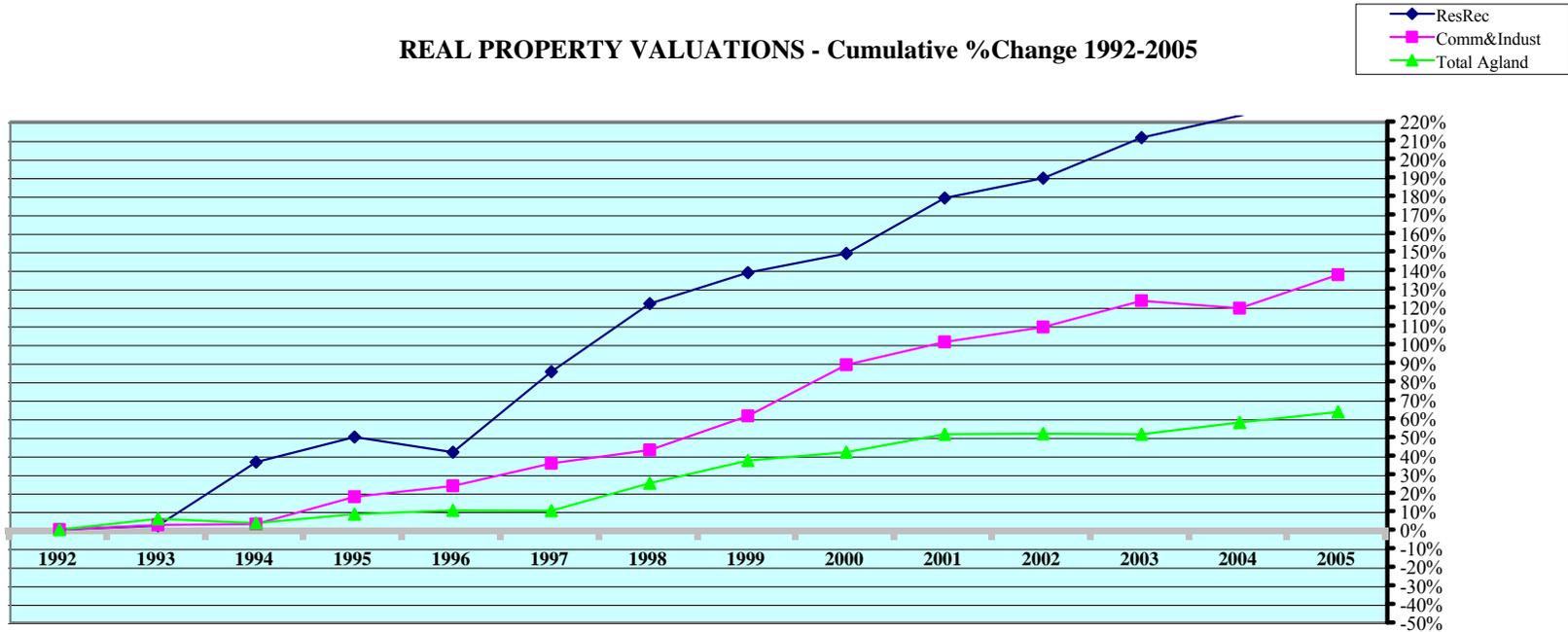
8 - Moderately well drained silty soils with clayey subsoils on uplands

