

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions  
of the  
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

**Sarpy County**  
**77**

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

<b>Number of Sales</b>	<b>7416</b>	<b>COD</b>	<b>11.25</b>
Total Sales Price	1055594239	<b>PRD</b>	<b>98.34</b>
Total Adj. Sales Price	1055554439	COV	41.98
Total Assessed Value	1025997495	STD	40.13
Avg. Adj. Sales Price	142334.74	Avg. Abs. Dev.	10.93
Avg. Assessed Value	138349.18	Min	0.01
<b>Median</b>	<b>97.17</b>	Max	1135.43
Wgt. Mean	97.20	95% Median C.I.	96.97 to 97.32
Mean	95.59	95% Wgt. Mean C.I.	89.26 to 105.14
		95% Mean C.I.	94.68 to 96.50
% of Value of the Class of all Real Property Value in the County			77.03
% of Records Sold in the Study Period			14.36
% of Value Sold in the Study Period			15.14
Average Assessed Value of the Base			131,182

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### Residential Real Property - History

<b>Year</b>	<b>Number of Sales</b>	<b>Median</b>	<b>COD</b>	<b>PRD</b>
<b>2006</b>	<b>7416</b>	<b>97.17</b>	<b>11.25</b>	<b>98.34</b>
<b>2005</b>	8567	97.82	8.80	101.06
<b>2004</b>	5956	97.36	5.10	100.82
<b>2003</b>	4,043	97	3.75	100.09
<b>2002</b>	3,926	97	4.29	101.45
<b>2001</b>	3,949	97	4.78	100.2

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>266</b>	<b>COD</b>	<b>13.05</b>
Total Sales Price	167618777	<b>PRD</b>	<b>103.10</b>
Total Adj. Sales Price	169960457	COV	24.60
Total Assessed Value	161203754	STD	24.05
Avg. Adj. Sales Price	638949.09	Avg. Abs. Dev.	12.75
Avg. Assessed Value	606029.15	Min	39.82
<b>Median</b>	<b>97.68</b>	Max	260.74
Wgt. Mean	94.85	95% Median C.I.	96.07 to 99.34
Mean	97.79	95% Wgt. Mean C.I.	91.75 to 97.94
		95% Mean C.I.	94.90 to 100.68
% of Value of the Class of all Real Property Value in the County			20.33
% of Records Sold in the Study Period			10.17
% of Value Sold in the Study Period			9.02
Average Assessed Value of the Base			683,749

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>266</b>	<b>97.68</b>	<b>13.05</b>	<b>103.10</b>
<b>2005</b>	237	97.40	9.84	104.07
<b>2004</b>	213	96.06	8.94	103.98
<b>2003</b>	234	97	9.41	103.32
<b>2002</b>	239	96	10.33	100.2
<b>2001</b>	229	97	10.94	100.17

## **2006 Opinions of the Property Tax Administrator for Sarpy County**

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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 Sarpy County is 97% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Sarpy 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 Sarpy County is 98% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Sarpy County is in compliance with generally accepted mass appraisal practices.

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### Recommendations

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

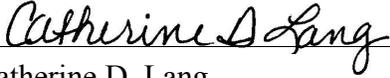
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.



  
Catherine D. Lang  
Property Tax Administrator

**2006 Correlation Section  
for Sarpy County**

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**Residential Real Property**

**I. Correlation**

Sarpy: RESIDENTIAL: The actions of the assessment of this property class are apparent, through the pro-active approach with the appraisal and office staff that many of the goals that were set have been achieved and the results are the continued efforts for better equalization and uniformity within this class of property. The statistics that relate to the qualitative statistics have improved since last year. The median is most representative of the overall level of value for this class of property.

**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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>7724</b>	<b>3949</b>	<b>51.13</b>
<b>2002</b>	<b>7501</b>	<b>3926</b>	<b>52.34</b>
<b>2003</b>	<b>7288</b>	<b>4043</b>	<b>55.47</b>
<b>2004</b>	<b>8399</b>	<b>5956</b>	<b>70.91</b>
<b>2005</b>	<b>9926</b>	<b>8567</b>	<b>86.31</b>
<b>2006</b>	<b>11085</b>	<b>7416</b>	<b>66.9</b>

Sarpy: RESIDENTIAL: The sales qualification and utilization for this property class is the sole responsibility of the county assessor. The above table indicates that a reasonable percentage of all available sales is being utilized for the sales study, and would indicate that the county is not excessively trimming the residential sales file.

