

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Richardson County
74

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	283	COD	32.08
Total Sales Price	10439912	PRD	119.08
Total Adj. Sales Price	10439912	COV	50.03
Total Assessed Value	9519809	STD	54.32
Avg. Adj. Sales Price	36890.15	Avg. Abs. Dev.	31.56
Avg. Assessed Value	33638.90	Min	25.53
Median	98.38	Max	493.44
Wgt. Mean	91.19	95% Median C.I.	95.00 to 100.00
Mean	108.58	95% Wgt. Mean C.I.	87.51 to 94.86
		95% Mean C.I.	102.25 to 114.91
% of Value of the Class of all Real Property Value in the County			25.94
% of Records Sold in the Study Period			6.69
% of Value Sold in the Study Period			7.54
Average Assessed Value of the Base			29,860

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	283	98.38	32.08	119.08
2005	308	98.82	28.02	115.58
2004	336	98.06	29.75	115.45
2003	322	98	33.05	118.3
2002	369	97	32.19	118.01
2001	392	97	25.2	111.7

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Commercial Real Property - Current

Number of Sales	46	COD	44.03
Total Sales Price	3613183	PRD	144.71
Total Adj. Sales Price	3613183	COV	79.14
Total Assessed Value	2760193	STD	87.48
Avg. Adj. Sales Price	78547.46	Avg. Abs. Dev.	42.62
Avg. Assessed Value	60004.20	Min	24.39
Median	96.81	Max	433.60
Wgt. Mean	76.39	95% Median C.I.	89.98 to 101.65
Mean	110.55	95% Wgt. Mean C.I.	54.37 to 98.42
		95% Mean C.I.	85.27 to 135.83
% of Value of the Class of all Real Property Value in the County			5.21
% of Records Sold in the Study Period			8.04
% of Value Sold in the Study Period			10.88
Average Assessed Value of the Base			44,357

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	46	96.81	44.03	144.71
2005	58	95.30	44.99	138.21
2004	53	93.25	55.17	160.25
2003	55	92	42.96	149.73
2002	60	95	36.37	158.62
2001	71	96	32.62	128.63

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Agricultural Land - Current

Number of Sales	93	COD	22.84
Total Sales Price	11642364	PRD	105.60
Total Adj. Sales Price	11842864	COV	33.66
Total Assessed Value	8511845	STD	25.55
Avg. Adj. Sales Price	127342.62	Avg. Abs. Dev.	17.22
Avg. Assessed Value	91525.22	Min	17.71
Median	75.39	Max	200.83
Wgt. Mean	71.87	95% Median C.I.	71.40 to 80.41
Mean	75.90	95% Wgt. Mean C.I.	65.80 to 77.95
		95% Mean C.I.	70.71 to 81.09
% of Value of the Class of all Real Property Value in the County			68.54
% of Records Sold in the Study Period			2.38
% of Value Sold in the Study Period			0.03
Average Assessed Value of the Base			85,435

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2006	93	75.39	22.84	105.60
2005	67	75.49	18.04	104.07
2004	66	75.23	19.94	108.89
2003	80	75	19.21	110.86
2002	99	75	18.76	105.6
2001	101	74	16.88	107.57

2006 Opinions of the Property Tax Administrator for Richardson 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 Richardson County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Richardson 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 Richardson County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Richardson 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 Richardson County is 75% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Richardson County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Richardson County

Recommendations

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

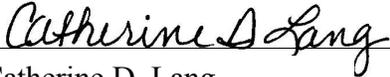
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.





Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for Richardson County**

Residential Real Property

I. Correlation

Richardson: RESIDENTIAL: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The median is within the acceptable range. The weighted mean and mean are outside the acceptable range. The coefficient of dispersion and price related differential are both way 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	488	392	80.33
2002	425	369	86.82
2003	404	322	79.7
2004	424	336	79.25
2005	393	308	78.37
2006	403	283	70.22

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

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for Richardson County**

possible, using all available sales. It further indicates that the county has not excessively trimmed the sample.

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of 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	90	14.21	102.79	97
2002	97	0.04	97.04	97
2003	99	-0.32	98.68	98
2004	99.70	1.89	101.58	98.06

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for Richardson County**

2005	99.48	0.1	99.58	98.82
2006	98.45	1.09	99.53	98.38

Richardson: 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)
14.08	2001	14.21
0.07	2002	0.04
0	2003	0
1.57	2004	1.89
2.92	2005	0.1
1.76	2006	1.09

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

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

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

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

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

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

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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	98.38	91.19	108.58

Richardson: RESIDENTIAL: It appears from the chart that the weighted mean and mean measures of central tendency are outside the acceptable range. The median is within the 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	32.08	119.08
Difference	17.08	16.08

Richardson: RESIDENTIAL: The coefficient of dispersion and price related differential are both way outside the acceptable range. These quality statistics do not support assessment uniformity or assessment vertical uniformity. 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	283	283	0
Median	98.45	98.38	-0.07
Wgt. Mean	90.25	91.19	0.94
Mean	108.96	108.58	-0.38
COD	33.67	32.08	-1.59
PRD	120.74	119.08	-1.66
Min Sales Ratio	23.00	25.53	2.53
Max Sales Ratio	594.73	493.44	-101.29

Richardson: 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 reported completing updates in Dawson, Rulo, Humboldt, rural residential (class 4500) and several land values in Falls City.

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Commerical Real Property

I. Correlation

Richardson: COMMERCIAL: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The median is within the acceptable range. The weighted mean and mean are way outside the 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	84	71	84.52
2002	71	60	84.51
2003	65	55	84.62
2004	61	53	86.89
2005	68	58	85.29
2006	63	46	73.02

Richardson: 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 statistics. This indicates that the measurements of the commercial properties were done as fairly as possible, using all available sales. It further indicates that the county has not excessively trimmed the sample.

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	96	0.13	96.12	96
2002	95	-0.05	94.95	95
2003	92	-2.79	89.43	92
2004	81.55	4.58	85.29	93.25
2005	93.52	-0.67	92.9	95.30
2006	95.98	1.43	97.35	96.81

**2006 Correlation Section
for Richardson County**

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

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0	2001	-0.13
0	2002	-0.05
-35	2003	-3
4.91	2004	4.58
13.93	2005	-0.67
13.23	2006	1.43

Richardson: COMMERCIAL: A brief review of the above table suggests that the percent change

2006 Correlation Section for Richardson County

between sold properties and unsold properties are dissimilar and do not support each other. The disparity between the percent change in sold and unsold properties was also significant in 2005. Further review of the sales file shows that 50% of the commercial sales in Richardson County were in Falls City, in which the retail stores and liquor stores of average or better condition were adjusted in 2006. The trended preliminary median 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.

2006 Correlation Section for Richardson County

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.81	76.39	110.55

Richardson: COMMERCIAL: It appears from the chart that the weighted mean and mean measures of central tendency are way outside the acceptable range. The median is within acceptable guidelines.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

**2006 Correlation Section
for Richardson County**

	COD	PRD
R&O Statistics	44.03	144.71
Difference	24.03	41.71

Richardson: COMMERCIAL: The coefficient of dispersion and price related differential are both way outside the acceptable range. These quality statistics do not support assessment uniformity or assessment vertical uniformity. 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	46	46	0
Median	95.98	96.81	0.83
Wgt. Mean	71.45	76.39	4.94
Mean	116.09	110.55	-5.54
COD	54.47	44.03	-10.44
PRD	162.47	144.71	-17.76
Min Sales Ratio	24.39	24.39	0
Max Sales Ratio	1090.00	433.60	-656.4

Richardson: COMMERCIAL: A review of the prepared chart indicates that the statistics have changed somewhat from the preliminary statistics to the final Repots 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 commercial occupancy codes of retail stores and liquor stores with average or better condition in Falls City.

**2006 Correlation Section
for Richardson County**

Agricultural Land

I. Correlation

Richardson: 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 is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. All three measures of central tendency are within the acceptable range. The quality statistics are slightly 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	229	144	62.88
2002	142	99	69.72
2003	120	80	66.67
2004	108	66	61.11
2005	105	67	63.81
2006	127	93	73.23

Richardson: 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 fairly as possible, using all available sales. It further indicates that the county

**2006 Correlation Section
for Richardson County**

has not excessively trimmed the sample. The percentage of sales used is the highest used since prior to 2001.

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	74	0.04	74.03	74
2002	69	11.84	77.17	75
2003	75	0	75	75
2004	69.59	8.08	75.21	75.23

**2006 Correlation Section
for Richardson County**

2005	75.91	2.05	77.47	75.49
2006	67.97	8.92	74.03	75.39

Richardson: 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.

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

**2006 Correlation Section
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% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
-2.8	2001	0.04
13.72	2002	11.84
0	2003	0
8.51	2004	8.08
-2.76	2005	2.05
9.77	2006	8.92

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

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

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

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

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

2006 Correlation Section for Richardson County

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	75.39	71.87	75.90

Richardson: AGRICULTURAL UNIMPROVED: The measures of central tendency are similar and support a level of value within the acceptable range. The similarity between the measures of central tendency would indicate that the level of value has been attained through efficient and consistent market analysis and that updating of values within the agricultural class has kept up with the market.

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

**2006 Correlation Section
for Richardson County**

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	22.84	105.60
Difference	2.84	2.6

Richardson: 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	89	93	4
Median	67.97	75.39	7.42
Wgt. Mean	63.86	71.87	8.01
Mean	68.88	75.90	7.02
COD	24.03	22.84	-1.19
PRD	107.86	105.60	-2.26
Min Sales Ratio	17.23	17.71	0.48
Max Sales Ratio	182.29	200.83	18.54

Richardson: 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 reports that all three market areas were revalued and updated, including unimproved and improved parcels of the class 4000.

**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	123,288,727	125,880,673	2,591,946	2.1	1,285,055	1.06
2. Recreational	411,362	456,613	45,251	11	0	11
3. Ag-Homesite Land, Ag-Res Dwellings	18,220,341	18,558,477	338,136	1.86	*-----	1.86
4. Total Residential (sum lines 1-3)	141,920,430	144,895,763	2,975,333	2.1	1,285,055	1.19
5. Commercial	22,134,838	22,594,596	459,758	2.08	104,244	1.61
6. Industrial	2,720,778	2,777,345	56,567	2.08	56,250	0.01
7. Ag-Farmsite Land, Outbuildings	10,542,839	10,706,873	164,034	1.56	650,783	-4.62
8. Minerals	826,246	1,517,726	691,480	83.69	0	83.69
9. Total Commercial (sum lines 5-8)	36,224,701	37,596,540	1,371,839	3.79	160,494	3.34
10. Total Non-Agland Real Property	178,145,131	182,492,303	4,347,172	2.44	2,096,332	1.26
11. Irrigated	1,935,304	2,087,399	152,095	7.86		
12. Dryland	246,531,406	267,897,898	21,366,492	8.67		
13. Grassland	30,689,936	34,042,224	3,352,288	10.92		
14. Wasteland	507,936	582,754	74,818	14.73		
15. Other Agland	4,140	4,140	0	0		
16. Total Agricultural Land	279,668,722	304,614,415	24,945,693	8.92		
17. Total Value of All Real Property (Locally Assessed)	457,813,853	487,106,718	29,292,865	6.4	2,096,332	5.94

*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:	283	MEDIAN:	98	COV:	50.03	95% Median C.I.:	95.00 to 100.00
TOTAL Sales Price:	10,439,912	WGT. MEAN:	91	STD:	54.32	95% Wgt. Mean C.I.:	87.51 to 94.86
TOTAL Adj.Sales Price:	10,439,912	MEAN:	109	AVG.ABS.DEV:	31.56	95% Mean C.I.:	102.25 to 114.91
TOTAL Assessed Value:	9,519,809						
AVG. Adj. Sales Price:	36,890	COD:	32.08	MAX Sales Ratio:	493.44		
AVG. Assessed Value:	33,638	PRD:	119.08	MIN Sales Ratio:	25.53		

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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	38	97.75	109.93	91.60	28.02	120.01	55.17	225.09	90.71 to 109.65	41,053	37,606
10/01/03 TO 12/31/03	28	99.59	101.92	99.68	19.01	102.24	35.70	153.53	95.58 to 108.78	27,859	27,770
01/01/04 TO 03/31/04	25	100.00	119.67	92.20	38.76	129.80	55.20	387.92	90.94 to 125.78	39,619	36,528
04/01/04 TO 06/30/04	40	103.34	122.10	96.17	36.54	126.96	56.52	493.44	94.07 to 123.34	37,165	35,743
07/01/04 TO 09/30/04	38	93.73	103.79	83.16	36.28	124.81	29.90	453.47	81.90 to 99.74	43,464	36,142
10/01/04 TO 12/31/04	36	97.56	100.03	91.02	29.88	109.89	25.53	265.78	79.89 to 109.84	28,188	25,658
01/01/05 TO 03/31/05	33	99.64	109.68	92.39	29.32	118.71	31.06	206.08	90.53 to 119.36	38,198	35,292
04/01/05 TO 06/30/05	45	90.14	103.49	88.96	37.23	116.33	38.13	285.44	83.32 to 108.68	37,682	33,521
____Study Years____											
07/01/03 TO 06/30/04	131	99.80	113.79	94.44	31.05	120.49	35.70	493.44	96.35 to 103.48	36,772	34,729
07/01/04 TO 06/30/05	152	95.30	104.09	88.40	33.40	117.75	25.53	453.47	89.64 to 99.74	36,991	32,699
____Calendar Yrs____											
01/01/04 TO 12/31/04	139	98.45	110.94	90.21	35.52	122.98	25.53	493.44	94.06 to 100.00	37,003	33,381
____ALL____											
	283	98.38	108.58	91.19	32.08	119.08	25.53	493.44	95.00 to 100.00	36,890	33,638

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DAWSON	10	96.90	98.66	98.31	18.14	100.36	55.17	153.53	71.53 to 111.38	12,495	12,283
FALLS CITY	158	98.64	108.36	92.79	26.53	116.77	45.06	285.44	94.74 to 100.85	44,546	41,336
HUMBOLDT	44	98.48	114.43	91.33	39.15	125.30	48.21	453.47	90.53 to 110.85	23,821	21,756
PRESTON	1	59.28	59.28	59.28			59.28	59.28	N/A	45,000	26,676
RULO	16	98.95	112.43	96.09	42.35	117.00	35.70	387.92	73.06 to 122.20	15,078	14,488
RURAL	30	95.07	108.14	81.14	51.26	133.28	25.53	493.44	73.26 to 127.02	46,798	37,971
SALEM	4	85.28	86.91	98.69	21.00	88.06	67.25	109.84	N/A	4,675	4,613
SHUBERT	9	93.68	111.86	97.14	33.06	115.16	66.94	181.65	76.22 to 172.64	28,450	27,636
STELLA	6	111.56	104.26	101.13	32.02	103.09	43.97	163.94	43.97 to 163.94	20,416	20,646
VERDON	5	82.96	100.75	85.00	36.82	118.53	59.40	195.84	N/A	28,200	23,970
____ALL____											
	283	98.38	108.58	91.19	32.08	119.08	25.53	493.44	95.00 to 100.00	36,890	33,638

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	253	98.38	108.63	92.75	30.01	117.13	35.70	453.47	95.58 to 99.92	35,715	33,125
2	6	107.55	175.94	88.84	94.50	198.04	65.46	493.44	65.46 to 493.44	34,175	30,361
3	24	95.07	91.19	79.82	37.35	114.25	25.53	167.30	60.28 to 127.02	49,954	39,873
____ALL____											
	283	98.38	108.58	91.19	32.08	119.08	25.53	493.44	95.00 to 100.00	36,890	33,638

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:	283	MEDIAN:	98	COV:	50.03	95% Median C.I.:	95.00 to 100.00
TOTAL Sales Price:	10,439,912	WGT. MEAN:	91	STD:	54.32	95% Wgt. Mean C.I.:	87.51 to 94.86
TOTAL Adj.Sales Price:	10,439,912	MEAN:	109	AVG.ABS.DEV:	31.56	95% Mean C.I.:	102.25 to 114.91
TOTAL Assessed Value:	9,519,809						
AVG. Adj. Sales Price:	36,890	COD:	32.08	MAX Sales Ratio:	493.44		
AVG. Assessed Value:	33,638	PRD:	119.08	MIN Sales Ratio:	25.53		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	263	98.79	110.13	91.31	32.14	120.61	25.53	493.44	95.77 to 100.45	39,358	35,938
2	20	92.06	88.21	76.80	30.56	114.85	35.70	183.33	59.40 to 100.00	4,432	3,404
ALL											
	283	98.38	108.58	91.19	32.08	119.08	25.53	493.44	95.00 to 100.00	36,890	33,638

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	277	98.79	109.61	91.90	31.82	119.27	25.53	493.44	95.66 to 100.19	37,109	34,104
06											
07	6	60.20	61.11	45.32	36.12	134.83	32.61	96.35	32.61 to 96.35	26,750	12,123
ALL											
	283	98.38	108.58	91.19	32.08	119.08	25.53	493.44	95.00 to 100.00	36,890	33,638

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
64-0023											
67-0001											
74-0047	1	119.99	119.99	119.99			119.99	119.99	N/A	27,000	32,396
74-0056	194	97.37	105.65	91.08	28.48	116.00	25.53	387.92	94.15 to 99.92	42,326	38,550
74-0070	60	99.87	119.51	90.96	44.01	131.39	31.06	493.44	93.77 to 111.38	22,696	20,644
74-0501	22	92.19	100.85	89.57	34.03	112.59	29.90	181.65	75.54 to 127.02	33,340	29,864
74-0515	6	111.97	120.47	106.44	25.53	113.18	74.63	195.84	74.63 to 195.84	17,700	18,840
NonValid School											
ALL											
	283	98.38	108.58	91.19	32.08	119.08	25.53	493.44	95.00 to 100.00	36,890	33,638

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	283	MEDIAN:	98	COV:	50.03	95% Median C.I.:	95.00 to 100.00
TOTAL Sales Price:	10,439,912	WGT. MEAN:	91	STD:	54.32	95% Wgt. Mean C.I.:	87.51 to 94.86
TOTAL Adj.Sales Price:	10,439,912	MEAN:	109	AVG.ABS.DEV:	31.56	95% Mean C.I.:	102.25 to 114.91
TOTAL Assessed Value:	9,519,809						
AVG. Adj. Sales Price:	36,890	COD:	32.08	MAX Sales Ratio:	493.44		
AVG. Assessed Value:	33,638	PRD:	119.08	MIN Sales Ratio:	25.53		

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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	30	97.80	94.46	100.70	25.81	93.80	35.70	178.23	69.90 to 105.00	9,739	9,808
Prior TO 1860	1	55.17	55.17	55.17			55.17	55.17	N/A	15,000	8,275
1860 TO 1899	12	107.03	112.48	94.96	30.95	118.45	56.52	203.26	71.53 to 132.63	17,895	16,993
1900 TO 1919	95	101.52	124.61	97.47	42.90	127.84	25.53	453.47	96.94 to 119.99	29,364	28,621
1920 TO 1939	57	95.66	97.21	88.49	19.40	109.85	31.06	180.65	88.59 to 99.59	36,187	32,023
1940 TO 1949	18	109.78	106.65	99.11	14.78	107.61	70.38	140.47	90.12 to 119.36	49,869	49,424
1950 TO 1959	16	91.12	94.63	83.74	22.00	113.00	29.90	164.38	75.19 to 100.45	62,496	52,334
1960 TO 1969	11	94.40	90.52	90.26	10.05	100.29	67.97	108.17	75.77 to 101.55	74,586	67,320
1970 TO 1979	28	90.09	108.61	84.88	46.99	127.96	32.61	493.44	74.63 to 108.21	47,983	40,727
1980 TO 1989	9	104.14	127.49	103.47	35.62	123.21	71.59	216.65	83.32 to 216.65	29,033	30,041
1990 TO 1994	2	76.98	76.98	82.81	23.07	92.96	59.22	94.74	N/A	193,500	160,231
1995 TO 1999	3	73.26	81.71	75.89	35.11	107.66	47.34	124.51	N/A	118,000	89,555
2000 TO Present	1	94.12	94.12	94.12			94.12	94.12	N/A	1,700	1,600
ALL	283	98.38	108.58	91.19	32.08	119.08	25.53	493.44	95.00 to 100.00	36,890	33,638

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	28	102.50	140.36	147.80	63.61	94.97	35.70	493.44	89.40 to 132.63	2,389	3,531
5000 TO 9999	36	122.62	139.46	142.57	37.16	97.81	66.60	285.44	99.51 to 149.37	6,722	9,583
Total \$											
1 TO 9999	64	117.99	139.85	143.70	46.37	97.32	35.70	493.44	99.51 to 132.63	4,826	6,935
10000 TO 29999	86	110.58	117.92	113.47	28.47	103.92	25.53	265.78	100.85 to 119.99	18,839	21,376
30000 TO 59999	80	93.91	91.07	91.09	19.61	99.98	32.61	141.73	84.04 to 99.04	44,960	40,954
60000 TO 99999	39	88.64	85.07	84.47	13.97	100.71	29.90	112.89	82.96 to 94.07	74,478	62,911
100000 TO 149999	11	71.88	70.13	68.98	13.39	101.66	45.06	90.14	59.22 to 89.20	120,672	83,245
150000 TO 249999	1	94.45	94.45	94.45			94.45	94.45	N/A	175,000	165,288
250000 TO 499999	2	84.00	84.00	84.15	12.78	99.82	73.26	94.74	N/A	253,500	213,321
ALL	283	98.38	108.58	91.19	32.08	119.08	25.53	493.44	95.00 to 100.00	36,890	33,638

PA&T 2006 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	283	MEDIAN:	98	COV:	50.03	95% Median C.I.:	95.00 to 100.00
TOTAL Sales Price:	10,439,912	WGT. MEAN:	91	STD:	54.32	95% Wgt. Mean C.I.:	87.51 to 94.86
TOTAL Adj.Sales Price:	10,439,912	MEAN:	109	AVG.ABS.DEV:	31.56	95% Mean C.I.:	102.25 to 114.91
TOTAL Assessed Value:	9,519,809						
AVG. Adj. Sales Price:	36,890	COD:	32.08	MAX Sales Ratio:	493.44		
AVG. Assessed Value:	33,638	PRD:	119.08	MIN Sales Ratio:	25.53		

(!: AVTot=0)