Exhibit 66A - page 5

Otoe County



REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	131,768,160	--	--	--	45,242,840	--	--	--	216,452,735	--	--	--
1993	134,787,780	3,019,620	2.29%	2.29%	46,369,395	1,126,555	2.49%	2.49%	229,214,365	12,761,630	5.90%	5.90%
1994	179,705,200	44,917,420	33.32%	36.38%	46,652,800	283,405	0.61%	3.12%	224,046,170	-5,168,195	-2.25%	3.51%
1995	197,582,235	17,877,035	9.95%	49.95%	53,278,560	6,625,760	14.20%	17.76%	234,634,565	10,588,395	4.73%	8.40%
1996	186,738,879	-10,843,356	-5.49%	41.72%	55,884,440	2,605,880	4.89%	23.52%	238,941,320	4,306,755	1.84%	10.39%
1997	244,045,200	57,306,321	30.69%	85.21%	61,462,873	5,578,433	9.98%	35.85%	238,441,611	-499,709	-0.21%	10.16%
1998	292,264,335	48,219,135	19.76%	121.80%	64,702,322	3,239,449	5.27%	43.01%	270,760,365	32,318,754	13.55%	25.09%
1999	314,315,800	22,051,465	7.55%	138.54%	72,957,043	8,254,721	12.76%	61.26%	297,008,940	26,248,575	9.69%	37.22%
2000	327,917,705	13,601,905	4.33%	148.86%	85,446,715	12,489,672	17.12%	88.86%	306,858,340	9,849,400	3.32%	41.77%
2001	367,361,540	39,443,835	12.03%	178.79%	90,985,080	5,538,365	6.48%	101.10%	327,724,520	20,866,180	6.80%	51.41%
2002	381,325,380	13,963,840	3.80%	189.39%	94,655,400	3,670,320	4.03%	109.22%	328,529,340	804,820	0.25%	51.78%
2003	410,270,630	28,945,250	7.59%	211.36%	101,029,600	6,374,200	6.73%	123.31%	328,016,730	-512,610	-0.16%	51.54%
2004	425,732,030	15,461,400	3.77%	223.09%	99,253,630	-1,775,970	-1.76%	119.38%	341,584,890	13,568,160	4.14%	57.81%
2005	446,669,280	20,937,250	4.92%	238.98%	107,414,210	8,160,580	8.22%	137.42%	353,749,570	12,164,680	3.56%	63.43%

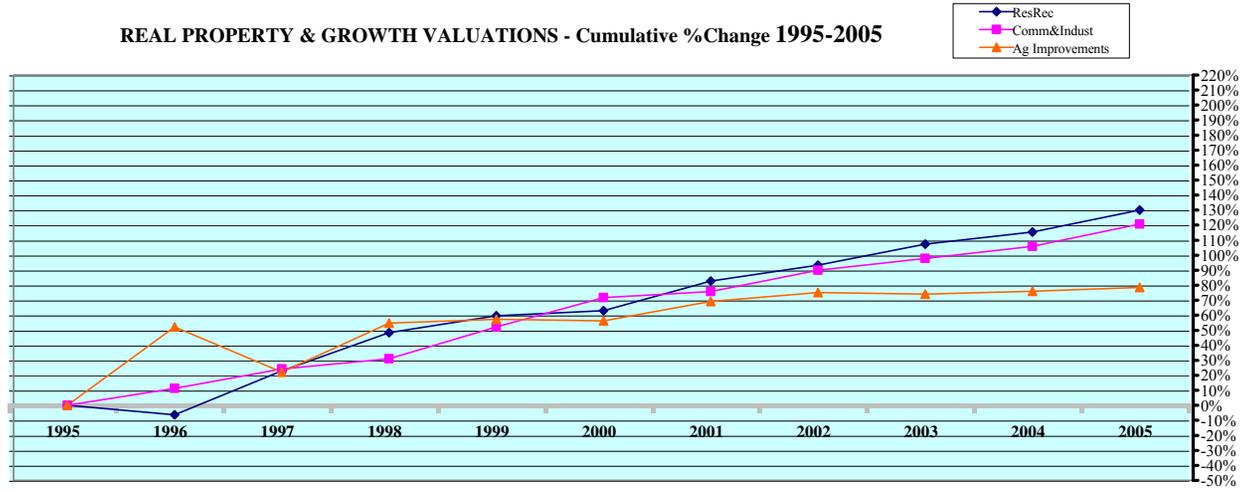
1992-2005 Rate Ann. %chg: Resid & Rec. 9.85% Comm & Indust 6.88% Agland 3.85%

Cnty# 66
 County OTOE

FL area 8

(1) Resid. & Recreat. excludes agdwell & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste, & other agland, excludes farmsite land.