**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

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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.

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>91</b>	<b>5.94</b>	<b>96.41</b>	<b>97</b>
<b>2002</b>	<b>97</b>	<b>4.29</b>	<b>101.16</b>	<b>97</b>
<b>2003</b>	<b>93</b>	<b>3.77</b>	<b>96.51</b>	<b>97</b>
<b>2004</b>	<b>91.99</b>	<b>3.64</b>	<b>95.34</b>	<b>97.36</b>
<b>2005</b>	<b>92.49</b>	<b>4.29</b>	<b>96.46</b>	<b>97.82</b>
<b>2006</b>	<b>92.81</b>	<b>5.07</b>	<b>97.51</b>	<b>97.17</b>

Sarpy: RESIDENTIAL: This comparison between the trended level of value and the median level of value for this class of property indicates that the two percentages are similar and support each other.

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

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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.

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>10.92</b>	<b>2001</b>	<b>5.94</b>
<b>8.7</b>	<b>2002</b>	<b>4.29</b>
<b>5</b>	<b>2003</b>	<b>4</b>
<b>38.72</b>	<b>2004</b>	<b>3.64</b>
<b>54.12</b>	<b>2005</b>	<b>4.29</b>
<b>21.34</b>	<b>2006</b>	<b>5.07</b>

Sarpy: RESIDENTIAL: The percentage change for the residential property type does not represent a reasonable percent change. Taking into consideration of the uniformity of the trended preliminary and the final median I believe that is a better measure of the counties uniform treatment of sold and unsold properties. I do not believe that this large percentage of change is an accurate depiction of the change in the sales file. I am aware that there were assessment values that did not relate to the sale of the property and only until the final analyses were these issues identified. Also there were a significant number of sales removed from the sales file between the preliminary and the final statistics due to the file clean up that occurred because the identification of significantly improved properties that had sold was not

## 2006 Correlation Section for Sarpy County

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identified until the physical inspection occurred during the normal appraisal process.

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

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

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

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

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

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

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	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>97.17</b>	<b>97.20</b>	<b>95.59</b>

Sarpy: RESIDENTIAL: The measures of central tendency shown here reflect that the median, the weighted mean and the mean for the qualified sales file are within the acceptable range for the level of value. There is some difference between the median and the weighted mean. This low weighted mean is also reflected in a high PRD and indicates that the higher valued properties may (on the average) be under assessed or the lower valued properties may be over assessed. With this information the median is the most reliable measure of the level of value for this class of property.

**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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	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>11.25</b>	<b>98.34</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

Sarpy: RESIDENTIAL: Both the coefficient of dispersion and the price-related differential are within the acceptable range as qualitative measures, and indicate a general level of good assessment uniformity for this property class as a whole.

**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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>7454</b>	<b>7416</b>	<b>-38</b>
<b>Median</b>	<b>92.81</b>	<b>97.17</b>	<b>4.36</b>
<b>Wgt. Mean</b>	<b>82.28</b>	<b>97.20</b>	<b>14.92</b>
<b>Mean</b>	<b>86.74</b>	<b>95.59</b>	<b>8.85</b>
<b>COD</b>	<b>17.91</b>	<b>11.25</b>	<b>-6.66</b>
<b>PRD</b>	<b>105.42</b>	<b>98.34</b>	<b>-7.08</b>
<b>Min Sales Ratio</b>	<b>0.01</b>	<b>0.01</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>1040.26</b>	<b>1135.43</b>	<b>95.17</b>

Sarpy: RESIDENTIAL: The above analysis supports the actions for this class of property in this county and represents the assessment actions completed for this property class for the 2006 assessment year.

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**Commerical Real Property**

**I. Correlation**

Sarpy: COMMERCIAL: The actions for the assessment of this property class are apparent, through the pro-active approach by the appraisal and office staff, many of the goals that were set have been achieved and the results are the continued efforts for better equalization and uniformity within this class of property. The median is most representative of the overall level of value for this class of property.

