

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Pawnee County
67

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	101	COD	32.58
Total Sales Price	2222726	PRD	118.78
Total Adj. Sales Price	2230682	COV	49.42
Total Assessed Value	2095530	STD	55.14
Avg. Adj. Sales Price	22085.96	Avg. Abs. Dev.	31.56
Avg. Assessed Value	20747.82	Min	23.48
Median	96.88	Max	384.44
Wgt. Mean	93.94	95% Median C.I.	93.28 to 99.54
Mean	111.59	95% Wgt. Mean C.I.	87.29 to 100.60
		95% Mean C.I.	100.83 to 122.34
% of Value of the Class of all Real Property Value in the County			10.74
% of Records Sold in the Study Period			7.66
% of Value Sold in the Study Period			7.36
Average Assessed Value of the Base			21,604

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	101	96.88	32.58	118.78
2005	93	95.38	26.90	115.67
2004	101	97.19	26.50	115.74
2003	107	95	50.43	136.86
2002	91	97	61.35	148.7
2001	121	92	89.27	165.55

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Commercial Real Property - Current

Number of Sales	27	COD	41.81
Total Sales Price	2117779	PRD	129.36
Total Adj. Sales Price	1956808	COV	66.98
Total Assessed Value	1538950	STD	68.14
Avg. Adj. Sales Price	72474.37	Avg. Abs. Dev.	39.57
Avg. Assessed Value	56998.15	Min	18.10
Median	94.65	Max	373.00
Wgt. Mean	78.65	95% Median C.I.	73.26 to 107.58
Mean	101.74	95% Wgt. Mean C.I.	61.86 to 95.43
		95% Mean C.I.	74.77 to 128.70
% of Value of the Class of all Real Property Value in the County			2.49
% of Records Sold in the Study Period			10.98
% of Value Sold in the Study Period			23.26
Average Assessed Value of the Base			26,891

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	27	94.65	41.81	129.36
2005	24	93.23	24.37	110.68
2004	19	94.65	31.67	122.26
2003	16	101	66.4	158.36
2002	18	97	51.43	132.17
2001	20	97	33.16	124.38

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Agricultural Land - Current

Number of Sales	46	COD	21.17
Total Sales Price	4157330	PRD	105.36
Total Adj. Sales Price	4157330	COV	26.60
Total Assessed Value	3174820	STD	21.40
Avg. Adj. Sales Price	90376.74	Avg. Abs. Dev.	16.17
Avg. Assessed Value	69017.83	Min	42.20
Median	76.42	Max	136.39
Wgt. Mean	76.37	95% Median C.I.	73.13 to 83.20
Mean	80.46	95% Wgt. Mean C.I.	69.10 to 83.63
		95% Mean C.I.	74.27 to 86.64
% of Value of the Class of all Real Property Value in the County			86.77
% of Records Sold in the Study Period			1.99
% of Value Sold in the Study Period			0.03
Average Assessed Value of the Base			99,666

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2006	46	76.42	21.17	105.36
2005	49	76.84	18.21	103.02
2004	46	76.07	15.08	99.28
2003	53	75	19.3	99.71
2002	44	79	18.32	99.23
2001	52	73	51.52	121.45

2006 Opinions of the Property Tax Administrator for Pawnee 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 Pawnee County is 97% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Pawnee 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 Pawnee County is 95% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Pawnee County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

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

2006 Opinions of the Property Tax Administrator for Pawnee County

Recommendations

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

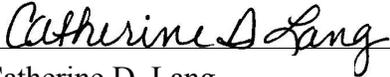
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.





Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for Pawnee County**

Residential Real Property

I. Correlation

Pawnee: 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 median and weighted mean are within the acceptable range. The mean is outside the acceptable range, but by removing the influence of seven outliers (over 219%) the mean is within acceptable range. 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	148	121	81.76
2002	117	91	77.78
2003	130	107	82.31
2004	131	101	77.1
2005	120	93	77.5
2006	133	101	75.94

Pawnee: 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 possible, using all available sales.

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	93	1.14	94.06	92
2002	96	-0.13	95.88	97
2003	95	-0.12	94.89	95
2004	102.50	0.89	103.42	97.19
2005	95.20	2.94	98	95.38
2006	99.24	-0.7	98.54	96.88

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Pawnee: 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.

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0.23	2001	1.14
0.06	2002	-0.13
-2	2003	0
-0.51	2004	0.89
3.93	2005	2.94
8.16	2006	-0.7

Pawnee: RESIDENTIAL: A preliminary review of the above table suggests that the percent change

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between sold properties and unsold properties are dissimilar and do not support each other. Historically, the disparity between the percent change in sold and unsold properties has not been as significant as the disparity in 2006. The trended preliminary median however, suggests that sold and unsold properties are treated equally.

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

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

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

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

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

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

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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	96.88	93.94	111.59

Pawnee: RESIDENTIAL: The median and weighted mean measures of central tendency are within the acceptable range. The mean is outside the acceptable range. However, after further research, by removing the influence of seven outliers (over 219%) the mean is 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 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

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

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	COD	PRD
R&O Statistics	32.58	118.78
Difference	17.58	15.78

Pawnee: 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	101	101	0
Median	99.24	96.88	-2.36
Wgt. Mean	90.64	93.94	3.3
Mean	117.41	111.59	-5.82
COD	42.06	32.58	-9.48
PRD	129.53	118.78	-10.75
Min Sales Ratio	31.29	23.48	-7.81
Max Sales Ratio	441.00	384.44	-56.56

Pawnee: RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the 2006 residential class of property. The county completed a reappraisal of Table Rock and Burchard. New land values were also implemented for Pawnee City.

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Commerical Real Property

I. Correlation

Pawnee: 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. Preliminary reviews of the percent change between sold properties and unsold properties shows they are dissimilar and do not support each other. However, after further review, the county made adjustments for the elevators, in which a proportionate amount sold in the past six months. The median and weighted mean are within the acceptable range. The weighted mean and mean are outside the acceptable range, but by removing the influence of two outliers, both are within acceptable range. 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	28	20	71.43
2002	26	18	69.23
2003	23	16	69.57
2004	27	19	70.37
2005	31	24	77.42
2006	38	27	71.05

Pawnee: 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 commercial properties were done as fairly as possible, using all available sales.

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	94	-0.13	93.88	97
2002	97	-0.95	96.08	97
2003	103	-0.03	102.97	101
2004	76.33	1.64	77.58	94.65

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2005	93.23	0.08	93.3	93.23
2006	92.65	13.9	105.53	94.65

Pawnee: COMMERCIAL: The profile of the trended preliminary median and final Reports and Opinion median indicates a ten point difference of the two. This percentage is easily skewed in a sample of this size. It is assumed that assessment practices are applied to the sales file and population in a similar manner. The difference does not suggest that the median is not the best measure of central tendency.

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

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

Comparison of Average Value Change

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

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

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% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0	2001	-0.13
0	2002	-0.95
0	2003	0
-11.27	2004	1.64
0	2005	0.08
70.87	2006	13.9

Pawnee: COMMERCIAL: A preliminary review of the above table suggests that the percent change between sold properties and unsold properties are dissimilar and do not support each other. However, after further review, the county made adjustments for the elevators, in which a proportionate amount sold in the past six months. There are also only 27 commercial sales during the sales period. Historically, the disparity between the percent change in sold and unsold properties has not been as significant as the disparity in 2006.

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

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is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	94.65	78.65	101.74

Pawnee: COMMERCIAL: It appears from the chart that the median is the only measure of central tendency within the acceptable range. The mean and weighted mean are outside the acceptable range. Further research shows that by removing the influence of a sale with a selling price of \$1,650,529, the weighted mean is brought within acceptable guidelines. Also, by removing one outlier with a 373% ratio, the mean is within acceptable levels.

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.

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

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

	COD	PRD
R&O Statistics	41.81	129.36
Difference	21.81	26.36

Pawnee: COMMERCIAL: 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	27	27	0
Median	92.65	94.65	2
Wgt. Mean	48.80	78.65	29.85
Mean	90.25	101.74	11.49
COD	33.58	41.81	8.23
PRD	184.93	129.36	-55.57
Min Sales Ratio	18.10	18.10	0
Max Sales Ratio	198.10	373.00	174.9

Pawnee: COMMERCIAL: A review of the prepared chart indicates that the statistics have changed somewhat from the preliminary statistics to the final Reports and Opinions statistics. The changes are consistent with the assessment actions reported by the County for the 2006 commercial class of property. Adjustments were made for all of the county's elevators of which a proportionate amount had recently sold, and pick-up work was completed.

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Agricultural Land

I. Correlation

Pawnee: AGRICULTURAL UNIMPROVED: 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 are dissimilar by 7.4%. The median and weighted mean are within the acceptable range. The mean is outside the acceptable range. However, if the mean were rounded to the closest whole number, all three measures of central tendency would be within acceptable range. 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	71	52	73.24
2002	62	44	70.97
2003	69	53	76.81
2004	67	46	68.66
2005	73	49	67.12
2006	76	46	60.53

Pawnee: AGRICULTURAL UNIMPROVED: A brief review of the utilization grid prepared indicates that the county has utilized a high proportion of the available agricultural sales for the development of the qualified statistics. This indicates that the measurements of the agricultural properties were done as

**2006 Correlation Section
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fairly as possible, using all available sales.

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	70	7.6	75.32	73
2002	70	3.01	72.11	79
2003	71	5.18	74.68	75
2004	73.17	4.07	76.15	76.07
2005	73.94	6.25	78.56	76.84

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2006	61.81	22.5	75.72	76.42
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Pawnee: AGRICULTURAL UNIMPROVED: 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.

% Change in Total Assessed Value in the Sales File	Year	% Change in Assessed Value (excl. growth)
6.03	2001	7.6
8.04	2002	3.01
6	2003	5
5.58	2004	4.07
5.69	2005	6.25
29.9	2006	22.5

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Pawnee: AGRICULTURAL UNIMPROVED: A brief review of the above table suggests that the percent change between sold properties and unsold properties are dissimilar and do not support each other. Historically, the disparity between the percent change in sold and unsold properties has not been as significant as the disparity in 2006. The trended preliminary median however, suggests that sold and unsold properties are treated equally.

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

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

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

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

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

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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	76.42	76.37	80.46

Pawnee: AGRICULTURAL UNIMPROVED: The weighted mean and median are both within the acceptable range. The chart shows that the mean is the only measure of central tendency slightly outside the acceptable range by .46%. If the mean were rounded to the closest whole number, all three measures of central tendency would be 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 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

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described above.

	COD	PRD
R&O Statistics	21.17	105.36
Difference	1.17	2.36

Pawnee: AGRICULTURAL UNIMPROVED: The coefficient of dispersion and price related differential are both slightly 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	44	46	2
Median	61.81	76.42	14.61
Wgt. Mean	61.56	76.37	14.81
Mean	65.35	80.46	15.11
COD	23.22	21.17	-2.05
PRD	106.16	105.36	-0.8
Min Sales Ratio	33.97	42.20	8.23
Max Sales Ratio	112.87	136.39	23.52

Pawnee: AGRICULTURAL UNIMPROVED: A review of the prepared chart indicates that the statistics have changed somewhat from the preliminary statistics to the final Reports and Opinions statistics. The changes are consistent with the reported assessment actions for the 2006 agricultural class of property. The county adjusted values based on a study of land sales. According to the county, changes averaged 20.3% for dryland and 19.6% for grassland soils. The final statistics reflect this reported assessment action.

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

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	2005 CTL County Total	2006 Form 45 County Total	Value Difference (2006 Form 45 - 2005 CTL)	Percent Change	2006 Growth (New Construction Value)	% Change excl. Growth
1. Residential	28,051,305	28,129,560	78,255	0.28	276,505	-0.71
2. Recreational	345,685	344,845	-840	-0.24	0	-0.24
3. Ag-Homesite Land, Ag-Res Dwellings	18,691,800	19,680,010	988,210	5.29	*-----	5.29
4. Total Residential (sum lines 1-3)	47,088,790	48,154,415	1,065,625	2.26	276,505	1.68
5. Commercial	4,374,180	5,829,050	1,454,870	33.26	738,770	16.37
6. Industrial	784,890	786,035	1,145	0.15	0	0.15
7. Ag-Farmsite Land, Outbuildings	8,769,690	8,387,190	-382,500	-4.36	713,670	-12.5
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	13,928,760	15,002,275	1,073,515	7.71	738,770	2.4
10. Total Non-Agland Real Property	61,017,550	63,156,690	2,139,140	3.51	1,728,945	0.67
11. Irrigated	666,325	810,110	143,785	21.58		
12. Dryland	100,758,535	123,428,695	22,670,160	22.5		
13. Grassland	63,169,930	77,307,340	14,137,410	22.38		
14. Wasteland	261,915	400,975	139,060	53.09		
15. Other Agland	91,835	115,445	23,610	25.71		
16. Total Agricultural Land	164,948,540	202,062,565	37,114,025	22.5		
17. Total Value of All Real Property (Locally Assessed)	225,966,090	265,219,255	39,253,165	17.37	1,728,945	16.61

*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

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

NUMBER of Sales:	101	MEDIAN:	97	COV:	49.42	95% Median C.I.:	93.28 to 99.54
TOTAL Sales Price:	2,222,726	WGT. MEAN:	94	STD:	55.14	95% Wgt. Mean C.I.:	87.29 to 100.60
TOTAL Adj.Sales Price:	2,230,682	MEAN:	112	AVG.ABS.DEV:	31.56	95% Mean C.I.:	100.83 to 122.34
TOTAL Assessed Value:	2,095,530						
AVG. Adj. Sales Price:	22,085	COD:	32.58	MAX Sales Ratio:	384.44		
AVG. Assessed Value:	20,747	PRD:	118.78	MIN Sales Ratio:	23.48		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	19	98.11	108.06	102.97	26.14	104.94	23.48	241.00	92.45 to 112.51	21,247	21,879
10/01/03 TO 12/31/03	9	69.08	79.84	66.25	27.16	120.50	54.61	134.33	59.65 to 101.78	34,266	22,702
01/01/04 TO 03/31/04	5	84.29	97.55	71.91	33.83	135.65	53.70	183.16	N/A	9,890	7,112
04/01/04 TO 06/30/04	16	97.41	109.67	93.99	25.44	116.68	66.62	268.00	88.91 to 120.00	20,640	19,400
07/01/04 TO 09/30/04	13	98.97	110.43	99.86	21.09	110.59	78.14	230.50	87.70 to 120.48	27,000	26,961
10/01/04 TO 12/31/04	15	98.19	109.52	96.06	29.98	114.01	47.77	219.89	82.50 to 123.87	22,733	21,837
01/01/05 TO 03/31/05	8	135.93	162.38	141.08	43.39	115.10	88.26	292.50	88.26 to 292.50	14,750	20,808
04/01/05 TO 06/30/05	16	92.64	117.41	86.66	42.62	135.48	64.49	384.44	73.80 to 143.18	20,554	17,813
____Study Years____											
07/01/03 TO 06/30/04	49	95.00	102.33	88.48	27.63	115.66	23.48	268.00	89.84 to 99.04	22,281	19,714
07/01/04 TO 06/30/05	52	98.58	120.31	99.18	36.88	121.30	47.77	384.44	90.84 to 114.88	21,901	21,721
____Calendar Yrs____											
01/01/04 TO 12/31/04	49	97.21	108.59	95.55	26.92	113.64	47.77	268.00	89.84 to 99.79	21,871	20,898
____ALL____											
	101	96.88	111.59	93.94	32.58	118.78	23.48	384.44	93.28 to 99.54	22,085	20,747

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURCHARD	3	97.60	93.91	87.95	8.09	106.77	80.22	103.90	N/A	32,500	28,583
DUBOIS	12	94.92	124.61	111.56	43.83	111.70	78.14	285.70	81.18 to 139.29	15,216	16,975
DUBOIS SUBURBAN	1	54.61	54.61	54.61			54.61	54.61	N/A	61,000	33,310
FRAZIERS LAKE	9	95.00	111.70	94.00	35.05	118.83	60.00	268.00	76.75 to 120.00	2,611	2,454
LEWISTON	4	72.60	75.17	79.20	25.96	94.91	53.70	101.78	N/A	18,812	14,900
PAWNEE CITY	47	97.95	113.04	94.35	31.90	119.81	23.48	292.50	93.28 to 102.67	20,785	19,611
PAWNEE CITY SUB	1	89.33	89.33	89.33			89.33	89.33	N/A	85,000	75,930
RURAL	6	107.84	110.46	111.60	30.31	98.98	47.77	167.95	47.77 to 167.95	25,458	28,411
STEINAUER	6	95.84	140.88	96.85	58.67	145.46	73.80	384.44	73.80 to 384.44	26,454	25,621
STEINAUER SUB	2	86.08	86.08	74.42	30.70	115.67	59.65	112.51	N/A	89,500	66,602
TABLE ROCK	10	97.70	105.03	98.98	16.29	106.11	66.04	143.18	90.94 to 134.33	23,845	23,602
____ALL____											
	101	96.88	111.59	93.94	32.58	118.78	23.48	384.44	93.28 to 99.54	22,085	20,747

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:	101	MEDIAN:	97	COV:	49.42	95% Median C.I.:	93.28 to 99.54
TOTAL Sales Price:	2,222,726	WGT. MEAN:	94	STD:	55.14	95% Wgt. Mean C.I.:	87.29 to 100.60
TOTAL Adj.Sales Price:	2,230,682	MEAN:	112	AVG.ABS.DEV:	31.56	95% Mean C.I.:	100.83 to 122.34
TOTAL Assessed Value:	2,095,530						
AVG. Adj. Sales Price:	22,085	COD:	32.58	MAX Sales Ratio:	384.44		
AVG. Assessed Value:	20,747	PRD:	118.78	MIN Sales Ratio:	23.48		

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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	81	97.21	113.36	95.88	32.76	118.23	23.48	384.44	93.28 to 99.54	20,980	20,115
2	4	74.49	79.02	74.60	29.39	105.93	54.61	112.51	N/A	81,250	60,611
3	16	98.77	110.75	108.48	31.94	102.10	47.77	268.00	84.29 to 120.48	12,890	13,983
ALL	101	96.88	111.59	93.94	32.58	118.78	23.48	384.44	93.28 to 99.54	22,085	20,747

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	89	96.43	106.76	93.79	27.31	113.82	23.48	292.50	90.94 to 99.24	24,780	23,242
2	12	117.71	147.39	107.02	57.05	137.72	58.94	384.44	70.67 to 241.00	2,098	2,245
ALL	101	96.88	111.59	93.94	32.58	118.78	23.48	384.44	93.28 to 99.54	22,085	20,747