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	131,768,160	not avail.	--	--	--	--	45,242,840	not avail.	--	--	--	--
1993	134,787,780	not avail.	--	--	--	--	46,369,395	not avail.	--	--	--	--
1994	179,705,200	not avail.	--	--	--	--	46,652,800	not avail.	--	--	--	--
1995	197,582,235	4,288,090	2.17%	193,294,145	--	--	53,278,560	5,583,090	10.48%	47,695,470	--	--
1996	186,738,879	5,748,690	3.08%	180,990,189	-8.40%	-6.37%	55,884,440	2,787,390	4.99%	53,097,050	-0.34%	11.33%
1997	244,045,200	6,256,060	2.56%	237,789,140	27.34%	23.02%	61,462,873	2,256,395	3.67%	59,206,478	5.94%	24.13%
1998	292,264,335	5,377,498	1.84%	286,886,837	17.55%	48.42%	64,702,322	2,228,764	3.44%	62,473,558	1.64%	30.98%
1999	314,315,800	5,694,965	1.81%	308,620,835	5.60%	59.66%	72,957,043	306,725	0.42%	72,650,318	12.28%	52.32%
2000	327,917,705	12,590,840	3.84%	315,326,865	0.32%	63.13%	85,446,715	3,565,025	4.17%	81,881,690	12.23%	71.68%
2001	367,361,540	14,151,520	3.85%	353,210,020	7.71%	82.73%	90,985,080	7,128,092	7.83%	83,856,988	-1.86%	75.82%
2002	381,325,380	7,510,565	1.97%	373,814,815	1.76%	93.39%	94,655,400	3,990,960	4.22%	90,664,440	-0.35%	90.09%
2003	410,270,630	9,446,830	2.30%	400,823,800	5.11%	107.36%	101,029,600	6,716,450	6.65%	94,313,150	-0.36%	97.74%
2004	425,732,030	9,359,925	2.20%	416,372,105	1.49%	115.41%	99,253,630	1,073,300	1.08%	98,180,330	-2.82%	105.85%
2005	446,669,280	1,754,880	0.39%	444,914,400	4.51%	130.17%	107,414,210	2,131,940	1.98%	105,282,270	6.07%	120.74%

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

Resid & Rec. **8.69%**

Comm & Indust **8.24%**

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	67,457,565					
1993	not avail	not avail	68,475,515					
1994	not avail	not avail	48,876,280					
1995	31,834,450	20,782,950	52,617,400	1,975,585	3.75%	50,641,815	--	--
1996	50,135,945	29,298,105	79,434,050	2,356,061	2.97%	77,077,989	46.49%	52.20%
1997	39,373,720	23,037,330	62,411,050	546,520	0.88%	61,864,530	-22.12%	22.16%
1998	59,413,200	20,788,605	80,201,805	1,787,350	2.23%	78,414,455	25.64%	54.84%
1999	59,730,715	20,445,300	80,176,015	510,715	0.64%	79,665,300	-0.67%	57.31%
2000	60,867,560	20,289,410	81,156,970	1,980,160	2.44%	79,176,810	-1.25%	56.35%
2001	67,583,710	21,640,960	89,224,670	3,554,858	3.98%	85,669,812	5.56%	69.17%
2002	68,877,920	21,571,240	90,449,160	1,739,785	1.92%	88,709,375	-0.58%	75.17%
2003	68,849,620	21,335,520	90,185,140	1,976,230	2.19%	88,208,910	-2.48%	74.18%
2004	69,260,090	21,346,010	90,606,100	1,513,370	1.67%	89,092,730	-1.21%	75.93%
2005	69,500,370	21,408,990	90,909,360	531,280	0.58%	90,378,080	-0.25%	78.47%