**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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>389</b>	<b>229</b>	<b>58.87</b>
<b>2002</b>	<b>421</b>	<b>239</b>	<b>56.77</b>
<b>2003</b>	<b>422</b>	<b>234</b>	<b>55.45</b>
<b>2004</b>	<b>408</b>	<b>213</b>	<b>52.21</b>
<b>2005</b>	<b>468</b>	<b>237</b>	<b>50.64</b>
<b>2006</b>	<b>498</b>	<b>266</b>	<b>53.41</b>

Sarpy: COMMERCIAL: A review of the utilization grid reveals the percent of sales used per the combined efforts of the Department and the County. The above table indicates that a reasonable percentage of all available sales are being utilized for the sales file study period for this property type.

**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

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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.

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>84</b>	<b>5.92</b>	<b>88.97</b>	<b>97</b>
<b>2002</b>	<b>96</b>	<b>7.56</b>	<b>103.26</b>	<b>96</b>
<b>2003</b>	<b>95</b>	<b>4.39</b>	<b>99.17</b>	<b>97</b>
<b>2004</b>	<b>95.00</b>	<b>1.71</b>	<b>96.62</b>	<b>96.06</b>
<b>2005</b>	<b>96.82</b>	<b>3.86</b>	<b>100.55</b>	<b>97.40</b>
<b>2006</b>	<b>96.12</b>	<b>5.18</b>	<b>101.1</b>	<b>97.68</b>

Sarpy: COMMERCIAL: This comparison between the trended level of value and the median level of value for this class of property indicates that the two percentages are not similar and do not support each other. The change between the preliminary level of value and the final level of value more closely supports the actions taken by the assessors’ appraisal staff.

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

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for Sarpy County**

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**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.

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>26.95</b>	<b>2001</b>	<b>5.92</b>
<b>8.14</b>	<b>2002</b>	<b>7.56</b>
<b>3</b>	<b>2003</b>	<b>4</b>
<b>1.96</b>	<b>2004</b>	<b>1.71</b>
<b>2.38</b>	<b>2005</b>	<b>3.86</b>
<b>1.53</b>	<b>2006</b>	<b>5.18</b>

Sarpy: COMMERCIAL: The percent change for this class of property represents more than a 3.50 point difference with the percent change. And if the percent change in the sales file exceeded the percent change in the assessed value I would have a concern. I do not have a concern with this difference between these two values.

**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

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

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

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

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

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>97.68</b>	<b>94.85</b>	<b>97.79</b>

Sarpy: COMMERCIAL: The median is the best indicator of the level of value for this county. The

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for Sarpy County**

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three measures of central tendency shown here reflect that there is little difference between the three measures of central tendency which gives reasonable indication this property type are being treated uniformly and proportionately.

**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.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>13.05</b>	<b>103.10</b>
<b>Difference</b>	<b>0</b>	<b>0.1</b>

Sarpy: COMMERCIAL: The coefficient of dispersion on the qualified sales is within the acceptable range. The price-related differential is insignificantly outside the range. Notwithstanding the PRD these two indicators indicate a general level of good assessment uniformity for this property class as a whole.

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**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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>268</b>	<b>266</b>	<b>-2</b>
<b>Median</b>	<b>96.12</b>	<b>97.68</b>	<b>1.56</b>
<b>Wgt. Mean</b>	<b>92.37</b>	<b>94.85</b>	<b>2.48</b>
<b>Mean</b>	<b>93.55</b>	<b>97.79</b>	<b>4.24</b>
<b>COD</b>	<b>13.27</b>	<b>13.05</b>	<b>-0.22</b>
<b>PRD</b>	<b>101.28</b>	<b>103.10</b>	<b>1.82</b>
<b>Min Sales Ratio</b>	<b>39.82</b>	<b>39.82</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>252.82</b>	<b>260.74</b>	<b>7.92</b>

Sarpy: COMMERCIAL: The above analysis supports the actions of the assessor for this class of property for the 2006 assessment year.