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	86	96.19	109.41	93.50	31.52	117.02	23.48	384.44	90.84 to 99.24	24,519	22,925
06	10	95.10	110.05	94.29	31.53	116.72	60.00	268.00	76.75 to 120.00	3,100	2,923
07	5	132.57	152.05	104.03	34.09	146.17	98.19	292.50	N/A	18,200	18,933
ALL	101	96.88	111.59	93.94	32.58	118.78	23.48	384.44	93.28 to 99.54	22,085	20,747

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0001											
34-0100											
49-0010											
49-0032											
67-0001	73	96.88	114.54	96.83	34.46	118.29	23.48	292.50	90.84 to 102.33	19,078	18,473
67-0069	7	86.26	83.20	84.14	18.29	98.88	53.70	103.90	53.70 to 103.90	24,678	20,764
74-0070	21	97.21	110.78	90.44	30.81	122.49	47.77	384.44	90.36 to 113.57	31,675	28,646
NonValid School											
ALL	101	96.88	111.59	93.94	32.58	118.78	23.48	384.44	93.28 to 99.54	22,085	20,747

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:	101	MEDIAN:	97	COV:	49.42	95% Median C.I.:	93.28 to 99.54
TOTAL Sales Price:	2,222,726	WGT. MEAN:	94	STD:	55.14	95% Wgt. Mean C.I.:	87.29 to 100.60
TOTAL Adj.Sales Price:	2,230,682	MEAN:	112	AVG.ABS.DEV:	31.56	95% Mean C.I.:	100.83 to 122.34
TOTAL Assessed Value:	2,095,530						
AVG. Adj. Sales Price:	22,085	COD:	32.58	MAX Sales Ratio:	384.44		
AVG. Assessed Value:	20,747	PRD:	118.78	MIN Sales Ratio:	23.48		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	15	120.00	141.11	105.75	49.90	133.43	58.94	384.44	81.18 to 189.17	3,508	3,710
Prior TO 1860											
1860 TO 1899	8	90.39	100.43	85.18	36.07	117.90	23.48	183.16	23.48 to 183.16	8,668	7,384
1900 TO 1919	36	94.71	99.22	88.32	18.89	112.35	59.65	213.05	88.26 to 98.97	22,984	20,299
1920 TO 1939	17	93.63	104.70	87.77	36.94	119.29	47.77	285.70	64.49 to 99.79	28,617	25,117
1940 TO 1949											
1950 TO 1959	4	84.29	86.91	86.00	7.59	101.06	76.75	102.33	N/A	3,500	3,010
1960 TO 1969	6	113.59	163.81	104.76	53.92	156.37	95.95	292.50	95.95 to 292.50	27,125	28,415
1970 TO 1979	9	107.64	110.27	104.16	16.36	105.87	69.08	139.29	93.28 to 134.33	33,277	34,661
1980 TO 1989	4	101.25	102.27	98.99	8.20	103.31	89.33	117.25	N/A	57,125	56,548
1990 TO 1994	1	167.95	167.95	167.95			167.95	167.95	N/A	20,000	33,590
1995 TO 1999	1	98.19	98.19	98.19			98.19	98.19	N/A	70,000	68,735
2000 TO Present											
ALL	101	96.88	111.59	93.94	32.58	118.78	23.48	384.44	93.28 to 99.54	22,085	20,747

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	30	117.71	141.39	119.48	44.38	118.34	58.94	384.44	97.60 to 148.38	2,417	2,888
5000 TO 9999	11	93.63	111.85	111.00	41.36	100.76	23.48	219.89	72.87 to 213.05	7,104	7,886
Total \$											
1 TO 9999	41	114.67	133.46	115.08	43.70	115.97	23.48	384.44	93.63 to 138.30	3,675	4,229
10000 TO 29999	31	92.45	99.19	95.61	19.73	103.74	53.70	285.70	87.96 to 96.88	17,266	16,508
30000 TO 59999	19	99.04	99.09	99.28	17.56	99.81	47.77	141.01	87.81 to 115.46	41,092	40,796
60000 TO 99999	9	97.95	86.75	87.92	11.97	98.67	54.61	99.24	64.49 to 98.61	70,555	62,029
100000 TO 149999	1	59.65	59.65	59.65			59.65	59.65	N/A	129,000	76,950
ALL	101	96.88	111.59	93.94	32.58	118.78	23.48	384.44	93.28 to 99.54	22,085	20,747

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:	101	MEDIAN:	97	COV:	49.42	95% Median C.I.:	93.28 to 99.54
TOTAL Sales Price:	2,222,726	WGT. MEAN:	94	STD:	55.14	95% Wgt. Mean C.I.:	87.29 to 100.60
TOTAL Adj.Sales Price:	2,230,682	MEAN:	112	AVG.ABS.DEV:	31.56	95% Mean C.I.:	100.83 to 122.34
TOTAL Assessed Value:	2,095,530						
AVG. Adj. Sales Price:	22,085	COD:	32.58	MAX Sales Ratio:	384.44		
AVG. Assessed Value:	20,747	PRD:	118.78	MIN Sales Ratio:	23.48		

(!: AVTot=0)

(!: Derived)

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	30	107.95	133.02	98.19	51.06	135.48	23.48	384.44	84.29 to 132.57	2,669	2,621
5000 TO 9999	9	114.88	116.49	112.06	18.85	103.95	89.54	148.38	90.94 to 143.18	6,188	6,935
Total \$ _____											
1 TO 9999	39	113.57	129.21	103.88	41.77	124.38	23.48	384.44	90.94 to 134.33	3,481	3,616
10000 TO 29999	36	90.10	100.04	89.51	25.96	111.77	47.77	285.70	86.26 to 96.43	18,962	16,972
30000 TO 59999	19	99.54	104.66	99.78	19.14	104.89	54.61	167.95	90.84 to 117.25	43,907	43,809
60000 TO 99999	7	98.11	91.58	88.42	7.15	103.58	59.65	99.24	59.65 to 99.24	82,571	73,010
ALL _____											
	101	96.88	111.59	93.94	32.58	118.78	23.48	384.44	93.28 to 99.54	22,085	20,747

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	16	121.93	149.04	108.03	53.63	137.96	58.94	384.44	81.18 to 230.50	3,336	3,604
10	1	72.87	72.87	72.87			72.87	72.87	N/A	6,100	4,445
20	46	95.06	102.96	89.22	24.80	115.40	23.48	219.89	89.54 to 100.00	16,125	14,386
25	1	101.78	101.78	101.78			101.78	101.78	N/A	20,000	20,355
30	35	98.11	108.48	96.55	27.85	112.36	53.70	292.50	89.33 to 107.64	36,155	34,907
40	2	89.08	89.08	89.94	9.95	99.04	80.22	97.95	N/A	72,000	64,760
ALL _____											
	101	96.88	111.59	93.94	32.58	118.78	23.48	384.44	93.28 to 99.54	22,085	20,747

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	16	121.93	149.04	108.03	53.63	137.96	58.94	384.44	81.18 to 230.50	3,336	3,604
100	9	102.67	124.93	108.97	35.33	114.64	76.75	292.50	84.29 to 134.33	4,222	4,601
101	47	96.43	105.43	98.34	20.17	107.21	54.61	285.70	92.45 to 99.24	26,823	26,377
102	4	78.43	75.64	75.20	27.97	100.59	47.77	97.95	N/A	72,625	54,615
103	1	117.25	117.25	117.25			117.25	117.25	N/A	38,500	45,140
104	24	89.95	99.43	89.72	33.00	110.81	23.48	219.89	74.05 to 112.04	22,900	20,546
ALL _____											
	101	96.88	111.59	93.94	32.58	118.78	23.48	384.44	93.28 to 99.54	22,085	20,747

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:	101	MEDIAN:	97	COV:	49.42	95% Median C.I.:	93.28 to 99.54
TOTAL Sales Price:	2,222,726	WGT. MEAN:	94	STD:	55.14	95% Wgt. Mean C.I.:	87.29 to 100.60
TOTAL Adj.Sales Price:	2,230,682	MEAN:	112	AVG.ABS.DEV:	31.56	95% Mean C.I.:	100.83 to 122.34
TOTAL Assessed Value:	2,095,530						
AVG. Adj. Sales Price:	22,085	COD:	32.58	MAX Sales Ratio:	384.44		
AVG. Assessed Value:	20,747	PRD:	118.78	MIN Sales Ratio:	23.48		

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

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
(blank)	16	121.93	149.04	108.03	53.63	137.96	58.94	384.44	81.18 to 230.50	3,336	3,604
10	3	114.88	110.10	113.32	4.48	97.16	100.00	115.43	N/A	4,366	4,948
20	16	90.79	113.17	80.89	41.45	139.91	47.77	292.50	78.56 to 148.38	8,103	6,554
25	1	68.61	68.61	68.61			68.61	68.61	N/A	18,000	12,350
30	45	95.95	97.74	92.44	19.73	105.73	23.48	167.95	89.84 to 102.67	30,744	28,420
35	1	107.64	107.64	107.64			107.64	107.64	N/A	38,000	40,905
40	16	93.68	105.34	95.01	23.81	110.87	53.70	219.89	87.70 to 99.04	34,440	32,723
50	3	99.79	161.49	141.76	62.38	113.91	98.97	285.70	N/A	14,666	20,791
<u>ALL</u>	<u>101</u>	<u>96.88</u>	<u>111.59</u>	<u>93.94</u>	<u>32.58</u>	<u>118.78</u>	<u>23.48</u>	<u>384.44</u>	<u>93.28 to 99.54</u>	<u>22,085</u>	<u>20,747</u>

PA&T 2006 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	27	MEDIAN:	95	COV:	66.98	95% Median C.I.:	73.26 to 107.58	(! : Derived)
TOTAL Sales Price:	2,117,779	WGT. MEAN:	79	STD:	68.14	95% Wgt. Mean C.I.:	61.86 to 95.43	
TOTAL Adj.Sales Price:	1,956,808	MEAN:	102	AVG.ABS.DEV:	39.57	95% Mean C.I.:	74.77 to 128.70	
TOTAL Assessed Value:	1,538,950							
AVG. Adj. Sales Price:	72,474	COD:	41.81	MAX Sales Ratio:	373.00			
AVG. Assessed Value:	56,998	PRD:	129.36	MIN Sales Ratio:	18.10			

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	4	94.68	96.91	86.96	16.44	111.45	70.04	128.25	N/A	7,025	6,108
10/01/02 TO 12/31/02	2	73.75	73.75	59.77	28.33	123.40	52.86	94.65	N/A	14,975	8,950
01/01/03 TO 03/31/03											
04/01/03 TO 06/30/03	2	67.50	67.50	58.20	25.37	115.98	50.37	84.63	N/A	8,750	5,092
07/01/03 TO 09/30/03	3	107.58	101.28	102.35	10.20	98.96	81.67	114.60	N/A	7,666	7,846
10/01/03 TO 12/31/03	3	139.60	129.63	116.75	10.87	111.03	101.89	147.40	N/A	9,333	10,896
01/01/04 TO 03/31/04	1	29.62	29.62	29.62			29.62	29.62	N/A	2,600	770
04/01/04 TO 06/30/04	2	94.94	94.94	92.68	4.47	102.44	90.69	99.18	N/A	11,750	10,890
07/01/04 TO 09/30/04	1	18.10	18.10	18.10			18.10	18.10	N/A	43,500	7,875
10/01/04 TO 12/31/04	2	115.09	115.09	81.36	36.35	141.45	73.26	156.92	N/A	825,529	671,690
01/01/05 TO 03/31/05	1	18.74	18.74	18.74			18.74	18.74	N/A	66,500	12,460
04/01/05 TO 06/30/05	6	98.53	149.58	101.94	75.56	146.73	46.00	373.00	46.00 to 373.00	7,183	7,322
<u>Study Years</u>											
07/01/02 TO 06/30/03	8	88.64	83.77	69.52	21.77	120.50	50.37	128.25	50.37 to 128.25	9,443	6,565
07/01/03 TO 06/30/04	9	101.89	101.36	102.18	22.69	99.20	29.62	147.40	81.67 to 139.60	8,566	8,753
07/01/04 TO 06/30/05	10	89.68	116.45	78.02	76.46	149.25	18.10	373.00	18.74 to 198.10	180,415	140,765
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	8	104.74	103.47	96.96	22.75	106.71	50.37	147.40	50.37 to 147.40	8,562	8,301
01/01/04 TO 12/31/04	6	81.98	77.96	79.84	45.91	97.65	18.10	156.92	18.10 to 156.92	286,776	228,967
<u>ALL</u>											
	27	94.65	101.74	78.65	41.81	129.36	18.10	373.00	73.26 to 107.58	72,474	56,998

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURCHARD	3	52.86	51.09	31.36	39.68	162.91	18.74	81.67	N/A	32,500	10,191
DUBOIS	1	70.04	70.04	70.04			70.04	70.04	N/A	14,000	9,805
LEWISTON	1	92.65	92.65	92.65			92.65	92.65	N/A	6,600	6,115
PAWNEE CITY	15	96.07	112.83	80.82	44.97	139.61	18.10	373.00	83.29 to 139.60	119,307	96,425
PAWNEE CITY SUB	1	101.89	101.89	101.89			101.89	101.89	N/A	18,000	18,340
RURAL	2	121.43	121.43	120.67	5.62	100.63	114.60	128.25	N/A	4,500	5,430
STEINAUER	3	50.37	65.18	63.58	35.19	102.53	46.00	99.18	N/A	6,666	4,238
TABLE ROCK	1	198.10	198.10	198.10			198.10	198.10	N/A	2,100	4,160
<u>ALL</u>											
	27	94.65	101.74	78.65	41.81	129.36	18.10	373.00	73.26 to 107.58	72,474	56,998

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	27	MEDIAN:	95	COV:	66.98	95% Median C.I.:	73.26 to 107.58	(!: Derived)
TOTAL Sales Price:	2,117,779	WGT. MEAN:	79	STD:	68.14	95% Wgt. Mean C.I.:	61.86 to 95.43	
TOTAL Adj.Sales Price:	1,956,808	MEAN:	102	AVG.ABS.DEV:	39.57	95% Mean C.I.:	74.77 to 128.70	
TOTAL Assessed Value:	1,538,950							
AVG. Adj. Sales Price:	72,474	COD:	41.81	MAX Sales Ratio:	373.00			
AVG. Assessed Value:	56,998	PRD:	129.36	MIN Sales Ratio:	18.10			

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	24	91.67	100.09	78.23	45.62	127.94	18.10	373.00	70.04 to 101.00	80,408	62,906
2	1	101.89	101.89	101.89			101.89	101.89	N/A	18,000	18,340
3	2	121.43	121.43	120.67	5.62	100.63	114.60	128.25	N/A	4,500	5,430
ALL	27	94.65	101.74	78.65	41.81	129.36	18.10	373.00	73.26 to 107.58	72,474	56,998

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	24	95.36	106.09	78.75	42.49	134.72	18.10	373.00	81.67 to 114.60	80,758	63,598
2	3	70.04	66.88	67.72	33.98	98.77	29.62	101.00	N/A	6,200	4,198
ALL	27	94.65	101.74	78.65	41.81	129.36	18.10	373.00	73.26 to 107.58	72,474	56,998

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0001											
34-0100											
49-0010											
49-0032											
67-0001	18	96.39	110.71	81.05	41.04	136.59	18.10	373.00	83.29 to 128.25	101,422	82,203
67-0069	6	87.16	76.62	41.78	29.29	183.40	18.74	114.60	18.74 to 114.60	19,100	7,979
74-0070	3	50.37	98.16	68.80	100.65	142.68	46.00	198.10	N/A	5,533	3,806
NonValid School											
ALL	27	94.65	101.74	78.65	41.81	129.36	18.10	373.00	73.26 to 107.58	72,474	56,998

PA&T 2006 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	27	MEDIAN:	95	COV:	66.98	95% Median C.I.:	73.26 to 107.58	(! : Derived)
TOTAL Sales Price:	2,117,779	WGT. MEAN:	79	STD:	68.14	95% Wgt. Mean C.I.:	61.86 to 95.43	
TOTAL Adj.Sales Price:	1,956,808	MEAN:	102	AVG.ABS.DEV:	39.57	95% Mean C.I.:	74.77 to 128.70	
TOTAL Assessed Value:	1,538,950							
AVG. Adj. Sales Price:	72,474	COD:	41.81	MAX Sales Ratio:	373.00			
AVG. Assessed Value:	56,998	PRD:	129.36	MIN Sales Ratio:	18.10			

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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	8	91.33	123.31	145.79	72.79	84.58	29.62	373.00	29.62 to 373.00	23,825	34,735
Prior TO 1860											
1860 TO 1899	3	90.69	85.40	47.47	47.52	179.89	18.10	147.40	N/A	22,166	10,523
1900 TO 1919	4	74.46	99.35	72.19	64.10	137.62	50.37	198.10	N/A	15,525	11,207
1920 TO 1939	1	139.60	139.60	139.60			139.60	139.60	N/A	5,000	6,980
1940 TO 1949	2	90.67	90.67	90.27	6.67	100.45	84.63	96.71	N/A	3,750	3,385
1950 TO 1959	1	92.65	92.65	92.65			92.65	92.65	N/A	6,600	6,115
1960 TO 1969	3	94.65	89.93	73.67	10.08	122.08	73.26	101.89	N/A	504,669	371,778
1970 TO 1979	4	95.44	81.05	44.45	31.48	182.33	18.74	114.60	N/A	24,750	11,002
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	99.18	99.18	99.18			99.18	99.18	N/A	5,500	5,455
2000 TO Present											
ALL	27	94.65	101.74	78.65	41.81	129.36	18.10	373.00	73.26 to 107.58	72,474	56,998

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	9	96.71	127.99	110.24	62.67	116.11	29.62	373.00	46.00 to 198.10	2,794	3,080
5000 TO 9999	6	106.89	112.52	110.42	19.97	101.90	81.67	147.40	81.67 to 147.40	5,516	6,091
Total \$											
1 TO 9999	15	99.18	121.80	110.34	45.44	110.39	29.62	373.00	84.63 to 139.60	3,883	4,285
10000 TO 29999	8	86.99	81.60	80.70	20.07	101.12	50.37	107.58	50.37 to 107.58	17,187	13,870
30000 TO 59999	1	18.10	18.10	18.10			18.10	18.10	N/A	43,500	7,875
60000 TO 99999	1	18.74	18.74	18.74			18.74	18.74	N/A	66,500	12,460
150000 TO 249999	1	156.92	156.92	156.92			156.92	156.92	N/A	160,000	251,070
500000 +	1	73.26	73.26	73.26			73.26	73.26	N/A	1,491,058	1,092,310
ALL	27	94.65	101.74	78.65	41.81	129.36	18.10	373.00	73.26 to 107.58	72,474	56,998