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

Ag Imprvmts **5.96%**

(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

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County **OTOE**

FL area **8**

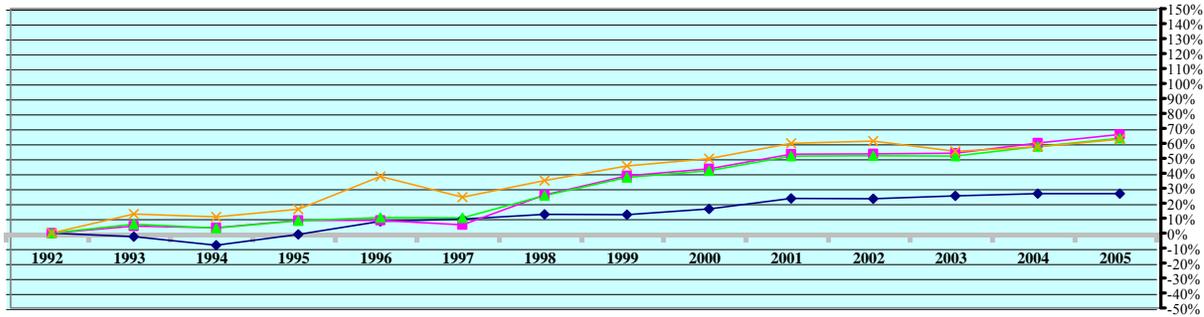
CHART 2

EXHIBIT

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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	3,529,945	--	--	--	189,862,000	--	--	--	20,780,190	--	--	--
1993	3,443,800	-86,145	-2.44%	-2.44%	198,558,100	8,696,100	4.58%	4.58%	23,450,080	2,669,890	12.85%	12.85%
1994	3,242,220	-201,580	-5.85%	-8.15%	196,853,510	-1,704,590	-0.86%	3.68%	23,039,385	-410,695	-1.75%	10.87%
1995	3,496,425	254,205	7.84%	-0.95%	206,105,795	9,252,285	4.70%	8.56%	24,112,895	1,073,510	4.66%	16.04%
1996	3,806,790	310,365	8.88%	7.84%	205,847,460	-258,335	-0.13%	8.42%	28,652,585	4,539,690	18.83%	37.88%
1997	3,857,475	50,685	1.33%	9.28%	200,311,650	-5,535,810	-2.69%	5.50%	25,793,691	-2,858,894	-9.98%	24.13%
1998	3,975,910	118,435	3.07%	12.63%	238,439,920	38,128,270	19.03%	25.59%	28,094,970	2,301,279	8.92%	35.20%
1999	3,968,175	-7,735	-0.19%	12.41%	262,683,940	24,244,020	10.17%	38.36%	30,100,970	2,006,000	7.14%	44.85%
2000	4,104,025	135,850	3.42%	16.26%	271,373,920	8,689,980	3.31%	42.93%	31,123,660	1,022,690	3.40%	49.78%
2001	4,349,430	245,405	5.98%	23.22%	289,945,360	18,571,440	6.84%	52.71%	33,231,610	2,107,950	6.77%	59.92%
2002	4,343,960	-5,470	-0.13%	23.06%	290,406,030	460,670	0.16%	52.96%	33,567,140	335,530	1.01%	61.53%
2003	4,411,990	68,030	1.57%	24.99%	291,253,750	847,720	0.29%	53.40%	32,137,150	-1,429,990	-4.26%	54.65%
2004	4,460,360	48,370	1.10%	26.36%	304,168,280	12,914,530	4.43%	60.20%	32,741,810	604,660	1.88%	57.56%
2005	4,460,360	0	0.00%	26.36%	315,257,750	11,089,470	3.65%	66.05%	33,812,370	1,070,560	3.27%	62.71%