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

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	<b>2005 CTL County Total</b>	<b>2006 Form 45 County Total</b>	<b>Value Difference (2006 Form 45 - 2005 CTL)</b>	<b>Percent Change</b>	<b>2006 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
<b>1. Residential</b>	6,041,216,245	6,764,555,023	723,338,778	11.97	416,741,704	5.08
2. Recreational	10,414,034	10,577,550	163,516	1.57	23,126	1.35
3. Ag-Homesite Land, Ag-Res Dwellings	104,247,561	111,706,809	7,459,248	7.16	*-----	7.16
<b>4. Total Residential (sum lines 1-3)</b>	<b>6,155,877,840</b>	<b>6,886,839,382</b>	<b>730,961,542</b>	<b>11.87</b>	<b>416,764,830</b>	<b>5.1</b>
<b>5. Commercial</b>	1,085,315,262	1,228,461,417	143,146,155	13.19	71,600,523	6.59
6. Industrial	523,233,218	559,541,783	36,308,565	6.94	24,479,863	2.26
7. Ag-Farmsite Land, Outbuildings	12,807,245	14,212,388	1,405,143	10.97	3,050,587	-12.85
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>1,621,355,725</b>	<b>1,802,215,588</b>	<b>180,859,863</b>	<b>11.15</b>	<b>96,080,386</b>	<b>5.23</b>
<b>10. Total Non-Agland Real Property</b>	<b>7,777,233,565</b>	<b>8,689,055,175</b>	<b>911,821,610</b>	<b>11.72</b>	<b>515,895,803</b>	<b>5.09</b>
11. Irrigated	7,778,242	8,505,470	727,228	9.35		
12. Dryland	80,350,269	93,142,142	12,791,873	15.92		
13. Grassland	3,396,917	2,977,455	-419,462	-12.35		
14. Wasteland	207,297	205,305	-1,992	-0.96		
15. Other Agland	3,679	1,030,094	1,026,415	27899.29		
<b>16. Total Agricultural Land</b>	<b>91,736,404</b>	<b>105,860,466</b>	<b>14,124,062</b>	<b>15.4</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>7,868,969,969</b>	<b>8,794,915,641</b>	<b>925,945,672</b>	<b>11.77</b>	<b>515,895,803</b>	<b>5.21</b>

\*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:	7416	<b>MEDIAN:</b>	<b>97</b>	COV:	41.98	95% Median C.I.:	96.97 to 97.32
TOTAL Sales Price:	1,055,594,239	WGT. MEAN:	97	STD:	40.13	95% Wgt. Mean C.I.:	89.26 to 105.14
TOTAL Adj.Sales Price:	1,055,554,439	MEAN:	96	AVG.ABS.DEV:	10.93	95% Mean C.I.:	94.68 to 96.50
TOTAL Assessed Value:	1,025,997,495						
AVG. Adj. Sales Price:	142,334	COD:	11.25	MAX Sales Ratio:	1135.43		
AVG. Assessed Value:	138,349	PRD:	98.34	MIN Sales Ratio:	0.01		

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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
<b>Qrtrs</b>											
07/01/03 TO 09/30/03	1426	100.05	104.44	127.35	8.99	82.01	8.30	1135.43	99.73 to 100.17	138,697	176,629
10/01/03 TO 12/31/03	1055	100.00	105.45	102.56	9.88	102.82	48.91	1121.42	99.57 to 100.14	135,426	138,895
01/01/04 TO 03/31/04	90	99.05	107.37	99.53	12.97	107.88	73.63	806.31	97.69 to 100.34	148,348	147,654
04/01/04 TO 06/30/04	328	97.78	102.60	98.65	9.14	104.01	66.89	705.11	97.24 to 98.30	150,539	148,507
07/01/04 TO 09/30/04	1171	97.29	98.01	97.07	5.24	100.97	72.80	801.66	96.94 to 97.49	144,958	140,714
10/01/04 TO 12/31/04	1035	97.25	97.77	98.11	5.16	99.65	0.72	496.07	96.93 to 97.43	140,798	138,139
01/01/05 TO 03/31/05	915	91.62	85.44	80.99	14.34	105.50	0.01	147.62	90.81 to 92.69	146,812	118,901
04/01/05 TO 06/30/05	1396	88.02	79.69	73.65	18.93	108.19	4.30	140.91	87.23 to 88.70	144,957	106,764
<b>Study Years</b>											
07/01/03 TO 06/30/04	2899	99.72	104.69	114.14	9.50	91.73	8.30	1135.43	99.49 to 100.00	139,146	158,816
07/01/04 TO 06/30/05	4517	94.58	89.75	86.72	11.79	103.48	0.01	801.66	94.32 to 94.87	144,380	125,213
<b>Calendar Yrs</b>											
01/01/04 TO 12/31/04	2624	97.36	98.81	97.77	5.98	101.07	0.72	806.31	97.20 to 97.49	144,131	140,910
<b>ALL</b>											
	7416	97.17	95.59	97.20	11.25	98.34	0.01	1135.43	96.97 to 97.32	142,334	138,349