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	27	MEDIAN:	95	COV:	66.98	95% Median C.I.:	73.26 to 107.58	(! : Derived)
TOTAL Sales Price:	2,117,779	WGT. MEAN:	79	STD:	68.14	95% Wgt. Mean C.I.:	61.86 to 95.43	
TOTAL Adj.Sales Price:	1,956,808	MEAN:	102	AVG.ABS.DEV:	39.57	95% Mean C.I.:	74.77 to 128.70	
TOTAL Assessed Value:	1,538,950							
AVG. Adj. Sales Price:	72,474	COD:	41.81	MAX Sales Ratio:	373.00			
AVG. Assessed Value:	56,998	PRD:	129.36	MIN Sales Ratio:	18.10			

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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	9	94.65	122.82	101.27	61.86	121.28	29.62	373.00	46.00 to 198.10	3,016	3,055
5000 TO 9999	9	99.18	95.58	60.00	33.46	159.29	18.10	147.40	50.37 to 139.60	11,344	6,806
Total \$ _____											
1 TO 9999	18	95.68	109.20	68.67	48.20	159.02	18.10	373.00	70.04 to 128.25	7,180	4,930
10000 TO 29999	7	90.69	78.73	60.52	23.73	130.10	18.74	107.58	18.74 to 107.58	25,214	15,259
250000 TO 499999	1	156.92	156.92	156.92			156.92	156.92	N/A	160,000	251,070
500000 +	1	73.26	73.26	73.26			73.26	73.26	N/A	1,491,058	1,092,310
ALL _____											
	27	94.65	101.74	78.65	41.81	129.36	18.10	373.00	73.26 to 107.58	72,474	56,998

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	91.33	123.31	145.79	72.79	84.58	29.62	373.00	29.62 to 373.00	23,825	34,735
10	13	94.65	99.40	85.79	23.45	115.86	50.37	198.10	83.29 to 107.58	10,280	8,820
20	5	96.07	78.98	38.23	46.87	206.62	18.10	147.40	N/A	28,300	10,818
30	1	73.26	73.26	73.26			73.26	73.26	N/A	1,491,058	1,092,310
ALL _____											
	27	94.65	101.74	78.65	41.81	129.36	18.10	373.00	73.26 to 107.58	72,474	56,998

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	81.67	111.69	112.93	80.92	98.90	18.74	373.00	29.62 to 156.92	28,566	32,260
330	1	73.26	73.26	73.26			73.26	73.26	N/A	1,491,058	1,092,310
332	1	52.86	52.86	52.86			52.86	52.86	N/A	25,000	13,215
344	1	96.07	96.07	96.07			96.07	96.07	N/A	21,500	20,655
353	1	18.10	18.10	18.10			18.10	18.10	N/A	43,500	7,875
381	1	107.58	107.58	107.58			107.58	107.58	N/A	12,000	12,910
389	1	114.60	114.60	114.60			114.60	114.60	N/A	5,000	5,730
404	1	99.18	99.18	99.18			99.18	99.18	N/A	5,500	5,455
406	7	96.71	120.62	107.05	32.87	112.68	83.29	198.10	83.29 to 198.10	5,721	6,125
430	1	101.89	101.89	101.89			101.89	101.89	N/A	18,000	18,340
442	1	50.37	50.37	50.37			50.37	50.37	N/A	13,500	6,800
526	1	92.65	92.65	92.65			92.65	92.65	N/A	6,600	6,115
534	1	90.69	90.69	90.69			90.69	90.69	N/A	18,000	16,325
ALL _____											
	27	94.65	101.74	78.65	41.81	129.36	18.10	373.00	73.26 to 107.58	72,474	56,998

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	27	MEDIAN:	95	COV:	66.98	95% Median C.I.:	73.26 to 107.58	(!: Derived)
TOTAL Sales Price:	2,117,779	WGT. MEAN:	79	STD:	68.14	95% Wgt. Mean C.I.:	61.86 to 95.43	
TOTAL Adj.Sales Price:	1,956,808	MEAN:	102	AVG.ABS.DEV:	39.57	95% Mean C.I.:	74.77 to 128.70	
TOTAL Assessed Value:	1,538,950							
AVG. Adj. Sales Price:	72,474	COD:	41.81	MAX Sales Ratio:	373.00			
AVG. Assessed Value:	56,998	PRD:	129.36	MIN Sales Ratio:	18.10			

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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	27	94.65	101.74	78.65	41.81	129.36	18.10	373.00	73.26 to 107.58	72,474	56,998
04											
<u>ALL</u>	<u>27</u>	<u>94.65</u>	<u>101.74</u>	<u>78.65</u>	<u>41.81</u>	<u>129.36</u>	<u>18.10</u>	<u>373.00</u>	<u>73.26 to 107.58</u>	<u>72,474</u>	<u>56,998</u>

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	46	MEDIAN:	76	COV:	26.60	95% Median C.I.:	73.13 to 83.20	(!: Derived)
(AgLand) TOTAL Sales Price:	4,157,330	WGT. MEAN:	76	STD:	21.40	95% Wgt. Mean C.I.:	69.10 to 83.63	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,157,330	MEAN:	80	AVG.ABS.DEV:	16.17	95% Mean C.I.:	74.27 to 86.64	
(AgLand) TOTAL Assessed Value:	3,174,820							
AVG. Adj. Sales Price:	90,376	COD:	21.17	MAX Sales Ratio:	136.39			
AVG. Assessed Value:	69,017	PRD:	105.36	MIN Sales Ratio:	42.20			

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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	2	82.74	82.74	82.64	0.55	100.12	82.28	83.20	N/A	32,000	26,445
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03	4	97.07	95.32	94.31	12.25	101.08	73.52	113.62	N/A	79,750	75,208
04/01/03 TO 06/30/03	6	84.91	93.23	98.01	17.94	95.13	75.52	136.39	75.52 to 136.39	65,121	63,826
07/01/03 TO 09/30/03	3	101.72	95.74	98.63	13.04	97.07	72.85	112.65	N/A	65,236	64,341
10/01/03 TO 12/31/03	3	77.32	92.65	88.78	22.97	104.36	73.67	126.94	N/A	95,287	84,595
01/01/04 TO 03/31/04	6	92.10	88.77	83.12	19.88	106.79	60.12	108.62	60.12 to 108.62	101,033	83,980
04/01/04 TO 06/30/04	1	50.02	50.02	50.02			50.02	50.02	N/A	225,000	112,545
07/01/04 TO 09/30/04	2	62.68	62.68	53.66	14.87	116.81	53.36	72.00	N/A	47,150	25,300
10/01/04 TO 12/31/04	4	75.33	74.44	74.02	22.80	100.57	42.20	104.88	N/A	93,445	69,166
01/01/05 TO 03/31/05	10	67.48	66.98	64.66	15.16	103.58	53.05	87.68	54.28 to 79.56	121,890	78,816
04/01/05 TO 06/30/05	5	74.37	70.86	67.60	17.25	104.83	43.65	97.00	N/A	76,770	51,893
<u>Study Years</u>											
07/01/02 TO 06/30/03	12	86.54	92.18	95.21	15.42	96.82	73.52	136.39	78.57 to 100.80	64,477	61,390
07/01/03 TO 06/30/04	13	78.12	88.29	80.99	25.15	109.01	50.02	126.94	72.85 to 108.62	100,982	81,787
07/01/04 TO 06/30/05	21	72.32	68.91	66.39	16.89	103.79	42.20	104.88	55.77 to 75.04	98,610	65,471
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	16	91.61	94.12	94.91	17.96	99.17	72.85	136.39	75.52 to 112.65	74,456	70,662
01/01/04 TO 12/31/04	13	73.13	77.36	72.63	24.46	106.51	42.20	108.62	53.36 to 106.07	99,944	72,591
<u>ALL</u>	46	76.42	80.46	76.37	21.17	105.36	42.20	136.39	73.13 to 83.20	90,376	69,017

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
4201	5	77.32	86.92	85.99	15.83	101.08	73.67	126.94	N/A	76,222	65,542
4203	1	108.62	108.62	108.62			108.62	108.62	N/A	96,000	104,275
4205	11	72.85	71.88	69.21	16.25	103.84	43.65	99.12	50.02 to 89.88	64,912	44,929
4207	1	113.62	113.62	113.62			113.62	113.62	N/A	37,000	42,040
4409	4	83.32	80.37	64.73	35.06	124.17	42.20	112.65	N/A	73,120	47,328
4411	2	65.56	65.56	61.88	11.55	105.96	57.99	73.13	N/A	152,000	94,052
4413	3	93.34	92.26	98.06	9.39	94.09	78.57	104.88	N/A	69,333	67,991
4415	4	75.74	79.13	76.97	13.78	102.80	64.25	100.80	N/A	147,000	113,147
4447	6	74.28	74.04	69.81	18.93	106.06	53.05	106.07	53.05 to 106.07	70,933	49,520
4449	3	73.33	80.88	73.46	11.22	110.10	72.32	97.00	N/A	42,000	30,855
4453	6	82.90	86.81	79.47	26.29	109.22	54.28	136.39	54.28 to 136.39	164,183	130,484
<u>ALL</u>	46	76.42	80.46	76.37	21.17	105.36	42.20	136.39	73.13 to 83.20	90,376	69,017

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	46	MEDIAN:	76	COV:	26.60	95% Median C.I.:	73.13 to 83.20	(!: Derived)
(AgLand) TOTAL Sales Price:	4,157,330	WGT. MEAN:	76	STD:	21.40	95% Wgt. Mean C.I.:	69.10 to 83.63	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,157,330	MEAN:	80	AVG.ABS.DEV:	16.17	95% Mean C.I.:	74.27 to 86.64	
(AgLand) TOTAL Assessed Value:	3,174,820							
AVG. Adj. Sales Price:	90,376	COD:	21.17	MAX Sales Ratio:	136.39			
AVG. Assessed Value:	69,017	PRD:	105.36	MIN Sales Ratio:	42.20			

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
9500	46	76.42	80.46	76.37	21.17	105.36	42.20	136.39	73.13 to 83.20	90,376	69,017
____ALL____	46	76.42	80.46	76.37	21.17	105.36	42.20	136.39	73.13 to 83.20	90,376	69,017

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	46	76.42	80.46	76.37	21.17	105.36	42.20	136.39	73.13 to 83.20	90,376	69,017
____ALL____	46	76.42	80.46	76.37	21.17	105.36	42.20	136.39	73.13 to 83.20	90,376	69,017

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0001											
34-0100											
49-0010											
49-0032											
67-0001	15	75.04	80.12	77.60	17.85	103.25	53.05	106.07	72.32 to 97.00	85,040	65,989
67-0069	22	75.63	78.64	72.63	26.46	108.28	42.20	136.39	57.99 to 99.12	102,255	74,270
74-0070	9	77.32	85.45	87.17	14.46	98.03	72.00	126.94	73.67 to 108.62	70,234	61,223
NonValid School											
____ALL____	46	76.42	80.46	76.37	21.17	105.36	42.20	136.39	73.13 to 83.20	90,376	69,017

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	84.50	84.50	90.18	14.79	93.70	72.00	97.00	N/A	2,750	2,480
10.01 TO 30.00	2	58.25	58.25	63.42	25.06	91.85	43.65	72.85	N/A	24,155	15,320
30.01 TO 50.00	8	81.57	87.02	85.74	18.54	101.50	55.77	113.62	55.77 to 113.62	33,125	28,401
50.01 TO 100.00	15	73.67	76.80	73.77	14.72	104.10	53.05	106.53	72.32 to 82.28	69,736	51,446
100.01 TO 180.00	17	78.12	84.49	78.61	26.78	107.47	42.20	136.39	62.64 to 104.88	142,027	111,652
180.01 TO 330.00	2	65.56	65.56	64.08	11.55	102.31	57.99	73.13	N/A	189,000	121,110
____ALL____	46	76.42	80.46	76.37	21.17	105.36	42.20	136.39	73.13 to 83.20	90,376	69,017

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	46	MEDIAN:	76	COV:	26.60	95% Median C.I.:	73.13 to 83.20	(!: Derived)
(AgLand) TOTAL Sales Price:	4,157,330	WGT. MEAN:	76	STD:	21.40	95% Wgt. Mean C.I.:	69.10 to 83.63	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,157,330	MEAN:	80	AVG.ABS.DEV:	16.17	95% Mean C.I.:	74.27 to 86.64	
(AgLand) TOTAL Assessed Value:	3,174,820							
AVG. Adj. Sales Price:	90,376	COD:	21.17	MAX Sales Ratio:	136.39			
AVG. Assessed Value:	69,017	PRD:	105.36	MIN Sales Ratio:	42.20			

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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	7	87.68	91.85	83.14	25.17	110.48	62.64	136.39	62.64 to 136.39	131,200	109,085
DRY-N/A	17	77.32	79.33	73.93	22.26	107.30	50.02	112.65	54.28 to 100.80	99,664	73,681
GRASS	18	76.82	80.11	78.25	17.53	102.38	43.65	126.94	72.33 to 83.20	69,713	54,550
GRASS-N/A	4	73.40	66.89	60.99	12.57	109.69	42.20	78.57	N/A	72,445	44,182
ALL	46	76.42	80.46	76.37	21.17	105.36	42.20	136.39	73.13 to 83.20	90,376	69,017

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	14	75.93	86.67	82.49	24.02	105.06	60.12	136.39	64.25 to 112.65	101,307	83,571
DRY-N/A	10	83.60	77.82	70.85	24.17	109.84	50.02	106.07	53.05 to 101.72	119,439	84,618
GRASS	21	75.52	77.93	75.11	17.69	103.75	42.20	126.94	72.33 to 82.28	69,839	52,457
GRASS-N/A	1	73.13	73.13	73.13			73.13	73.13	N/A	78,000	57,045
ALL	46	76.42	80.46	76.37	21.17	105.36	42.20	136.39	73.13 to 83.20	90,376	69,017

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	24	77.83	82.98	77.17	24.49	107.53	50.02	136.39	64.25 to 100.80	108,862	84,007
GRASS	22	75.28	77.71	75.01	17.09	103.59	42.20	126.94	72.33 to 82.28	70,210	52,665
ALL	46	76.42	80.46	76.37	21.17	105.36	42.20	136.39	73.13 to 83.20	90,376	69,017

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	84.50	84.50	90.18	14.79	93.70	72.00	97.00	N/A	2,750	2,480
Total \$											
1 TO 9999	2	84.50	84.50	90.18	14.79	93.70	72.00	97.00	N/A	2,750	2,480
10000 TO 29999	4	80.89	76.14	80.44	18.57	94.64	43.65	99.12	N/A	23,650	19,025
30000 TO 59999	10	81.11	87.74	87.25	20.33	100.56	55.77	113.62	72.85 to 112.65	40,996	35,768
60000 TO 99999	14	74.35	79.20	78.64	15.95	100.71	53.05	126.94	72.32 to 93.34	77,507	60,949
100000 TO 149999	9	89.88	89.00	88.64	21.81	100.40	42.20	136.39	60.12 to 104.88	124,530	110,386
150000 TO 249999	7	62.64	62.92	61.70	12.14	101.98	50.02	78.12	50.02 to 78.12	205,914	127,043
ALL	46	76.42	80.46	76.37	21.17	105.36	42.20	136.39	73.13 to 83.20	90,376	69,017

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	46	MEDIAN:	76	COV:	26.60	95% Median C.I.:	73.13 to 83.20	(!: Derived)
(AgLand) TOTAL Sales Price:	4,157,330	WGT. MEAN:	76	STD:	21.40	95% Wgt. Mean C.I.:	69.10 to 83.63	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,157,330	MEAN:	80	AVG.ABS.DEV:	16.17	95% Mean C.I.:	74.27 to 86.64	
(AgLand) TOTAL Assessed Value:	3,174,820							
AVG. Adj. Sales Price:	90,376	COD:	21.17	MAX Sales Ratio:	136.39			
AVG. Assessed Value:	69,017	PRD:	105.36	MIN Sales Ratio:	42.20			

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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	2	84.50	84.50	90.18	14.79	93.70	72.00	97.00	N/A	2,750	2,480
5000 TO 9999	1	43.65	43.65	43.65			43.65	43.65	N/A	15,600	6,810
Total \$ _____											
1 TO 9999	3	72.00	70.88	55.78	24.70	127.07	43.65	97.00	N/A	7,033	3,923
10000 TO 29999	6	79.25	78.24	76.38	11.58	102.44	55.77	99.12	55.77 to 99.12	30,785	23,513
30000 TO 59999	17	73.67	78.84	72.85	19.18	108.23	42.20	113.62	72.32 to 106.07	65,242	47,530
60000 TO 99999	5	75.52	86.19	83.48	22.55	103.25	60.12	126.94	N/A	81,140	67,738
100000 TO 149999	15	78.12	83.18	76.96	24.78	108.08	50.02	136.39	62.64 to 101.72	162,446	125,018
ALL _____	46	76.42	80.46	76.37	21.17	105.36	42.20	136.39	73.13 to 83.20	90,376	69,017

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:	101	MEDIAN:	99	COV:	59.89	95% Median C.I.:	93.06 to 102.88
TOTAL Sales Price:	2,222,726	WGT. MEAN:	91	STD:	70.32	95% Wgt. Mean C.I.:	82.62 to 98.66
TOTAL Adj.Sales Price:	2,230,682	MEAN:	117	AVG.ABS.DEV:	41.74	95% Mean C.I.:	103.70 to 131.12
TOTAL Assessed Value:	2,021,950						
AVG. Adj. Sales Price:	22,085	COD:	42.06	MAX Sales Ratio:	441.00		
AVG. Assessed Value:	20,019	PRD:	129.53	MIN Sales Ratio:	31.29		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	19	101.10	117.17	106.82	31.12	109.68	31.29	279.33	95.17 to 114.67	21,247	22,697
10/01/03 TO 12/31/03	9	72.00	78.24	62.04	32.03	126.12	46.22	132.00	51.48 to 103.00	34,266	21,257
01/01/04 TO 03/31/04	5	84.29	106.81	72.80	44.82	146.72	53.70	229.47	N/A	9,890	7,200
04/01/04 TO 06/30/04	16	99.87	111.36	96.59	23.52	115.29	67.70	200.00	89.31 to 120.00	20,640	19,937
07/01/04 TO 09/30/04	13	99.24	100.38	85.29	30.81	117.68	42.97	230.50	56.01 to 120.48	27,000	23,029
10/01/04 TO 12/31/04	15	93.06	111.45	85.83	46.75	129.85	46.76	241.25	65.96 to 165.46	22,733	19,511
01/01/05 TO 03/31/05	8	153.00	188.54	141.42	49.59	133.31	73.97	441.00	73.97 to 441.00	14,750	20,860
04/01/05 TO 06/30/05	16	94.32	132.95	86.80	59.76	153.18	61.48	428.89	73.80 to 171.41	20,554	17,840
____Study Years____											
07/01/03 TO 06/30/04	49	99.58	107.06	89.54	30.11	119.58	31.29	279.33	92.45 to 102.88	22,281	19,950
07/01/04 TO 06/30/05	52	98.72	127.16	91.70	53.49	138.66	42.97	441.00	87.70 to 120.48	21,901	20,084
____Calendar Yrs____											
01/01/04 TO 12/31/04	49	93.58	108.01	88.37	35.98	122.23	42.97	241.25	87.85 to 102.88	21,871	19,327
____ALL____											
	101	99.24	117.41	90.64	42.06	129.53	31.29	441.00	93.06 to 102.88	22,085	20,019