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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	27	90.00	94.48	91.44	29.87	103.32	35.70	183.33	69.90 to 105.00	2,818	2,577
5000 TO 9999	28	100.76	129.71	97.32	45.80	133.28	25.53	453.47	96.94 to 123.80	7,325	7,129
Total \$ _____											
1 TO 9999	55	98.83	112.41	95.73	37.77	117.43	25.53	453.47	93.68 to 105.00	5,112	4,894
10000 TO 29999	99	102.44	117.49	91.41	41.23	128.53	29.90	493.44	97.06 to 111.38	21,484	19,638
30000 TO 59999	80	96.36	105.42	96.61	23.79	109.12	58.11	265.78	90.71 to 100.95	43,945	42,454
60000 TO 99999	45	90.69	91.75	86.46	18.12	106.12	45.06	135.73	82.96 to 99.21	82,703	71,505
100000 TO 149999	1	89.20	89.20	89.20			89.20	89.20	N/A	112,500	100,349
150000 TO 249999	3	94.45	87.48	86.79	7.58	100.80	73.26	94.74	N/A	227,333	197,310
ALL _____											
	283	98.38	108.58	91.19	32.08	119.08	25.53	493.44	95.00 to 100.00	36,890	33,638

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	30	97.80	94.46	100.70	25.81	93.80	35.70	178.23	69.90 to 105.00	9,739	9,808
10	8	102.33	111.15	95.08	21.31	116.91	71.59	181.65	71.59 to 181.65	19,412	18,457
20	73	108.59	120.03	95.77	35.06	125.33	29.90	453.47	98.83 to 124.68	22,519	21,566
30	166	95.72	106.49	90.18	31.57	118.08	25.53	493.44	90.71 to 99.21	45,737	41,245
40	6	91.82	94.44	86.87	17.78	108.71	71.88	125.48	71.88 to 125.48	126,000	109,457
ALL _____											
	283	98.38	108.58	91.19	32.08	119.08	25.53	493.44	95.00 to 100.00	36,890	33,638

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	30	97.80	94.46	100.70	25.81	93.80	35.70	178.23	69.90 to 105.00	9,739	9,808
100	17	99.14	133.09	81.47	71.60	163.37	32.61	493.44	47.34 to 206.08	22,738	18,524
101	150	99.28	108.72	90.74	28.85	119.81	29.90	453.47	94.15 to 101.49	38,850	35,254
102	36	108.42	115.49	94.46	31.05	122.27	45.06	285.44	90.71 to 123.34	59,636	56,332
104	50	96.64	103.32	89.25	29.66	115.77	25.53	264.74	88.58 to 99.87	35,733	31,890
ALL _____											
	283	98.38	108.58	91.19	32.08	119.08	25.53	493.44	95.00 to 100.00	36,890	33,638

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:	283	MEDIAN:	98	COV:	50.03	95% Median C.I.:	95.00 to 100.00
TOTAL Sales Price:	10,439,912	WGT. MEAN:	91	STD:	54.32	95% Wgt. Mean C.I.:	87.51 to 94.86
TOTAL Adj.Sales Price:	10,439,912	MEAN:	109	AVG.ABS.DEV:	31.56	95% Mean C.I.:	102.25 to 114.91
TOTAL Assessed Value:	9,519,809						
AVG. Adj. Sales Price:	36,890	COD:	32.08	MAX Sales Ratio:	493.44		
AVG. Assessed Value:	33,638	PRD:	119.08	MIN Sales Ratio:	25.53		

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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)	30	97.80	94.46	100.70	25.81	93.80	35.70	178.23	69.90 to 105.00	9,739	9,808
10	8	115.19	120.16	123.39	22.80	97.38	70.75	181.65	70.75 to 181.65	5,975	7,372
20	37	97.06	109.69	97.47	31.41	112.54	48.21	264.74	90.71 to 119.04	15,168	14,784
30	161	99.04	112.41	92.68	35.44	121.29	25.53	493.44	94.15 to 102.44	39,322	36,443
40	45	95.58	102.69	86.96	25.83	118.08	45.06	285.44	89.20 to 100.82	63,804	55,486
50	2	78.29	78.29	75.85	6.42	103.22	73.26	83.32	N/A	168,250	127,615
<u>ALL</u>	<u>283</u>	<u>98.38</u>	<u>108.58</u>	<u>91.19</u>	<u>32.08</u>	<u>119.08</u>	<u>25.53</u>	<u>493.44</u>	<u>95.00 to 100.00</u>	<u>36,890</u>	<u>33,638</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

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

NUMBER of Sales:	46	MEDIAN:	97	COV:	79.14	95% Median C.I.:	89.98 to 101.65
TOTAL Sales Price:	3,613,183	WGT. MEAN:	76	STD:	87.48	95% Wgt. Mean C.I.:	54.37 to 98.42
TOTAL Adj.Sales Price:	3,613,183	MEAN:	111	AVG.ABS.DEV:	42.62	95% Mean C.I.:	85.27 to 135.83
TOTAL Assessed Value:	2,760,193						
AVG. Adj. Sales Price:	78,547	COD:	44.03	MAX Sales Ratio:	433.60		
AVG. Assessed Value:	60,004	PRD:	144.71	MIN Sales Ratio:	24.39		

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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	5	65.95	72.08	68.29	49.78	105.55	30.21	132.40	N/A	71,000	48,487
10/01/02 TO 12/31/02	4	83.02	149.65	89.14	119.90	167.89	31.29	401.25	N/A	44,500	39,665
01/01/03 TO 03/31/03	3	66.98	65.33	68.89	29.09	94.83	35.28	93.74	N/A	48,333	33,298
04/01/03 TO 06/30/03	4	80.67	156.01	55.44	123.54	281.39	48.09	414.62	N/A	338,687	187,782
07/01/03 TO 09/30/03	5	98.94	100.66	97.41	6.72	103.34	87.36	117.17	N/A	31,825	31,001
10/01/03 TO 12/31/03	4	98.94	104.48	104.77	15.96	99.73	80.18	139.85	N/A	22,375	23,441
01/01/04 TO 03/31/04	2	67.39	67.39	24.93	63.81	270.39	24.39	110.40	N/A	20,000	4,985
04/01/04 TO 06/30/04	5	95.00	96.44	101.73	26.49	94.80	38.47	161.26	N/A	38,010	38,667
07/01/04 TO 09/30/04	4	103.65	101.69	96.97	5.01	104.87	89.98	109.48	N/A	201,517	195,403
10/01/04 TO 12/31/04	2	294.14	294.14	161.48	47.41	182.15	154.68	433.60	N/A	10,250	16,552
01/01/05 TO 03/31/05	4	103.36	99.79	88.05	16.79	113.32	72.27	120.16	N/A	27,000	23,774
04/01/05 TO 06/30/05	4	96.55	93.44	87.43	15.02	106.88	63.67	117.00	N/A	41,797	36,543
<u>Study Years</u>											
07/01/02 TO 06/30/03	16	67.95	111.19	61.60	94.22	180.51	30.21	414.62	35.28 to 97.13	127,046	78,257
07/01/03 TO 06/30/04	16	97.69	96.14	94.44	20.35	101.79	24.39	161.26	87.36 to 110.40	29,917	28,255
07/01/04 TO 06/30/05	14	103.65	126.28	95.85	37.12	131.76	63.67	433.60	89.98 to 120.16	78,697	75,427
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	16	96.95	108.83	62.90	38.38	173.01	35.28	414.62	66.98 to 101.65	109,273	68,737
01/01/04 TO 12/31/04	13	103.00	124.00	96.35	47.68	128.70	24.39	433.60	89.98 to 154.68	81,278	78,309
<u>ALL</u>	46	96.81	110.55	76.39	44.03	144.71	24.39	433.60	89.98 to 101.65	78,547	60,004

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BARADA	1	30.21	30.21	30.21			30.21	30.21	N/A	7,000	2,115
DAWSON	1	117.00	117.00	117.00			117.00	117.00	N/A	400	468
FALLS CITY	23	97.13	109.91	72.65	29.93	151.30	48.09	401.25	89.98 to 103.00	114,977	83,528
HUMBOLDT	10	95.98	90.06	91.72	26.69	98.19	31.29	161.26	34.93 to 117.17	46,005	42,194
RURAL COMM	4	86.96	163.62	90.59	108.68	180.63	65.95	414.62	N/A	100,812	91,321
SALEM	2	67.39	67.39	24.93	63.81	270.39	24.39	110.40	N/A	20,000	4,985
SHUBERT	2	106.38	106.38	113.60	12.95	93.65	92.60	120.16	N/A	10,500	11,927
STELLA	1	433.60	433.60	433.60			433.60	433.60	N/A	500	2,168
VERDON	2	36.87	36.87	36.28	4.32	101.63	35.28	38.47	N/A	18,250	6,622
<u>ALL</u>	46	96.81	110.55	76.39	44.03	144.71	24.39	433.60	89.98 to 101.65	78,547	60,004

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	46	MEDIAN:	97	COV:	79.14	95% Median C.I.:	89.98 to 101.65
TOTAL Sales Price:	3,613,183	WGT. MEAN:	76	STD:	87.48	95% Wgt. Mean C.I.:	54.37 to 98.42
TOTAL Adj.Sales Price:	3,613,183	MEAN:	111	AVG.ABS.DEV:	42.62	95% Mean C.I.:	85.27 to 135.83
TOTAL Assessed Value:	2,760,193						
AVG. Adj. Sales Price:	78,547	COD:	44.03	MAX Sales Ratio:	433.60		
AVG. Assessed Value:	60,004	PRD:	144.71	MIN Sales Ratio:	24.39		

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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	41	96.90	106.89	93.01	38.60	114.93	24.39	433.60	92.20 to 103.00	46,217	42,986
2	1	48.09	48.09	48.09			48.09	48.09	N/A	1,315,000	632,445
3	4	86.96	163.62	90.59	108.68	180.63	65.95	414.62	N/A	100,812	91,321
ALL	46	96.81	110.55	76.39	44.03	144.71	24.39	433.60	89.98 to 101.65	78,547	60,004

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	39	95.25	104.40	75.02	43.34	139.15	24.39	433.60	72.27 to 101.65	89,680	67,282
2	7	100.70	144.82	117.75	48.84	122.99	92.20	401.25	92.20 to 401.25	16,521	19,453
ALL	46	96.81	110.55	76.39	44.03	144.71	24.39	433.60	89.98 to 101.65	78,547	60,004

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
64-0023											
67-0001											
74-0047											
74-0056	28	95.95	101.30	71.06	32.46	142.55	24.39	401.25	80.18 to 100.70	109,874	78,079
74-0070	13	98.94	117.99	109.00	46.42	108.24	31.29	414.62	66.98 to 117.17	38,207	41,647
74-0501	4	106.38	169.14	98.73	101.28	171.32	30.21	433.60	N/A	7,125	7,034
74-0515	1	38.47	38.47	38.47			38.47	38.47	N/A	11,500	4,424
NonValid School											
ALL	46	96.81	110.55	76.39	44.03	144.71	24.39	433.60	89.98 to 101.65	78,547	60,004

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	46	MEDIAN:	97	COV:	79.14	95% Median C.I.:	89.98 to 101.65
TOTAL Sales Price:	3,613,183	WGT. MEAN:	76	STD:	87.48	95% Wgt. Mean C.I.:	54.37 to 98.42
TOTAL Adj.Sales Price:	3,613,183	MEAN:	111	AVG.ABS.DEV:	42.62	95% Mean C.I.:	85.27 to 135.83
TOTAL Assessed Value:	2,760,193						
AVG. Adj. Sales Price:	78,547	COD:	44.03	MAX Sales Ratio:	433.60		
AVG. Assessed Value:	60,004	PRD:	144.71	MIN Sales Ratio:	24.39		

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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	11	100.70	125.32	104.87	35.33	119.50	64.62	401.25	92.20 to 117.00	27,786	29,138
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	16	97.45	116.01	88.32	49.80	131.34	31.29	433.60	66.98 to 132.40	27,018	23,863
1920 TO 1939	3	35.28	56.38	58.51	80.40	96.37	24.39	109.48	N/A	34,250	20,038
1940 TO 1949	2	97.92	97.92	98.74	1.04	99.17	96.90	98.94	N/A	50,000	49,369
1950 TO 1959	6	95.18	88.48	59.96	32.05	147.57	38.47	139.85	38.47 to 139.85	280,615	168,258
1960 TO 1969	1	68.92	68.92	68.92			68.92	68.92	N/A	90,000	62,027
1970 TO 1979	4	96.19	159.30	136.74	100.40	116.50	30.21	414.62	N/A	48,450	66,251
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	92.60	92.60	92.60			92.60	92.60	N/A	5,000	4,630
2000 TO Present	2	77.97	77.97	79.68	15.41	97.85	65.95	89.98	N/A	350,000	278,896
ALL	46	96.81	110.55	76.39	44.03	144.71	24.39	433.60	89.98 to 101.65	78,547	60,004

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	5	117.00	174.98	128.26	58.74	136.42	96.71	433.60	N/A	1,530	1,962
5000 TO 9999	3	92.60	174.69	194.23	133.56	89.94	30.21	401.25	N/A	6,666	12,948
Total \$											
1 TO 9999	8	113.70	174.87	175.97	81.25	99.37	30.21	433.60	30.21 to 433.60	3,456	6,082
10000 TO 29999	18	97.04	107.64	115.86	46.34	92.91	31.29	414.62	64.62 to 120.16	18,620	21,572
30000 TO 59999	8	95.97	92.95	90.00	25.48	103.28	24.39	161.26	24.39 to 161.26	35,593	32,034
60000 TO 99999	7	94.21	86.11	86.01	13.98	100.11	66.98	104.29	66.98 to 104.29	79,571	68,439
100000 TO 149999	1	95.25	95.25	95.25			95.25	95.25	N/A	100,550	95,773
250000 TO 499999	3	89.98	86.31	86.57	13.72	99.71	65.95	103.00	N/A	331,023	286,551
500000 +	1	48.09	48.09	48.09			48.09	48.09	N/A	1,315,000	632,445
ALL	46	96.81	110.55	76.39	44.03	144.71	24.39	433.60	89.98 to 101.65	78,547	60,004

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	46	MEDIAN:	97	COV:	79.14	95% Median C.I.:	89.98 to 101.65
TOTAL Sales Price:	3,613,183	WGT. MEAN:	76	STD:	87.48	95% Wgt. Mean C.I.:	54.37 to 98.42
TOTAL Adj.Sales Price:	3,613,183	MEAN:	111	AVG.ABS.DEV:	42.62	95% Mean C.I.:	85.27 to 135.83
TOTAL Assessed Value:	2,760,193						
AVG. Adj. Sales Price:	78,547	COD:	44.03	MAX Sales Ratio:	433.60		
AVG. Assessed Value:	60,004	PRD:	144.71	MIN Sales Ratio:	24.39		

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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	8	103.56	129.52	67.35	62.79	192.30	30.21	433.60	30.21 to 433.60	3,893	2,622
5000 TO 9999	6	35.11	47.90	38.46	50.42	124.54	24.39	96.90	24.39 to 96.90	20,458	7,868
Total \$											
1 TO 9999	14	78.61	94.54	44.31	73.16	213.37	24.39	433.60	31.29 to 117.00	10,992	4,870
10000 TO 29999	13	98.19	101.60	97.99	15.00	103.69	63.67	139.85	87.36 to 120.16	22,801	22,342
30000 TO 59999	9	100.70	139.72	102.13	54.79	136.81	66.98	401.25	72.27 to 161.26	42,000	42,893
60000 TO 99999	5	95.25	92.32	92.01	8.42	100.34	68.92	104.29	N/A	90,110	82,914
100000 TO 149999	1	414.62	414.62	414.62			414.62	414.62	N/A	26,250	108,838
150000 TO 249999	1	65.95	65.95	65.95			65.95	65.95	N/A	300,000	197,863
250000 TO 499999	2	96.49	96.49	95.49	6.75	101.05	89.98	103.00	N/A	346,534	330,896
500000 +	1	48.09	48.09	48.09			48.09	48.09	N/A	1,315,000	632,445
ALL	46	96.81	110.55	76.39	44.03	144.71	24.39	433.60	89.98 to 101.65	78,547	60,004

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	101.18	128.43	109.67	38.04	117.11	64.62	401.25	92.20 to 117.00	21,065	23,102
10	12	95.56	88.18	89.56	23.55	98.46	30.21	139.85	68.92 to 98.94	74,857	67,045
15	4	91.59	87.86	58.88	25.90	149.23	48.09	120.16	N/A	409,142	240,888
20	19	93.74	104.03	77.52	49.30	134.21	24.39	433.60	63.67 to 114.12	44,285	34,328
25	1	414.62	414.62	414.62			414.62	414.62	N/A	26,250	108,838
ALL	46	96.81	110.55	76.39	44.03	144.71	24.39	433.60	89.98 to 101.65	78,547	60,004

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	46	MEDIAN:	97	COV:	79.14	95% Median C.I.:	89.98 to 101.65
TOTAL Sales Price:	3,613,183	WGT. MEAN:	76	STD:	87.48	95% Wgt. Mean C.I.:	54.37 to 98.42
TOTAL Adj.Sales Price:	3,613,183	MEAN:	111	AVG.ABS.DEV:	42.62	95% Mean C.I.:	85.27 to 135.83
TOTAL Assessed Value:	2,760,193						
AVG. Adj. Sales Price:	78,547	COD:	44.03	MAX Sales Ratio:	433.60		
AVG. Assessed Value:	60,004	PRD:	144.71	MIN Sales Ratio:	24.39		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	98.94	134.79	113.52	48.05	118.74	64.62	401.25	64.62 to 401.25	15,706	17,829
112	1	414.62	414.62	414.62			414.62	414.62	N/A	26,250	108,838
300	1	63.67	63.67	63.67			63.67	63.67	N/A	42,000	26,743
331	1	95.25	95.25	95.25			95.25	95.25	N/A	100,550	95,773
336	2	100.74	100.74	98.96	13.28	101.80	87.36	114.12	N/A	23,062	22,823
341	1	104.29	104.29	104.29			104.29	104.29	N/A	75,000	78,220
350	2	86.96	86.96	76.09	16.89	114.29	72.27	101.65	N/A	38,500	29,293
353	18	95.46	109.02	86.86	51.38	125.50	24.39	433.60	66.98 to 120.16	55,486	48,197
391	1	80.18	80.18	80.18			80.18	80.18	N/A	12,500	10,023
404	2	65.53	65.53	54.87	41.30	119.43	38.47	92.60	N/A	8,250	4,527
406	1	139.85	139.85	139.85			139.85	139.85	N/A	18,000	25,173
423	2	98.54	98.54	98.54	0.35	100.00	98.19	98.89	N/A	29,894	29,458
470	1	65.95	65.95	65.95			65.95	65.95	N/A	300,000	197,863
494	1	48.09	48.09	48.09			48.09	48.09	N/A	1,315,000	632,445
528	4	97.92	82.26	100.66	19.10	81.72	30.21	103.00	N/A	100,017	100,678
ALL	46	96.81	110.55	76.39	44.03	144.71	24.39	433.60	89.98 to 101.65	78,547	60,004

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	45	96.90	111.94	92.58	43.84	120.90	24.39	433.60	92.20 to 101.65	51,070	47,283
04	1	48.09	48.09	48.09			48.09	48.09	N/A	1,315,000	632,445
ALL	46	96.81	110.55	76.39	44.03	144.71	24.39	433.60	89.98 to 101.65	78,547	60,004

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:	93	MEDIAN:	75	COV:	33.66	95% Median C.I.:	71.40 to 80.41	(!: Derived)
(AgLand) TOTAL Sales Price:	11,642,364	WGT. MEAN:	72	STD:	25.55	95% Wgt. Mean C.I.:	65.80 to 77.95	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,842,864	MEAN:	76	AVG.ABS.DEV:	17.22	95% Mean C.I.:	70.71 to 81.09	
(AgLand) TOTAL Assessed Value:	8,511,845							
AVG. Adj. Sales Price:	127,342	COD:	22.84	MAX Sales Ratio:	200.83			
AVG. Assessed Value:	91,525	PRD:	105.60	MIN Sales Ratio:	17.71			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	5	83.02	75.13	83.07	19.53	90.44	51.44	94.87	N/A	85,851	71,317
10/01/02 TO 12/31/02	4	99.92	93.63	95.97	7.19	97.57	73.72	100.96	N/A	283,375	271,948
01/01/03 TO 03/31/03	10	82.88	82.90	82.54	10.83	100.44	68.53	102.53	70.77 to 100.18	98,450	81,262
04/01/03 TO 06/30/03	8	83.26	83.66	79.39	12.20	105.38	59.14	103.10	59.14 to 103.10	109,437	86,878
07/01/03 TO 09/30/03	5	80.33	80.57	78.57	4.90	102.55	75.09	86.53	N/A	110,993	87,207
10/01/03 TO 12/31/03	13	76.17	75.81	77.10	11.35	98.33	49.73	93.52	65.37 to 85.76	156,030	120,294
01/01/04 TO 03/31/04	9	76.09	74.48	75.02	10.42	99.28	48.35	90.25	66.09 to 82.47	123,199	92,426
04/01/04 TO 06/30/04	6	81.47	75.35	80.31	20.77	93.82	44.52	96.82	44.52 to 96.82	66,753	53,608
07/01/04 TO 09/30/04	6	65.10	73.91	59.64	23.59	123.93	50.07	111.51	50.07 to 111.51	141,808	84,572
10/01/04 TO 12/31/04	8	68.98	90.15	55.15	61.79	163.46	31.89	200.83	31.89 to 200.83	153,662	84,742
01/01/05 TO 03/31/05	7	54.52	60.15	55.93	25.69	107.54	38.16	106.76	38.16 to 106.76	127,384	71,243
04/01/05 TO 06/30/05	12	55.00	59.49	53.29	32.81	111.64	17.71	125.39	43.75 to 69.92	112,965	60,197
<u>Study Years</u>											
07/01/02 TO 06/30/03	27	83.43	83.28	86.25	13.88	96.55	51.44	103.10	76.61 to 93.94	126,768	109,334
07/01/03 TO 06/30/04	33	76.33	76.09	77.05	12.28	98.75	44.52	96.82	73.54 to 82.47	124,020	95,556
07/01/04 TO 06/30/05	33	60.77	69.68	55.61	38.92	125.31	17.71	200.83	50.17 to 69.30	131,134	72,922
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	36	80.37	80.19	78.94	11.01	101.58	49.73	103.10	76.17 to 85.72	123,426	97,431
01/01/04 TO 12/31/04	29	73.49	78.86	65.16	29.38	121.03	31.89	200.83	64.81 to 82.47	123,774	80,650
<u>ALL</u>											
	93	75.39	75.90	71.87	22.84	105.60	17.71	200.83	71.40 to 80.41	127,342	91,525