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7414	97.17	95.59	97.18	11.25	98.36	0.01	1135.43	96.97 to 97.31	141,865	137,870
BELLEVUE	2	102.59	102.59	101.56	1.55	101.01	101.00	104.18	N/A	1,882,500	1,911,857
<b>ALL</b>											
	7416	97.17	95.59	97.20	11.25	98.34	0.01	1135.43	96.97 to 97.32	142,334	138,349

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	2323	96.87	96.63	95.57	7.86	101.10	0.01	801.66	96.50 to 97.25	132,666	126,792
2	3144	97.28	95.51	99.61	13.25	95.89	0.72	1135.43	97.01 to 97.47	154,725	154,118
3	1949	97.27	94.48	94.63	12.03	99.84	6.10	925.54	96.90 to 97.43	133,870	126,686
<b>ALL</b>											
	7416	97.17	95.59	97.20	11.25	98.34	0.01	1135.43	96.97 to 97.32	142,334	138,349

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	5749	96.40	94.95	97.53	12.35	97.36	0.72	1135.43	96.18 to 96.60	169,213	165,033
2	1618	100.00	97.74	93.15	6.96	104.92	0.01	362.01	100.00 to 100.08	49,153	45,788
3	49	97.33	99.32	97.53	9.82	101.84	48.35	157.03	95.59 to 99.27	65,601	63,979
<b>ALL</b>											
	7416	97.17	95.59	97.20	11.25	98.34	0.01	1135.43	96.97 to 97.32	142,334	138,349

**PA&T 2006 R&O Statistics**

Type: Qualified

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AVG. Assessed Value:	138,349	PRD:	98.34	MIN Sales Ratio:	0.01		

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	7365	97.17	95.56	97.20	11.26	98.32	0.01	1135.43	96.97 to 97.31	142,879	138,877
06	15	103.06	109.67	105.60	14.33	103.85	74.31	157.03	99.68 to 124.13	20,593	21,746
07	36	96.20	95.03	96.70	6.34	98.28	48.35	115.28	93.76 to 97.67	81,543	78,853
<u>ALL</u>	<u>7416</u>	<u>97.17</u>	<u>95.59</u>	<u>97.20</u>	<u>11.25</u>	<u>98.34</u>	<u>0.01</u>	<u>1135.43</u>	<u>96.97 to 97.32</u>	<u>142,334</u>	<u>138,349</u>

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0032	1	98.70	98.70	98.70			98.70	98.70	N/A	5,000	4,935
28-0001	610	97.01	97.89	96.10	10.06	101.86	19.20	586.30	95.90 to 97.54	129,453	124,404
28-0017	1395	96.83	94.26	95.77	12.18	98.43	6.10	925.54	96.37 to 97.22	130,834	125,296
77-0001	1685	97.17	96.58	96.06	10.42	100.54	0.72	1121.42	96.72 to 97.47	139,762	134,252
77-0027	2445	96.95	94.85	101.35	11.16	93.59	6.65	1135.43	96.61 to 97.28	158,531	160,671
77-0037	1039	98.05	95.85	90.89	12.24	105.45	0.01	806.31	97.69 to 98.36	126,011	114,534
77-0046	241	96.26	96.89	93.07	10.98	104.11	30.23	323.65	95.29 to 97.52	166,115	154,597
78-0001											
NonValid School											
<u>ALL</u>	<u>7416</u>	<u>97.17</u>	<u>95.59</u>	<u>97.20</u>	<u>11.25</u>	<u>98.34</u>	<u>0.01</u>	<u>1135.43</u>	<u>96.97 to 97.32</u>	<u>142,334</u>	<u>138,349</u>