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURCHARD	3	93.65	101.14	64.17	41.37	157.61	46.76	163.00	N/A	32,500	20,855
DUBOIS	12	94.92	122.41	104.35	46.14	117.31	61.48	285.70	78.56 to 139.29	15,216	15,877
DUBOIS SUBURBAN	1	54.61	54.61	54.61			54.61	54.61	N/A	61,000	33,310
FRAZIERS LAKE	9	95.00	96.02	90.30	16.94	106.34	60.00	120.00	76.75 to 120.00	2,611	2,357
LEWISTON	4	72.60	75.17	79.20	25.96	94.91	53.70	101.78	N/A	18,812	14,900
PAWNEE CITY	47	100.18	122.71	93.84	44.17	130.76	31.29	441.00	93.58 to 107.63	20,785	19,505
PAWNEE CITY SUB	1	89.33	89.33	89.33			89.33	89.33	N/A	85,000	75,930
RURAL	6	107.84	110.46	111.60	30.31	98.98	47.77	167.95	47.77 to 167.95	25,458	28,411
STEINAUER	6	95.84	148.29	96.92	66.39	153.01	73.80	428.89	73.80 to 428.89	26,454	25,638
STEINAUER SUB	2	82.00	82.00	68.53	37.22	119.65	51.48	112.51	N/A	89,500	61,332
TABLE ROCK	10	103.68	129.33	90.20	52.11	143.38	46.22	302.59	48.16 to 199.29	23,845	21,509
____ALL____											
	101	99.24	117.41	90.64	42.06	129.53	31.29	441.00	93.06 to 102.88	22,085	20,019

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:	101	MEDIAN:	99	COV:	59.89	95% Median C.I.:	93.06 to 102.88
TOTAL Sales Price:	2,222,726	WGT. MEAN:	91	STD:	70.32	95% Wgt. Mean C.I.:	82.62 to 98.66
TOTAL Adj.Sales Price:	2,230,682	MEAN:	117	AVG.ABS.DEV:	41.74	95% Mean C.I.:	103.70 to 131.12
TOTAL Assessed Value:	2,021,950						
AVG. Adj. Sales Price:	22,085	COD:	42.06	MAX Sales Ratio:	441.00		
AVG. Assessed Value:	20,019	PRD:	129.53	MIN Sales Ratio:	31.29		

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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	81	99.80	122.59	92.40	46.36	132.67	31.29	441.00	93.06 to 103.45	20,980	19,385
2	4	71.97	76.98	71.36	33.26	107.88	51.48	112.51	N/A	81,250	57,976
3	16	95.10	101.29	106.56	22.52	95.05	47.77	167.95	84.29 to 120.00	12,890	13,736
ALL	101	99.24	117.41	90.64	42.06	129.53	31.29	441.00	93.06 to 102.88	22,085	20,019

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	90	98.72	114.93	90.39	40.26	127.15	31.29	441.00	91.14 to 102.33	24,533	22,175
2	11	120.00	137.71	115.37	46.76	119.36	58.94	279.33	60.00 to 241.25	2,059	2,376
ALL	101	99.24	117.41	90.64	42.06	129.53	31.29	441.00	93.06 to 102.88	22,085	20,019

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	86	98.72	116.08	90.12	42.76	128.81	31.29	428.89	90.36 to 102.88	24,519	22,095
06	10	95.10	95.94	91.48	15.25	104.87	60.00	120.00	76.75 to 120.00	3,100	2,836
07	5	132.00	183.21	102.57	58.17	178.62	93.06	441.00	N/A	18,200	18,668
ALL	101	99.24	117.41	90.64	42.06	129.53	31.29	441.00	93.06 to 102.88	22,085	20,019

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0001											
34-0100											
49-0010											
49-0032											
67-0001	73	100.00	118.47	95.46	40.07	124.10	31.29	441.00	93.44 to 104.70	19,078	18,213
67-0069	7	86.26	86.30	70.72	32.96	122.03	46.76	163.00	46.76 to 163.00	24,678	17,452
74-0070	21	99.24	124.08	85.72	51.14	144.74	46.22	428.89	87.70 to 120.48	31,675	27,152
NonValid School											
ALL	101	99.24	117.41	90.64	42.06	129.53	31.29	441.00	93.06 to 102.88	22,085	20,019

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:	101	MEDIAN:	99	COV:	59.89	95% Median C.I.:	93.06 to 102.88
TOTAL Sales Price:	2,222,726	WGT. MEAN:	91	STD:	70.32	95% Wgt. Mean C.I.:	82.62 to 98.66
TOTAL Adj.Sales Price:	2,230,682	MEAN:	117	AVG.ABS.DEV:	41.74	95% Mean C.I.:	103.70 to 131.12
TOTAL Assessed Value:	2,021,950						
AVG. Adj. Sales Price:	22,085	COD:	42.06	MAX Sales Ratio:	441.00		
AVG. Assessed Value:	20,019	PRD:	129.53	MIN Sales Ratio:	31.29		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	15	120.00	158.71	115.33	61.27	137.62	58.94	428.89	93.44 to 230.50	3,508	4,046
Prior TO 1860											
1860 TO 1899	8	107.55	139.43	107.15	63.91	130.12	31.29	302.59	31.29 to 302.59	8,668	9,288
1900 TO 1919	36	91.41	100.32	77.15	36.48	130.03	42.97	232.80	73.97 to 101.78	22,984	17,732
1920 TO 1939	17	90.42	102.41	87.73	37.11	116.72	47.77	285.70	66.95 to 107.63	28,617	25,107
1940 TO 1949											
1950 TO 1959	4	87.71	88.63	87.71	9.25	101.04	76.75	102.33	N/A	3,500	3,070
1960 TO 1969	6	113.59	164.27	105.54	53.66	155.64	98.21	441.00	98.21 to 441.00	27,125	28,628
1970 TO 1979	9	107.55	111.58	104.54	15.20	106.74	72.00	143.00	95.17 to 139.29	33,277	34,787
1980 TO 1989	4	96.91	101.12	98.84	9.93	102.30	89.33	121.32	N/A	57,125	56,463
1990 TO 1994	1	167.95	167.95	167.95			167.95	167.95	N/A	20,000	33,590
1995 TO 1999	1	93.06	93.06	93.06			93.06	93.06	N/A	70,000	65,145
2000 TO Present											
ALL	101	99.24	117.41	90.64	42.06	129.53	31.29	441.00	93.06 to 102.88	22,085	20,019

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	30	137.50	166.13	147.39	52.35	112.72	58.94	441.00	100.00 to 197.71	2,417	3,563
5000 TO 9999	11	103.00	119.69	117.43	41.28	101.93	31.29	232.80	78.56 to 175.36	7,104	8,342
Total \$											
1 TO 9999	41	125.25	153.67	131.85	51.86	116.55	31.29	441.00	95.20 to 171.41	3,675	4,845
10000 TO 29999	31	90.42	96.34	92.90	25.62	103.70	42.97	285.70	83.08 to 101.78	17,266	16,040
30000 TO 59999	19	98.21	93.12	92.34	23.10	100.85	47.77	141.01	67.70 to 112.51	41,092	37,944
60000 TO 99999	9	93.06	83.37	84.83	16.95	98.28	46.76	100.61	54.61 to 100.16	70,555	59,851
100000 TO 149999	1	51.48	51.48	51.48			51.48	51.48	N/A	129,000	66,410
ALL	101	99.24	117.41	90.64	42.06	129.53	31.29	441.00	93.06 to 102.88	22,085	20,019

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:	101	MEDIAN:	99	COV:	59.89	95% Median C.I.:	93.06 to 102.88
TOTAL Sales Price:	2,222,726	WGT. MEAN:	91	STD:	70.32	95% Wgt. Mean C.I.:	82.62 to 98.66
TOTAL Adj.Sales Price:	2,230,682	MEAN:	117	AVG.ABS.DEV:	41.74	95% Mean C.I.:	103.70 to 131.12
TOTAL Assessed Value:	2,021,950						
AVG. Adj. Sales Price:	22,085	COD:	42.06	MAX Sales Ratio:	441.00		
AVG. Assessed Value:	20,019	PRD:	129.53	MIN Sales Ratio:	31.29		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	26	101.17	148.04	102.03	69.30	145.09	31.29	441.00	82.50 to 165.46	2,560	2,612
5000 TO 9999	15	103.00	118.57	93.87	41.78	126.32	42.97	199.29	75.38 to 171.41	7,803	7,325
Total \$											
1 TO 9999	41	102.33	137.26	96.83	58.84	141.75	31.29	441.00	87.85 to 143.00	4,478	4,336
10000 TO 29999	36	93.61	107.98	88.59	36.09	121.88	46.22	302.59	86.26 to 103.45	19,883	17,615
30000 TO 59999	17	101.10	100.58	94.10	24.83	106.89	46.76	167.95	66.95 to 121.32	44,308	41,694
60000 TO 99999	7	99.24	90.49	86.71	9.57	104.36	51.48	100.61	51.48 to 100.61	82,571	71,599
ALL	101	99.24	117.41	90.64	42.06	129.53	31.29	441.00	93.06 to 102.88	22,085	20,019

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	16	120.00	156.29	115.39	57.44	135.44	58.94	428.89	93.44 to 230.50	3,336	3,850
10	1	80.08	80.08	80.08			80.08	80.08	N/A	6,100	4,885
20	46	96.69	112.67	87.66	39.95	128.53	31.29	302.59	86.26 to 104.70	16,125	14,134
25	1	101.78	101.78	101.78			101.78	101.78	N/A	20,000	20,355
30	35	99.24	109.91	92.92	35.07	118.28	48.16	441.00	89.33 to 107.63	36,155	33,595
40	2	73.17	73.17	75.74	36.09	96.61	46.76	99.58	N/A	72,000	54,532
ALL	101	99.24	117.41	90.64	42.06	129.53	31.29	441.00	93.06 to 102.88	22,085	20,019

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	16	120.00	156.29	115.39	57.44	135.44	58.94	428.89	93.44 to 230.50	3,336	3,850
100	9	107.00	143.58	115.57	49.44	124.24	76.75	441.00	84.29 to 143.00	4,222	4,879
101	47	99.80	112.25	96.56	32.37	116.26	42.97	302.59	90.42 to 103.00	26,823	25,899
102	4	49.82	61.75	63.57	27.67	97.13	47.77	99.58	N/A	72,625	46,171
103	1	121.32	121.32	121.32			121.32	121.32	N/A	38,500	46,710
104	24	89.84	100.88	85.11	39.40	118.53	31.29	232.80	67.70 to 114.30	22,900	19,490
ALL	101	99.24	117.41	90.64	42.06	129.53	31.29	441.00	93.06 to 102.88	22,085	20,019

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:	101	MEDIAN:	99	COV:	59.89	95% Median C.I.:	93.06 to 102.88
TOTAL Sales Price:	2,222,726	WGT. MEAN:	91	STD:	70.32	95% Wgt. Mean C.I.:	82.62 to 98.66
TOTAL Adj.Sales Price:	2,230,682	MEAN:	117	AVG.ABS.DEV:	41.74	95% Mean C.I.:	103.70 to 131.12
TOTAL Assessed Value:	2,021,950						
AVG. Adj. Sales Price:	22,085	COD:	42.06	MAX Sales Ratio:	441.00		
AVG. Assessed Value:	20,019	PRD:	129.53	MIN Sales Ratio:	31.29		

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	16	120.00	156.29	115.39	57.44	135.44	58.94	428.89	93.44 to 230.50	3,336	3,850
10	3	125.25	140.99	141.72	26.01	99.48	100.00	197.71	N/A	4,366	6,188
20	16	90.78	131.63	80.86	64.41	162.80	46.22	441.00	78.56 to 171.41	8,103	6,551
25	1	72.08	72.08	72.08			72.08	72.08	N/A	18,000	12,975
30	45	94.39	100.17	89.66	28.95	111.72	31.29	302.59	89.31 to 102.88	30,744	27,565
35	1	107.64	107.64	107.64			107.64	107.64	N/A	38,000	40,905
40	16	96.58	102.71	86.72	33.22	118.44	48.16	232.80	61.48 to 101.10	34,440	29,868
50	3	107.63	166.01	147.10	56.06	112.85	104.70	285.70	N/A	14,666	21,575
<u>ALL</u>	<u>101</u>	<u>99.24</u>	<u>117.41</u>	<u>90.64</u>	<u>42.06</u>	<u>129.53</u>	<u>31.29</u>	<u>441.00</u>	<u>93.06 to 102.88</u>	<u>22,085</u>	<u>20,019</u>

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	27	MEDIAN:	93	COV:	47.56	95% Median C.I.:	70.04 to 101.89	(! : Derived)
TOTAL Sales Price:	2,117,779	WGT. MEAN:	49	STD:	42.92	95% Wgt. Mean C.I.:	35.46 to 62.15	
TOTAL Adj.Sales Price:	1,956,808	MEAN:	90	AVG.ABS.DEV:	31.11	95% Mean C.I.:	73.26 to 107.23	
TOTAL Assessed Value:	954,940							
AVG. Adj. Sales Price:	72,474	COD:	33.58	MAX Sales Ratio:	198.10			
AVG. Assessed Value:	35,368	PRD:	184.93	MIN Sales Ratio:	18.10			

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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	94.68	96.91	86.96	16.44	111.45	70.04	128.25	N/A	7,025	6,108
10/01/02 TO 12/31/02	2	73.75	73.75	59.77	28.33	123.40	52.86	94.65	N/A	14,975	8,950
01/01/03 TO 03/31/03											
04/01/03 TO 06/30/03	2	67.50	67.50	58.20	25.37	115.98	50.37	84.63	N/A	8,750	5,092
07/01/03 TO 09/30/03	3	107.58	100.53	101.76	10.90	98.79	79.42	114.60	N/A	7,666	7,801
10/01/03 TO 12/31/03	3	139.60	129.63	116.75	10.87	111.03	101.89	147.40	N/A	9,333	10,896
01/01/04 TO 03/31/04	1	29.62	29.62	29.62			29.62	29.62	N/A	2,600	770
04/01/04 TO 06/30/04	2	94.94	94.94	92.68	4.47	102.44	90.69	99.18	N/A	11,750	10,890
07/01/04 TO 09/30/04	1	18.10	18.10	18.10			18.10	18.10	N/A	43,500	7,875
10/01/04 TO 12/31/04	2	64.11	64.11	46.13	34.79	138.98	41.80	86.41	N/A	825,529	380,782
01/01/05 TO 03/31/05	1	18.74	18.74	18.74			18.74	18.74	N/A	66,500	12,460
04/01/05 TO 06/30/05	6	98.53	115.24	97.16	40.72	118.61	46.00	198.10	46.00 to 198.10	7,183	6,979
<u>Study Years</u>											
07/01/02 TO 06/30/03	8	88.64	83.77	69.52	21.77	120.50	50.37	128.25	50.37 to 128.25	9,443	6,565
07/01/03 TO 06/30/04	9	101.89	101.11	102.00	22.93	99.12	29.62	147.40	79.42 to 139.60	8,566	8,738
07/01/04 TO 06/30/05	10	84.85	85.65	45.66	51.93	187.58	18.10	198.10	18.74 to 167.00	180,415	82,377
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	8	104.74	103.19	96.76	23.02	106.64	50.37	147.40	50.37 to 147.40	8,562	8,285
01/01/04 TO 12/31/04	6	64.11	60.97	46.03	48.56	132.46	18.10	99.18	18.10 to 99.18	286,776	131,998
<u>ALL</u>											
	27	92.65	90.25	48.80	33.58	184.93	18.10	198.10	70.04 to 101.89	72,474	35,368

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURCHARD	3	52.86	50.34	31.22	38.26	161.23	18.74	79.42	N/A	32,500	10,146
DUBOIS	1	70.04	70.04	70.04			70.04	70.04	N/A	14,000	9,805
LEWISTON	1	92.65	92.65	92.65			92.65	92.65	N/A	6,600	6,115
PAWNEE CITY	15	94.65	92.30	48.20	29.64	191.52	18.10	167.00	83.29 to 107.58	119,307	57,500
PAWNEE CITY SUB	1	101.89	101.89	101.89			101.89	101.89	N/A	18,000	18,340
RURAL	2	121.43	121.43	120.67	5.62	100.63	114.60	128.25	N/A	4,500	5,430
STEINAUER	3	50.37	65.18	63.58	35.19	102.53	46.00	99.18	N/A	6,666	4,238
TABLE ROCK	1	198.10	198.10	198.10			198.10	198.10	N/A	2,100	4,160
<u>ALL</u>											
	27	92.65	90.25	48.80	33.58	184.93	18.10	198.10	70.04 to 101.89	72,474	35,368

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	27	MEDIAN:	93	COV:	47.56	95% Median C.I.:	70.04 to 101.89	(! : Derived)
TOTAL Sales Price:	2,117,779	WGT. MEAN:	49	STD:	42.92	95% Wgt. Mean C.I.:	35.46 to 62.15	
TOTAL Adj.Sales Price:	1,956,808	MEAN:	90	AVG.ABS.DEV:	31.11	95% Mean C.I.:	73.26 to 107.23	
TOTAL Assessed Value:	954,940							
AVG. Adj. Sales Price:	72,474	COD:	33.58	MAX Sales Ratio:	198.10			
AVG. Assessed Value:	35,368	PRD:	184.93	MIN Sales Ratio:	18.10			

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	24	88.55	87.16	47.97	36.20	181.70	18.10	198.10	52.86 to 99.18	80,408	38,572
2	1	101.89	101.89	101.89			101.89	101.89	N/A	18,000	18,340
3	2	121.43	121.43	120.67	5.62	100.63	114.60	128.25	N/A	4,500	5,430
ALL	27	92.65	90.25	48.80	33.58	184.93	18.10	198.10	70.04 to 101.89	72,474	35,368

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	23	92.65	89.96	48.56	31.52	185.25	18.10	198.10	79.42 to 101.89	84,226	40,898
2	4	85.52	91.91	72.78	49.21	126.29	29.62	167.00	N/A	4,900	3,566
ALL	27	92.65	90.25	48.80	33.58	184.93	18.10	198.10	70.04 to 101.89	72,474	35,368

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0001											
34-0100											
49-0010											
49-0032											
67-0001	18	95.36	93.60	49.07	28.33	190.75	18.10	167.00	83.29 to 107.58	101,422	49,765
67-0069	6	86.03	76.24	41.66	30.11	183.02	18.74	114.60	18.74 to 114.60	19,100	7,956
74-0070	3	50.37	98.16	68.80	100.65	142.68	46.00	198.10	N/A	5,533	3,806
NonValid School											
ALL	27	92.65	90.25	48.80	33.58	184.93	18.10	198.10	70.04 to 101.89	72,474	35,368