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:	93	MEDIAN:	75	COV:	33.66	95% Median C.I.:	71.40 to 80.41	(!: Derived)
(AgLand) TOTAL Sales Price:	11,642,364	WGT. MEAN:	72	STD:	25.55	95% Wgt. Mean C.I.:	65.80 to 77.95	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,842,864	MEAN:	76	AVG.ABS.DEV:	17.22	95% Mean C.I.:	70.71 to 81.09	
(AgLand) TOTAL Assessed Value:	8,511,845							
AVG. Adj. Sales Price:	127,342	COD:	22.84	MAX Sales Ratio:	200.83			
AVG. Assessed Value:	91,525	PRD:	105.60	MIN Sales Ratio:	17.71			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4193	7	77.05	79.46	79.12	12.58	100.42	65.39	99.17	65.39 to 99.17	126,713	100,254	
4195	12	75.55	80.76	80.58	16.35	100.23	52.11	125.39	69.92 to 92.48	111,275	89,660	
4197	1	93.94	93.94	93.94			93.94	93.94	N/A	196,500	184,599	
4199	3	76.33	76.89	75.34	3.17	102.06	73.54	80.80	N/A	133,322	100,445	
4417	7	51.44	61.16	57.07	41.11	107.16	31.89	90.06	31.89 to 90.06	159,724	91,158	
4419	6	69.61	85.94	62.83	42.98	136.79	51.60	176.85	51.60 to 176.85	90,416	56,808	
4421	8	68.97	68.75	67.90	26.27	101.25	38.16	94.87	38.16 to 94.87	208,461	141,540	
4423	3	76.61	72.10	55.99	17.52	128.79	49.73	89.98	N/A	83,666	46,842	
4425	2	80.71	80.71	76.69	6.60	105.24	75.39	86.03	N/A	224,500	172,169	
4427	1	61.72	61.72	61.72			61.72	61.72	N/A	46,500	28,700	
4435	7	76.09	64.72	51.88	19.61	124.74	17.71	84.11	17.71 to 84.11	107,142	55,586	
4437	10	71.85	74.48	72.87	11.83	102.22	60.77	103.10	64.81 to 83.43	136,270	99,297	
4439	5	80.33	104.83	85.82	40.56	122.15	65.37	200.83	N/A	92,280	79,192	
4441	7	90.90	77.60	90.45	22.73	85.79	44.52	100.96	44.52 to 100.96	166,623	150,702	
4443	7	83.02	78.95	70.19	23.41	112.49	43.75	111.51	43.75 to 111.51	63,982	44,906	
4445	7	57.89	65.41	62.56	24.31	104.57	47.89	86.53	47.89 to 86.53	108,714	68,006	
ALL												
	93	75.39	75.90	71.87	22.84	105.60	17.71	200.83	71.40 to 80.41	127,342	91,525	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
41	6	69.61	71.93	73.11	25.63	98.38	40.84	125.39	40.84 to 125.39	88,334	64,581	
4199	15	80.80	81.12	81.10	11.01	100.03	51.44	100.18	73.72 to 90.06	132,382	107,358	
44	11	50.17	56.30	54.61	22.49	103.09	38.16	106.76	43.75 to 68.71	116,800	63,788	
4421	31	83.02	83.80	74.83	26.92	111.98	31.89	200.83	66.09 to 90.90	138,584	103,706	
50	3	44.09	42.86	30.87	37.10	138.86	17.71	66.78	N/A	148,000	45,683	
5000	27	76.09	76.48	74.51	11.53	102.65	49.73	103.10	70.77 to 82.47	122,303	91,124	
ALL												
	93	75.39	75.90	71.87	22.84	105.60	17.71	200.83	71.40 to 80.41	127,342	91,525	

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	93	75.39	75.90	71.87	22.84	105.60	17.71	200.83	71.40 to 80.41	127,342	91,525	
ALL												
	93	75.39	75.90	71.87	22.84	105.60	17.71	200.83	71.40 to 80.41	127,342	91,525	

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:	93	MEDIAN:	75	COV:	33.66	95% Median C.I.:	71.40 to 80.41	(!: Derived)
(AgLand) TOTAL Sales Price:	11,642,364	WGT. MEAN:	72	STD:	25.55	95% Wgt. Mean C.I.:	65.80 to 77.95	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,842,864	MEAN:	76	AVG.ABS.DEV:	17.22	95% Mean C.I.:	70.71 to 81.09	
(AgLand) TOTAL Assessed Value:	8,511,845							
AVG. Adj. Sales Price:	127,342	COD:	22.84	MAX Sales Ratio:	200.83			
AVG. Assessed Value:	91,525	PRD:	105.60	MIN Sales Ratio:	17.71			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
64-0023											
67-0001											
74-0047	3	76.61	73.74	72.76	19.64	101.35	49.73	94.87	N/A	146,000	106,224
74-0056	41	75.09	76.93	74.69	23.09	103.00	17.71	200.83	66.78 to 83.43	137,028	102,345
74-0070	26	72.86	72.58	61.57	30.83	117.88	31.89	176.85	51.60 to 84.57	109,229	67,253
74-0501	21	76.33	78.50	76.31	14.11	102.87	50.07	125.39	71.40 to 85.76	137,202	104,693
74-0515	2	74.00	74.00	76.11	21.96	97.23	57.75	90.25	N/A	32,750	24,925
NonValid School											
ALL	93	75.39	75.90	71.87	22.84	105.60	17.71	200.83	71.40 to 80.41	127,342	91,525

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	1	50.17	50.17	50.17			50.17	50.17	N/A	8,480	4,254
0.01 TO 10.00	2	78.03	78.03	85.46	15.31	91.31	66.09	89.98	N/A	9,250	7,905
10.01 TO 30.00	8	83.97	87.44	67.21	37.61	130.10	44.09	176.85	44.09 to 176.85	21,797	14,649
30.01 TO 50.00	16	79.26	77.44	76.53	14.95	101.20	52.11	103.10	65.37 to 87.22	49,280	37,712
50.01 TO 100.00	33	73.49	76.81	70.56	24.18	108.86	31.89	200.83	66.78 to 83.43	102,912	72,618
100.01 TO 180.00	25	73.72	68.40	65.31	19.95	104.74	17.71	100.96	57.89 to 80.41	203,133	132,659
180.01 TO 330.00	6	78.88	79.17	77.16	19.65	102.61	43.75	106.76	43.75 to 106.76	219,266	169,178
330.01 TO 650.00	1	93.52	93.52	93.52			93.52	93.52	N/A	377,000	352,564
650.01 +	1	100.68	100.68	100.68			100.68	100.68	N/A	686,000	690,639
ALL	93	75.39	75.90	71.87	22.84	105.60	17.71	200.83	71.40 to 80.41	127,342	91,525

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
! zeroes!	1	50.17	50.17	50.17			50.17	50.17	N/A	8,480	4,254
DRY	27	73.49	72.47	67.30	15.63	107.69	31.89	102.53	65.37 to 80.41	139,442	93,839
DRY-N/A	49	76.61	77.73	76.09	21.85	102.16	38.16	176.85	71.40 to 83.02	142,323	108,293
GRASS	6	59.10	68.71	55.31	34.82	124.22	40.84	111.51	40.84 to 111.51	41,997	23,228
GRASS-N/A	10	81.38	83.09	62.61	35.80	132.71	17.71	200.83	44.52 to 96.82	84,363	52,820
ALL	93	75.39	75.90	71.87	22.84	105.60	17.71	200.83	71.40 to 80.41	127,342	91,525

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:	93	MEDIAN:	75	COV:	33.66	95% Median C.I.:	71.40 to 80.41	(!: Derived)
(AgLand) TOTAL Sales Price:	11,642,364	WGT. MEAN:	72	STD:	25.55	95% Wgt. Mean C.I.:	65.80 to 77.95	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,842,864	MEAN:	76	AVG.ABS.DEV:	17.22	95% Mean C.I.:	70.71 to 81.09	
(AgLand) TOTAL Assessed Value:	8,511,845							
AVG. Adj. Sales Price:	127,342	COD:	22.84	MAX Sales Ratio:	200.83			
AVG. Assessed Value:	91,525	PRD:	105.60	MIN Sales Ratio:	17.71			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	50.17	50.17	50.17			50.17	50.17	N/A	8,480	4,254
DRY	51	74.45	75.38	72.65	17.73	103.75	31.89	125.39	71.40 to 80.41	149,528	108,633
DRY-N/A	25	76.61	76.85	73.88	24.01	104.03	38.16	176.85	58.74 to 83.02	124,513	91,988
GRASS	10	75.92	84.51	76.88	41.56	109.93	40.84	200.83	51.44 to 111.51	61,108	46,982
GRASS-N/A	6	76.61	66.33	40.81	26.36	162.52	17.71	96.82	17.71 to 96.82	80,755	32,959
ALL	93	75.39	75.90	71.87	22.84	105.60	17.71	200.83	71.40 to 80.41	127,342	91,525

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
! zeroes!	1	50.17	50.17	50.17			50.17	50.17	N/A	8,480	4,254
DRY	74	74.77	74.49	72.98	18.70	102.07	31.89	125.39	71.40 to 80.41	144,605	105,525
DRY-N/A	2	126.73	126.73	81.88	39.55	154.77	76.61	176.85	N/A	19,000	15,558
GRASS	15	77.05	77.80	59.78	37.71	130.14	17.71	200.83	51.44 to 91.98	67,907	40,595
GRASS-N/A	1	76.17	76.17	76.17			76.17	76.17	N/A	77,000	58,649
ALL	93	75.39	75.90	71.87	22.84	105.60	17.71	200.83	71.40 to 80.41	127,342	91,525

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	121.47	121.47	106.36	45.59	114.20	66.09	176.85	N/A	2,750	2,925
5000 TO 9999	2	80.84	80.84	74.30	37.94	108.80	50.17	111.51	N/A	6,990	5,193
Total \$											
1 TO 9999	4	88.80	101.15	83.35	48.46	121.36	50.17	176.85	N/A	4,870	4,059
10000 TO 29999	8	86.50	89.77	89.85	34.52	99.92	44.52	200.83	44.52 to 200.83	19,395	17,425
30000 TO 59999	16	78.93	76.01	74.61	15.68	101.89	44.09	103.10	61.72 to 87.22	42,381	31,619
60000 TO 99999	19	76.09	76.74	76.24	20.18	100.65	40.84	125.39	65.37 to 86.53	78,741	60,033
100000 TO 149999	12	75.30	76.97	76.20	14.65	101.01	48.35	102.53	70.77 to 91.98	116,199	88,544
150000 TO 249999	23	73.72	71.88	72.20	17.64	99.56	31.89	100.96	65.39 to 82.37	186,841	134,892
250000 TO 499999	10	55.37	58.43	59.49	29.99	98.22	17.71	93.52	41.58 to 82.33	311,629	185,396
500000 +	1	100.68	100.68	100.68			100.68	100.68	N/A	686,000	690,639
ALL	93	75.39	75.90	71.87	22.84	105.60	17.71	200.83	71.40 to 80.41	127,342	91,525

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:	93	MEDIAN:	75	COV:	33.66	95% Median C.I.:	71.40 to 80.41	(!: Derived)
(AgLand) TOTAL Sales Price:	11,642,364	WGT. MEAN:	72	STD:	25.55	95% Wgt. Mean C.I.:	65.80 to 77.95	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,842,864	MEAN:	76	AVG.ABS.DEV:	17.22	95% Mean C.I.:	70.71 to 81.09	
(AgLand) TOTAL Assessed Value:	8,511,845							
AVG. Adj. Sales Price:	127,342	COD:	22.84	MAX Sales Ratio:	200.83			
AVG. Assessed Value:	91,525	PRD:	105.60	MIN Sales Ratio:	17.71			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	66.09	97.70	72.27	63.90	135.18	50.17	176.85	N/A	4,660	3,368
5000 TO 9999	2	78.02	78.02	66.16	42.93	117.93	44.52	111.51	N/A	8,515	5,633
Total \$											
1 TO 9999	5	66.09	89.83	68.91	58.61	130.35	44.52	176.85	N/A	6,202	4,274
10000 TO 29999	14	76.83	73.54	69.73	17.43	105.47	44.09	96.82	54.34 to 89.98	31,080	21,671
30000 TO 59999	23	69.30	74.03	59.12	30.61	125.21	17.71	200.83	58.74 to 85.72	76,929	45,482
60000 TO 99999	19	73.49	72.75	67.64	19.11	107.54	31.89	106.76	65.39 to 80.48	119,041	80,522
100000 TO 149999	17	75.09	77.00	71.51	17.34	107.69	41.58	125.39	65.04 to 90.06	172,721	123,504
150000 TO 249999	12	82.35	76.40	73.54	16.59	103.88	48.18	100.96	59.14 to 93.94	246,024	180,935
250000 TO 499999	2	84.45	84.45	84.25	10.74	100.24	75.39	93.52	N/A	385,500	324,792
500000 +	1	100.68	100.68	100.68			100.68	100.68	N/A	686,000	690,639
ALL	93	75.39	75.90	71.87	22.84	105.60	17.71	200.83	71.40 to 80.41	127,342	91,525

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	283	MEDIAN:	98	COV:	53.26	95% Median C.I.:	94.94 to 100.03
TOTAL Sales Price:	10,439,912	WGT. MEAN:	90	STD:	58.03	95% Wgt. Mean C.I.:	86.35 to 94.14
TOTAL Adj.Sales Price:	10,439,912	MEAN:	109	AVG.ABS.DEV:	33.14	95% Mean C.I.:	102.20 to 115.73
TOTAL Assessed Value:	9,421,601						
AVG. Adj. Sales Price:	36,890	COD:	33.67	MAX Sales Ratio:	594.73		
AVG. Assessed Value:	33,291	PRD:	120.74	MIN Sales Ratio:	23.00		

(!: AVTot=0)

(!: Derived)

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	38	99.38	110.97	91.79	27.97	120.90	50.15	225.09	90.71 to 109.65	41,053	37,682
10/01/03 TO 12/31/03	28	99.74	103.17	99.93	21.36	103.24	35.70	146.62	95.58 to 120.00	27,859	27,840
01/01/04 TO 03/31/04	25	100.00	119.67	92.20	38.76	129.80	55.20	387.92	90.94 to 125.78	39,619	36,528
04/01/04 TO 06/30/04	40	101.52	120.50	95.03	37.89	126.80	50.92	444.54	94.06 to 119.04	37,165	35,318
07/01/04 TO 09/30/04	38	92.51	106.14	82.54	41.38	128.60	26.94	594.73	77.30 to 99.74	43,464	35,874
10/01/04 TO 12/31/04	36	99.11	100.66	90.24	30.28	111.54	23.00	265.78	80.85 to 109.84	28,188	25,438
01/01/05 TO 03/31/05	33	100.45	111.35	92.59	30.73	120.27	27.98	224.91	90.90 to 121.44	38,198	35,366
04/01/05 TO 06/30/05	45	90.12	101.96	84.81	39.01	120.22	34.35	285.44	79.62 to 108.68	37,682	31,957
____Study Years____											
07/01/03 TO 06/30/04	131	99.84	113.87	94.19	31.81	120.89	35.70	444.54	96.68 to 105.00	36,772	34,636
07/01/04 TO 06/30/05	152	94.61	104.74	86.87	36.05	120.57	23.00	594.73	89.22 to 100.45	36,991	32,132
____Calendar Yrs____											
01/01/04 TO 12/31/04	139	98.45	111.29	89.53	37.12	124.30	23.00	594.73	93.68 to 100.53	37,003	33,128
____ALL____											
	283	98.45	108.96	90.25	33.67	120.74	23.00	594.73	94.94 to 100.03	36,890	33,291

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DAWSON	10	85.65	86.27	89.05	22.66	96.87	50.15	139.58	65.03 to 101.26	12,495	11,126
FALLS CITY	158	98.64	108.36	92.79	26.53	116.77	45.06	285.44	94.74 to 100.85	44,546	41,336
HUMBOLDT	44	100.76	122.99	94.63	44.19	129.97	48.21	594.73	93.77 to 119.02	23,821	22,541
PRESTON	1	59.28	59.28	59.28			59.28	59.28	N/A	45,000	26,676
RULO	16	110.29	124.65	107.49	49.08	115.97	35.70	387.92	73.06 to 155.04	15,078	16,207
RURAL	30	83.31	96.82	70.55	55.42	137.25	23.00	444.54	61.23 to 114.43	46,798	33,014
SALEM	4	85.28	86.91	98.69	21.00	88.06	67.25	109.84	N/A	4,675	4,613
SHUBERT	9	93.68	111.86	97.14	33.06	115.16	66.94	181.65	76.22 to 172.64	28,450	27,636
STELLA	6	111.56	104.26	101.13	32.02	103.09	43.97	163.94	43.97 to 163.94	20,416	20,646
VERDON	5	82.96	100.75	85.00	36.82	118.53	59.40	195.84	N/A	28,200	23,970
____ALL____											
	283	98.45	108.96	90.25	33.67	120.74	23.00	594.73	94.94 to 100.03	36,890	33,291

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	253	98.62	110.40	93.31	31.98	118.32	35.70	594.73	95.66 to 100.45	35,715	33,324
2	6	96.89	158.50	80.04	94.50	198.04	58.98	444.54	58.98 to 444.54	34,175	27,352
3	24	83.31	81.41	68.92	41.80	118.11	23.00	150.72	50.92 to 114.43	49,954	34,430
____ALL____											
	283	98.45	108.96	90.25	33.67	120.74	23.00	594.73	94.94 to 100.03	36,890	33,291

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:	283	MEDIAN:	98	COV:	53.26	95% Median C.I.:	94.94 to 100.03
TOTAL Sales Price:	10,439,912	WGT. MEAN:	90	STD:	58.03	95% Wgt. Mean C.I.:	86.35 to 94.14
TOTAL Adj.Sales Price:	10,439,912	MEAN:	109	AVG.ABS.DEV:	33.14	95% Mean C.I.:	102.20 to 115.73
TOTAL Assessed Value:	9,421,601						
AVG. Adj. Sales Price:	36,890	COD:	33.67	MAX Sales Ratio:	594.73		
AVG. Assessed Value:	33,291	PRD:	120.74	MIN Sales Ratio:	23.00		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	263	99.04	110.93	90.38	33.58	122.74	23.00	594.73	96.01 to 100.82	39,358	35,573
2	20	69.46	83.06	74.12	36.51	112.06	35.70	183.33	59.40 to 100.00	4,432	3,285
ALL											
	283	98.45	108.96	90.25	33.67	120.74	23.00	594.73	94.94 to 100.03	36,890	33,291

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	277	99.04	110.03	90.98	33.34	120.94	23.00	594.73	95.66 to 100.82	37,109	33,761
06											
07	6	60.20	59.94	43.44	38.07	137.98	29.38	96.35	29.38 to 96.35	26,750	11,619
ALL											
	283	98.45	108.96	90.25	33.67	120.74	23.00	594.73	94.94 to 100.03	36,890	33,291

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
64-0023											
67-0001											
74-0047	1	108.09	108.09	108.09			108.09	108.09	N/A	27,000	29,185
74-0056	194	96.99	106.02	90.21	29.99	117.53	23.00	387.92	94.07 to 99.92	42,326	38,182
74-0070	60	100.89	122.13	91.50	46.27	133.47	27.98	594.73	93.77 to 115.11	22,696	20,768
74-0501	22	92.19	98.75	86.33	35.07	114.38	26.94	181.65	68.05 to 124.51	33,340	28,784
74-0515	6	101.31	110.05	99.44	30.31	110.68	66.24	195.84	66.24 to 195.84	17,700	17,600
NonValid School											
ALL											
	283	98.45	108.96	90.25	33.67	120.74	23.00	594.73	94.94 to 100.03	36,890	33,291

PA&T 2006 Preliminary Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	283	MEDIAN:	98	COV:	53.26	95% Median C.I.:	94.94 to 100.03
TOTAL Sales Price:	10,439,912	WGT. MEAN:	90	STD:	58.03	95% Wgt. Mean C.I.:	86.35 to 94.14
TOTAL Adj.Sales Price:	10,439,912	MEAN:	109	AVG.ABS.DEV:	33.14	95% Mean C.I.:	102.20 to 115.73
TOTAL Assessed Value:	9,421,601						
AVG. Adj. Sales Price:	36,890	COD:	33.67	MAX Sales Ratio:	594.73		
AVG. Assessed Value:	33,291	PRD:	120.74	MIN Sales Ratio:	23.00		

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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	30	96.77	91.20	98.55	26.11	92.55	35.70	178.23	69.90 to 103.20	9,739	9,598
Prior TO 1860	1	50.15	50.15	50.15			50.15	50.15	N/A	15,000	7,522
1860 TO 1899	12	102.01	114.03	93.09	36.45	122.49	50.92	203.26	65.03 to 171.09	17,895	16,659
1900 TO 1919	95	101.52	124.68	94.43	44.36	132.04	23.00	594.73	96.35 to 116.20	29,364	27,728
1920 TO 1939	57	96.68	99.67	88.25	22.08	112.94	27.98	226.95	89.20 to 101.26	36,187	31,935
1940 TO 1949	18	107.81	106.00	98.85	14.82	107.24	70.38	140.47	90.12 to 119.36	49,869	49,295
1950 TO 1959	16	91.12	98.23	83.94	26.35	117.02	26.94	224.91	75.19 to 100.45	62,496	52,459
1960 TO 1969	11	94.40	89.91	89.81	10.70	100.11	61.23	108.17	75.77 to 101.55	74,586	66,987
1970 TO 1979	28	90.09	105.67	84.09	44.81	125.67	29.38	444.54	74.63 to 108.21	47,983	40,349
1980 TO 1989	9	131.49	141.26	117.19	27.75	120.54	83.32	216.65	98.62 to 216.65	29,033	34,023
1990 TO 1994	2	76.98	76.98	82.81	23.07	92.96	59.22	94.74	N/A	193,500	160,231
1995 TO 1999	3	66.04	79.30	70.79	38.95	112.01	47.34	124.51	N/A	118,000	83,538
2000 TO Present	1	66.24	66.24	66.24			66.24	66.24	N/A	1,700	1,126
ALL	283	98.45	108.96	90.25	33.67	120.74	23.00	594.73	94.94 to 100.03	36,890	33,291