**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	1983	98.83	102.33	124.99	15.69	81.87	0.01	1135.43	98.69 to 99.62	83,463	104,323
Prior TO 1860											
1860 TO 1899	21	94.06	97.07	93.77	13.25	103.51	72.80	127.65	87.81 to 104.53	101,476	95,156
1900 TO 1919	34	95.23	93.83	92.18	9.41	101.80	53.11	123.29	90.24 to 98.38	130,848	120,609
1920 TO 1939	40	92.32	92.99	91.76	12.80	101.35	67.06	142.62	85.88 to 99.23	114,353	104,929
1940 TO 1949	100	97.14	97.92	96.03	10.69	101.96	68.42	153.35	94.41 to 98.52	87,979	84,489
1950 TO 1959	195	96.02	96.30	95.50	9.17	100.84	48.35	157.03	94.18 to 98.05	102,846	98,215
1960 TO 1969	534	96.59	96.73	95.90	8.49	100.87	60.87	157.48	95.55 to 97.58	114,641	109,941
1970 TO 1979	644	97.17	97.29	96.68	7.17	100.63	67.79	185.20	96.39 to 97.62	135,178	130,694
1980 TO 1989	694	95.92	95.66	95.42	6.51	100.24	73.37	145.17	95.19 to 96.88	143,430	136,868
1990 TO 1994	345	96.07	96.05	95.80	5.12	100.26	73.47	123.43	95.25 to 97.12	170,505	163,348
1995 TO 1999	591	96.93	96.29	96.04	5.60	100.26	70.91	121.42	96.46 to 97.41	184,412	177,113
2000 TO Present	2235	96.30	88.46	88.01	12.89	100.51	4.30	147.62	95.94 to 96.57	194,368	171,067
<u>ALL</u>	<u>7416</u>	<u>97.17</u>	<u>95.59</u>	<u>97.20</u>	<u>11.25</u>	<u>98.34</u>	<u>0.01</u>	<u>1135.43</u>	<u>96.97 to 97.32</u>	<u>142,334</u>	<u>138,349</u>

**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:	7416	<b>MEDIAN:</b>	<b>97</b>	COV:	41.98	95% Median C.I.:	96.97 to 97.32
TOTAL Sales Price:	1,055,594,239	WGT. MEAN:	97	STD:	40.13	95% Wgt. Mean C.I.:	89.26 to 105.14
TOTAL Adj.Sales Price:	1,055,554,439	MEAN:	96	AVG.ABS.DEV:	10.93	95% Mean C.I.:	94.68 to 96.50
TOTAL Assessed Value:	1,025,997,495						
AVG. Adj. Sales Price:	142,334	COD:	11.25	MAX Sales Ratio:	1135.43		
AVG. Assessed Value:	138,349	PRD:	98.34	MIN Sales Ratio:	0.01		

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	5	95.78	69.52	78.33	29.84	88.74	6.10	100.00	N/A	1,825	1,429
5000 TO 9999	7	96.67	77.97	74.50	22.84	104.67	0.01	103.13	0.01 to 103.13	6,149	4,580
Total \$ _____											
1 TO 9999	12	96.22	74.45	75.17	25.84	99.05	0.01	103.13	48.35 to 100.00	4,347	3,267
10000 TO 29999	506	100.23	109.06	108.41	13.67	100.60	31.30	990.53	100.20 to 100.48	25,349	27,480
30000 TO 59999	1019	98.73	101.52	101.79	9.84	99.73	17.62	1121.42	98.41 to 99.21	38,815	39,510
60000 TO 99999	519	98.87	102.64	101.65	13.00	100.98	6.81	925.54	97.91 to 100.06	84,593	85,989
100000 TO 149999	2501	96.38	94.19	94.05	8.01	100.15	0.72	142.81	96.05 to 96.75	126,802	119,253
150000 TO 249999	2254	96.22	90.39	90.44	11.78	99.95	6.65	735.78	95.86 to 96.53	192,288	173,895
250000 TO 499999	583	95.44	91.05	90.80	16.34	100.27	4.30	920.26	94.64 to 96.01	301,002	273,322
500000 +	22	95.65	168.65	233.86	95.91	72.12	32.93	1135.43	80.10 to 104.18	1,508,332	3,527,331
ALL											
	7416	97.17	95.59	97.20	11.25	98.34	0.01	1135.43	96.97 to 97.32	142,334	138,349