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	27	MEDIAN:	93	COV:	47.56	95% Median C.I.:	70.04 to 101.89	(! : Derived)
TOTAL Sales Price:	2,117,779	WGT. MEAN:	49	STD:	42.92	95% Wgt. Mean C.I.:	35.46 to 62.15	
TOTAL Adj.Sales Price:	1,956,808	MEAN:	90	AVG.ABS.DEV:	31.11	95% Mean C.I.:	73.26 to 107.23	
TOTAL Assessed Value:	954,940							
AVG. Adj. Sales Price:	72,474	COD:	33.58	MAX Sales Ratio:	198.10			
AVG. Assessed Value:	35,368	PRD:	184.93	MIN Sales Ratio:	18.10			

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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 Prior TO 1860	8	82.91	88.47	85.45	38.83	103.52	29.62	167.00	29.62 to 167.00	23,825	20,359
1860 TO 1899	3	90.69	85.40	47.47	47.52	179.89	18.10	147.40	N/A	22,166	10,523
1900 TO 1919	4	74.46	99.35	72.19	64.10	137.62	50.37	198.10	N/A	15,525	11,207
1920 TO 1939	1	139.60	139.60	139.60			139.60	139.60	N/A	5,000	6,980
1940 TO 1949	2	90.67	90.67	90.27	6.67	100.45	84.63	96.71	N/A	3,750	3,385
1950 TO 1959	1	92.65	92.65	92.65			92.65	92.65	N/A	6,600	6,115
1960 TO 1969	3	94.65	79.45	42.69	21.16	186.10	41.80	101.89	N/A	504,669	215,445
1970 TO 1979	4	95.44	81.05	44.45	31.48	182.33	18.74	114.60	N/A	24,750	11,002
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	99.18	99.18	99.18			99.18	99.18	N/A	5,500	5,455
2000 TO Present											
ALL	27	92.65	90.25	48.80	33.58	184.93	18.10	198.10	70.04 to 101.89	72,474	35,368

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	9	96.71	105.11	102.05	39.00	103.00	29.62	198.10	46.00 to 167.00	2,794	2,851
5000 TO 9999	6	106.89	112.14	110.02	20.32	101.93	79.42	147.40	79.42 to 147.40	5,516	6,069
Total \$											
1 TO 9999	15	99.18	107.92	106.58	31.74	101.26	29.62	198.10	84.63 to 139.60	3,883	4,138
10000 TO 29999	8	86.99	81.60	80.70	20.07	101.12	50.37	107.58	50.37 to 107.58	17,187	13,870
30000 TO 59999	1	18.10	18.10	18.10			18.10	18.10	N/A	43,500	7,875
60000 TO 99999	1	18.74	18.74	18.74			18.74	18.74	N/A	66,500	12,460
150000 TO 249999	1	86.41	86.41	86.41			86.41	86.41	N/A	160,000	138,255
500000 +	1	41.80	41.80	41.80			41.80	41.80	N/A	1,491,058	623,310
ALL	27	92.65	90.25	48.80	33.58	184.93	18.10	198.10	70.04 to 101.89	72,474	35,368

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	27	MEDIAN:	93	COV:	47.56	95% Median C.I.:	70.04 to 101.89	(! : Derived)
TOTAL Sales Price:	2,117,779	WGT. MEAN:	49	STD:	42.92	95% Wgt. Mean C.I.:	35.46 to 62.15	
TOTAL Adj.Sales Price:	1,956,808	MEAN:	90	AVG.ABS.DEV:	31.11	95% Mean C.I.:	73.26 to 107.23	
TOTAL Assessed Value:	954,940							
AVG. Adj. Sales Price:	72,474	COD:	33.58	MAX Sales Ratio:	198.10			
AVG. Assessed Value:	35,368	PRD:	184.93	MIN Sales Ratio:	18.10			

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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	9	94.65	99.68	93.19	37.94	106.97	29.62	198.10	46.00 to 167.00	3,016	2,811
5000 TO 9999	9	99.18	95.58	60.00	33.46	159.29	18.10	147.40	50.37 to 139.60	11,344	6,806
Total \$											
1 TO 9999	18	95.68	97.63	66.97	36.37	145.78	18.10	198.10	70.04 to 128.25	7,180	4,808
10000 TO 29999	7	90.69	78.73	60.52	23.73	130.10	18.74	107.58	18.74 to 107.58	25,214	15,259
100000 TO 149999	1	86.41	86.41	86.41			86.41	86.41	N/A	160,000	138,255
500000 +	1	41.80	41.80	41.80			41.80	41.80	N/A	1,491,058	623,310
ALL	27	92.65	90.25	48.80	33.58	184.93	18.10	198.10	70.04 to 101.89	72,474	35,368

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	82.91	88.47	85.45	38.83	103.52	29.62	167.00	29.62 to 167.00	23,825	20,359
10	13	94.65	99.40	85.79	23.45	115.86	50.37	198.10	83.29 to 107.58	10,280	8,820
20	5	96.07	78.98	38.23	46.87	206.62	18.10	147.40	N/A	28,300	10,818
30	1	41.80	41.80	41.80			41.80	41.80	N/A	1,491,058	623,310
ALL	27	92.65	90.25	48.80	33.58	184.93	18.10	198.10	70.04 to 101.89	72,474	35,368

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	79.42	80.72	68.20	44.53	118.36	18.74	167.00	29.62 to 128.25	28,566	19,481
330	1	41.80	41.80	41.80			41.80	41.80	N/A	1,491,058	623,310
332	1	52.86	52.86	52.86			52.86	52.86	N/A	25,000	13,215
344	1	96.07	96.07	96.07			96.07	96.07	N/A	21,500	20,655
353	1	18.10	18.10	18.10			18.10	18.10	N/A	43,500	7,875
381	1	107.58	107.58	107.58			107.58	107.58	N/A	12,000	12,910
389	1	114.60	114.60	114.60			114.60	114.60	N/A	5,000	5,730
404	1	99.18	99.18	99.18			99.18	99.18	N/A	5,500	5,455
406	7	96.71	120.62	107.05	32.87	112.68	83.29	198.10	83.29 to 198.10	5,721	6,125
430	1	101.89	101.89	101.89			101.89	101.89	N/A	18,000	18,340
442	1	50.37	50.37	50.37			50.37	50.37	N/A	13,500	6,800
526	1	92.65	92.65	92.65			92.65	92.65	N/A	6,600	6,115
534	1	90.69	90.69	90.69			90.69	90.69	N/A	18,000	16,325
ALL	27	92.65	90.25	48.80	33.58	184.93	18.10	198.10	70.04 to 101.89	72,474	35,368

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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TOTAL Adj.Sales Price:	1,956,808	MEAN:	90	AVG.ABS.DEV:	31.11	95% Mean C.I.:	73.26 to 107.23	
TOTAL Assessed Value:	954,940							
AVG. Adj. Sales Price:	72,474	COD:	33.58	MAX Sales Ratio:	198.10			
AVG. Assessed Value:	35,368	PRD:	184.93	MIN Sales Ratio:	18.10			

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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	27	92.65	90.25	48.80	33.58	184.93	18.10	198.10	70.04 to 101.89	72,474	35,368
04											
<u>ALL</u>	<u>27</u>	<u>92.65</u>	<u>90.25</u>	<u>48.80</u>	<u>33.58</u>	<u>184.93</u>	<u>18.10</u>	<u>198.10</u>	<u>70.04 to 101.89</u>	<u>72,474</u>	<u>35,368</u>

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	44	MEDIAN:	62	COV:	28.53	95% Median C.I.:	57.86 to 70.14	(!: Derived)
(AgLand) TOTAL Sales Price:	3,880,830	WGT. MEAN:	62	STD:	18.65	95% Wgt. Mean C.I.:	54.96 to 68.16	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	3,880,830	MEAN:	65	AVG.ABS.DEV:	14.35	95% Mean C.I.:	59.84 to 70.86	
(AgLand) TOTAL Assessed Value:	2,388,965							
AVG. Adj. Sales Price:	88,200	COD:	23.22	MAX Sales Ratio:	112.87			
AVG. Assessed Value:	54,294	PRD:	106.16	MIN Sales Ratio:	33.97			

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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	2	73.94	73.94	75.77	11.28	97.59	65.60	82.28	N/A	32,000	24,245
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03	4	80.98	78.57	78.14	13.15	100.55	58.86	93.47	N/A	79,750	62,317
04/01/03 TO 06/30/03	6	74.79	78.19	83.25	14.86	93.92	63.45	112.87	63.45 to 112.87	65,121	54,214
07/01/03 TO 09/30/03	3	85.71	78.55	82.09	11.15	95.69	60.64	89.31	N/A	65,236	53,553
10/01/03 TO 12/31/03	3	62.92	75.56	72.38	24.09	104.40	59.15	104.61	N/A	95,287	68,966
01/01/04 TO 03/31/04	5	87.59	75.86	70.02	18.10	108.34	48.37	92.97	N/A	89,240	62,489
04/01/04 TO 06/30/04	1	38.67	38.67	38.67			38.67	38.67	N/A	225,000	87,010
07/01/04 TO 09/30/04	2	50.26	50.26	40.19	20.70	125.07	39.85	60.67	N/A	47,150	18,947
10/01/04 TO 12/31/04	3	55.78	51.81	49.96	9.12	103.72	42.20	57.46	N/A	85,760	42,841
01/01/05 TO 03/31/05	10	51.99	52.81	50.81	15.61	103.94	40.99	70.14	42.20 to 62.52	121,890	61,928
04/01/05 TO 06/30/05	5	59.67	55.97	55.54	15.18	100.76	33.97	70.13	N/A	76,770	42,641
<u>Study Years</u>											
07/01/02 TO 06/30/03	12	76.25	77.61	80.53	14.09	96.38	58.86	112.87	63.70 to 84.97	64,477	51,920
07/01/03 TO 06/30/04	12	74.32	73.36	66.54	25.24	110.26	38.67	104.61	57.86 to 92.53	96,064	63,917
07/01/04 TO 06/30/05	20	54.62	53.19	51.11	15.84	104.07	33.97	70.14	44.28 to 60.67	97,716	49,945
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	16	76.25	77.86	79.08	17.14	98.45	58.86	112.87	62.92 to 89.31	74,456	58,882
01/01/04 TO 12/31/04	11	57.46	61.27	55.33	26.38	110.74	38.67	92.97	39.85 to 92.53	92,980	51,443
<u>ALL</u>	44	61.81	65.35	61.56	23.22	106.16	33.97	112.87	57.86 to 70.14	88,200	54,294

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
4201	5	62.92	74.31	71.95	20.71	103.29	59.15	104.61	N/A	76,222	54,840
4203	1	92.53	92.53	92.53			92.53	92.53	N/A	96,000	88,830
4205	11	60.67	59.05	56.84	18.25	103.88	33.97	79.53	38.67 to 75.52	64,912	36,896
4207	1	93.47	93.47	93.47			93.47	93.47	N/A	37,000	34,585
4409	4	68.84	68.21	56.29	33.31	121.17	42.20	92.97	N/A	73,120	41,162
4411	2	46.73	46.73	43.94	12.27	106.35	40.99	52.46	N/A	152,000	66,782
4413	2	70.22	70.22	73.37	9.64	95.71	63.45	76.99	N/A	45,750	33,565
4415	4	57.66	63.44	62.59	13.83	101.35	53.47	84.97	N/A	147,000	92,008
4447	6	59.26	58.96	55.42	20.23	106.39	39.85	87.59	39.85 to 87.59	70,933	39,310
4449	3	61.10	63.21	59.75	6.39	105.80	58.42	70.13	N/A	42,000	25,093
4453	5	70.14	72.91	65.56	29.31	111.20	44.28	112.87	N/A	165,020	108,193
<u>ALL</u>	44	61.81	65.35	61.56	23.22	106.16	33.97	112.87	57.86 to 70.14	88,200	54,294

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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

NUMBER of Sales:	44	MEDIAN:	62	COV:	28.53	95% Median C.I.:	57.86 to 70.14	(!: Derived)
(AgLand) TOTAL Sales Price:	3,880,830	WGT. MEAN:	62	STD:	18.65	95% Wgt. Mean C.I.:	54.96 to 68.16	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	3,880,830	MEAN:	65	AVG.ABS.DEV:	14.35	95% Mean C.I.:	59.84 to 70.86	
(AgLand) TOTAL Assessed Value:	2,388,965							
AVG. Adj. Sales Price:	88,200	COD:	23.22	MAX Sales Ratio:	112.87			
AVG. Assessed Value:	54,294	PRD:	106.16	MIN Sales Ratio:	33.97			

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AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
9500	44	61.81	65.35	61.56	23.22	106.16	33.97	112.87	57.86 to 70.14	88,200	54,294	
____ALL____	44	61.81	65.35	61.56	23.22	106.16	33.97	112.87	57.86 to 70.14	88,200	54,294	

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	44	61.81	65.35	61.56	23.22	106.16	33.97	112.87	57.86 to 70.14	88,200	54,294	
____ALL____	44	61.81	65.35	61.56	23.22	106.16	33.97	112.87	57.86 to 70.14	88,200	54,294	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
34-0001												
34-0100												
49-0010												
49-0032												
67-0001	14	60.38	62.87	60.82	16.50	103.37	39.85	87.59	53.47 to 76.99	82,792	50,352	
67-0069	21	60.64	63.70	58.25	29.18	109.35	33.97	112.87	44.44 to 79.53	99,505	57,960	
74-0070	9	62.92	73.08	73.86	20.32	98.95	57.46	104.61	59.15 to 92.53	70,234	51,872	
NonValid School												
____ALL____	44	61.81	65.35	61.56	23.22	106.16	33.97	112.87	57.86 to 70.14	88,200	54,294	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	2	65.40	65.40	67.55	7.23	96.82	60.67	70.13	N/A	2,750	1,857	
10.01 TO 30.00	2	47.31	47.31	52.03	28.18	90.92	33.97	60.64	N/A	24,155	12,567	
30.01 TO 50.00	8	64.65	70.07	69.20	18.41	101.26	44.44	93.47	44.44 to 93.47	33,125	22,923	
50.01 TO 100.00	15	58.86	62.50	59.19	19.20	105.59	39.85	92.97	52.46 to 76.99	69,736	41,278	
100.01 TO 180.00	15	70.14	70.21	64.41	26.38	109.01	38.67	112.87	51.52 to 85.71	142,531	91,798	
180.01 TO 330.00	2	49.42	49.42	47.77	17.06	103.45	40.99	57.86	N/A	189,000	90,292	
____ALL____	44	61.81	65.35	61.56	23.22	106.16	33.97	112.87	57.86 to 70.14	88,200	54,294	

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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

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(AgLand) TOTAL Adj.Sales Price:	3,880,830	MEAN:	65	AVG.ABS.DEV:	14.35	95% Mean C.I.:	59.84 to 70.86	
(AgLand) TOTAL Assessed Value:	2,388,965							
AVG. Adj. Sales Price:	88,200	COD:	23.22	MAX Sales Ratio:	112.87			
AVG. Assessed Value:	54,294	PRD:	106.16	MIN Sales Ratio:	33.97			

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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	6	64.50	73.39	65.56	29.10	111.94	51.52	112.87	51.52 to 112.87	133,650	87,618
DRY-N/A	17	61.10	64.24	59.96	24.18	107.14	38.67	89.31	44.28 to 84.97	99,664	59,760
GRASS	17	62.60	66.23	63.96	21.75	103.54	33.97	104.61	55.78 to 82.28	64,402	41,194
GRASS-N/A	4	55.80	54.32	50.74	12.51	107.05	42.20	63.45	N/A	72,445	36,756
ALL	44	61.81	65.35	61.56	23.22	106.16	33.97	112.87	57.86 to 70.14	88,200	54,294

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	13	60.64	69.28	65.71	23.31	105.42	48.37	112.87	53.47 to 89.31	100,139	65,805
DRY-N/A	10	68.49	63.18	57.45	25.69	109.98	38.67	87.59	39.85 to 85.71	119,439	68,617
GRASS	20	62.56	64.53	61.72	20.47	104.56	33.97	104.61	57.86 to 70.13	65,331	40,320
GRASS-N/A	1	52.46	52.46	52.46			52.46	52.46	N/A	78,000	40,920
ALL	44	61.81	65.35	61.56	23.22	106.16	33.97	112.87	57.86 to 70.14	88,200	54,294

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	23	61.10	66.63	61.76	25.89	107.88	38.67	112.87	53.47 to 79.53	108,530	67,027
GRASS	21	62.52	63.96	61.20	20.28	104.51	33.97	104.61	55.78 to 70.13	65,934	40,349
ALL	44	61.81	65.35	61.56	23.22	106.16	33.97	112.87	57.86 to 70.14	88,200	54,294

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	65.40	65.40	67.55	7.23	96.82	60.67	70.13	N/A	2,750	1,857
Total \$											
1 TO 9999	2	65.40	65.40	67.55	7.23	96.82	60.67	70.13	N/A	2,750	1,857
10000 TO 29999	4	64.52	60.64	64.17	18.48	94.49	33.97	79.53	N/A	23,650	15,176
30000 TO 59999	10	72.99	73.81	73.51	20.98	100.41	44.44	93.47	60.64 to 92.97	40,996	30,136
60000 TO 99999	14	59.00	64.00	63.68	20.09	100.51	39.85	104.61	52.46 to 76.99	77,507	49,354
100000 TO 149999	8	72.10	72.66	72.41	23.23	100.34	42.20	112.87	42.20 to 112.87	125,533	90,897
150000 TO 249999	6	47.90	47.80	47.22	13.53	101.23	38.67	57.86	38.67 to 57.86	213,566	100,840
ALL	44	61.81	65.35	61.56	23.22	106.16	33.97	112.87	57.86 to 70.14	88,200	54,294

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	44	MEDIAN:	62	COV:	28.53	95% Median C.I.:	57.86 to 70.14	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	3,880,830	MEAN:	65	AVG.ABS.DEV:	14.35	95% Mean C.I.:	59.84 to 70.86	
(AgLand) TOTAL Assessed Value:	2,388,965							
AVG. Adj. Sales Price:	88,200	COD:	23.22	MAX Sales Ratio:	112.87			
AVG. Assessed Value:	54,294	PRD:	106.16	MIN Sales Ratio:	33.97			