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	28	102.50	144.45	152.89	72.97	94.48	35.70	594.73	70.75 to 132.63	2,389	3,652
5000 TO 9999	36	125.59	143.70	146.71	35.57	97.95	69.90	285.44	101.52 to 149.37	6,722	9,861
Total \$											
1 TO 9999	64	120.72	144.03	148.04	48.49	97.29	35.70	594.73	100.00 to 132.63	4,826	7,145
10000 TO 29999	86	110.21	117.54	113.42	29.08	103.63	23.00	265.78	100.82 to 120.99	18,839	21,366
30000 TO 59999	80	94.10	90.62	90.57	19.57	100.05	29.38	141.73	86.23 to 99.59	44,960	40,722
60000 TO 99999	39	88.64	84.29	83.71	14.28	100.69	26.94	112.89	82.96 to 91.84	74,478	62,345
100000 TO 149999	11	67.02	65.40	65.06	15.81	100.51	38.09	89.20	45.06 to 77.70	120,672	78,514
150000 TO 249999	1	94.45	94.45	94.45			94.45	94.45	N/A	175,000	165,288
250000 TO 499999	2	80.39	80.39	80.59	17.85	99.75	66.04	94.74	N/A	253,500	204,295
ALL	283	98.45	108.96	90.25	33.67	120.74	23.00	594.73	94.94 to 100.03	36,890	33,291

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:	283	MEDIAN:	98	COV:	53.26	95% Median C.I.:	94.94 to 100.03
TOTAL Sales Price:	10,439,912	WGT. MEAN:	90	STD:	58.03	95% Wgt. Mean C.I.:	86.35 to 94.14
TOTAL Adj.Sales Price:	10,439,912	MEAN:	109	AVG.ABS.DEV:	33.14	95% Mean C.I.:	102.20 to 115.73
TOTAL Assessed Value:	9,421,601						
AVG. Adj. Sales Price:	36,890	COD:	33.67	MAX Sales Ratio:	594.73		
AVG. Assessed Value:	33,291	PRD:	120.74	MIN Sales Ratio:	23.00		

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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	76.11	91.61	90.00	36.59	101.79	35.70	183.33	67.51 to 105.00	2,705	2,435
5000 TO 9999	30	102.42	136.17	98.54	52.56	138.18	23.00	594.73	96.94 to 123.80	7,661	7,550
Total \$ _____											
1 TO 9999	56	99.31	115.48	96.54	43.60	119.62	23.00	594.73	89.40 to 105.00	5,360	5,175
10000 TO 29999	99	102.44	116.97	90.01	41.58	129.96	26.94	444.54	97.18 to 115.11	21,873	19,688
30000 TO 59999	82	97.46	105.53	95.91	23.89	110.03	38.09	265.78	90.90 to 100.95	44,769	42,938
60000 TO 99999	42	89.95	90.28	85.15	18.26	106.03	45.06	136.45	78.27 to 99.14	83,539	71,130
100000 TO 149999	1	89.20	89.20	89.20			89.20	89.20	N/A	112,500	100,349
150000 TO 249999	3	94.45	85.08	84.15	10.13	101.11	66.04	94.74	N/A	227,333	191,293
ALL _____											
	283	98.45	108.96	90.25	33.67	120.74	23.00	594.73	94.94 to 100.03	36,890	33,291

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	30	96.77	91.20	98.55	26.11	92.55	35.70	178.23	69.90 to 103.20	9,739	9,598
10	8	109.30	118.69	108.74	19.82	109.16	88.55	181.65	88.55 to 181.65	19,412	21,108
20	73	121.44	126.21	97.20	35.36	129.85	26.94	594.73	100.82 to 130.98	22,519	21,889
30	166	95.16	104.69	88.62	31.43	118.14	23.00	444.54	90.59 to 99.14	45,737	40,531
40	6	91.82	93.24	84.48	19.09	110.36	66.04	125.48	66.04 to 125.48	126,000	106,449
ALL _____											
	283	98.45	108.96	90.25	33.67	120.74	23.00	594.73	94.94 to 100.03	36,890	33,291

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	30	96.77	91.20	98.55	26.11	92.55	35.70	178.23	69.90 to 103.20	9,739	9,598
100	17	99.14	128.22	78.65	68.29	163.04	29.38	444.54	47.34 to 185.66	22,738	17,882
101	150	99.79	111.76	91.00	31.73	122.81	26.94	594.73	94.94 to 103.48	38,850	35,355
102	36	108.13	112.51	91.02	31.36	123.60	38.09	285.44	90.71 to 114.43	59,636	54,283
104	50	96.01	102.13	87.99	30.27	116.07	23.00	264.74	88.58 to 99.21	35,733	31,442
ALL _____											
	283	98.45	108.96	90.25	33.67	120.74	23.00	594.73	94.94 to 100.03	36,890	33,291

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:	283	MEDIAN:	98	COV:	53.26	95% Median C.I.:	94.94 to 100.03
TOTAL Sales Price:	10,439,912	WGT. MEAN:	90	STD:	58.03	95% Wgt. Mean C.I.:	86.35 to 94.14
TOTAL Adj.Sales Price:	10,439,912	MEAN:	109	AVG.ABS.DEV:	33.14	95% Mean C.I.:	102.20 to 115.73
TOTAL Assessed Value:	9,421,601						
AVG. Adj. Sales Price:	36,890	COD:	33.67	MAX Sales Ratio:	594.73		
AVG. Assessed Value:	33,291	PRD:	120.74	MIN Sales Ratio:	23.00		

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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)	30	96.77	91.20	98.55	26.11	92.55	35.70	178.23	69.90 to 103.20	9,739	9,598
10	8	109.30	118.57	119.42	22.58	99.29	70.75	181.65	70.75 to 181.65	5,975	7,135
20	37	98.83	115.01	100.13	35.36	114.86	48.21	264.74	90.94 to 122.62	15,168	15,188
30	161	98.45	112.28	91.94	36.83	122.12	23.00	594.73	93.94 to 101.26	39,322	36,152
40	45	96.93	103.81	85.57	28.02	121.31	38.09	285.44	89.20 to 101.49	63,804	54,598
50	2	74.68	74.68	70.48	11.56	105.95	66.04	83.32	N/A	168,250	118,589
<u>ALL</u>	<u>283</u>	<u>98.45</u>	<u>108.96</u>	<u>90.25</u>	<u>33.67</u>	<u>120.74</u>	<u>23.00</u>	<u>594.73</u>	<u>94.94 to 100.03</u>	<u>36,890</u>	<u>33,291</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:	46	MEDIAN:	96	COV:	135.82	95% Median C.I.:	72.27 to 100.80
TOTAL Sales Price:	3,613,183	WGT. MEAN:	71	STD:	157.67	95% Wgt. Mean C.I.:	52.74 to 90.17
TOTAL Adj.Sales Price:	3,613,183	MEAN:	116	AVG.ABS.DEV:	52.28	95% Mean C.I.:	70.52 to 161.65
TOTAL Assessed Value:	2,581,752						
AVG. Adj. Sales Price:	78,547	COD:	54.47	MAX Sales Ratio:	1090.00		
AVG. Assessed Value:	56,125	PRD:	162.47	MIN Sales Ratio:	24.39		

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

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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	5	65.95	73.88	68.43	47.04	107.97	33.63	132.40	N/A	71,000	48,584
10/01/02 TO 12/31/02	4	61.27	63.41	60.85	35.01	104.20	30.30	100.80	N/A	44,500	27,079
01/01/03 TO 03/31/03	3	64.21	63.31	66.46	28.64	95.26	35.28	90.45	N/A	48,333	32,123
04/01/03 TO 06/30/03	4	80.67	156.01	55.44	123.54	281.39	48.09	414.62	N/A	338,687	187,782
07/01/03 TO 09/30/03	5	98.94	100.66	97.41	6.72	103.34	87.36	117.17	N/A	31,825	31,001
10/01/03 TO 12/31/03	4	98.94	104.48	104.77	15.96	99.73	80.18	139.85	N/A	22,375	23,441
01/01/04 TO 03/31/04	2	67.39	67.39	24.93	63.81	270.39	24.39	110.40	N/A	20,000	4,985
04/01/04 TO 06/30/04	5	95.00	95.27	100.81	25.26	94.51	38.47	155.42	N/A	38,010	38,316
07/01/04 TO 09/30/04	4	103.65	95.49	84.67	10.99	112.78	65.20	109.48	N/A	201,517	170,625
10/01/04 TO 12/31/04	2	622.34	622.34	177.49	75.15	350.63	154.68	1090.00	N/A	10,250	18,193
01/01/05 TO 03/31/05	4	103.36	99.79	88.05	16.79	113.32	72.27	120.16	N/A	27,000	23,774
04/01/05 TO 06/30/05	4	82.09	86.21	71.00	26.47	121.44	63.67	117.00	N/A	41,797	29,674
<u>Study Years</u>											
07/01/02 TO 06/30/03	16	65.29	89.82	58.97	66.67	152.30	30.30	414.62	40.54 to 96.90	127,046	74,921
07/01/03 TO 06/30/04	16	97.69	95.77	94.08	19.98	101.80	24.39	155.42	87.36 to 110.40	29,917	28,145
07/01/04 TO 06/30/05	14	103.65	169.33	84.65	86.06	200.03	63.67	1090.00	65.29 to 120.16	78,697	66,620
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	16	96.95	108.45	62.70	38.77	172.96	35.28	414.62	64.62 to 101.65	109,273	68,517
01/01/04 TO 12/31/04	13	103.00	172.14	87.11	98.11	197.60	24.39	1090.00	65.20 to 154.68	81,278	70,803
<u>ALL</u>	46	95.98	116.09	71.45	54.47	162.47	24.39	1090.00	72.27 to 100.80	78,547	56,125

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	117.00	117.00	117.00			117.00	117.00	N/A	400	468
BARADA	1	40.54	40.54	40.54			40.54	40.54	N/A	7,000	2,838
FALLS CITY	23	96.90	92.62	65.96	20.87	140.42	48.09	154.68	68.92 to 100.80	114,977	75,843
HUMBOLDT	10	95.98	88.64	90.47	26.95	97.97	30.30	155.42	33.63 to 117.17	46,005	41,622
RURAL COMM	4	86.96	163.62	90.59	108.68	180.63	65.95	414.62	N/A	100,812	91,321
SALEM	2	67.39	67.39	24.93	63.81	270.39	24.39	110.40	N/A	20,000	4,985
SHUBERT	2	106.38	106.38	113.60	12.95	93.65	92.60	120.16	N/A	10,500	11,927
STELLA	1	1090.00	1090.00	1090.00			1090.00	1090.00	N/A	500	5,450
VERDON	2	36.87	36.87	36.28	4.32	101.63	35.28	38.47	N/A	18,250	6,622
<u>ALL</u>	46	95.98	116.09	71.45	54.47	162.47	24.39	1090.00	72.27 to 100.80	78,547	56,125

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	46	MEDIAN:	96	COV:	135.82	95% Median C.I.:	72.27 to 100.80
TOTAL Sales Price:	3,613,183	WGT. MEAN:	71	STD:	157.67	95% Wgt. Mean C.I.:	52.74 to 90.17
TOTAL Adj.Sales Price:	3,613,183	MEAN:	116	AVG.ABS.DEV:	52.28	95% Mean C.I.:	70.52 to 161.65
TOTAL Assessed Value:	2,581,752						
AVG. Adj. Sales Price:	78,547	COD:	54.47	MAX Sales Ratio:	1090.00		
AVG. Assessed Value:	56,125	PRD:	162.47	MIN Sales Ratio:	24.39		

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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	41	96.71	113.11	83.59	49.89	135.31	24.39	1090.00	80.18 to 100.80	46,217	38,634
2	1	48.09	48.09	48.09			48.09	48.09	N/A	1,315,000	632,445
3	4	86.96	163.62	90.59	108.68	180.63	65.95	414.62	N/A	100,812	91,321
ALL	46	95.98	116.09	71.45	54.47	162.47	24.39	1090.00	72.27 to 100.80	78,547	56,125

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	39	92.60	118.64	70.61	65.05	168.01	24.39	1090.00	65.29 to 101.65	89,680	63,323
2	7	100.70	101.90	96.96	6.22	105.09	92.20	117.00	92.20 to 117.00	16,521	16,019
ALL	46	95.98	116.09	71.45	54.47	162.47	24.39	1090.00	72.27 to 100.80	78,547	56,125

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
64-0023											
67-0001											
74-0047											
74-0056	28	93.60	87.09	65.32	25.36	133.34	24.39	154.68	65.95 to 100.70	109,874	71,767
74-0070	13	98.94	116.90	107.85	46.62	108.39	30.30	414.62	64.21 to 117.17	38,207	41,207
74-0501	4	106.38	335.82	112.78	253.11	297.76	40.54	1090.00	N/A	7,125	8,035
74-0515	1	38.47	38.47	38.47			38.47	38.47	N/A	11,500	4,424
NonValid School											
ALL	46	95.98	116.09	71.45	54.47	162.47	24.39	1090.00	72.27 to 100.80	78,547	56,125

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	46	MEDIAN:	96	COV:	135.82	95% Median C.I.:	72.27 to 100.80
TOTAL Sales Price:	3,613,183	WGT. MEAN:	71	STD:	157.67	95% Wgt. Mean C.I.:	52.74 to 90.17
TOTAL Adj.Sales Price:	3,613,183	MEAN:	116	AVG.ABS.DEV:	52.28	95% Mean C.I.:	70.52 to 161.65
TOTAL Assessed Value:	2,581,752						
AVG. Adj. Sales Price:	78,547	COD:	54.47	MAX Sales Ratio:	1090.00		
AVG. Assessed Value:	56,125	PRD:	162.47	MIN Sales Ratio:	24.39		

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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	11	100.70	95.38	88.01	10.82	108.37	64.62	117.00	65.29 to 110.40	27,786	24,455
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	16	97.45	156.15	87.76	92.06	177.92	30.30	1090.00	64.21 to 132.40	27,018	23,711
1920 TO 1939	3	35.28	56.38	58.51	80.40	96.37	24.39	109.48	N/A	34,250	20,038
1940 TO 1949	2	97.92	97.92	98.74	1.04	99.17	96.90	98.94	N/A	50,000	49,369
1950 TO 1959	6	95.18	88.48	59.96	32.05	147.57	38.47	139.85	38.47 to 139.85	280,615	168,258
1960 TO 1969	1	68.92	68.92	68.92			68.92	68.92	N/A	90,000	62,027
1970 TO 1979	4	74.43	151.01	123.64	139.63	122.13	40.54	414.62	N/A	48,450	59,904
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	92.60	92.60	92.60			92.60	92.60	N/A	5,000	4,630
2000 TO Present	2	65.58	65.58	65.53	0.57	100.08	65.20	65.95	N/A	350,000	229,341
ALL	46	95.98	116.09	71.45	54.47	162.47	24.39	1090.00	72.27 to 100.80	78,547	56,125

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	5	117.00	306.26	171.16	170.95	178.93	96.71	1090.00	N/A	1,530	2,618
5000 TO 9999	3	92.60	77.98	77.66	21.69	100.41	40.54	100.80	N/A	6,666	5,177
Total \$											
1 TO 9999	8	105.60	220.65	103.53	130.67	213.13	40.54	1090.00	40.54 to 1090.00	3,456	3,578
10000 TO 29999	18	97.04	107.52	115.73	46.47	92.90	30.30	414.62	64.62 to 120.16	18,620	21,548
30000 TO 59999	8	95.20	91.81	88.92	25.35	103.25	24.39	155.42	24.39 to 155.42	35,593	31,650
60000 TO 99999	7	68.92	75.36	75.99	19.15	99.17	53.61	104.29	53.61 to 104.29	79,571	60,468
100000 TO 149999	1	95.25	95.25	95.25			95.25	95.25	N/A	100,550	95,773
250000 TO 499999	3	65.95	78.05	76.59	19.10	101.92	65.20	103.00	N/A	331,023	253,514
500000 +	1	48.09	48.09	48.09			48.09	48.09	N/A	1,315,000	632,445
ALL	46	95.98	116.09	71.45	54.47	162.47	24.39	1090.00	72.27 to 100.80	78,547	56,125

PA&T 2006 Preliminary Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	46	MEDIAN:	96	COV:	135.82	95% Median C.I.:	72.27 to 100.80
TOTAL Sales Price:	3,613,183	WGT. MEAN:	71	STD:	157.67	95% Wgt. Mean C.I.:	52.74 to 90.17
TOTAL Adj.Sales Price:	3,613,183	MEAN:	116	AVG.ABS.DEV:	52.28	95% Mean C.I.:	70.52 to 161.65
TOTAL Assessed Value:	2,581,752						
AVG. Adj. Sales Price:	78,547	COD:	54.47	MAX Sales Ratio:	1090.00		
AVG. Assessed Value:	56,125	PRD:	162.47	MIN Sales Ratio:	24.39		

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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	7	96.71	87.56	63.74	25.55	137.37	38.47	117.17	38.47 to 117.17	4,378	2,790
5000 TO 9999	8	49.95	184.49	45.94	307.49	401.61	24.39	1090.00	24.39 to 1090.00	16,406	7,536
Total \$											
1 TO 9999	15	92.60	139.25	49.31	105.24	282.42	24.39	1090.00	35.28 to 110.40	10,793	5,321
10000 TO 29999	13	98.19	101.60	97.99	15.00	103.69	63.67	139.85	87.36 to 120.16	22,801	22,342
30000 TO 59999	8	95.58	100.10	87.17	31.35	114.83	53.61	155.42	53.61 to 155.42	46,250	40,318
60000 TO 99999	5	95.25	86.54	85.92	14.49	100.73	65.29	104.29	N/A	90,110	77,419
100000 TO 149999	1	414.62	414.62	414.62			414.62	414.62	N/A	26,250	108,838
150000 TO 249999	1	65.95	65.95	65.95			65.95	65.95	N/A	300,000	197,863
250000 TO 499999	2	84.10	84.10	81.19	22.47	103.59	65.20	103.00	N/A	346,534	281,340
500000 +	1	48.09	48.09	48.09			48.09	48.09	N/A	1,315,000	632,445
ALL	46	95.98	116.09	71.45	54.47	162.47	24.39	1090.00	72.27 to 100.80	78,547	56,125

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	100.75	98.39	98.26	8.38	100.13	64.62	117.00	92.20 to 110.40	21,065	20,698
10	12	70.59	80.94	72.65	36.26	111.42	38.47	139.85	53.61 to 98.94	74,857	54,380
15	4	91.59	87.86	58.88	25.90	149.23	48.09	120.16	N/A	409,142	240,888
20	19	92.60	137.83	77.23	87.29	178.48	24.39	1090.00	63.67 to 114.12	44,285	34,200
25	1	414.62	414.62	414.62			414.62	414.62	N/A	26,250	108,838
ALL	46	95.98	116.09	71.45	54.47	162.47	24.39	1090.00	72.27 to 100.80	78,547	56,125

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	46	MEDIAN:	96	COV:	135.82	95% Median C.I.:	72.27 to 100.80
TOTAL Sales Price:	3,613,183	WGT. MEAN:	71	STD:	157.67	95% Wgt. Mean C.I.:	52.74 to 90.17
TOTAL Adj.Sales Price:	3,613,183	MEAN:	116	AVG.ABS.DEV:	52.28	95% Mean C.I.:	70.52 to 161.65
TOTAL Assessed Value:	2,581,752						
AVG. Adj. Sales Price:	78,547	COD:	54.47	MAX Sales Ratio:	1090.00		
AVG. Assessed Value:	56,125	PRD:	162.47	MIN Sales Ratio:	24.39		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	98.94	97.24	94.39	10.09	103.02	64.62	117.00	64.62 to 117.00	15,706	14,825
112	1	414.62	414.62	414.62			414.62	414.62	N/A	26,250	108,838
300	1	63.67	63.67	63.67			63.67	63.67	N/A	42,000	26,743
331	1	95.25	95.25	95.25			95.25	95.25	N/A	100,550	95,773
336	2	100.74	100.74	98.96	13.28	101.80	87.36	114.12	N/A	23,062	22,823
341	1	104.29	104.29	104.29			104.29	104.29	N/A	75,000	78,220
350	2	86.96	86.96	76.09	16.89	114.29	72.27	101.65	N/A	38,500	29,293
353	18	79.68	139.29	71.33	113.34	195.27	24.39	1090.00	53.61 to 120.16	55,486	39,579
391	1	80.18	80.18	80.18			80.18	80.18	N/A	12,500	10,023
404	2	65.53	65.53	54.87	41.30	119.43	38.47	92.60	N/A	8,250	4,527
406	1	139.85	139.85	139.85			139.85	139.85	N/A	18,000	25,173
423	2	98.54	98.54	98.54	0.35	100.00	98.19	98.89	N/A	29,894	29,458
470	1	65.95	65.95	65.95			65.95	65.95	N/A	300,000	197,863
494	1	48.09	48.09	48.09			48.09	48.09	N/A	1,315,000	632,445
528	4	97.92	84.85	100.84	16.47	84.14	40.54	103.00	N/A	100,017	100,859
ALL	46	95.98	116.09	71.45	54.47	162.47	24.39	1090.00	72.27 to 100.80	78,547	56,125

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	45	96.71	117.60	84.82	54.14	138.65	24.39	1090.00	80.18 to 100.80	51,070	43,317
04	1	48.09	48.09	48.09			48.09	48.09	N/A	1,315,000	632,445
ALL	46	95.98	116.09	71.45	54.47	162.47	24.39	1090.00	72.27 to 100.80	78,547	56,125

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:	89	MEDIAN:	68	COV:	34.29	95% Median C.I.:	63.31 to 74.17	(!: Derived)
(AgLand) TOTAL Sales Price:	10,596,373	WGT. MEAN:	64	STD:	23.62	95% Wgt. Mean C.I.:	58.64 to 69.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,796,873	MEAN:	69	AVG.ABS.DEV:	16.33	95% Mean C.I.:	63.97 to 73.78	
(AgLand) TOTAL Assessed Value:	6,894,427							
AVG. Adj. Sales Price:	121,313	COD:	24.03	MAX Sales Ratio:	182.29			
AVG. Assessed Value:	77,465	PRD:	107.86	MIN Sales Ratio:	17.23			