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	--	--	--	--	2,280,600	--	--	--	216,452,735	--	--	--
1993	--	--	--	--	3,762,385	1,481,785	64.97%	64.97%	229,214,365	12,761,630	5.90%	5.90%
1994	--	--	--	--	911,055	--	0.00%	-60.05%	224,046,170	-5,168,195	-2.25%	3.51%
1995	--	--	--	--	919,450	8,395	0.92%	-59.68%	234,634,565	10,588,395	4.73%	8.40%
1996	--	--	--	--	634,485	-284,965	-30.99%	-72.18%	238,941,320	4,306,755	1.84%	10.39%
1997	--	--	--	--	8,478,795	7,844,310	1236.33%	271.78%	238,441,611	-499,709	-0.21%	10.16%
1998	--	--	--	--	249,565	-8,229,230	-97.06%	-89.06%	270,760,365	32,318,754	13.55%	25.09%
1999	--	--	--	--	255,855	6,290	2.52%	-88.78%	297,008,940	26,248,575	9.69%	37.22%
2000	--	--	--	--	256,735	880	0.34%	-88.74%	306,858,340	9,849,400	3.22%	41.77%
2001	--	--	--	--	198,120	-58,615	-22.83%	-91.31%	327,724,520	20,866,180	6.80%	51.41%
2002	--	--	--	--	212,210	14,090	7.11%	-90.69%	328,529,340	804,820	0.25%	51.78%
2003	213,840	n/a	n/a	n/a	0	n/a	n/a	n/a	328,016,730	-512,610	-0.16%	51.54%
2004	214,440	600	0.28%	0.28%	0	0	0	0	341,584,890	13,568,160	4.14%	57.81%
2005	219,090	4,650	2.17%	2.46%	0	0	0	0	353,749,570	12,164,680	3.56%	63.43%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
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FL area

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

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	3,453,435	3,701	933	--	--	189,942,895	281,379	675	--	--	20,782,195	80,762	257	--	--
1993	3,565,940	3,792	940	0.75%	0.75%	199,219,845	281,528	708	4.89%	4.89%	23,567,545	80,855	291	13.23%	13.23%
1994	3,398,840	3,577	950	1.06%	1.82%	198,434,595	280,540	707	-0.14%	4.74%	23,371,480	80,091	292	0.34%	13.62%
1995	3,519,125	3,525	998	5.05%	6.97%	207,024,610	278,897	742	4.95%	9.93%	24,328,455	79,275	307	5.14%	19.46%
1996	4,107,805	4,278	960	-3.81%	2.89%	208,044,975	285,099	730	-1.62%	8.15%	29,750,600	73,998	402	30.94%	56.42%
1997	3,803,340	4,028	944	-1.67%	1.18%	204,760,485	281,367	728	-0.27%	7.85%	28,610,610	72,856	393	-2.24%	52.92%
1998	4,253,365	3,933	1,081	14.51%	15.86%	238,703,215	268,274	890	22.25%	31.85%	27,974,125	69,157	405	3.05%	57.59%
1999	3,798,335	3,640	1,043	-3.52%	11.79%	254,825,665	268,689	948	6.52%	40.44%	29,401,660	69,260	425	4.94%	65.37%
2000	4,107,115	3,797	1,082	3.74%	15.97%	271,608,595	276,869	981	3.48%	45.33%	31,167,775	70,388	443	4.24%	72.37%
2001	4,453,180	3,781	1,178	8.87%	26.26%	309,634,750	280,760	1,103	12.44%	63.41%	35,168,310	71,341	493	11.29%	91.83%
2002	4,994,900	3,762	1,328	12.73%	42.34%	327,092,090	280,150	1,168	5.89%	73.04%	44,398,940	71,072	625	26.77%	143.19%
2003	4,415,950	3,884	1,137	-14.38%	21.86%	291,828,180	281,899	1,035	-11.39%	53.33%	32,151,840	68,933	466	-25.44%	81.32%
2004	4,498,360	3,881	1,159	1.94%	24.23%	310,093,460	284,590	1,090	5.28%	61.42%	33,233,100	65,960	504	8.12%	96.04%
2005	4,460,360	3,881	1,149	-0.84%	23.18%	320,874,270	284,305	1,129	3.58%	67.20%	34,788,230	65,790	529	4.95%	105.75%