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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	65.40	65.40	67.55	7.23	96.82	60.67	70.13	N/A	2,750	1,857
5000 TO 9999	1	33.97	33.97	33.97			33.97	33.97	N/A	15,600	5,300
Total \$ _____											
1 TO 9999	3	60.67	54.92	42.73	19.86	128.55	33.97	70.13	N/A	7,033	3,005
10000 TO 29999	8	63.57	65.97	64.68	13.47	101.99	44.44	89.31	44.44 to 89.31	32,588	21,080
30000 TO 59999	18	59.00	62.94	58.63	20.87	107.34	39.85	93.47	52.46 to 76.99	71,462	41,900
60000 TO 99999	9	70.14	68.59	61.37	23.18	111.76	38.67	104.61	40.99 to 92.53	140,254	86,076
100000 TO 149999	6	69.22	72.14	64.97	32.33	111.04	44.28	112.87	44.28 to 112.87	175,066	113,735
ALL _____	44	61.81	65.35	61.56	23.22	106.16	33.97	112.87	57.86 to 70.14	88,200	54,294

2006 Assessment Survey for Pawnee County

I. General Office Information

A. Staffing and Funding Information

1. Deputy(ies) on staff: **1**
2. Appraiser(s) on staff: **0**
3. Other full-time employees: **0**
4. Other part-time employees: **1**
5. Number of shared employees: **0**
6. Assessor's requested budget for current fiscal year: **\$66,500**
 - a. Does this include employee benefits? **No**
7. Part of the budget that is dedicated to the computer system: **\$3000 which was moved to the County General budget.**
8. Adopted budget, or granted budget if different from above: **\$62,613.53**
 - a. Does this amount include employee benefits? **No**
9. Amount of total budget set aside for appraisal work: **\$8800**
10. Amount of the total budget set aside for education/workshops: **\$300**
11. Appraisal/Reappraisal budget, if not part of the total budget: **None**
12. Other miscellaneous funds: **None**
13. Total budget: **\$62,613.53**
 - a. Was any of last year's budget not used? **No, all was used.**

B. Residential Appraisal Information

1. Data collection done by: **Assessor/Other**

2. Valuation done by: **Assessor**

3. Date of last appraisal: ¹
2002-Rural & Res. Ag
1994-Urban & Suburban

4. Date of last “update”: ²
2005-Pawnee City
2006 Table Rock
2006- Burchard

5. Pickup work done by: ³ **Assessor/Other**

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	15	4		19

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? **1999**

7. What was the last year the depreciation schedule for this property class was developed using market-derived information?
2005- Pawnee City
2006- Table Rock and Burchard

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
2005- Pawnee City
2006- Table Rock and Burchard

9. Number of market areas/neighborhoods for this property class: **Zero market areas**

10. How are these defined? **N/A**

C. Commercial/Industrial Appraisal Information

1. Data collection done by: **Assessor/Other**

2. Valuation done by: **Assessor**

3. Date of last appraisal: ¹ **2000**

4. Date of last “update”: ² **2000**

5. Pickup work done by whom: ³ **Assessor/Other**

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

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? **1999**

7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? **2000**

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 **2000**

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 **2000**

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

11. How are these defined? **N/A**

D. Agricultural Appraisal Information

1. Data collection done by: **Assessor/Other**

2. Valuation done by: **Assessor**

3. Date of last appraisal: ¹ **2002**

4. Date of last “update”: ² **No updates have been done on improvements, but land is updated annually.**

5. Pickup work done by whom: ³ **Assessor/Other**

Property Type	# of Permits	# of Info. Statements	Other		Total
Agricultural	15		17		32

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.**

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

2002- buildings

2005- land

8. What is the date of the soil survey currently used? **1976**
9. What date was the last countywide land use study completed? **1980**
 - a. By what method? **Assessor is unsure of method used in 1980.**
 - b. By whom? **Staff**
 - c. What proportion is complete / implemented at this time? **100 % complete**
10. Number of market areas/neighborhoods for this property class: **Zero market areas**
11. How are these defined? **N/A**
13. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? **There is currently no special valuation for agricultural land.**

E. Computer, Automation Information and GIS

1. Administrative software: **TerraScan**
2. CAMA software: **TerraScan**
3. Cadastral maps or GIS software: **Only cadastral maps used**
 - a. Who maintains the Cadastral Maps? **Staff**
 - b. Who maintains the GIS software and maps? **N/A**
4. Personal Property software: **TerraScan**

F. Zoning Information

1. Does the county have zoning? **Yes**
 - a. If so, is the zoning county wide? **Yes- outside city limits.**
 - b. What municipalities in the county are zoned? **Pawnee City has separate zoning.**
 - c. When was zoning implemented?

**July 2001- county zoning
2002- Pawnee City zoning**

G. Contracted Services

1. Appraisal Services: **Ron Elliot- part time**
2. Other Services: **none**

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

II. Assessment Actions

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

- 1. Residential:** Pawnee County reports completing an in house reappraisal of Table Rock and Burchard for 2006. This included an on-site inspection, new pictures, and interior inspections whenever possible. The County Assessor and contract appraiser completed this work. Pawnee County also implemented new land values for Pawnee City based on the study of vacant land sales. The county also completed sales review and pick-up work for the residential classes.
- 2. Commercial:** Pawnee County reports that the analysis of the commercial market information within the sales for the current study period showed assessment with an acceptable median. Adjustments were made for pick-up work and the sales of elevators, in which three of seven elevators have sold in the last six months of 2005.
- 3. Agricultural:** Pawnee County reports adjusting values based on the study of land sales within the study period of sales required by DPAT and made changes according to those studies. Changes averaged 20.3% for dryland and 19.6% for grassland soils. The county also completed sales review and pick-up work for agricultural class of property and farm improvements within.

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 67 - Pawnee

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 3,873	Value 265,219,255	Total Growth 1,728,945 (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	213	473,640	8	15,670	3	18,425	224	507,735	
2. Res Improv Land	868	2,163,020	42	314,810	68	551,370	978	3,029,200	
3. Res Improvements	878	20,163,355	43	1,742,240	73	2,687,030	994	24,592,625	
4. Res Total	1,091	22,800,015	51	2,072,720	76	3,256,825	1,218	28,129,560	276,505
% of Total	89.57	81.05	4.18	7.36	6.23	11.57	31.44	10.60	15.99
5. Rec UnImp Land	0	0	0	0	45	53,040	45	53,040	
6. Rec Improv Land	0	0	0	0	50	71,045	50	71,045	
7. Rec Improvements	0	0	0	0	55	220,760	55	220,760	
8. Rec Total	0	0	0	0	100	344,845	100	344,845	0
% of Total	0.00	0.00	0.00	0.00	***	***	2.58	0.13	0.00
Res+Rec Total	1,091	22,800,015	51	2,072,720	176	3,601,670	1,318	28,474,405	276,505
% of Total	82.77	80.07	3.86	7.27	13.35	12.64	34.03	10.73	15.99

County 67 - Pawnee

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 3,873	Value 265,219,255	Total Growth 1,728,945 (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	41	42,840	8	35,145	2	11,675	51	89,660	
10. Comm Improv Land	161	243,310	4	56,525	7	20,080	172	319,915	
11. Comm Improvements	172	4,080,530	11	1,203,555	9	135,390	192	5,419,475	
12. Comm Total	213	4,366,680	19	1,295,225	11	167,145	243	5,829,050	738,770
% of Total	87.65	74.91	7.81	22.22	4.52	2.86	6.27	2.19	42.72
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	1	3,320	1	25,325	1	8,940	3	37,585	
15. Ind Improvements	1	26,165	1	593,300	1	128,985	3	748,450	
16. Ind Total	1	29,485	1	618,625	1	137,925	3	786,035	0
% of Total	33.33	3.75	33.33	78.70	33.33	17.54	0.07	0.29	0.00
Comm+Ind Total	214	4,396,165	20	1,913,850	12	305,070	3	786,035	0
% of Total	86.99	66.45	8.13	28.93	4.87	4.61	6.35	2.49	42.72
17. Taxable Total	1,305	27,196,180	71	3,986,570	188	3,906,740	1,564	35,089,490	1,015,275
% of Total	83.43	77.50	4.53	5.90	12.02	10.26	40.38	13.23	58

County 67 - Pawnee

2006 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	84	18	83	185

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	108	7,176,770	1,260	97,373,555	1,368	104,550,325
28. Ag-Improved Land	0	0	81	7,709,605	832	94,359,430	913	102,069,035
29. Ag-Improvements	0	0	82	3,210,590	859	20,299,815	941	23,510,405
30. Ag-Total Taxable							2,309	230,129,765

County 67 - Pawnee

2006 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	1	0.060	360	
32. HomeSite Improv Land	0	0.000	0	53	54.380	326,280	
33. HomeSite Improvements	0		0	50		2,501,255	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	6	3.500	2,975	
36. FarmSite Impr Land	0	0.000	0	68	109.960	122,215	
37. FarmSite Improv	0		0	80		709,335	
38. FarmSite Total							
39. Road & Ditches		0.000			324.760		
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	1	1.000	6,000	2	1.060	6,360	
32. HomeSite Improv Land	456	462.000	2,772,000	509	516.380	3,098,280	
33. HomeSite Improvements	474		14,074,115	524		16,575,370	713,670
34. HomeSite Total				526	517.440	19,680,010	
35. FarmSite UnImp Land	50	36.600	34,510	56	40.100	37,485	
36. FarmSite Impr Land	764	1,168.540	1,292,455	832	1,278.500	1,414,670	
37. FarmSite Improv	840		6,225,700	920		6,935,035	0
38. FarmSite Total				976	1,318.600	8,387,190	
39. Road & Ditches		4,846.560			5,171.320		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,502	7,007.360	28,067,200	713,670

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	1	109.590	60,555
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	9	1,298.390	753,130	10	1,407.980	813,685

Schedule VIII: Agricultural Records:

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

County 67 - Pawnee

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	166.000	330,870	166.000	330,870
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	232.000	300,925	232.000	300,925
49. 3A1	0.000	0	0.000	0	80.000	89,455	80.000	89,455
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	103.000	87,035	103.000	87,035
52. 4A	0.000	0	0.000	0	3.000	1,825	3.000	1,825
53. Total	0.000	0	0.000	0	584.000	810,110	584.000	810,110
Dryland:								
54. 1D1	0.000	0	582.990	991,085	3,461.810	5,877,970	4,044.800	6,869,055
55. 1D	0.000	0	983.480	1,592,105	11,836.600	18,924,270	12,820.080	20,516,375
56. 2D1	0.000	0	35.050	39,955	259.200	288,650	294.250	328,605
57. 2D	0.000	0	3,328.030	3,276,695	49,419.350	48,033,225	52,747.380	51,309,920
58. 3D1	0.000	0	2,214.820	1,903,670	24,554.820	20,700,945	26,769.640	22,604,615
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	1,943.760	1,231,065	29,974.120	18,851,235	31,917.880	20,082,300
61. 4D	0.000	0	172.980	81,110	3,599.080	1,636,715	3,772.060	1,717,825
62. Total	0.000	0	9,261.110	9,115,685	123,104.980	114,313,010	132,366.090	123,428,695
Grass:								
63. 1G1	0.000	0	96.990	62,560	726.270	517,350	823.260	579,910
64. 1G	0.000	0	467.110	437,175	5,653.440	4,612,425	6,120.550	5,049,600
65. 2G1	0.000	0	7.050	7,525	23.500	17,640	30.550	25,165
66. 2G	0.000	0	1,857.760	1,571,560	27,703.930	23,350,855	29,561.690	24,922,415
67. 3G1	0.000	0	2,426.080	1,666,930	29,133.260	18,628,735	31,559.340	20,295,665
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	1,481.260	730,370	29,762.130	14,077,580	31,243.390	14,807,950
70. 4G	0.000	0	1,782.040	803,365	23,983.240	10,823,270	25,765.280	11,626,635
71. Total	0.000	0	8,118.290	5,279,485	116,985.770	72,027,855	125,104.060	77,307,340
72. Waste	0.000	0	332.620	38,775	2,393.800	362,200	2,726.420	400,975
73. Other	0.000	0	6.000	600	207.490	114,845	213.490	115,445
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	17,718.020	14,434,545	243,276.040	187,628,020	260,994.060	202,062,565

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	584.000	810,110	584.000	810,110
77.Dry Land	0.000	0	9,261.110	9,115,685	123,104.980	114,313,010	132,366.090	123,428,695
78.Grass	0.000	0	8,118.290	5,279,485	116,985.770	72,027,855	125,104.060	77,307,340
79.Waste	0.000	0	332.620	38,775	2,393.800	362,200	2,726.420	400,975
80.Other	0.000	0	6.000	600	207.490	114,845	213.490	115,445
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	17,718.020	14,434,545	243,276.040	187,628,020	260,994.060	202,062,565

2006 Agricultural Land Detail

County 67 - Pawnee

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	166.000	28.42%	330,870	40.84%	1,993.192
2A1	0.000	0.00%	0	0.00%	0.000
2A	232.000	39.73%	300,925	37.15%	1,297.090
3A1	80.000	13.70%	89,455	11.04%	1,118.187
3A	0.000	0.00%	0	0.00%	0.000
4A1	103.000	17.64%	87,035	10.74%	845.000
4A	3.000	0.51%	1,825	0.23%	608.333
Irrigated Total	584.000	100.00%	810,110	100.00%	1,387.174

Dry:

1D1	4,044.800	3.06%	6,869,055	5.57%	1,698.243
1D	12,820.080	9.69%	20,516,375	16.62%	1,600.331
2D1	294.250	0.22%	328,605	0.27%	1,116.754
2D	52,747.380	39.85%	51,309,920	41.57%	972.748
3D1	26,769.640	20.22%	22,604,615	18.31%	844.412
3D	0.000	0.00%	0	0.00%	0.000
4D1	31,917.880	24.11%	20,082,300	16.27%	629.186
4D	3,772.060	2.85%	1,717,825	1.39%	455.407
Dry Total	132,366.090	100.00%	123,428,695	100.00%	932.479

Grass:

1G1	823.260	0.66%	579,910	0.75%	704.406
1G	6,120.550	4.89%	5,049,600	6.53%	825.023
2G1	30.550	0.02%	25,165	0.03%	823.731
2G	29,561.690	23.63%	24,922,415	32.24%	843.064
3G1	31,559.340	25.23%	20,295,665	26.25%	643.095
3G	0.000	0.00%	0	0.00%	0.000
4G1	31,243.390	24.97%	14,807,950	19.15%	473.954
4G	25,765.280	20.60%	11,626,635	15.04%	451.252
Grass Total	125,104.060	100.00%	77,307,340	100.00%	617.944

Irrigated Total	584.000	0.22%	810,110	0.40%	1,387.174
Dry Total	132,366.090	50.72%	123,428,695	61.08%	932.479
Grass Total	125,104.060	47.93%	77,307,340	38.26%	617.944
Waste	2,726.420	1.04%	400,975	0.20%	147.070
Other	213.490	0.08%	115,445	0.06%	540.751
Exempt	0.000	0.00%			
Market Area Total	260,994.060	100.00%	202,062,565	100.00%	774.203

As Related to the County as a Whole

Irrigated Total	584.000	100.00%	810,110	100.00%
Dry Total	132,366.090	100.00%	123,428,695	100.00%
Grass Total	125,104.060	100.00%	77,307,340	100.00%
Waste	2,726.420	100.00%	400,975	100.00%
Other	213.490	100.00%	115,445	100.00%
Exempt	0.000	0.00%		
Market Area Total	260,994.060	100.00%	202,062,565	100.00%

2006 Agricultural Land Detail

County 67 - Pawnee

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	584.000	810,110
Dry	0.000	0	9,261.110	9,115,685	123,104.980	114,313,010
Grass	0.000	0	8,118.290	5,279,485	116,985.770	72,027,855
Waste	0.000	0	332.620	38,775	2,393.800	362,200
Other	0.000	0	6.000	600	207.490	114,845
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	17,718.020	14,434,545	243,276.040	187,628,020

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	584.000	810,110	584.000	0.22%	810,110	0.40%	1,387.174
Dry	132,366.090	123,428,695	132,366.090	50.72%	123,428,695	61.08%	932.479
Grass	125,104.060	77,307,340	125,104.060	47.93%	77,307,340	38.26%	617.944
Waste	2,726.420	400,975	2,726.420	1.04%	400,975	0.20%	147.070
Other	213.490	115,445	213.490	0.08%	115,445	0.06%	540.751
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	260,994.060	202,062,565	260,994.060	100.00%	202,062,565	100.00%	774.203

* Department of Property Assessment & Taxation Calculates

PAWNEE COUNTY ASSESSOR'S OFFICE
PAWNEE CITY, NE

In accordance with 77-1311 section 9, as amended by LB 263, the Pawnee County Assessor's office has made a four-year plan to inspect properties in Pawnee County. The schedule of inspections is to be as follows:

2005: Table Rock and Burchard residential, Burchard commercial and the Townships of Steinauer, Clear Creek and Table Rock

2006: Du Bois residential, Pawnee City commercial and the Townships of West Branch, Clay, and South Fork

2007: Lewiston and Steinauer residential, Lewiston, Steinauer and Table Rock commercial and the Townships of Turkey Creek, Plum Creek and Mission Creek

2008: Pawnee City residential and the Townships of Miles, Pawnee and Sheridan.

The purpose of the inspections is to make sure all information on the property record card of each parcel is correct and to correct any information that is needed and to take an updated picture of the parcel. The Assessor's office shall then make any changes that are needed to have all parcels comply with the rulings and guidelines set forth by the statutes of the Legislative body and the Department of Property Assessment and Taxation.

This may include updated Marshall & Swift pricing, either Marshall & Swift or in house depreciation schedules, based on the study of sales rosters, that will give a uniform level of assessment to all classes and subclasses of property.

This schedule of events may change based on the need of the properties to meet the level of assessment set forth by the state or if the budgeted amount needed to make these inspections may change on a yearly basis.

Jonathan Bailey
Pawnee 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
 - Sum SaleAmt + or – Adjustments

Total Assessed Value

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

Avg. Adj. Sales Price

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

Avg. Assessed Value

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

Median

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

Weighted Mean

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

Mean

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

COD

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

PRD

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

COV

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

STD

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

Avg. Abs. Dev.

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

Max Sales Ratio

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

Min Sales Ratio

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

95% Median C.I.

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

95% Wgt. Mean C.I.

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

- The actual calculation:

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

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

95% Mean C.I.