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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	5	75.23	69.03	76.45	21.61	90.30	45.23	89.69	N/A	85,851	65,634
10/01/02 TO 12/31/02	3	91.39	83.31	79.55	12.65	104.73	61.94	96.62	N/A	149,166	118,658
01/01/03 TO 03/31/03	8	79.70	77.74	78.67	9.54	98.82	60.04	92.80	60.04 to 92.80	91,812	72,226
04/01/03 TO 06/30/03	7	75.24	74.79	69.00	12.53	108.39	53.54	100.67	53.54 to 100.67	109,357	75,455
07/01/03 TO 09/30/03	5	72.73	71.97	69.68	6.28	103.29	64.16	78.35	N/A	110,993	77,335
10/01/03 TO 12/31/03	13	72.63	71.80	73.28	12.79	97.98	48.53	87.92	60.22 to 83.23	156,030	114,341
01/01/04 TO 03/31/04	9	69.20	67.56	67.76	12.45	99.71	43.76	81.76	59.83 to 80.45	123,200	83,478
04/01/04 TO 06/30/04	6	73.39	67.18	71.78	17.01	93.58	40.47	87.85	40.47 to 87.85	66,753	47,918
07/01/04 TO 09/30/04	6	63.56	69.13	56.60	20.67	122.13	45.32	100.67	45.32 to 100.67	141,808	80,263
10/01/04 TO 12/31/04	8	67.28	82.21	50.02	58.32	164.36	26.77	182.29	26.77 to 182.29	153,662	76,857
01/01/05 TO 03/31/05	7	49.50	55.13	51.03	27.09	108.03	34.55	96.76	34.55 to 96.76	127,384	64,998
04/01/05 TO 06/30/05	12	48.91	52.23	47.28	29.33	110.46	17.23	105.41	42.96 to 62.20	112,965	53,410
<u>Study Years</u>											
07/01/02 TO 06/30/03	23	77.56	75.68	75.32	14.81	100.47	45.23	100.67	67.88 to 84.26	103,337	77,832
07/01/03 TO 06/30/04	33	72.10	69.83	71.15	12.64	98.14	40.47	87.92	65.13 to 75.63	124,020	88,240
07/01/04 TO 06/30/05	33	58.33	63.18	50.66	36.99	124.71	17.23	182.29	45.32 to 63.47	131,134	66,434
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	33	74.69	73.90	72.96	11.55	101.29	48.53	100.67	67.97 to 78.90	123,738	90,276
01/01/04 TO 12/31/04	29	69.20	71.85	59.49	27.91	120.78	26.77	182.29	59.83 to 75.49	123,774	73,629
<u>ALL</u>											
	89	67.97	68.88	63.86	24.03	107.86	17.23	182.29	63.31 to 74.17	121,313	77,465

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:	89	MEDIAN:	68	COV:	34.29	95% Median C.I.:	63.31 to 74.17	(!: Derived)
(AgLand) TOTAL Sales Price:	10,596,373	WGT. MEAN:	64	STD:	23.62	95% Wgt. Mean C.I.:	58.64 to 69.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,796,873	MEAN:	69	AVG.ABS.DEV:	16.33	95% Mean C.I.:	63.97 to 73.78	
(AgLand) TOTAL Assessed Value:	6,894,427							
AVG. Adj. Sales Price:	121,313	COD:	24.03	MAX Sales Ratio:	182.29			
AVG. Assessed Value:	77,465	PRD:	107.86	MIN Sales Ratio:	17.23			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4193	7	75.24	77.53	77.21	12.52	100.41	63.82	96.62	63.82 to 96.62	126,714	97,839	
4195	11	62.20	66.98	66.83	15.94	100.22	43.64	105.41	58.33 to 84.26	111,390	74,447	
4197	1	78.90	78.90	78.90			78.90	78.90	N/A	196,500	155,038	
4199	3	64.16	64.61	63.31	3.17	102.06	61.79	67.88	N/A	133,322	84,404	
4417	7	45.23	51.65	48.08	39.26	107.43	26.77	75.63	26.77 to 75.63	159,724	76,799	
4419	6	63.02	77.73	56.89	42.84	136.63	46.72	159.55	46.72 to 159.55	90,416	51,440	
4421	8	62.48	62.26	61.50	26.42	101.23	34.55	85.92	34.55 to 85.92	208,461	128,207	
4423	3	74.69	70.38	54.64	17.58	128.82	48.53	87.92	N/A	83,666	45,713	
4425	2	83.58	83.58	83.32	0.41	100.31	83.23	83.92	N/A	224,500	187,049	
4427	1	60.22	60.22	60.22			60.22	60.22	N/A	46,500	28,000	
4435	7	74.17	63.10	50.58	19.62	124.75	17.23	81.99	17.23 to 81.99	107,142	54,192	
4437	8	68.94	72.05	70.19	12.80	102.65	59.35	100.67	59.35 to 100.67	139,087	97,626	
4439	5	72.73	95.00	77.71	40.67	122.25	59.21	182.29	N/A	92,280	71,713	
4441	6	67.92	66.83	68.66	29.96	97.33	40.47	91.39	40.47 to 91.39	80,060	54,970	
4443	7	75.23	72.05	65.07	22.60	110.73	43.70	100.67	43.70 to 100.67	63,982	41,630	
4445	7	52.41	59.24	56.65	24.26	104.58	43.39	78.35	43.39 to 78.35	108,714	61,582	
ALL	89	67.97	68.88	63.86	24.03	107.86	17.23	182.29	63.31 to 74.17	121,313	77,465	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
41	6	58.57	60.46	61.47	25.64	98.35	34.34	105.41	34.34 to 105.41	88,334	54,298	
4199	14	66.59	67.62	67.67	10.75	99.93	45.23	84.26	61.79 to 75.63	133,981	90,665	
44	11	45.41	51.36	49.91	21.75	102.90	34.55	96.76	40.47 to 62.25	116,800	58,291	
4421	30	74.06	75.21	62.98	27.74	119.42	26.77	182.29	59.83 to 81.76	120,337	75,787	
50	3	42.96	41.80	30.08	37.22	138.94	17.23	65.20	N/A	148,000	44,525	
5000	25	74.23	74.96	73.75	12.23	101.64	48.53	100.67	71.09 to 80.45	122,088	90,036	
ALL	89	67.97	68.88	63.86	24.03	107.86	17.23	182.29	63.31 to 74.17	121,313	77,465	

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	89	67.97	68.88	63.86	24.03	107.86	17.23	182.29	63.31 to 74.17	121,313	77,465	
ALL	89	67.97	68.88	63.86	24.03	107.86	17.23	182.29	63.31 to 74.17	121,313	77,465	

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:	89	MEDIAN:	68	COV:	34.29	95% Median C.I.:	63.31 to 74.17	(!: Derived)
(AgLand) TOTAL Sales Price:	10,596,373	WGT. MEAN:	64	STD:	23.62	95% Wgt. Mean C.I.:	58.64 to 69.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,796,873	MEAN:	69	AVG.ABS.DEV:	16.33	95% Mean C.I.:	63.97 to 73.78	
(AgLand) TOTAL Assessed Value:	6,894,427							
AVG. Adj. Sales Price:	121,313	COD:	24.03	MAX Sales Ratio:	182.29			
AVG. Assessed Value:	77,465	PRD:	107.86	MIN Sales Ratio:	17.23			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
64-0023											
67-0001											
74-0047	3	74.69	69.71	67.92	16.68	102.64	48.53	85.92	N/A	146,000	99,169
74-0056	38	71.96	72.33	67.60	23.70	107.00	17.23	182.29	63.47 to 81.99	123,214	83,295
74-0070	26	65.07	64.65	54.51	30.16	118.60	26.77	159.55	46.72 to 75.49	109,229	59,538
74-0501	20	64.48	67.86	66.34	15.28	102.29	43.64	105.41	61.79 to 75.24	138,563	91,925
74-0515	2	67.04	67.04	68.95	21.96	97.23	52.32	81.76	N/A	32,750	22,581
NonValid School											
ALL	89	67.97	68.88	63.86	24.03	107.86	17.23	182.29	63.31 to 74.17	121,313	77,465

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	1	45.41	45.41	45.41			45.41	45.41	N/A	8,480	3,851
0.01 TO 10.00	2	73.87	73.87	82.61	19.01	89.43	59.83	87.92	N/A	9,250	7,641
10.01 TO 30.00	8	78.77	80.17	62.94	34.81	127.38	40.47	159.55	40.47 to 159.55	21,797	13,719
30.01 TO 50.00	16	71.29	70.30	69.34	16.28	101.39	43.64	100.67	59.21 to 81.99	49,280	34,169
50.01 TO 100.00	30	66.59	70.03	63.81	25.85	109.74	26.77	182.29	62.20 to 72.73	101,203	64,580
100.01 TO 180.00	25	63.31	61.63	58.84	21.96	104.75	17.23	91.39	52.41 to 74.17	203,133	119,514
180.01 TO 330.00	6	76.22	73.99	73.96	19.22	100.04	43.70	96.76	43.70 to 96.76	219,266	162,178
330.01 TO 650.00	1	85.01	85.01	85.01			85.01	85.01	N/A	377,000	320,472
ALL	89	67.97	68.88	63.86	24.03	107.86	17.23	182.29	63.31 to 74.17	121,313	77,465

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
! zeroes!	1	45.41	45.41	45.41			45.41	45.41	N/A	8,480	3,851
DRY	27	67.97	67.32	62.57	16.50	107.59	26.77	92.80	62.25 to 76.62	139,442	87,254
DRY-N/A	45	67.88	69.68	66.31	23.33	105.08	34.55	159.55	61.79 to 75.49	131,729	87,355
GRASS	6	52.53	60.91	48.21	37.77	126.34	34.34	100.67	34.34 to 100.67	41,997	20,247
GRASS-N/A	10	74.71	76.57	57.16	34.74	133.95	17.23	182.29	40.47 to 89.69	84,363	48,222
ALL	89	67.97	68.88	63.86	24.03	107.86	17.23	182.29	63.31 to 74.17	121,313	77,465

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:	89	MEDIAN:	68	COV:	34.29	95% Median C.I.:	63.31 to 74.17	(!: Derived)
(AgLand) TOTAL Sales Price:	10,596,373	WGT. MEAN:	64	STD:	23.62	95% Wgt. Mean C.I.:	58.64 to 69.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,796,873	MEAN:	69	AVG.ABS.DEV:	16.33	95% Mean C.I.:	63.97 to 73.78	
(AgLand) TOTAL Assessed Value:	6,894,427							
AVG. Adj. Sales Price:	121,313	COD:	24.03	MAX Sales Ratio:	182.29			
AVG. Assessed Value:	77,465	PRD:	107.86	MIN Sales Ratio:	17.23			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	45.41	45.41	45.41			45.41	45.41	N/A	8,480	3,851
DRY	49	69.73	69.06	66.85	17.85	103.30	26.77	105.41	63.47 to 75.63	150,835	100,832
DRY-N/A	23	65.29	68.24	58.48	26.72	116.69	34.55	159.55	52.32 to 75.23	100,079	58,524
GRASS	10	65.96	75.86	67.92	44.63	111.69	34.34	182.29	43.64 to 100.67	61,108	41,507
GRASS-N/A	6	74.71	62.09	38.93	24.27	159.48	17.23	87.85	17.23 to 87.85	80,755	31,439
ALL	89	67.97	68.88	63.86	24.03	107.86	17.23	182.29	63.31 to 74.17	121,313	77,465

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
! zeroes!	1	45.41	45.41	45.41			45.41	45.41	N/A	8,480	3,851
DRY	70	67.34	67.42	64.81	19.46	104.03	26.77	105.41	63.31 to 72.73	137,925	89,382
DRY-N/A	2	117.12	117.12	79.16	36.23	147.96	74.69	159.55	N/A	19,000	15,040
GRASS	15	72.10	70.47	53.66	37.47	131.32	17.23	182.29	43.64 to 87.85	67,907	36,439
GRASS-N/A	1	74.17	74.17	74.17			74.17	74.17	N/A	77,000	57,113
ALL	89	67.97	68.88	63.86	24.03	107.86	17.23	182.29	63.31 to 74.17	121,313	77,465

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	109.69	109.69	96.09	45.46	114.15	59.83	159.55	N/A	2,750	2,642
5000 TO 9999	2	73.04	73.04	67.15	37.83	108.77	45.41	100.67	N/A	6,990	4,694
Total \$											
1 TO 9999	4	80.25	91.37	75.32	48.28	121.30	45.41	159.55	N/A	4,870	3,668
10000 TO 29999	8	78.77	82.19	82.06	35.43	100.15	40.47	182.29	40.47 to 182.29	19,395	15,915
30000 TO 59999	16	74.97	70.87	69.84	14.78	101.48	42.96	100.67	60.22 to 81.76	42,381	29,599
60000 TO 99999	19	65.29	69.15	68.72	21.74	100.63	34.34	105.41	59.21 to 78.35	78,741	54,112
100000 TO 149999	9	71.09	68.88	68.01	16.46	101.29	43.76	92.80	53.16 to 89.69	114,933	78,162
150000 TO 249999	23	65.13	64.61	64.82	17.43	99.68	26.77	91.39	61.79 to 72.10	186,841	121,113
250000 TO 499999	10	50.13	55.30	56.53	35.50	97.82	17.23	85.01	34.90 to 83.23	311,629	176,163
ALL	89	67.97	68.88	63.86	24.03	107.86	17.23	182.29	63.31 to 74.17	121,313	77,465

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:	89	MEDIAN:	68	COV:	34.29	95% Median C.I.:	63.31 to 74.17	(! : Derived)
(AgLand) TOTAL Sales Price:	10,596,373	WGT. MEAN:	64	STD:	23.62	95% Wgt. Mean C.I.:	58.64 to 69.07	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,796,873	MEAN:	69	AVG.ABS.DEV:	16.33	95% Mean C.I.:	63.97 to 73.78	
(AgLand) TOTAL Assessed Value:	6,894,427							
AVG. Adj. Sales Price:	121,313	COD:	24.03	MAX Sales Ratio:	182.29			
AVG. Assessed Value:	77,465	PRD:	107.86	MIN Sales Ratio:	17.23			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	4	52.62	76.32	54.11	63.42	141.05	40.47	159.55	N/A	6,377	3,450	
5000 TO 9999	1	100.67	100.67	100.67			100.67	100.67	N/A	5,500	5,537	
Total \$												
1 TO 9999	5	59.83	81.19	62.36	58.28	130.18	40.47	159.55	N/A	6,202	3,868	
10000 TO 29999	17	72.63	65.31	59.74	19.26	109.33	34.34	87.92	49.10 to 79.00	36,013	21,514	
30000 TO 59999	25	66.79	69.01	54.80	28.66	125.93	17.23	182.29	59.21 to 77.56	84,303	46,200	
60000 TO 99999	16	67.95	71.42	67.54	23.12	105.74	43.70	105.41	58.82 to 92.80	121,968	82,378	
100000 TO 149999	14	62.70	60.38	57.40	15.50	105.19	34.90	78.48	46.72 to 71.29	210,425	120,794	
150000 TO 249999	10	75.50	73.21	71.36	13.51	102.59	45.32	91.39	63.31 to 85.92	237,760	169,674	
250000 TO 499999	2	84.12	84.12	84.10	1.05	100.02	83.23	85.01	N/A	385,500	324,206	
ALL	89	67.97	68.88	63.86	24.03	107.86	17.23	182.29	63.31 to 74.17	121,313	77,465	

2006 Assessment Survey for Richardson 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: **2**
4. Other part-time employees: **0**
5. Number of shared employees: **0**
6. Assessor's requested budget for current fiscal year: **\$155,529.50**
 - a. Does this include employee benefits? **No**
7. Part of the budget that is dedicated to the computer system: **\$16,380.00 which is entirely from the assessor budget.**
8. Adopted budget, or granted budget if different from above: **Same as requested budget**
 - a. Does this amount include employee benefits? **No**
9. Amount of total budget set aside for appraisal work: **\$28,676.00**
10. Amount of the total budget set aside for education/workshops: **None**
11. Appraisal/Reappraisal budget, if not part of the total budget: **None**
12. Other miscellaneous funds: **None**
13. Total budget: **\$155,529.50**
 - a. Was any of last year's budget not used? **No- all was used.**

B. Residential Appraisal Information

1. Data collection done by: **Appraiser**

2. Valuation done by: **Assessor**
3. Date of last appraisal: ¹
2001-Urban & Res. Ag
2004-Suburban & Rural
4. Date of last “update”: ²
No updated completed since appraisal.
5. Pickup work done by: ³ **Appraiser**

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	189	100		189

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? **2004**
7. What was the last year the depreciation schedule for this property class was developed using market-derived information? **2004**
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 **2004**
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: **Appraiser**
2. Valuation done by: **Assessor**
3. Date of last appraisal: ¹ **2000**
4. Date of last “update”: ² **2004**
5. Pickup work done by whom: ³ **Appraiser**

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	48			48

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? **2004**
7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? **2004**
8. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? ⁵ **2004**
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 **2004**
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: **Appraiser**
2. Valuation done by: **Assessor**
3. Date of last appraisal: ¹ **Unsure of the date of the last full appraisal. Currently measuring all farm buildings over the next few years, which was done last in 1990. Some of this process was completed in 2005.**
4. Date of last “update”: ² **2004**
5. Pickup work done by whom: ³ **Appraiser**

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	88			88

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 **2004**
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 **2004**
8. What is the date of the soil survey currently used? **1974**
9. What date was the last countywide land use study completed? **1997**
 - a. By what method? **FSA maps**

b. By whom? **Appraiser**

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

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

11. How are these defined? **The market areas are defined by location. More specifically, they are defined by section lines and soil type.**

13. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? **No**

E. Computer, Automation Information and GIS

1. Administrative software: **TerraScan**

2. CAMA software: **TerraScan**

3. Cadastral maps or GIS software: **Cadastral maps only**

a. Who maintains the Cadastral Maps? **Assessor and Staff**

b. Who maintains the GIS software and maps? **There is no GIS software**

4. Personal Property software: **TerraScan**

F. Zoning Information

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

a. If so, is the zoning county wide? **No**

b. What municipalities in the county are zoned? **Falls City & Humboldt**

c. When was zoning implemented? **The county is unsure about when the zoning was implemented.**

G. Contracted Services

1. Appraisal Services:
Pritchard & Abbott
Ron Elliot

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: The County reports all residential parcels in Dawson were updated, and most values increased. The residential parcels in Rulo and Humboldt were updated with most receiving a decrease in value. All rural residential (class 4500) were updated, and values mostly increased. Several neighborhood land values were adjusted in Falls City. The adjustments followed a complete sales analysis. All pick-up work was completed.
2. Commercial: A complete sales analysis was completed. The County reports that commercial occupancy codes of retail stores and liquor stores were adjusted throughout Falls city. This adjustment includes just the average or better condition stores. All pick-up work was completed.
3. Agricultural: The County reports that all three market areas of agland were revalued and updated, including all unimproved as well as improved parcels of the class 4000. A sales analysis was also completed. All pick-up work was completed.

Endnotes:

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

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

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

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

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

County 74 - Richardson

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 8,809	Value 487,106,718	Total Growth 2,096,332 (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	728	1,408,911	11	49,616	19	82,289	758	1,540,816	
2. Res Improv Land	3,091	10,735,862	61	643,772	248	2,610,801	3,400	13,990,435	
3. Res Improvements	3,127	94,606,330	62	2,886,427	261	12,856,665	3,450	110,349,422	
4. Res Total	3,855	106,751,103	73	3,579,815	280	15,549,755	4,208	125,880,673	1,285,055
% of Total	91.61	84.80	1.73	2.84	6.65	12.35	47.76	25.84	61.30
5. Rec UnImp Land	8	33,729	0	0	0	0	8	33,729	
6. Rec Improv Land	9	47,683	0	0	6	203,418	15	251,101	
7. Rec Improvements	9	17,720	0	0	6	154,063	15	171,783	
8. Rec Total	17	99,132	0	0	6	357,481	23	456,613	0
% of Total	73.91	21.71	0.00	0.00	26.08	78.28	0.26	0.09	0.00
Res+Rec Total	3,872	106,850,235	73	3,579,815	286	15,907,236	4,231	126,337,286	1,285,055
% of Total	91.51	84.57	1.72	2.83	6.75	12.59	48.03	25.93	61.30

County 74 - Richardson

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 8,809	Value 487,106,718	Total Growth 2,096,332 (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	103	567,305	18	90,779	9	53,316	130	711,400	
10. Comm Improv Land	369	2,787,997	18	217,278	20	176,543	407	3,181,818	
11. Comm Improvements	385	15,928,257	19	1,360,624	24	1,412,497	428	18,701,378	
12. Comm Total	488	19,283,559	37	1,668,681	33	1,642,356	558	22,594,596	104,244
% of Total	87.45	85.34	6.63	7.38	5.91	7.26	6.33	4.63	4.97
13. Ind UnImp Land	0	0	5	19,870	0	0	5	19,870	
14. Ind Improv Land	4	44,066	3	127,460	0	0	7	171,526	
15. Ind Improvements	6	1,356,978	3	1,228,971	0	0	9	2,585,949	
16. Ind Total	6	1,401,044	8	1,376,301	0	0	14	2,777,345	56,250
% of Total	42.85	50.44	57.14	49.55	0.00	0.00	0.15	0.57	2.68
Comm+Ind Total	494	20,684,603	45	3,044,982	33	1,642,356	14	2,777,345	56,250
% of Total	86.36	81.52	7.86	12.00	5.76	6.47	6.49	5.20	7.65
17. Taxable Total	4,366	127,534,838	118	6,624,797	319	17,549,592	4,803	151,709,227	1,445,549
% of Total	90.90	84.06	2.45	2.35	6.64	10.48	54.52	31.14	68

County 74 - Richardson

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Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	19	887,496
24. Mineral Interest-Non-Producing	0	0	5	0	74	630,230
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	19	887,496	0	0		
24. Mineral Interest-Non-Producing	79	630,230	0	0		
25. Mineral Interest Total	98	1,517,726	0	0		

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	358	74	296	728

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	329	18,462,808	2,266	162,613,617	2,595	181,076,425
28. Ag-Improved Land	0	0	147	10,937,347	1,144	116,049,021	1,291	126,986,368
29. Ag-Improvements	5	30,608	147	2,700,776	1,161	23,085,588	1,313	25,816,972
30. Ag-Total Taxable							3,908	333,879,765

County 74 - Richardson

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	81	91.590	185,209	
33. HomeSite Improvements	0		0	79		1,855,818	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	10	21.740	21,360	
36. FarmSite Impr Land	0	0.000	0	119	285.100	171,060	
37. FarmSite Improv	5		30,608	136		844,958	
38. FarmSite Total							
39. Road & Ditches		0.000			516.490		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	11	12.000	24,000	11	12.000	24,000	
32. HomeSite Improv Land	742	751.170	1,526,340	823	842.760	1,711,549	
33. HomeSite Improvements	740		14,967,110	819		16,822,928	650,783
34. HomeSite Total				830	854.760	18,558,477	
35. FarmSite UnImp Land	76	158.350	98,295	86	180.090	119,655	
36. FarmSite Impr Land	960	2,231.210	1,422,114	1,079	2,516.310	1,593,174	
37. FarmSite Improv	1,092		8,118,478	1,233		8,994,044	0
38. FarmSite Total				1,319	2,696.400	10,706,873	
39. Road & Ditches		5,360.000			5,876.490		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				2,149	9,427.650	29,265,350	650,783

**Schedule VII: Agricultural Records:
Ag Land Detail-Game & Parks**

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	14	691.480	278,337	14	691.480	278,337