1992-2005 Rate Ann.%chg AvgVal/Acre: 1.62%

4.03%

5.71%

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	139,665	4,662	30	--	--	21,325	711	30	--	--	214,339,515	371,214	577	--	--
1993	144,075	4,809	30	0.00%		21,325	711	30	0.00%		226,518,730	371,695	609	5.55%	5.55%
1994	132,690	4,423	30	0.00%		21,325	711	30	0.00%		225,358,930	369,342	610	0.16%	5.72%
1995	133,630	4,453	30	0.00%		21,325	711	30	0.00%		235,027,145	366,861	641	5.08%	11.09%
1996	190,850	6,360	30	0.00%		0	0				242,094,230	369,735	655	2.18%	13.52%
1997						259,475	8,588	30	--		237,433,910	366,839	647	-1.22%	12.13%
1998						262,560	8,335	32	6.67%		271,193,265	349,699	776	19.94%	34.49%
1999						252,770	8,426	30	-6.25%		288,278,430	350,016	824	6.19%	42.81%
2000						266,940	8,634	31	3.33%		307,150,425	359,689	854	3.64%	48.01%
2001						201,920	6,723	30	-3.23%		349,458,160	362,606	964	12.88%	67.07%
2002						208,430	6,940	30	0.00%		376,694,360	361,924	1,041	7.99%	80.42%
2003	213,840	7,120	30	n/a	n/a	3,120	104	30	n/a	n/a	328,612,930	361,939	908	-12.78%	57.37%
2004	213,590	7,111	30	0.12%	n/a	18,300	104	176	486.99%	n/a	348,056,810	361,647	962	5.99%	66.80%
2005	213,530	7,109	30	0.00%	n/a	1,740	58	30	-82.94%	n/a	360,338,130	361,143	998	3.67%	72.92%

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

4.30%

66
OTOE

FL area 8

(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
15,396	OTOE	42,078,030	18,075,514	11,538,656	446,589,490	93,354,010	14,060,200	79,790	353,749,570	69,500,370	21,408,990	0	1,070,434,620
<i>cnty sectorvalue % of total value:</i>		3.93%	1.69%	1.08%	41.72%	8.72%	1.31%	0.01%	33.05%	6.49%	2.00%		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
66	BURR	192,073	33,547	6,624	1,228,880	804,210	0	0	0	0	0	0	2,265,334
231	DOUGLAS	42,776	63,455	12,530	4,245,750	319,930	0	0	0	0	0	0	4,684,441
237	DUNBAR	16,339	61,095	12,064	3,002,190	274,860	0	0	1,350	0	0	0	3,367,898
7,228	NEBRASKA CITY	6,639,340	1,942,338	1,166,682	186,366,450	57,338,110	7,089,810	0	15,260	0	0	0	260,557,990
217	OTOE	3,652	36,580	7,223	2,664,250	201,400	0	0	0	0	0	0	2,913,105
546	PALMYRA	248,537	214,449	27,060	16,044,380	1,917,310	17,860	0	0	0	0	0	18,469,596
1,764	SYRACUSE	4,264,229	215,420	42,537	69,485,250	13,149,130	1,890,500	0	0	0	0	0	89,047,066
268	TALMAGE	38,138	68,618	13,549	2,961,730	911,500	0	0	0	0	0	0	3,993,535
342	UNADILLA	171,424	74,294	14,670	10,238,030	1,180,770	0	0	0	0	0	0	11,679,188
Total of All City Values:		11,616,508	2,709,796	1,302,939	296,236,910	76,097,220	8,998,170	0	16,610	0	0	0	396,978,153
<i>% total citysect of cnty sector</i>		27.61%	14.99%	11.29%	66.33%	81.51%	64.00%		0.00%				37.09%

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
0.43%	BURR	0.46%	0.19%	0.06%	0.28%	0.86%							0.21%
1.50%	DOUGLAS	0.10%	0.35%	0.11%	0.95%	0.34%							0.44%
1.54%	DUNBAR	0.04%	0.34%	0.10%	0.67%	0.29%			0.00%				0.31%
46.95%	NEBRASKA CITY	15.78%	10.75%	10.11%	41.73%	61.42%	50.42%		0.00%				24.34%
1.41%	OTOE	0.01%	0.20%	0.06%	0.60%	0.22%							0.27%
3.55%	PALMYRA	0.59%	1.19%	0.23%	3.59%	2.05%	0.13%						1.73%
11.46%	SYRACUSE	10.13%	1.19%	0.37%	15.56%	14.09%	13.45%						8.32%
1.74%	TALMAGE	0.09%	0.38%	0.12%	0.66%	0.98%							0.37%
2.22%	UNADILLA	0.41%	0.41%	0.13%	2.29%	1.26%							1.09%

Cnty# **66**
County **OTOE**

FL area **8**