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

Ratio Formulas

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

Map Source Documentation

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

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

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

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

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

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

Valuation History Chart Specifications

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

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

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

Source: County Abstract of Assessment Report for Real Property

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

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

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

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

City Class, Population, & Zoning Authority:

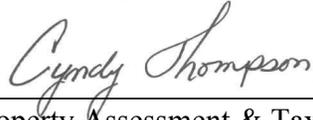
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

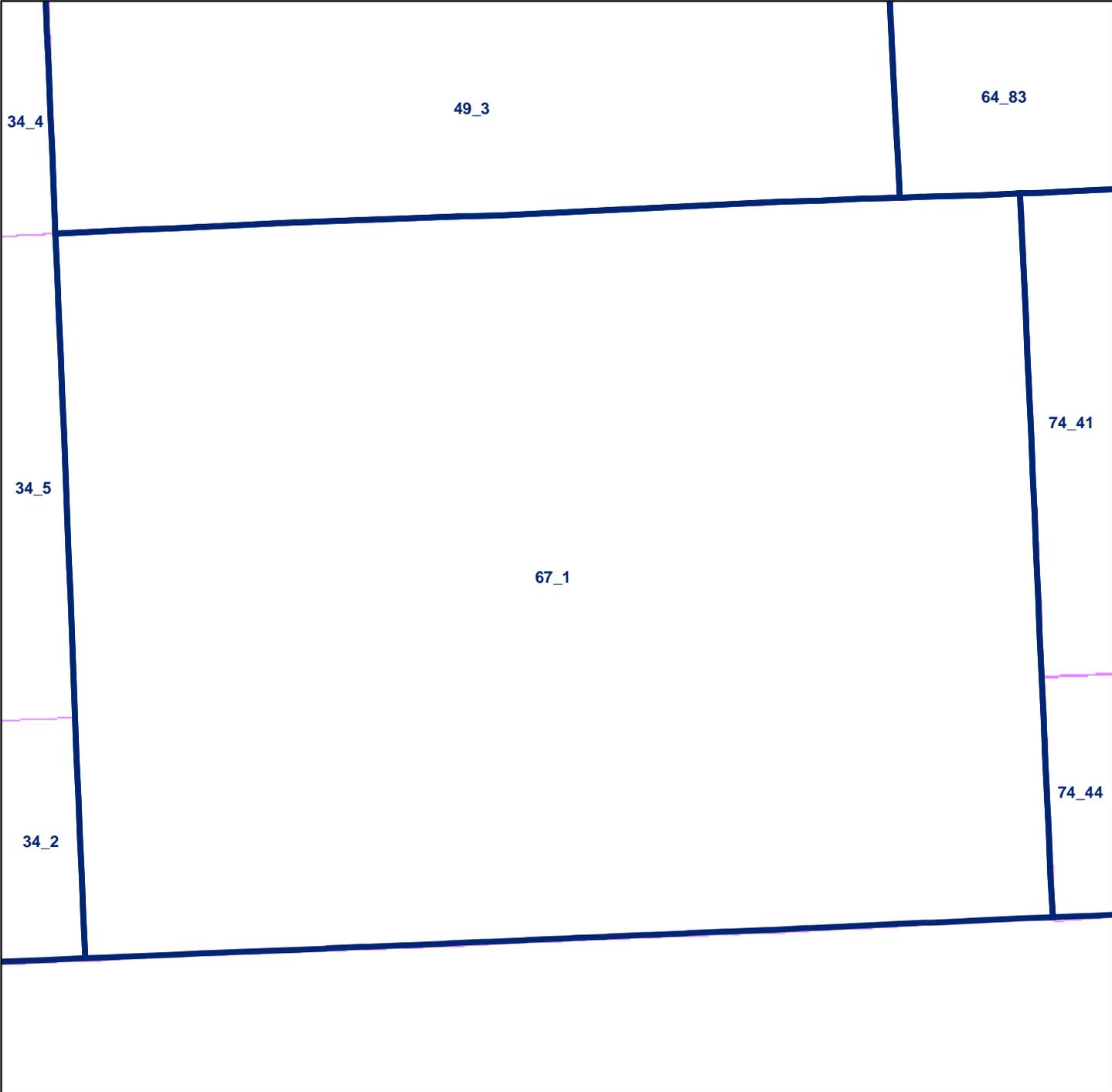
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Pawnee County County Assessor, by certified mail, return receipt requested, 7071 1160 0001 1212 9042.

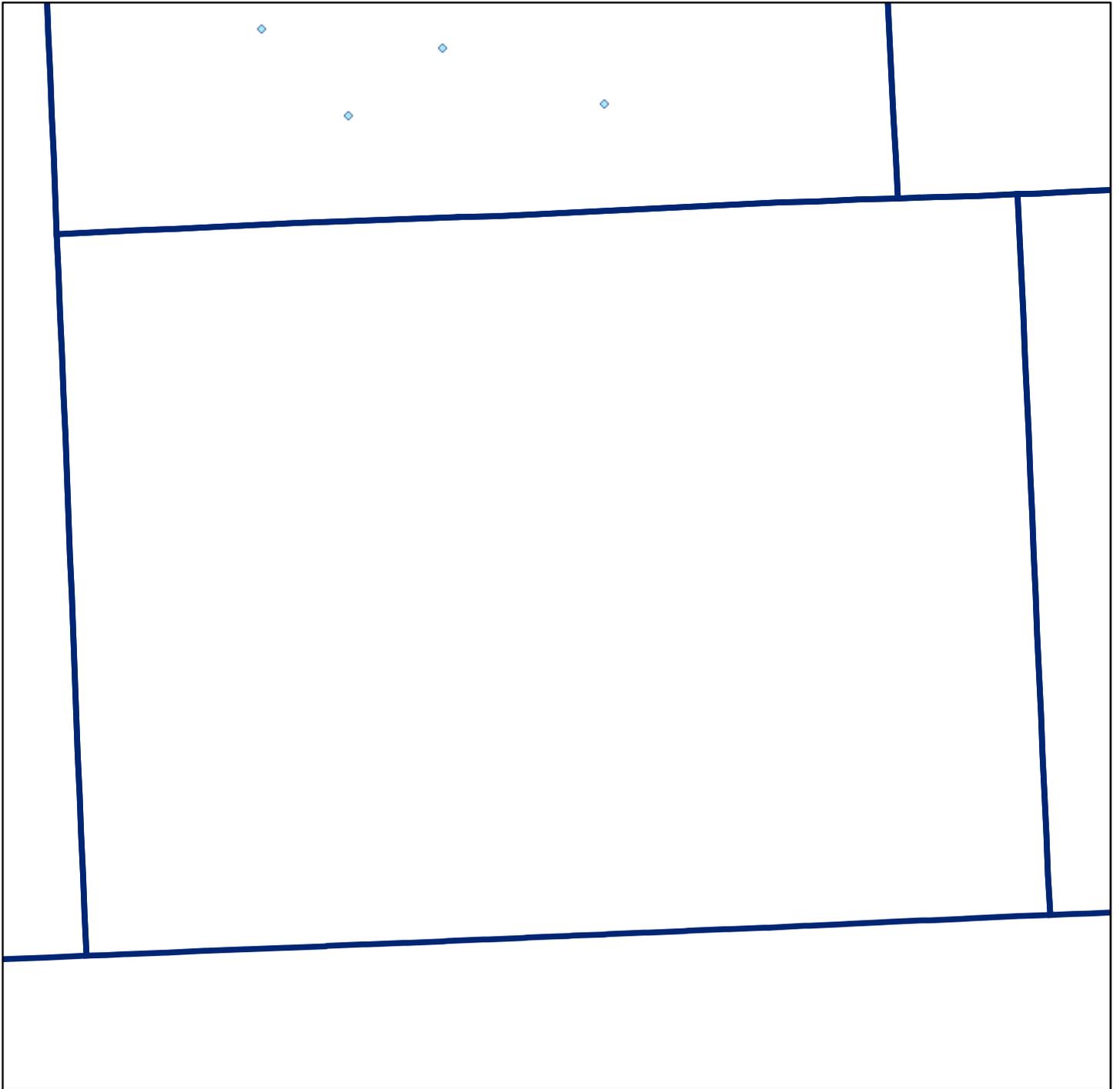
Dated this 10th day of April, 2006.



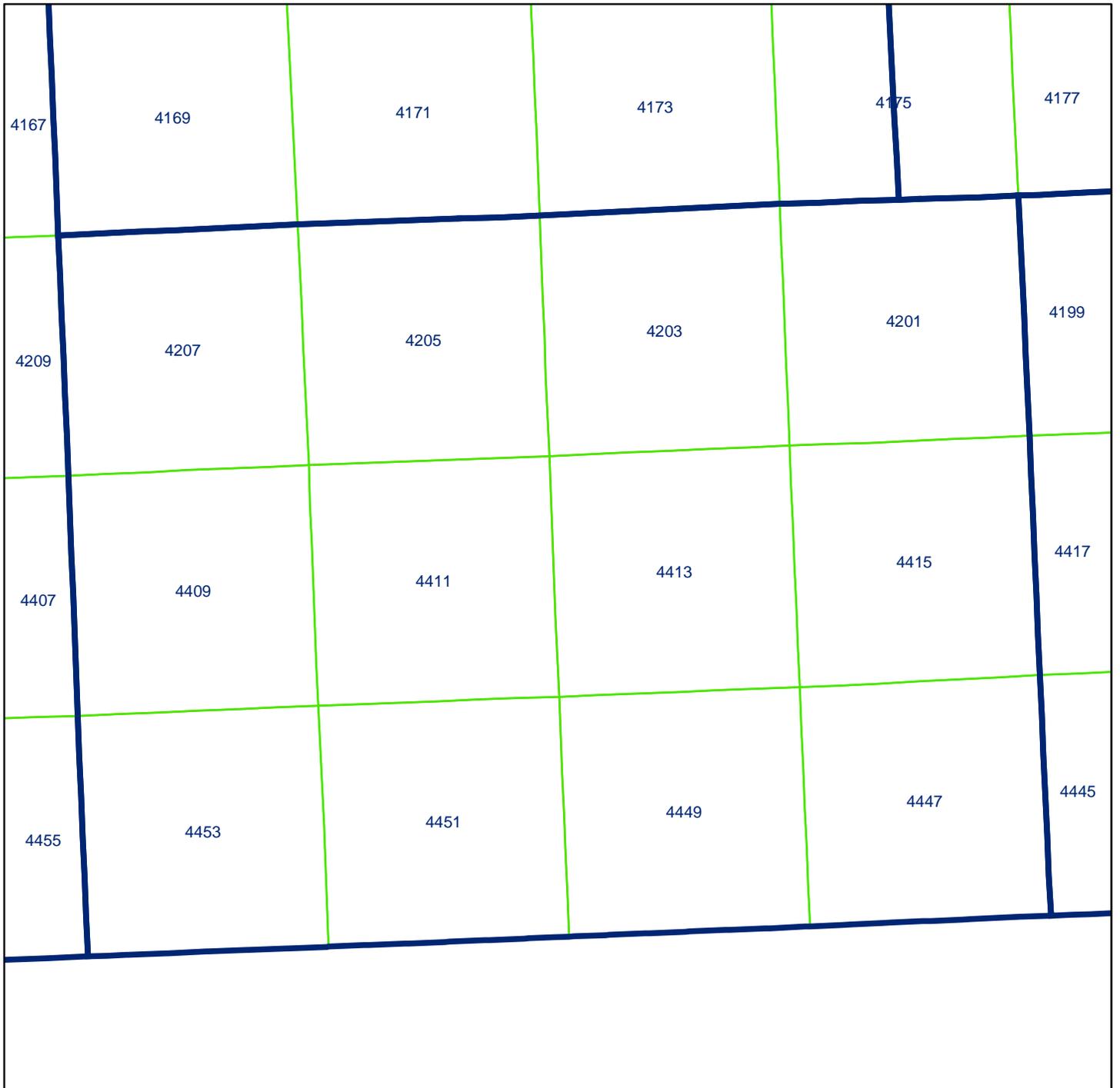
Property Assessment & Taxation



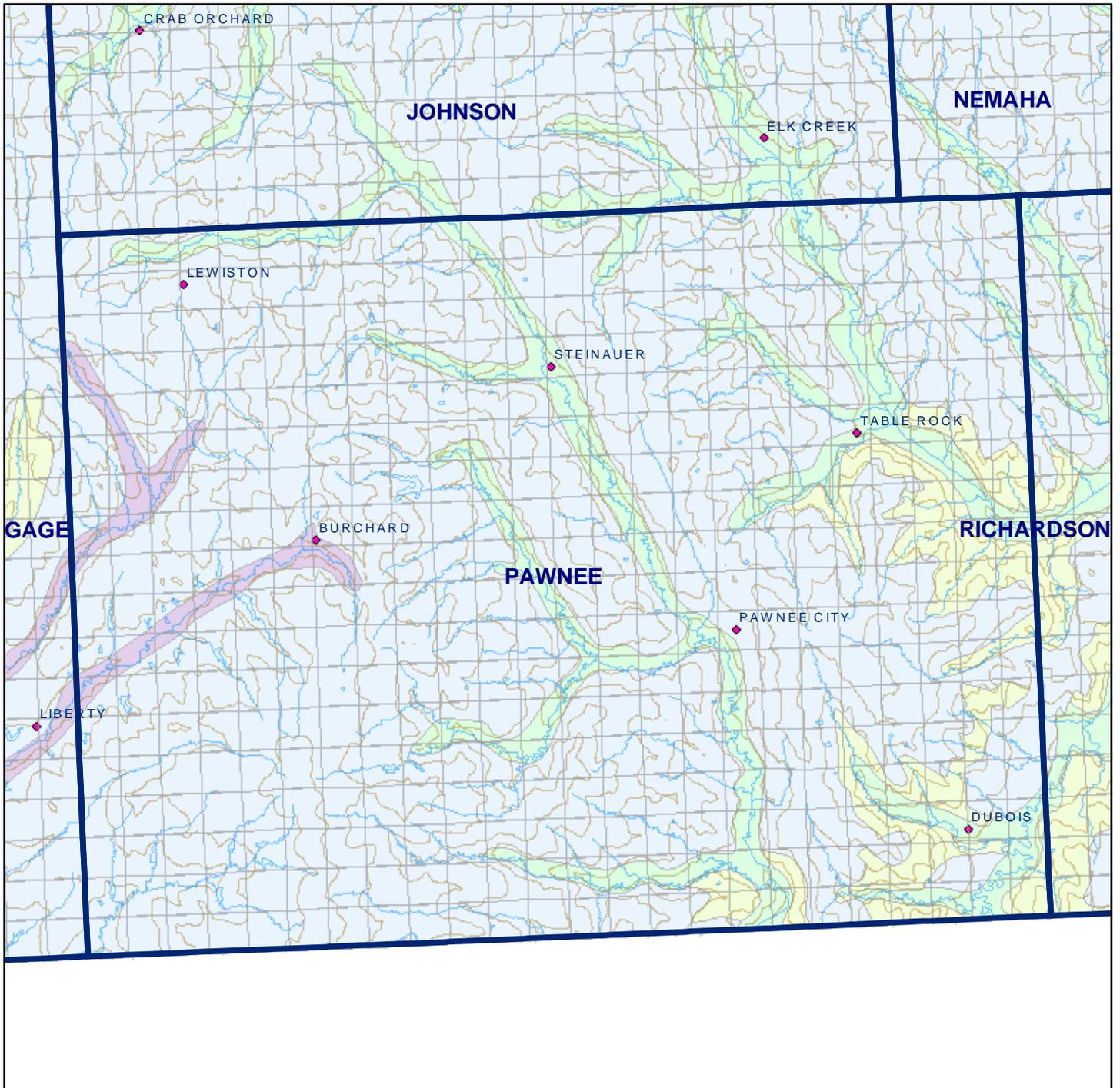
 Market Areas



○ 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

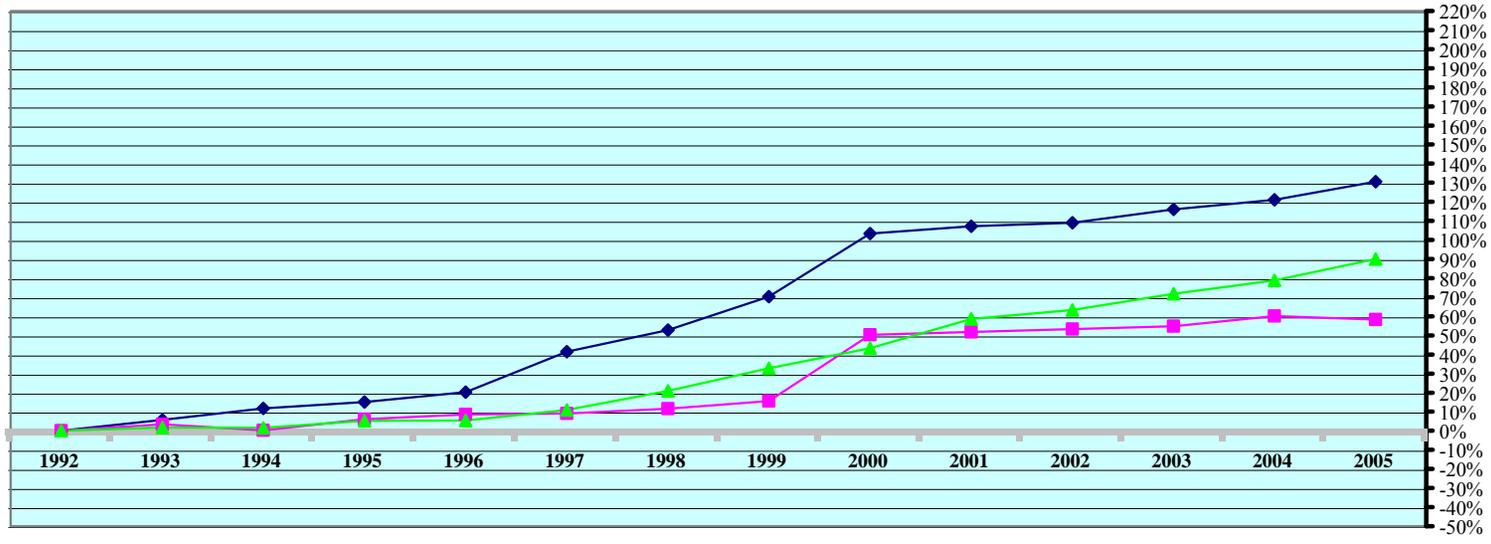
7 - Somewhat poorly drained soils formed in alluvium on bottom lands