**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 74 - Richardson

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 41

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	117.530	186,289	117.530	186,289
46. 1A	0.000	0	0.000	0	245.520	359,693	245.520	359,693
47. 2A1	0.000	0	0.000	0	0.500	668	0.500	668
48. 2A	0.000	0	0.000	0	40.000	49,800	40.000	49,800
49. 3A1	0.000	0	0.000	0	586.830	554,559	586.830	554,559
50. 3A	0.000	0	0.000	0	120.620	89,862	120.620	89,862
51. 4A1	0.000	0	0.000	0	322.500	183,825	322.500	183,825
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	1,433.500	1,424,696	1,433.500	1,424,696
Dryland:								
54. 1D1	0.000	0	1,124.930	1,786,686	4,153.270	6,632,569	5,278.200	8,419,255
55. 1D	0.000	0	937.200	1,401,809	8,547.060	11,047,806	9,484.260	12,449,615
56. 2D1	0.000	0	201.540	401,192	1,242.920	2,488,976	1,444.460	2,890,168
57. 2D	0.000	0	467.140	632,229	3,839.060	5,041,713	4,306.200	5,673,942
58. 3D1	0.000	0	1,797.470	1,645,371	21,741.130	20,225,187	23,538.600	21,870,558
59. 3D	0.000	0	1,418.980	1,743,155	4,779.600	5,690,237	6,198.580	7,433,392
60. 4D1	0.000	0	1,555.170	1,577,857	9,517.960	8,028,158	11,073.130	9,606,015
61. 4D	0.000	0	56.800	28,438	231.770	118,320	288.570	146,758
62. Total	0.000	0	7,559.230	9,216,737	54,052.770	59,272,966	61,612.000	68,489,703
Grass:								
63. 1G1	0.000	0	243.190	158,094	1,509.410	956,600	1,752.600	1,114,694
64. 1G	0.000	0	258.800	190,644	1,486.430	1,091,753	1,745.230	1,282,397
65. 2G1	0.000	0	16.500	8,994	359.770	146,730	376.270	155,724
66. 2G	0.000	0	24.830	11,731	821.680	426,520	846.510	438,251
67. 3G1	0.000	0	753.770	429,582	5,009.900	2,864,425	5,763.670	3,294,007
68. 3G	0.000	0	255.020	136,532	818.410	448,984	1,073.430	585,516
69. 4G1	0.000	0	678.180	307,322	4,962.830	2,168,989	5,641.010	2,476,311
70. 4G	0.000	0	555.920	227,223	2,599.840	1,048,534	3,155.760	1,275,757
71. Total	0.000	0	2,786.210	1,470,122	17,568.270	9,152,535	20,354.480	10,622,657
72. Waste	0.000	0	485.400	17,001	1,952.640	67,873	2,438.040	84,874
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		506.830		506.830	
75. Total	0.000	0	10,830.840	10,703,860	75,007.180	69,918,070	85,838.020	80,621,930

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 44

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	0.000	0	0.000	0
Dryland:								
54. 1D1	0.000	0	1,354.540	1,730,901	7,454.570	9,587,160	8,809.110	11,318,061
55. 1D	0.000	0	1,286.700	1,847,383	7,366.510	8,036,995	8,653.210	9,884,378
56. 2D1	0.000	0	1,085.210	1,824,517	7,110.470	11,814,873	8,195.680	13,639,390
57. 2D	0.000	0	1,360.750	1,524,729	6,344.170	6,947,427	7,704.920	8,472,156
58. 3D1	0.000	0	2,183.810	1,569,507	29,231.100	21,230,399	31,414.910	22,799,906
59. 3D	0.000	0	1,856.240	1,842,824	9,587.710	8,709,887	11,443.950	10,552,711
60. 4D1	0.000	0	769.490	549,414	6,289.280	3,886,916	7,058.770	4,436,330
61. 4D	0.000	0	86.270	35,781	1,173.760	464,889	1,260.030	500,670
62. Total	0.000	0	9,983.010	10,925,056	74,557.570	70,678,546	84,540.580	81,603,602
Grass:								
63. 1G1	0.000	0	136.950	78,241	1,407.170	707,875	1,544.120	786,116
64. 1G	0.000	0	402.290	249,294	2,114.370	1,232,727	2,516.660	1,482,021
65. 2G1	0.000	0	129.170	45,203	1,834.120	519,404	1,963.290	564,607
66. 2G	0.000	0	193.290	84,928	2,021.700	855,881	2,214.990	940,809
67. 3G1	0.000	0	691.840	326,333	9,036.970	4,162,664	9,728.810	4,488,997
68. 3G	0.000	0	438.170	200,439	1,842.430	820,330	2,280.600	1,020,769
69. 4G1	0.000	0	627.970	236,919	4,112.760	1,536,536	4,740.730	1,773,455
70. 4G	0.000	0	1,068.260	342,855	12,628.330	3,957,482	13,696.590	4,300,337
71. Total	0.000	0	3,687.940	1,564,212	34,997.850	13,792,899	38,685.790	15,357,111
72. Waste	0.000	0	587.770	20,552	4,113.090	142,484	4,700.860	163,036
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		38.620		270.460		309.080	
75. Total	0.000	0	14,258.720	12,509,820	113,668.510	84,613,929	127,927.230	97,123,749

County 74 - Richardson

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 50

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	72.500	131,588	72.500	131,588
46. 1A	0.000	0	0.000	0	29.500	52,510	29.500	52,510
47. 2A1	0.000	0	0.000	0	152.500	248,575	152.500	248,575
48. 2A	0.000	0	0.000	0	71.000	107,210	71.000	107,210
49. 3A1	0.000	0	0.000	0	79.500	91,425	79.500	91,425
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	45.500	31,395	45.500	31,395
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	450.500	662,703	450.500	662,703
Dryland:								
54. 1D1	0.000	0	82.000	132,840	3,116.620	4,731,291	3,198.620	4,864,131
55. 1D	0.000	0	979.390	1,508,758	17,937.140	28,061,588	18,916.530	29,570,346
56. 2D1	0.000	0	229.680	323,526	10,059.960	13,874,999	10,289.640	14,198,525
57. 2D	0.000	0	97.500	122,055	3,337.780	4,525,372	3,435.280	4,647,427
58. 3D1	0.000	0	675.280	1,007,695	13,550.770	17,608,887	14,226.050	18,616,582
59. 3D	0.000	0	844.520	1,195,069	19,996.110	27,460,168	20,840.630	28,655,237
60. 4D1	0.000	0	1,054.970	1,119,896	13,095.160	14,332,136	14,150.130	15,452,032
61. 4D	0.000	0	56.750	44,428	2,144.150	1,755,885	2,200.900	1,800,313
62. Total	0.000	0	4,020.090	5,454,267	83,237.690	112,350,326	87,257.780	117,804,593
Grass:								
63. 1G1	0.000	0	8.500	2,605	817.850	570,572	826.350	573,177
64. 1G	0.000	0	136.520	79,956	2,233.220	1,624,978	2,369.740	1,704,934
65. 2G1	0.000	0	57.000	22,588	882.740	379,735	939.740	402,323
66. 2G	0.000	0	3.000	1,620	171.800	89,913	174.800	91,533
67. 3G1	0.000	0	106.300	59,849	1,864.520	982,245	1,970.820	1,042,094
68. 3G	0.000	0	101.000	50,654	1,795.470	945,252	1,896.470	995,906
69. 4G1	0.000	0	219.650	94,445	3,540.290	1,542,851	3,759.940	1,637,296
70. 4G	0.000	0	110.000	31,908	5,261.350	1,583,285	5,371.350	1,615,193
71. Total	0.000	0	741.970	343,625	16,567.240	7,718,831	17,309.210	8,062,456
72. Waste	0.000	0	319.090	10,954	9,323.830	323,890	9,642.920	334,844
73. Other	0.000	0	0.000	0	138.000	4,140	138.000	4,140
74. Exempt	0.000		0.000		1,258.570		1,258.570	
75. Total	0.000	0	5,081.150	5,808,846	109,717.260	121,059,890	114,798.410	126,868,736

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	1,884.000	2,087,399	1,884.000	2,087,399
77.Dry Land	0.000	0	21,562.330	25,596,060	211,848.030	242,301,838	233,410.360	267,897,898
78.Grass	0.000	0	7,216.120	3,377,959	69,133.360	30,664,265	76,349.480	34,042,224
79.Waste	0.000	0	1,392.260	48,507	15,389.560	534,247	16,781.820	582,754
80.Other	0.000	0	0.000	0	138.000	4,140	138.000	4,140
81.Exempt	0.000	0	38.620	0	2,035.860	0	2,074.480	0
82.Total	0.000	0	30,170.710	29,022,526	298,392.950	275,591,889	328,563.660	304,614,415

2006 Agricultural Land Detail

County 74 - Richardson

Market Area: **41**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	117.530	8.20%	186,289	13.08%	1,585.033
1A	245.520	17.13%	359,693	25.25%	1,465.025
2A1	0.500	0.03%	668	0.05%	1,336.000
2A	40.000	2.79%	49,800	3.50%	1,245.000
3A1	586.830	40.94%	554,559	38.92%	945.007
3A	120.620	8.41%	89,862	6.31%	745.000
4A1	322.500	22.50%	183,825	12.90%	570.000
4A	0.000	0.00%	0	0.00%	0.000
Irrigated Total	1,433.500	100.00%	1,424,696	100.00%	993.858

Dry:

1D1	5,278.200	8.57%	8,419,255	12.29%	1,595.099
1D	9,484.260	15.39%	12,449,615	18.18%	1,312.660
2D1	1,444.460	2.34%	2,890,168	4.22%	2,000.863
2D	4,306.200	6.99%	5,673,942	8.28%	1,317.621
3D1	23,538.600	38.20%	21,870,558	31.93%	929.135
3D	6,198.580	10.06%	7,433,392	10.85%	1,199.208
4D1	11,073.130	17.97%	9,606,015	14.03%	867.506
4D	288.570	0.47%	146,758	0.21%	508.569
Dry Total	61,612.000	100.00%	68,489,703	100.00%	1,111.629

Grass:

1G1	1,752.600	8.61%	1,114,694	10.49%	636.023
1G	1,745.230	8.57%	1,282,397	12.07%	734.801
2G1	376.270	1.85%	155,724	1.47%	413.862
2G	846.510	4.16%	438,251	4.13%	517.715
3G1	5,763.670	28.32%	3,294,007	31.01%	571.512
3G	1,073.430	5.27%	585,516	5.51%	545.462
4G1	5,641.010	27.71%	2,476,311	23.31%	438.983
4G	3,155.760	15.50%	1,275,757	12.01%	404.263
Grass Total	20,354.480	100.00%	10,622,657	100.00%	521.883

Irrigated Total	1,433.500	1.67%	1,424,696	1.77%	993.858
Dry Total	61,612.000	71.78%	68,489,703	84.95%	1,111.629
Grass Total	20,354.480	23.71%	10,622,657	13.18%	521.883
Waste	2,438.040	2.84%	84,874	0.11%	34.812
Other	0.000	0.00%	0	0.00%	0.000
Exempt	506.830	0.59%			
Market Area Total	85,838.020	100.00%	80,621,930	100.00%	939.233

As Related to the County as a Whole

Irrigated Total	1,433.500	76.09%	1,424,696	68.25%	
Dry Total	61,612.000	26.40%	68,489,703	25.57%	
Grass Total	20,354.480	26.66%	10,622,657	31.20%	
Waste	2,438.040	14.53%	84,874	14.56%	
Other	0.000	0.00%	0	0.00%	
Exempt	506.830	24.43%			
Market Area Total	85,838.020	26.13%	80,621,930	26.47%	

2006 Agricultural Land Detail

County 74 - Richardson

Market Area: **44**

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

Dry:

1D1	8,809.110	10.42%	11,318,061	13.87%	1,284.813
1D	8,653.210	10.24%	9,884,378	12.11%	1,142.278
2D1	8,195.680	9.69%	13,639,390	16.71%	1,664.217
2D	7,704.920	9.11%	8,472,156	10.38%	1,099.577
3D1	31,414.910	37.16%	22,799,906	27.94%	725.767
3D	11,443.950	13.54%	10,552,711	12.93%	922.121
4D1	7,058.770	8.35%	4,436,330	5.44%	628.484
4D	1,260.030	1.49%	500,670	0.61%	397.347
Dry Total	84,540.580	100.00%	81,603,602	100.00%	965.259

Grass:

1G1	1,544.120	3.99%	786,116	5.12%	509.102
1G	2,516.660	6.51%	1,482,021	9.65%	588.884
2G1	1,963.290	5.07%	564,607	3.68%	287.582
2G	2,214.990	5.73%	940,809	6.13%	424.746
3G1	9,728.810	25.15%	4,488,997	29.23%	461.412
3G	2,280.600	5.90%	1,020,769	6.65%	447.587
4G1	4,740.730	12.25%	1,773,455	11.55%	374.089
4G	13,696.590	35.40%	4,300,337	28.00%	313.971
Grass Total	38,685.790	100.00%	15,357,111	100.00%	396.970

Irrigated Total	0.000	0.00%	0	0.00%	0.000
Dry Total	84,540.580	66.08%	81,603,602	84.02%	965.259
Grass Total	38,685.790	30.24%	15,357,111	15.81%	396.970
Waste	4,700.860	3.67%	163,036	0.17%	34.682
Other	0.000	0.00%	0	0.00%	0.000
Exempt	309.080	0.24%			
Market Area Total	127,927.230	100.00%	97,123,749	100.00%	759.210

As Related to the County as a Whole

Irrigated Total	0.000	0.00%	0	0.00%	
Dry Total	84,540.580	36.22%	81,603,602	30.46%	
Grass Total	38,685.790	50.67%	15,357,111	45.11%	
Waste	4,700.860	28.01%	163,036	27.98%	
Other	0.000	0.00%	0	0.00%	
Exempt	309.080	14.90%			
Market Area Total	127,927.230	38.94%	97,123,749	31.88%	

2006 Agricultural Land Detail

County 74 - Richardson

Market Area: **50**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	72.500	16.09%	131,588	19.86%	1,815.006
1A	29.500	6.55%	52,510	7.92%	1,780.000
2A1	152.500	33.85%	248,575	37.51%	1,630.000
2A	71.000	15.76%	107,210	16.18%	1,510.000
3A1	79.500	17.65%	91,425	13.80%	1,150.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	45.500	10.10%	31,395	4.74%	690.000
4A	0.000	0.00%	0	0.00%	0.000
Irrigated Total	450.500	100.00%	662,703	100.00%	1,471.038
Dry:					
1D1	3,198.620	3.67%	4,864,131	4.13%	1,520.696
1D	18,916.530	21.68%	29,570,346	25.10%	1,563.201
2D1	10,289.640	11.79%	14,198,525	12.05%	1,379.885
2D	3,435.280	3.94%	4,647,427	3.95%	1,352.852
3D1	14,226.050	16.30%	18,616,582	15.80%	1,308.626
3D	20,840.630	23.88%	28,655,237	24.32%	1,374.969
4D1	14,150.130	16.22%	15,452,032	13.12%	1,092.006
4D	2,200.900	2.52%	1,800,313	1.53%	817.989
Dry Total	87,257.780	100.00%	117,804,593	100.00%	1,350.075
Grass:					
1G1	826.350	4.77%	573,177	7.11%	693.624
1G	2,369.740	13.69%	1,704,934	21.15%	719.460
2G1	939.740	5.43%	402,323	4.99%	428.121
2G	174.800	1.01%	91,533	1.14%	523.644
3G1	1,970.820	11.39%	1,042,094	12.93%	528.761
3G	1,896.470	10.96%	995,906	12.35%	525.136
4G1	3,759.940	21.72%	1,637,296	20.31%	435.458
4G	5,371.350	31.03%	1,615,193	20.03%	300.705
Grass Total	17,309.210	100.00%	8,062,456	100.00%	465.789
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Irrigated Total	450.500	0.39%	662,703	0.52%	1,471.038
Dry Total	87,257.780	76.01%	117,804,593	92.86%	1,350.075
Grass Total	17,309.210	15.08%	8,062,456	6.35%	465.789
Waste	9,642.920	8.40%	334,844	0.26%	34.724
Other	138.000	0.12%	4,140	0.00%	30.000
Exempt	1,258.570	1.10%			
Market Area Total	114,798.410	100.00%	126,868,736	100.00%	1,105.143

As Related to the County as a Whole

Irrigated Total	450.500	23.91%	662,703	31.75%	
Dry Total	87,257.780	37.38%	117,804,593	43.97%	
Grass Total	17,309.210	22.67%	8,062,456	23.68%	
Waste	9,642.920	57.46%	334,844	57.46%	
Other	138.000	100.00%	4,140	100.00%	
Exempt	1,258.570	60.67%			
Market Area Total	114,798.410	34.94%	126,868,736	41.65%	

2006 Agricultural Land Detail

County 74 - Richardson

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	1,884.000	2,087,399
Dry	0.000	0	21,562.330	25,596,060	211,848.030	242,301,838
Grass	0.000	0	7,216.120	3,377,959	69,133.360	30,664,265
Waste	0.000	0	1,392.260	48,507	15,389.560	534,247
Other	0.000	0	0.000	0	138.000	4,140
Exempt	0.000	0	38.620	0	2,035.860	0
Total	0.000	0	30,170.710	29,022,526	298,392.950	275,591,889

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	1,884.000	2,087,399	1,884.000	0.57%	2,087,399	0.69%	1,107.961
Dry	233,410.360	267,897,898	233,410.360	71.04%	267,897,898	87.95%	1,147.754
Grass	76,349.480	34,042,224	76,349.480	23.24%	34,042,224	11.18%	445.873
Waste	16,781.820	582,754	16,781.820	5.11%	582,754	0.19%	34.725
Other	138.000	4,140	138.000	0.04%	4,140	0.00%	30.000
Exempt	2,074.480	0	2,074.480	0.63%	0	0.00%	0.000
Total	328,563.660	304,614,415	328,563.660	100.00%	304,614,415	100.00%	927.109

* Department of Property Assessment & Taxation Calculates

RICHARDSON COUNTY 3-YEAR PLAN

COUNTY DESCRIPTION

RICHARDSON COUNTY HAS APPROXIMATELY 9621 PARCELS, WHICH INCLUDES APPROXIMATELY 330,547 ACRES OF AGLAND. ACCORDING TO THE 2004 ABSTRACT, RICHARDSON COUNTY HAS 4209 RESIDENTIAL PARCELS, 561 COMMERCIAL PARCELS, 15 INDUSTRIAL PARCELS AND 37 RECREATIONAL PARCELS. THE COUNTY WAS DIVIDED INTO 3 AGRICULTURAL MARKET AREAS FOR 2004.

BUDGET, STAFFING & TRAINING

BUDGET

2004 BUDGET = 155,529.50

APPRAISAL BUDGET = 28,676

PRITCHARD & ABBOTT COSTS FOR OIL & GAS PROPERTIES = 1,500

STAFF

1 ASSESSOR

1 DEPUTY

2 FULL-TIME CLERKS

CONTRACT APPRAISER

10 DAYS/MONTH

TRAINING

THE ASSESSOR'S AND THE DEPUTY'S TRAINING EXPENSES ARE PAID FROM THE COUNTY GENERAL FUND. THEREFORE, WE HAVEN'T HAD ANY PROBLEMS DOING WHAT NEEDS TO BE DONE FOR CREDIT HOURS.

2005 R & O STATISTICS

PROPERTY CLASS	MEDIAN	COD	PRD
RESIDENTIAL	99	28.02	115.58
COMMERCIAL	95	44.99	138.21
AGRICULTURAL UNIMP	75	18.04	104.07

3 YEAR APPRAISAL PLAN

2005

RESIDENTIAL

THERE WILL ONLY BE APPRAISAL MAINTENANCE FOR THE RESIDENTIAL PROPERTIES IN 2005, SINCE WE ARE CONDUCTING A COUNTY-WIDE COMMERCIAL REAPPRAISAL. APPRAISAL MAINTENANCE INCLUDES SALES REVIEW AND PICK-UP WORK. SALES REVIEW INCLUDES A PHYSICAL INSPECTION OF PROPERTY, QUESTIONNAIRE SENT TO THE BUYERS & SELLERS, AN INTERVIEW WITH THE BUYER IF AVAILABLE AT THE TIME OF INSPECTION OF ALL BUILDING PERMITS AND INFORMATION STATEMENTS.

COMMERCIAL

A COMPLETE COMMERCIAL/INDUSTRIAL REAPPRAISAL IS PLANNED FOR 2005. THIS REAPPRAISAL WILL BE COMPLETED BY THE CONTRACT APPRAISER. ALL PROPERTIES WILL BE PHYSICALLY INSPECTED BY THE CONTRACT APPRAISER TO VERIFY THE CURRENT LISTING AND NEW DIGITAL PICTURES WILL BE TAKEN. THE PHYSICAL INSPECTION WILL ALSO INCLUDE INTERIOR INSPECTIONS WHENEVER POSSIBLE. ALL THREE APPROACHES TO VALUE WILL BE USED WHENEVER APPLICABLE TO THE PROPERTY. (INCLUDE ANY OTHER INFORMATION AS IT IS RELATED TO THE COMMERCIAL REAPPRAISAL) THE DATA COLLECTION PROCESS WILL ALSO INCLUDE GATHERING INCOME INFORMATION AND ANALYZING CURRENT SALES. WE WILL ALSO IMPLEMENT NEW REPLACEMENT COST WITH A CORRELATION REPORT INDICATING THE FINAL VALUE.

AGRICULTURAL

A MARKET ANALYSIS OF AGRICULTURAL SALES BY LAND CLASSIFICATION GROUP WILL BE CONDUCTED TO DETERMINE ANY POSSIBLE ADJUSTMENTS TO COMPLY WITH STATISTICAL MEASURES. SALES WILL ALSO BE PLOTTED ON A MAP TO DETERMINE IF THE CURRENT MARKET AREAS ARE SUPPORTED BY THE CURRENT SALES. HOMESITE VALUES MAY ALSO NEED TO BE ADJUSTED ACCORDING TO THE MARKET ANALYSIS. THE MARKET ANALYSIS IS CONDUCTED IN-HOUSE BY THE CONTRACT APPRAISER BY UTILIZING THE COUNTY'S CURRENT CAMA SYSTEM.

2006

RESIDENTIAL

FOR 2006, THE COUNTY PLANS TO REVIEW DAWSON, SALEM & VERDON. THIS WILL INCLUDE A PHYSICAL INSPECTION OF ALL PROPERTIES WITHIN THESE TOWNS. THERE ARE APPROXIMATELY 163 PARCELS IN DAWSON, 249 IN SALEM & 166 IN VERDON. THE PHYSICAL INSPECTION WILL INCLUDE VERIFYING ALL INFORMATION LOCATED ON THE PROPERTY RECORD CARD ALONG WITH TAKING NEW DIGITAL PICTURES. INTERIOR INSPECTION WILL ALSO BE COMPLETED WHENEVER POSSIBLE. THESE PROPERTIES WILL BE VALUED USING THE COST APPROACH USING MARKET DERIVED DEPRECIATION. IF TIME PERMITS, THIS SAME PROCESS WILL BE DONE FOR SHUBERT & STELLA. SALES REVIEW & PICK-UP WORK WILL ALSO BE COMPLETED FOR RESIDENTIAL PROPERTIES.

COMMERCIAL

THERE WILL ONLY BE APPRAISAL MAINTENANCE FOR THE RESIDENTIAL PROPERTIES IN 2006. SINCE ALL COMMERCIAL/INDUSTRIAL PROPERTIES WERE REAPPRAISED IN 2005, HOWEVER, IT IS POSSIBLE THAT APPRAISAL ADJUSTMENTS MAY BE NEEDED IN ORDER TO COMPLY WITH STATISTICAL MEASURES REQUIRED BY LAW. AN APPRAISAL ADJUSTMENT WOULD BE A PERCENTAGE INCREASE OR DECREASE APPLIED TO ALL PROPERTIES WITHIN A SUBCLASS OF THE COMMERCIAL CLASS. SALES REVIEW & PICK-UP WORK WILL ALSO BE COMPLETED FOR THE COMMERCIAL PROPERTIES.

AGRICULTURAL

A MARKET ANALYSIS OF AGRICULTURAL SALES BY LAND CLASSIFICATION GROUP WILL BE CONDUCTED TO DETERMINE ANY POSSIBLE ADJUSTMENTS TO COMPLY WITH STATISTICAL MEASURES. SALES WILL ALSO BE PLOTTED ON A MAP TO DETERMINE IF THE CURRENT MARKET AREAS ARE SUPPORTED BY THE CURRENT SALES. THE MARKET ANALYSIS IS CONDUCTED IN-HOUSE BY THE CONTRACT APPRAISER BY UTILIZING THE COUNTY'S CURRENT CAMA SYSTEM. SALES REVIEW & PICK-UP WORK WILL ALSO BE COMPLETED FOR AGRICULTURAL PROPERTIES. PHYSICALLY REVIEW ALL OUT BLDGS, AND RURAL RESIDENTIAL HOMES AS TIME PERMITS AND WILL CONTINUE EACH YEAR.

2007

RESIDENTIAL

FOR 2007, THE COUNTY PLANS TO REVIEW ALL RURAL RESIDENTIAL PROPERTIES. THIS WILL INCLUDE A PHYSICAL INSPECTION OF ALL HOMES LOCATED WITHIN THE RURAL. THIS WILL INCLUDE ACREAGES AND FARMS ALONG WITH ANY OUTBLDGS. THERE ARE APPROXIMATELY 4231 PARCELS IN THE RURAL AREA. THE PHYSICAL INSPECTION WILL INCLUDE VERIFYING ALL INFORMATION LOCATED ON THE PROPERTY RECORD CARD ALONG WITH TAKING NEW DIGITAL PICTURES. INTERIOR INSPECTIONS WILL ALSO BE COMPLETED WHENEVER POSSIBLE. THESE PROPERTIES WILL BE VALUED USING THE COST APPROACH USING MARKET DERIVED DEPRECIATION. SALES REVIEW AND PICK-UP WORK WILL ALSO BE COMPLETED FOR RESIDENTIAL PROPERTIES.

COMMERICAL

THERE WILL ONLY BE APPRAISAL MAINTENANCE FOR THE RESIDENTIAL PROPERTIES IN 2007, SINCE ALL COMMERCIAL/INDUSTRIAL PROPERTIES WERE REAPPRAISED IN 2005. HOWEVER, IT IS POSSIBLE THAT APPRAISAL ADJUSTMENTS MAY BE NEEDED IN ORDER TO COMPLY WITH STATISTICAL MEASURES REQUIRED BY LAW. AN APPRAISAL ADJUSTMENT WOULD BE A PERCENTAGE INCREASE OR DECREASE APPLIED TO ALL PROPERTIES WITHIN A SUBCLASS OF THE COMMERICAL CLASS. SALES REVIEW & PICK-UP WORK WILL ALSO BE COMPLETED FOR COMMERICAL PROPERTIES.

AGRICULTURAL

AS STATED IN THE RESIDENTIAL PORTION OF THE 2007 APPRAISAL PLANS, ALL AGRICULTURAL HOMES WILL ALSO BE REAPPRIASED. IF TIME PERMITS, WE WILL ALSO CONDUCT A LAND USE STUDY IN CONJUNCTION WITH THE RURAL REAPPRAISAL. IN ADDITION TO THIS, WE WILL ALSO BE COMPLETING OUR ANNUAL SALES ANALYSIS BY LAND CLASSIFICATION GROUP OF ALL AGRICULTURAL LAND SALES TO DETERMINE ANY POSSIBLE ADJUSTMENTS TO COMPLY WITH STATISTICAL MEASURES. SALES WILL ALSO BE PLOTTED ON A MAP TO DETERMINE IF THE CURRENT MARKET AREAS ARE SUPPORTED BY THE CURRENT SALES. THE MARKET ANALYSIS IS CONDUCTED IN-HOUSE BY THE CONTRACT APPRAISER BY UTILIZING THE COUNTY'S CURRENT CAMA SYSTEM. SALES REVIEW & PICK-UP WORK WILL ALSO BE COMPLETED FOR AGRICULTURAL PROPERTIES.

2008

RESIDENTIAL

FOR 2008, THE COUNTY PLANS TO REVIEW ALL RESIDENTIAL PROPERTIES IN FALLS CITY. THIS WILL INCLUDE A PHYSICAL INSPECTION OF ALL HOMES LOCATED IN FALLS CITY. THERE ARE APPROXIMATELY 2707 RESIDENTIAL PARCELS IN FALLS CITY. THE PHYSICAL INSPECTION WILL INCLUDE VERIFYING ALL INFORMATION LOCATED ON THE PROPERTY RECORD CARD ALONG WITH TAKING DIGITAL PICTURES. INTERIOR INSPECTION WILL ALSO BE COMPLETED WHENEVER POSSIBLE. THESE PROPERTIES WILL BE VALUED USING THE COST APPROACH USING MARKET DERIVED DEPRECIATION. SALES REVIEW AND PICK-UP WORK WILL ALSO BE

COMPLETED FOR RESIDENTIAL PROPERTIES.

COMMERCIAL

THERE WILL ONLY BE APPRAISAL MAINTENANCE FOR THE RESIDENTIAL PROPERTIES IN 2008, SINCE ALL COMMERCIAL & INDUSTRIAL PROPERTIES WERE REAPPRAISED IN 2005. HOWEVER, IT IS POSSIBLE THAT APPRAISAL ADJUSTMENT MAY BE NEEDED IN ORDER TO COMPLY WITH STATISTICAL MEASURES REQUIRED BY LAW. AN APPRAISAL ADJUSTMENT WOULD BE A PERCENTAGE INCREASE OR DECREASE APPLIED TO ALL PROPERTIES WITHIN A SUBCLASS OF THE COMMERCIAL CLASS. SALES REVIEW & PICK-UP WORK WILL ALSO BE COMPLETED FOR COMMERCIAL PROPERTIES.

AGRICULTURAL

A MARKET ANALYSIS OF AGRICULTURAL SALES BY LAND CLASSIFICATION GROUP WILL BE CONDUCTED TO DETERMINE ANY POSSIBLE ADJUSTMENTS TO COMPLY WITH STATISTICAL MEASURES, SALES WILL ALSO BE PLOTTED ON A MAP TO DETERMINE IF THE CURRENT MARKET AREAS ARE SUPPORTED BY THE CURRENT SALES. THE MARKET ANALYSIS IS CONDUCTED IN-HOUSE BY THE CONTRACT APPRAISER BY UTILIZING THE COUNTY'S CURRENT CAMA SYSTEM. SALES REVIEW PICK-UP WORK WILL ALSO BE COMPLETED FOR AGRICULTURAL PROPERTIES.

RICHARDSON COUNTY ASSESSOR

REGINA D CUMMINGS

DATE _____

Purpose Statements

Commission Summary

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

Property Tax Administrator's Opinions & Recommendations

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

Correlation Section

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

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

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

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

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

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

Statistical Reports Section

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

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

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

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

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

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

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

County Assessment Survey

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

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

County Reports Section

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

County Abstract of Assessment for Real Property, Form 45

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

County Agricultural Land Detail

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

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

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

Special Valuation Section

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

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

Nebraska Constitutional Provisions:

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

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

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

Nebraska Statutory Provisions for Agricultural Land:

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

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

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

Nebraska Statutory Provisions for Special Valuation:

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

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

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

Nebraska Statutory Provisions for Measurement of Level of Value:

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

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

Discussion of the Constitutional and Statutory Provisions:

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

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

Discussion of Special Valuation:

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

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

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

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

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

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

Measurement of Special Valuation

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

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

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

Rent Data

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

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

Rate Data

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

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

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

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

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

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

Valuation Calculation

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

Measurement Calculation

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

Measurement of Recapture Valuation

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

Measurement of Agricultural Land Valuation

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

Purpose Statements Section

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

Glossary

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

Technical Specifications Section

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

Certification

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

Map Section

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

Valuation History Charts Section

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

Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1-use the sale without adjustment

2-use the sale with an adjustment

3-substantially changed sale should not be used in study

4-exclude the sale

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

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

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

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

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

Residential:

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

Commercial:

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

Unimproved Agricultural:

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

Agricultural: (Optional)

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

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses

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

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

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

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

Statistical Calculations

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

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

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

Coding Information & Calculations

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

Number of Sales

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

Total Sales Price

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

Total Adj. Sales Price

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

Total Assessed Value

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

Avg. Adj. Sales Price

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

Avg. Assessed Value

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

Median

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

Weighted Mean

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

Mean

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

COD

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

PRD

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

COV

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

STD

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

Avg. Abs. Dev.

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

Max Sales Ratio

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

Min Sales Ratio

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

95% Median C.I.

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

95% Wgt. Mean C.I.

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

- The actual calculation:

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

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

95% Mean C.I.

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

Ratio Formulas

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

Map Source Documentation

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

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

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

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

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

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

Valuation History Chart Specifications

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

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

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

Source: County Abstract of Assessment Report for Real Property

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

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

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

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

City Class, Population, & Zoning Authority:

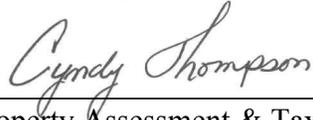
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

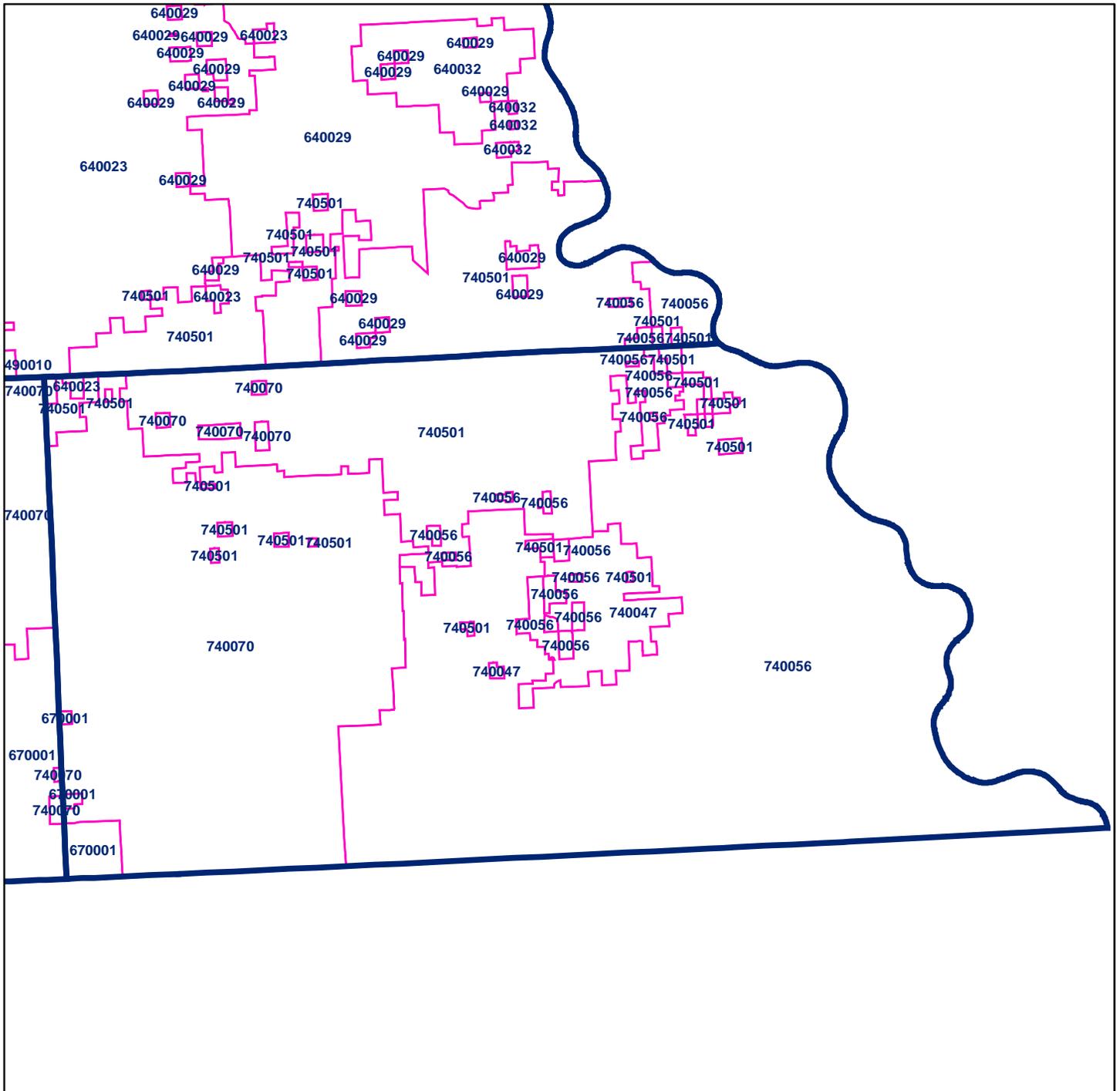
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Richardson County County Assessor, by certified mail, return receipt requested, 7078 1160 0001 1212 9110.

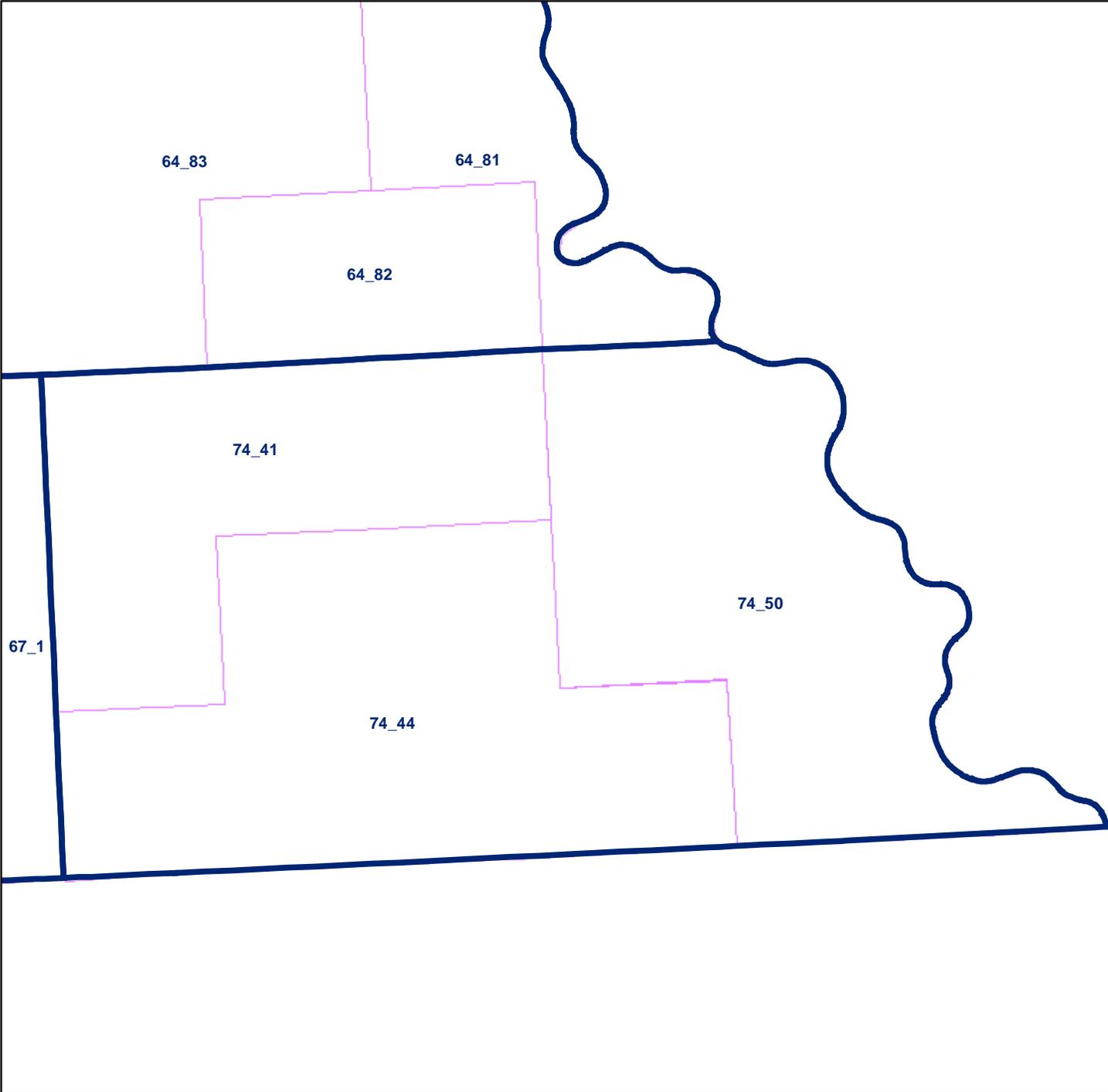
Dated this 10th day of April, 2006.