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

Pawnee 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	12,316,740	--	--	--	3,259,122	--	--	--	86,805,316	--	--	--
1993	13,030,110	713,370	5.79%	5.79%	3,367,504	108,382	3.33%	3.33%	88,351,344	1,546,028	1.78%	1.78%
1994	13,761,108	730,998	5.61%	11.73%	3,267,413	-100,091	-2.97%	0.25%	88,146,239	-205,105	-0.23%	1.54%
1995	14,167,711	406,603	2.95%	15.03%	3,458,771	191,358	5.86%	6.13%	91,338,794	3,192,555	3.62%	5.22%
1996	14,812,221	644,510	4.55%	20.26%	3,538,449	79,678	2.30%	8.57%	91,527,054	188,260	0.21%	5.44%
1997	17,412,819	2,600,598	17.56%	41.38%	3,553,410	14,961	0.42%	9.03%	96,225,649	4,698,595	5.13%	10.85%
1998	18,826,377	1,413,558	8.12%	52.85%	3,635,912	82,502	2.32%	11.56%	104,961,602	8,735,953	9.08%	20.92%
1999	20,984,372	2,157,995	11.46%	70.37%	3,767,769	131,857	3.63%	15.61%	115,201,215	10,239,613	9.76%	32.71%
2000	25,054,485	4,070,113	19.40%	103.42%	4,895,840	1,128,071	29.94%	50.22%	124,389,655	9,188,440	7.98%	43.30%
2001	25,516,625	462,140	1.84%	107.17%	4,946,660	50,820	1.04%	51.78%	137,651,845	13,262,190	10.66%	58.58%
2002	25,753,585	236,960	0.93%	109.09%	4,995,550	48,890	0.99%	53.28%	141,786,860	4,135,015	3.00%	63.34%
2003	26,609,085	855,500	3.32%	116.04%	5,045,625	50,075	1.00%	54.82%	149,182,845	7,395,985	5.22%	71.86%
2004	27,231,760	622,675	2.34%	121.10%	5,219,575	173,950	3.45%	60.15%	155,246,480	6,063,635	4.06%	78.84%
2005	28,396,990	1,165,230	4.28%	130.56%	5,159,070	-60,505	-1.16%	58.30%	164,948,540	9,702,060	6.25%	90.02%

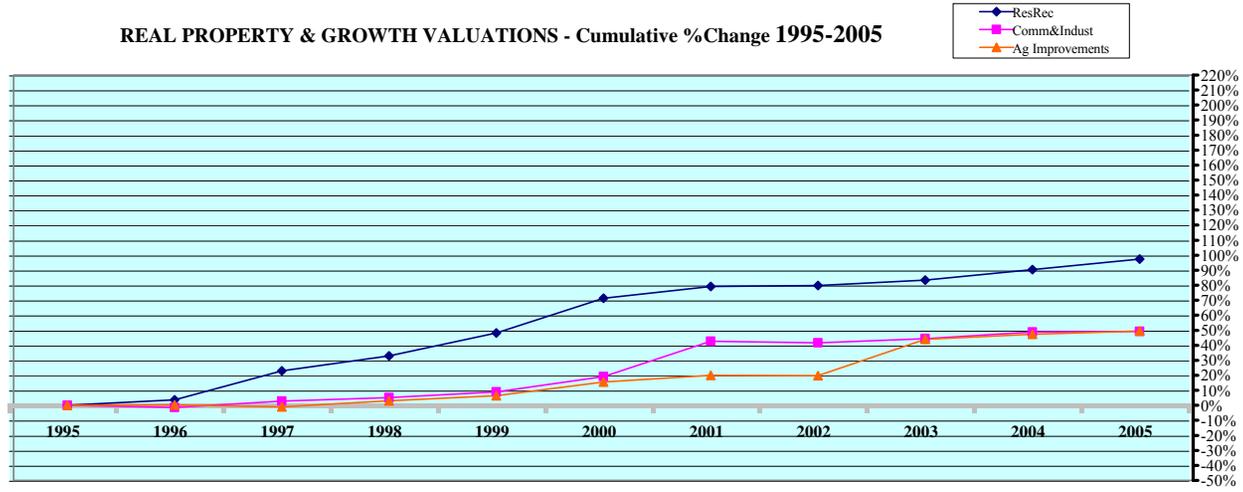
1992-2005 Rate Ann. %chg: Resid & Rec. **6.64%** Comm & Indust **3.60%** Agland **5.06%**

Cnty# **67**
County **PAWNEE**

FL area **8**

(1) Resid. & Recreat. excludes agdwll & 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	12,316,740	not avail.	--	--	--	--	3,259,122	not avail.	--	--	--	--
1993	13,030,110	not avail.	--	--	--	--	3,367,504	not avail.	--	--	--	--
1994	13,761,108	not avail.	--	--	--	--	3,267,413	not avail.	--	--	--	--
1995	14,167,711	0	0.00%	14,167,711	--	--	3,458,771	0	0.00%	3,458,771	--	--
1996	14,812,221	129,835	0.88%	14,682,386	3.63%	3.63%	3,538,449	129,387	3.66%	3,409,062	-1.44%	-1.44%
1997	17,412,819	0	0.00%	17,412,819	17.56%	22.90%	3,553,410	0	0.00%	3,553,410	0.42%	2.74%
1998	18,826,377	0	0.00%	18,826,377	8.12%	32.88%	3,635,912	0	0.00%	3,635,912	2.32%	5.12%
1999	20,984,372	0	0.00%	20,984,372	11.46%	48.11%	3,767,769	0	0.00%	3,767,769	3.63%	8.93%
2000	25,054,485	784,855	3.13%	24,269,630	15.66%	71.30%	4,895,840	777,655	15.88%	4,118,185	9.30%	19.06%
2001	25,516,625	123,045	0.48%	25,393,580	1.35%	79.24%	4,946,660	14,410	0.29%	4,932,250	0.74%	42.60%
2002	25,753,585	288,420	1.12%	25,465,165	-0.20%	79.74%	4,995,550	94,710	1.90%	4,900,840	-0.93%	41.69%
2003	26,609,085	625,085	2.35%	25,984,000	0.89%	83.40%	5,045,625	48,345	0.96%	4,997,280	0.03%	44.48%
2004	27,231,760	250,255	0.92%	26,981,505	1.40%	90.44%	5,219,575	69,030	1.32%	5,150,545	2.08%	48.91%
2005	28,396,990	441,080	1.55%	27,955,910	2.66%	97.32%	5,159,070	0	0.00%	5,159,070	-1.16%	49.16%

1995-2005 Rate Annual %chg w/o growth > Resid & Rec. **7.03%**

Comm & Indust **4.08%**

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 Imprvmnts Total Value					
1992	not avail	not avail	17,860,163					
1993	not avail	not avail	17,990,685					
1994	not avail	not avail	17,703,467					
1995	9,627,910	8,456,544	18,084,454	0	0.00%	18,084,454	--	--
1996	9,724,358	8,486,286	18,210,644	90,200	0.50%	18,120,444	0.20%	0.20%
1997	9,627,262	8,276,813	17,904,075	0	0.00%	17,904,075	-1.68%	-1.00%
1998	10,208,732	8,426,686	18,635,418	0	0.00%	18,635,418	4.08%	3.05%
1999	10,447,620	8,835,901	19,283,521	41,820	0.22%	19,241,701	3.25%	6.40%
2000	11,394,085	9,987,160	21,381,245	495,195	2.32%	20,886,050	8.31%	15.49%
2001	12,072,070	10,253,870	22,325,940	626,535	2.81%	21,699,405	1.49%	19.99%
2002	12,443,745	10,556,320	23,000,065	1,329,325	5.78%	21,670,740	-2.93%	19.83%
2003	18,140,795	8,314,495	26,455,290	415,605	1.57%	26,039,685	13.22%	43.99%
2004	18,280,025	8,437,885	26,717,910	82,855	0.31%	26,635,055	0.68%	47.28%
2005	18,691,800	8,769,690	27,461,490	437,485	1.59%	27,024,005	1.15%	49.43%

1995-2005 Rate Annual %chg w/o growth > Ag Imprvmnts **4.10%**

(1) Resid. & Recreat. excludes agdwll & farm homesite land; Comm. & Indust. excludes minerals; Agland incudes irrigated, dry, grass, waste & other agland, excludes farmsite land. Real Prop Growth = value attributable to new construction, additions to existing buildings, and any improvements for real property which increase the value of such property.

Sources:
Value; 1992 - 2005 CTL
Growth Value; 1995-2005 Abstract of Asmnt Rpt.

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

Cnty# **67**
County **PAWNEE**

FL area **8**

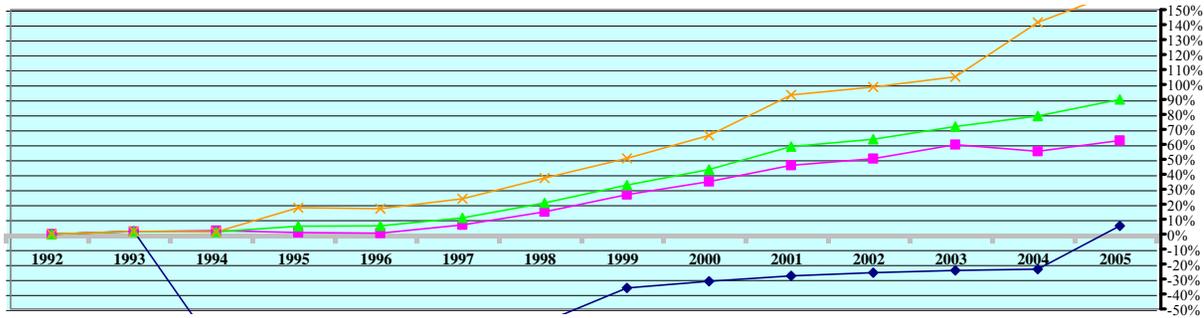
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EXHIBIT

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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	632,005	--	--	--	62,015,370	--	--	--	24,096,566	--	--	--
1993	644,645	12,640	2.00%	2.00%	63,090,519	1,075,149	1.73%	1.73%	24,553,589	457,023	1.90%	1.90%
1994	147,120	-497,525	-77.18%	-76.72%	63,461,940	371,421	0.59%	2.33%	24,473,325	-80,264	-0.33%	1.56%
1995	150,365	3,245	2.21%	-76.21%	62,737,096	-724,844	-1.14%	1.16%	28,335,708	3,862,383	15.78%	17.59%
1996	229,520	79,155	52.64%	-63.68%	62,472,092	-265,004	-0.42%	0.74%	28,191,531	-144,177	-0.51%	16.99%
1997	240,830	11,310	4.93%	-61.89%	65,834,890	3,362,798	5.38%	6.16%	29,810,110	1,618,579	5.74%	23.71%
1998	260,560	19,730	8.19%	-58.77%	71,230,905	5,396,015	8.20%	14.86%	33,124,055	3,313,945	11.12%	37.46%
1999	404,680	144,120	55.31%	-35.97%	78,315,540	7,084,635	9.95%	26.28%	36,315,410	3,191,355	9.63%	50.71%
2000	433,080	28,400	7.02%	-31.48%	83,785,770	5,470,230	6.98%	35.10%	40,003,330	3,687,920	10.16%	66.01%
2001	456,130	23,050	5.32%	-27.83%	90,501,860	6,716,090	8.02%	45.93%	46,486,450	6,483,120	16.21%	92.92%
2002	469,800	13,670	3.00%	-25.67%	93,339,980	2,838,120	3.14%	50.51%	47,762,055	1,275,605	2.74%	98.21%
2003	479,105	9,305	1.98%	-24.19%	99,033,635	5,693,655	6.10%	59.69%	49,441,035	1,678,980	3.52%	105.18%
2004	484,190	5,085	1.06%	-23.39%	96,295,030	-2,738,605	-2.77%	55.28%	58,177,185	8,736,150	17.67%	141.43%
2005	666,325	182,135	37.62%	5.43%	100,758,535	4,463,505	4.64%	62.47%	63,169,930	4,992,745	8.58%	162.15%

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	--	--	--	--	61,375	--	--	--	86,805,316	--	--	--
1993	--	--	--	--	62,591	1,216	1.98%	1.98%	88,351,344	1,546,028	1.78%	1.78%
1994	--	--	--	--	63,854	--	0.00%	4.04%	88,146,239	-205,105	-0.23%	1.54%
1995	--	--	--	--	115,625	51,771	81.08%	88.39%	91,338,794	3,192,555	3.62%	5.22%
1996	--	--	--	--	633,911	518,286	448.25%	932.85%	91,527,054	188,260	0.21%	5.44%
1997	--	--	--	--	339,819	-294,092	-46.39%	453.68%	96,225,649	4,698,595	5.13%	10.85%
1998	--	--	--	--	346,082	6,263	1.84%	463.88%	104,961,602	8,735,953	9.08%	20.92%
1999	--	--	--	--	165,585	-180,497	-52.15%	169.79%	115,201,215	10,239,613	9.76%	32.71%
2000	--	--	--	--	167,475	1,890	1.14%	172.87%	124,389,655	9,188,440	7.98%	43.30%
2001	--	--	--	--	207,405	39,930	23.84%	237.93%	137,651,845	13,262,190	10.66%	58.58%
2002	--	--	--	--	215,025	7,620	3.67%	250.35%	141,786,860	4,135,015	3.00%	63.34%
2003	150,890	n/a	n/a	n/a	78,180	n/a	n/a	n/a	149,182,845	7,395,985	5.22%	71.86%
2004	204,680	53,790	35.65%	35.65%	85,395	7,215	9.23%	9.23%	155,246,480	6,063,635	4.06%	78.84%
2005	261,915	57,235	27.96%	73.58%	91,835	6,440	7.54%	17.47%	164,948,540	9,702,060	6.25%	90.02%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

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

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre
1992	632,005	686	922	--	--	61,180,610	137,584	445	--	--	24,652,422	119,980	205	--	--
1993	644,645	686	940	1.95%	1.95%	62,404,225	137,584	454	2.02%	2.02%	25,145,470	119,980	210	2.44%	2.44%
1994	150,063	226	664	-29.36%	-27.98%	62,709,781	138,033	454	0.00%	2.02%	25,128,421	119,924	210	0.00%	2.44%
1995	150,365	226	665	0.15%	-27.87%	62,529,646	138,388	452	-0.44%	1.57%	28,241,195	119,477	236	12.38%	15.12%
1996	229,520	351	654	-1.65%	-29.07%	62,571,894	138,105	453	0.22%	1.80%	28,175,076	118,794	237	0.42%	15.61%
1997	240,830	351	686	4.89%	-25.60%	64,767,420	137,017	473	4.42%	6.29%	28,891,890	113,305	255	7.59%	24.39%
1998	260,560	351	742	8.16%	-19.52%	71,051,980	138,513	513	8.46%	15.28%	33,314,605	118,894	280	9.80%	36.59%
1999	404,680	467	867	16.85%	-5.97%	78,307,975	139,095	563	9.75%	26.52%	36,311,910	118,071	308	10.00%	50.24%
2000	433,080	467	927	6.92%	0.54%	83,852,295	139,216	602	6.93%	35.28%	39,941,320	118,038	338	9.74%	64.88%
2001	456,130	467	977	5.39%	5.97%	90,527,580	139,203	650	7.97%	46.07%	46,492,065	118,241	393	16.27%	91.71%
2002	469,800	467	1,006	2.97%	9.11%	93,272,455	139,276	670	3.08%	50.56%	47,832,325	118,162	405	3.05%	97.56%
2003	479,105	467	1,026	1.99%	11.28%	99,069,885	139,723	709	5.82%	59.33%	49,359,435	117,691	419	3.46%	104.39%
2004	484,190	467	1,037	1.05%	12.45%	99,038,105	137,929	718	1.27%	61.36%	55,439,615	119,661	463	10.57%	126.00%
2005	666,325	584	1,141	10.05%	23.75%	100,975,785	132,680	761	5.99%	71.02%	62,955,640	124,838	504	8.85%	146.00%

1992-2005 Rate Ann.%chg AvgVal/Acre: 1.65%

4.21%

7.17%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre
1992	68,112	2,270	30	--	--	0	0		--	--	86,533,149	260,520	332	--	--
1993	69,474	2,270	31	3.33%		0	0				88,263,814	260,520	339	2.11%	2.11%
1994	72,852	2,381	31	0.00%		0	0				88,061,117	260,563	338	-0.29%	1.81%
1995	78,175	2,606	30	-3.23%		0	0				90,999,381	260,697	349	3.25%	5.12%
1996	78,235	2,608	30	0.00%		37,450	107	350			91,092,175	259,965	350	0.29%	5.42%
1997						1,275,823	9,259	138	--		95,175,963	259,932	366	4.57%	10.24%
1998						132,865	2,812	47	-65.94%		104,760,010	260,571	402	9.84%	21.08%
1999						154,220	2,890	53	12.77%		115,178,785	260,524	442	9.95%	33.13%
2000						176,510	2,896	61	15.09%		124,403,205	260,617	477	7.92%	43.67%
2001						215,120	2,913	74	21.31%		137,690,895	260,824	528	10.69%	59.04%
2002						218,510	2,927	75	1.35%		141,793,090	260,832	544	3.03%	63.86%
2003	147,420	2,680	55	n/a	n/a	81,890	247	332	n/a	n/a	149,137,735	260,808	572	5.15%	72.29%
2004	206,015	2,746	75	36.41%	n/a	87,890	213	412	24.00%	n/a	155,255,815	261,015	595	3.99%	79.16%
2005	262,080	2,728	96	28.05%	n/a	94,660	213	443	7.70%	n/a	164,954,490	261,044	632	6.24%	90.33%

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

5.08%

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PAWNEE

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
3,087	PAWNEE	8,683,808	3,506,824	7,799,118	28,051,305	4,374,180	784,890	345,685	164,948,540	18,691,800	8,769,690	0	245,955,840
<i>cnty sectorvalue % of total value:</i>		3.53%	1.43%	3.17%	11.41%	1.78%	0.32%	0.14%	67.06%	7.60%	3.57%		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
103	BURCHARD	25,333	55,201	68,245	973,725	242,725	0	0	0	0	0	0	1,365,229
166	DUBOIS	18,878	45,515	8,988	2,232,135	302,345	0	0	0	0	0	0	2,607,861
86	LEWISTON	184,762	7,239	1,429	939,910	58,595	0	0	0	0	0	0	1,191,935
1,033	PAWNEE CITY	347,756	484,930	177,095	13,456,295	2,684,710	0	0	0	0	0	0	17,150,786
74	STEINAUER	26,213	35,028	6,917	1,142,575	46,280	0	0	0	0	0	0	1,257,013
264	TABLE ROCK	77,565	188,866	485,799	4,079,595	529,285	29,485	0	16,690	0	0	0	5,407,285
Total of All City Values:		680,507	816,779	748,473	22,824,235	3,863,940	29,485	0	16,690	0	0	0	28,980,109
<i>% total citysect of cnty sector</i>		7.84%	23.29%	9.60%	81.37%	88.34%	3.76%		0.01%				11.78%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
3.34%	BURCHARD	0.29%	1.57%	0.88%	3.47%	5.55%							0.56%
5.38%	DUBOIS	0.22%	1.30%	0.12%	7.96%	6.91%							1.06%
2.79%	LEWISTON	2.13%	0.21%	0.02%	3.35%	1.34%							0.48%
33.46%	PAWNEE CITY	4.00%	13.83%	2.27%	47.97%	61.38%							6.97%
2.40%	STEINAUER	0.30%	1.00%	0.09%	4.07%	1.06%							0.51%
8.55%	TABLE ROCK	0.89%	5.39%	6.23%	14.54%	12.10%	3.76%		0.01%				2.20%

Cnty# **67**
County **PAWNEE**

FL area **8**