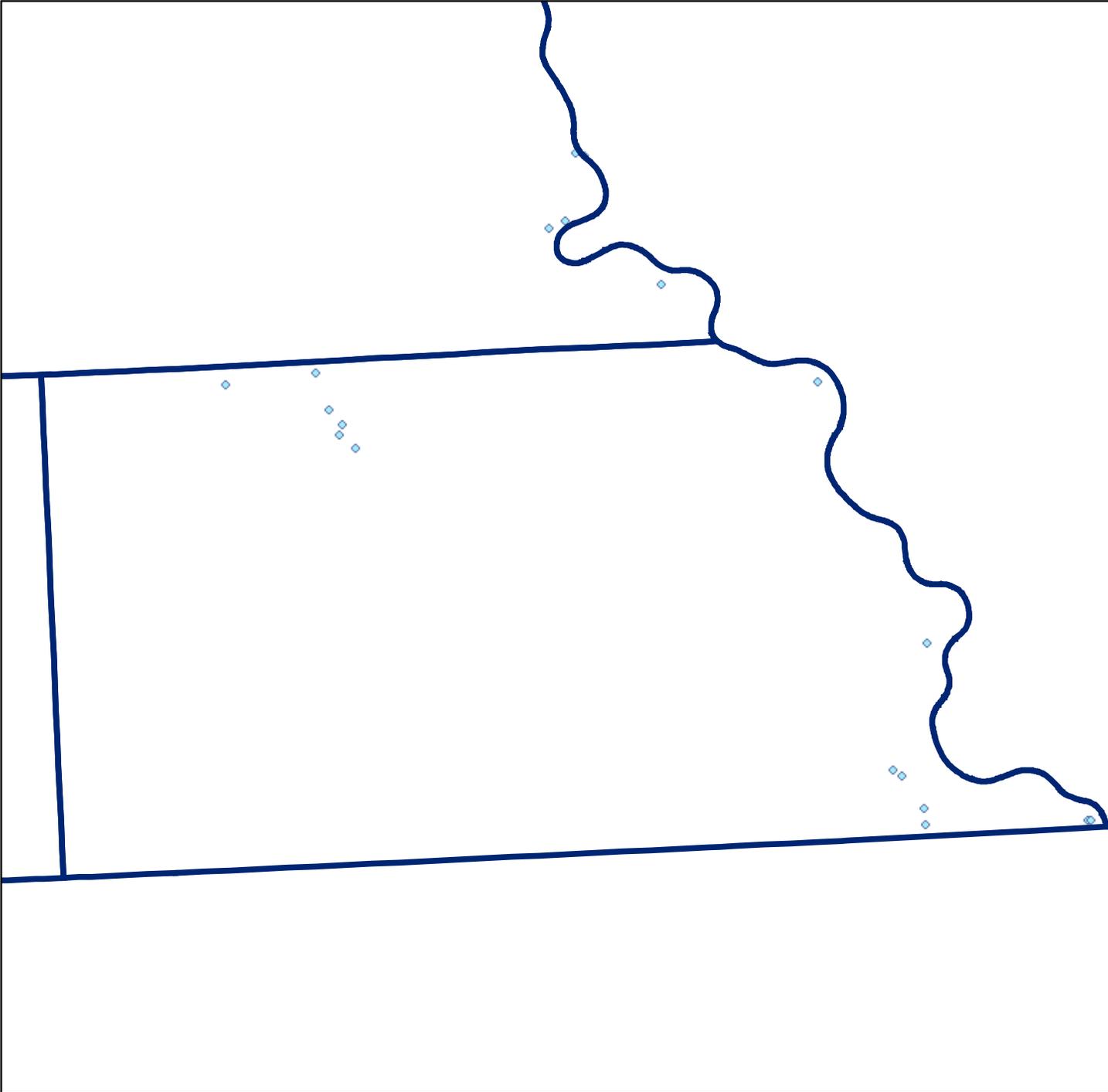
Property Assessment & Taxation



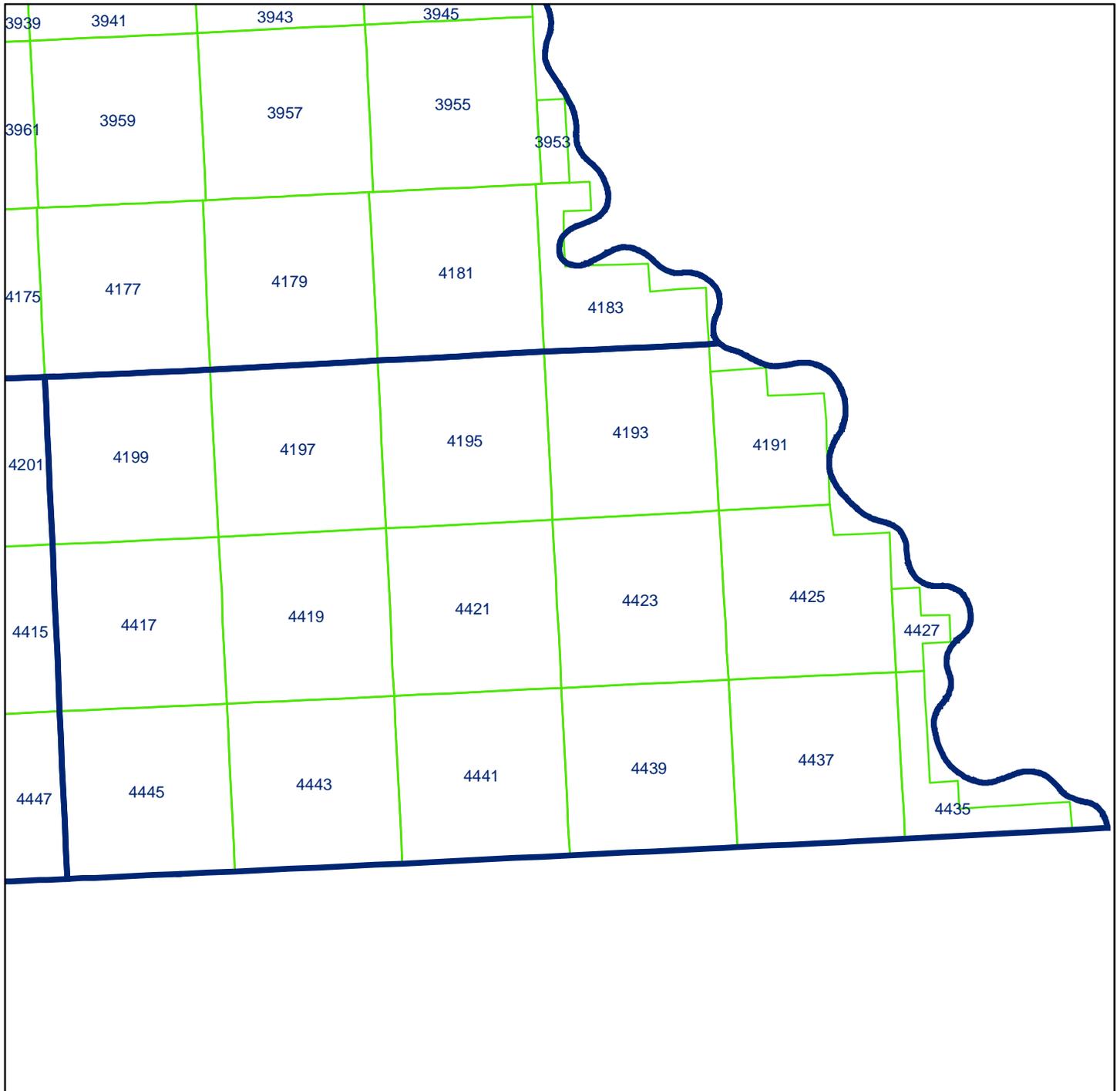
□ School Districts



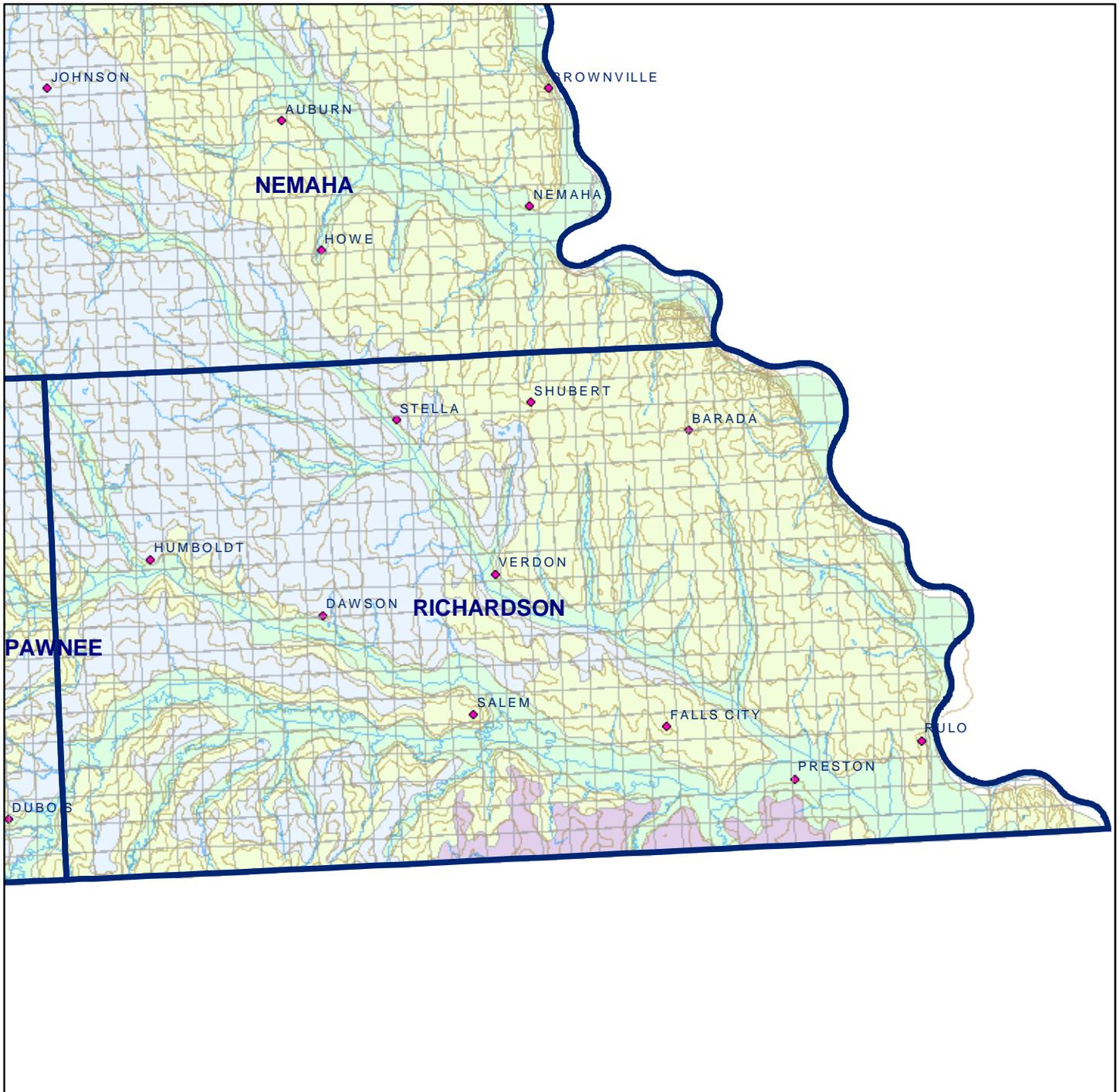
 Market Areas



● Registered Wells > 500 GPM



 Geo Codes



Legend

Sections

Towns

Rivers and Streams

Topography

Soil Classes

0 - Lakes and Ponds

1 - Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills

2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills

3 - Moderately well drained silty soils on uplands and in depressions formed in loess

4 - Well drained silty soils formed in loess on uplands

5 - Well drained silty soils formed in loess and alluvium on stream terraces

6 - Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands

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

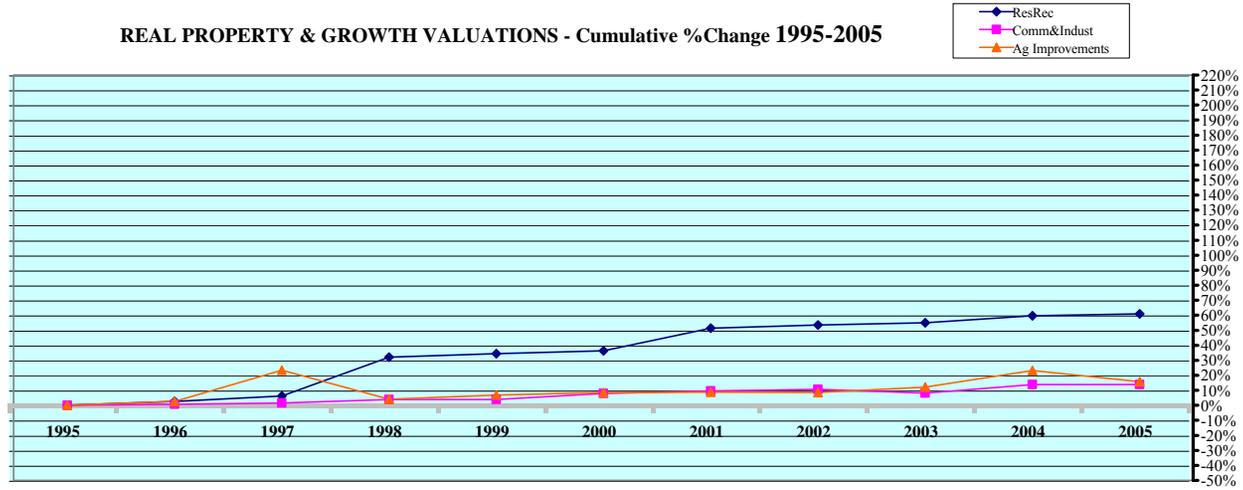
8 - Moderately well drained silty soils with clayey subsoils on uplands

Exhibit 74A - page 5

Richardson County



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	67,546,849	not avail.	--	--	--	--	19,138,481	not avail.	--	--	--	--
1993	68,467,948	not avail.	--	--	--	--	19,445,099	not avail.	--	--	--	--
1994	75,945,226	not avail.	--	--	--	--	21,504,220	not avail.	--	--	--	--
1995	76,717,554	809,658	1.06%	75,907,896	--	--	21,607,096	166,749	0.77%	21,440,347	--	--
1996	79,088,602	1,175,219	1.49%	77,913,383	1.56%	2.64%	22,111,394	528,408	2.39%	21,582,986	-0.11%	0.67%
1997	81,157,281	573,109	0.71%	80,584,172	1.89%	6.16%	22,085,230	309,606	1.40%	21,775,624	-1.52%	1.56%
1998	101,351,769	1,012,587	1.00%	100,339,182	23.64%	32.19%	22,686,986	397,655	1.75%	22,289,331	0.92%	3.96%
1999	103,045,426	1,026,940	1.00%	102,018,486	0.66%	34.40%	23,414,274	1,164,557	4.97%	22,249,717	-1.93%	3.77%
2000	105,055,622	1,640,867	1.56%	103,414,755	0.36%	36.24%	23,578,886	461,222	1.96%	23,117,664	-1.27%	7.82%
2001	116,243,911	1,257,340	1.08%	114,986,571	9.45%	51.48%	23,700,817	183,300	0.77%	23,517,517	-0.26%	9.69%
2002	117,958,376	1,449,533	1.23%	116,508,843	0.23%	53.49%	23,855,039	113,605	0.48%	23,741,434	0.17%	10.73%
2003	119,360,984	1,792,624	1.50%	117,568,360	-0.33%	54.88%	23,622,730	428,880	1.82%	23,193,850	-2.77%	8.18%
2004	122,394,642	1,211,326	0.99%	121,183,316	1.53%	59.65%	24,556,701	165,377	0.67%	24,391,324	3.25%	13.76%
2005	123,700,089	1,465,631	1.18%	122,234,458	-0.13%	61.03%	24,855,616	431,653	1.74%	24,423,963	-0.54%	13.92%

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

Resid & Rec. **4.88%**

Comm & Indust **1.31%**

Tax Year	Ag Imprvmts & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmts Total Value					
1992	not avail	not avail	24,676,095					
1993	not avail	not avail	25,802,948					
1994	not avail	not avail	24,702,917					
1995	14,124,775	11,064,261	25,189,036	631,045	2.51%	24,557,991	--	--
1996	16,698,305	9,187,343	25,885,648	700,508	2.71%	25,185,140	-0.02%	2.55%
1997	20,445,394	10,315,004	30,760,398	470,132	1.53%	30,290,266	17.02%	23.34%
1998	16,915,803	9,626,368	26,542,171	1,003,157	3.78%	25,539,014	-16.97%	3.99%
1999	17,393,867	9,740,096	27,133,963	876,038	3.23%	26,257,925	-1.07%	6.92%
2000	17,185,920	9,781,599	26,967,519	328,990	1.22%	26,638,529	-1.83%	8.47%
2001	17,170,523	10,072,274	27,242,797	523,140	1.92%	26,719,657	-0.92%	8.80%
2002	17,640,885	10,034,318	27,675,203	994,461	3.59%	26,680,742	-2.06%	8.64%
2003	18,189,326	10,265,917	28,455,243	902,105	3.17%	27,553,138	-0.44%	12.20%
2004	18,709,103	12,211,560	30,920,663	669,399	2.16%	30,251,264	6.31%	23.18%
2005	18,220,341	10,542,839	28,763,180	331,840	1.15%	28,431,340	-8.05%	15.77%

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

Ag Imprvmts **1.48%**

(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

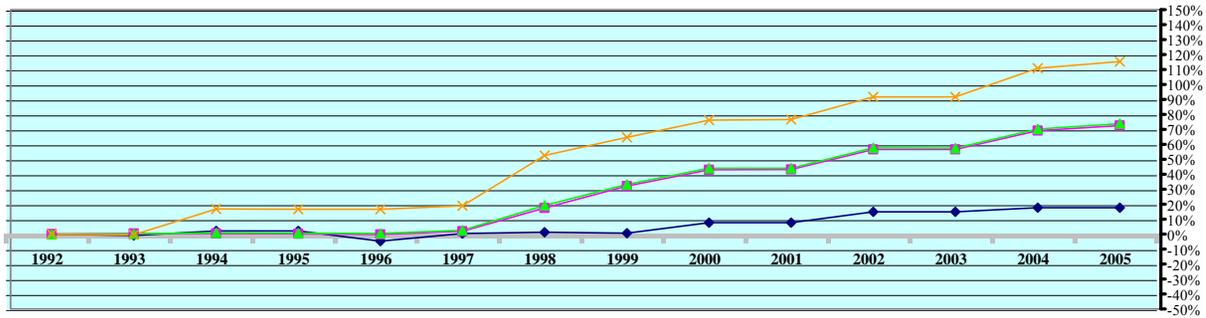
Cnty# **74**
County **RICHARDSON**

FL area **8**

CHART 2

EXHIBIT **74B** Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992	1,643,882	--	--	--	142,849,273	--	--	--	14,260,079	--	--	--
1993	1,631,416	-12,466	-0.76%	-0.76%	143,354,585	505,312	0.35%	0.35%	14,207,873	-52,206	-0.37%	-0.37%
1994	1,677,153	45,737	2.80%	2.02%	143,347,138	-7,447	-0.01%	0.35%	16,652,030	2,444,157	17.20%	16.77%
1995	1,677,153	0	0.00%	2.02%	143,230,012	-117,126	-0.08%	0.27%	16,641,719	-10,311	-0.06%	16.70%
1996	1,568,390	-108,763	-6.48%	-4.59%	142,685,190	-544,822	-0.38%	-0.11%	16,614,521	-27,198	-0.16%	16.51%
1997	1,651,450	83,060	5.30%	0.46%	145,583,720	2,898,530	2.03%	1.91%	16,970,097	355,576	2.14%	19.00%
1998	1,664,956	13,506	0.82%	1.28%	167,832,897	22,249,177	15.28%	17.49%	21,759,070	4,788,973	28.22%	52.59%
1999	1,652,771	-12,185	-0.73%	0.54%	188,597,840	20,764,943	12.37%	32.03%	23,485,542	1,726,472	7.93%	64.69%
2000	1,771,511	118,740	7.18%	7.76%	204,377,832	15,779,992	8.37%	43.07%	25,122,419	1,636,877	6.97%	76.17%
2001	1,771,511	0	0.00%	7.76%	204,399,828	21,996	0.01%	43.09%	25,170,141	47,722	0.19%	76.51%
2002	1,887,409	115,898	6.54%	14.81%	223,818,798	19,418,970	9.50%	56.68%	27,340,632	2,170,491	8.62%	91.73%
2003	1,887,409	0	0.00%	14.81%	223,793,421	-25,377	-0.01%	56.66%	27,334,916	-5,716	-0.02%	91.69%
2004	1,935,304	47,895	2.54%	17.73%	241,545,411	17,751,990	7.93%	69.09%	30,079,026	2,744,110	10.04%	110.93%
2005	1,935,304	0	0.00%	17.73%	246,531,406	4,985,995	2.06%	72.58%	30,689,936	610,910	2.03%	115.22%

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

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992	--	--	--	--	2,166,279	--	--	--	160,919,513	--	--	--
1993	--	--	--	--	2,184,598	18,319	0.85%	0.85%	161,378,472	458,959	0.29%	0.29%
1994	--	--	--	--	491,915	--	0.00%	-77.29%	162,168,236	789,764	0.49%	0.78%
1995	--	--	--	--	495,143	3,228	0.66%	-77.14%	162,044,027	-124,209	-0.08%	0.70%
1996	--	--	--	--	707,750	212,607	42.94%	-67.33%	161,575,851	-468,176	-0.29%	0.41%
1997	--	--	--	--	880,935	173,185	24.47%	-59.33%	165,086,202	3,510,351	2.17%	2.59%
1998	--	--	--	--	328,055	-552,880	-62.76%	-84.86%	191,584,978	26,498,776	16.05%	19.06%
1999	--	--	--	--	610,844	282,789	86.20%	-71.80%	214,346,997	22,762,019	11.88%	33.20%
2000	--	--	--	--	505,173	-105,671	-17.30%	-76.68%	231,776,935	17,429,938	8.13%	44.03%
2001	--	--	--	--	505,590	417	0.08%	-76.66%	231,847,070	70,135	0.03%	44.08%
2002	--	--	--	--	507,271	1,681	0.33%	-76.58%	253,554,110	21,707,040	9.36%	57.57%
2003	503,132	n/a	n/a	n/a	4,136	n/a	n/a	n/a	253,523,014	-31,096	-0.01%	57.55%
2004	503,526	394	0.08%	0.08%	4,140	4	0.10%	0.10%	274,067,407	20,544,393	8.10%	70.31%
2005	507,936	4,410	0.88%	0.95%	4,140	0	0.00%	0.10%	279,668,722	5,601,315	2.04%	73.79%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

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

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	1,643,984	2,064	797	--	--	142,765,172	235,945	605	--	--	15,962,631	76,900	208	--	--
1993	1,670,940	2,064	810	1.63%	1.63%	143,870,404	236,064	609	0.66%	0.66%	15,962,535	76,786	208	0.00%	0.00%
1994	1,642,027	2,010	817	0.86%	2.51%	142,692,151	234,578	608	-0.16%	0.50%	16,571,654	76,112	218	4.81%	4.81%
1995	1,642,027	2,010	817	0.00%	2.51%	141,568,433	232,394	609	0.16%	0.66%	16,119,920	67,624	238	9.17%	14.42%
1996	1,568,390	1,960	800	-2.08%	0.38%	142,404,885	234,588	607	-0.33%	0.33%	16,600,820	76,411	217	-8.82%	4.33%
1997	1,661,415	1,960	848	6.00%	6.40%	146,446,405	235,349	622	2.47%	2.81%	16,907,295	76,380	221	1.84%	6.25%
1998	1,664,955	1,960	849	0.12%	6.52%	168,507,875	235,364	716	15.11%	18.35%	21,742,345	76,229	285	28.96%	37.02%
1999	1,664,956	1,960	849	0.00%	6.52%	189,910,819	235,054	808	12.85%	33.55%	23,433,613	76,472	306	7.37%	47.12%
2000	1,758,251	1,958	898	5.77%	12.67%	203,803,858	233,015	875	8.29%	44.63%	25,058,820	76,537	327	6.86%	57.21%
2001	1,771,511	1,958	905	0.78%	13.55%	204,428,083	233,068	877	0.23%	44.96%	25,171,445	76,985	327	0.00%	57.21%
2002	1,884,702	1,958	963	6.41%	20.83%	229,520,573	233,020	985	12.31%	62.81%	27,389,384	76,916	356	8.87%	71.15%
2003	1,887,409	1,979	954	-0.93%	19.70%	223,828,244	232,978	961	-2.44%	58.84%	27,341,165	76,642	357	0.28%	71.63%
2004	2,025,754	1,979	1,024	7.30%	28.43%	241,410,208	232,931	1,036	7.85%	71.31%	30,054,642	76,601	392	9.90%	88.63%
2005	1,935,304	1,884	1,027	0.35%	28.89%	246,543,492	233,412	1,056	1.92%	74.59%	27,881,120	63,523	439	11.87%	111.02%

1992-2005 Rate Ann.%chg AvgVal/Acre: 1.97%

4.38%

5.91%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	421,956	13,943	30	--	--	59,696	1,998	30	--	--	160,853,439	330,850	486	--	--
1993	432,116	14,079	31	3.33%		61,427	2,033	30	0.00%		161,997,422	331,025	489	0.62%	0.62%
1994	421,515	14,234	30	-3.23%		59,720	2,025	29	-3.33%		161,387,067	328,959	491	0.41%	1.03%
1995	429,731	14,330	30	0.00%		60,335	2,044	30	3.45%		159,820,446	318,402	502	2.24%	3.29%
1996	421,005	14,044	30	0.00%		60,775	7,943	8	-73.33%		161,055,875	334,946	481	-4.18%	-1.03%
1997						502,965	16,760	30	--		165,518,080	330,449	501	4.16%	3.09%
1998						503,855	16,789	30	0.00%		192,419,030	330,342	582	16.17%	19.75%
1999						504,296	16,822	30	0.00%		215,513,684	330,307	652	12.03%	34.16%
2000						504,943	16,830	30	0.00%		231,125,872	328,339	704	7.98%	44.86%
2001						508,758	16,890	30	0.00%		231,879,797	328,900	705	0.14%	45.06%
2002						509,166	16,903	30	0.00%		259,303,825	328,798	789	11.91%	62.35%
2003	503,132	16,770	30	n/a	n/a	4,140	138	30	n/a	n/a	253,564,090	328,506	772	-2.15%	58.85%
2004	503,132	16,770	30	0.01%	n/a	4,140	138	30	0.00%	n/a	273,997,876	328,418	834	8.07%	71.67%
2005	507,831	16,778	30	0.88%	n/a	2,828,186	13,015	217	624.34%	n/a	279,695,933	328,613	851	2.02%	75.13%

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

4.40%

74
RICHARDSON

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