**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	10	73.65	59.43	14.40	47.44	412.75	0.01	100.00	0.72 to 98.70	14,506	2,088
5000 TO 9999	14	18.78	34.28	13.42	130.57	255.36	5.64	103.13	6.48 to 96.67	53,635	7,200
Total \$ _____											
1 TO 9999	24	28.46	44.76	13.58	122.27	329.55	0.01	103.13	6.61 to 95.78	37,332	5,070
10000 TO 29999	531	98.25	87.42	52.19	16.76	167.49	4.30	157.03	97.47 to 100.00	46,373	24,203
30000 TO 59999	1164	98.73	90.75	70.69	13.56	128.39	8.56	147.62	98.27 to 98.89	53,986	38,161
60000 TO 99999	701	92.71	89.05	80.68	15.80	110.38	19.79	323.65	91.27 to 94.07	103,454	83,462
100000 TO 149999	2569	96.37	95.88	94.38	7.38	101.59	28.22	503.45	96.05 to 96.73	131,582	124,191
150000 TO 249999	1949	97.28	97.50	95.35	7.17	102.25	32.93	990.53	97.01 to 97.58	199,113	189,855
250000 TO 499999	450	97.94	108.40	99.16	15.35	109.32	68.04	1121.42	97.42 to 98.67	298,048	295,541
500000 +	28	101.13	293.34	255.57	204.29	114.78	60.51	1135.43	95.00 to 335.31	1,230,109	3,143,787
ALL											
	7416	97.17	95.59	97.20	11.25	98.34	0.01	1135.43	96.97 to 97.32	142,334	138,349

**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:	7416	<b>MEDIAN:</b>	<b>97</b>	COV:	41.98	95% Median C.I.:	96.97 to 97.32
TOTAL Sales Price:	1,055,594,239	WGT. MEAN:	97	STD:	40.13	95% Wgt. Mean C.I.:	89.26 to 105.14
TOTAL Adj.Sales Price:	1,055,554,439	MEAN:	96	AVG.ABS.DEV:	10.93	95% Mean C.I.:	94.68 to 96.50
TOTAL Assessed Value:	1,025,997,495						
AVG. Adj. Sales Price:	142,334	COD:	11.25	MAX Sales Ratio:	1135.43		
AVG. Assessed Value:	138,349	PRD:	98.34	MIN Sales Ratio:	0.01		

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**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	45	98.82	98.54	90.21	12.75	109.24	0.72	191.95	96.18 to 100.17	471,760	425,581
0	1828	99.59	104.04	138.59	15.07	75.07	0.01	1135.43	98.77 to 100.00	68,883	95,465
10	2	99.68	99.68	99.68	0.00	100.00	99.68	99.68	N/A	15,000	14,952
15	1	114.61	114.61	114.61			114.61	114.61	N/A	80,000	91,690
2	2	86.96	86.96	86.96	0.00	100.00	86.96	86.96	N/A	23,000	20,000
20	32	98.79	86.13	79.97	24.23	107.71	5.64	141.90	92.72 to 104.85	74,981	59,961
25	40	98.71	100.48	96.50	12.99	104.12	67.87	157.03	95.90 to 102.81	75,464	72,824
28	1	88.78	88.78	88.78			88.78	88.78	N/A	114,000	101,210
30	3256	96.14	93.33	92.07	9.66	101.38	6.65	179.20	95.81 to 96.47	131,594	121,152
35	1118	96.06	91.36	90.63	9.87	100.80	6.95	140.95	95.54 to 96.57	180,453	163,553
40	876	96.94	92.67	92.02	9.32	100.70	4.30	185.20	96.48 to 97.41	230,257	211,892
45	158	97.27	90.98	89.61	11.31	101.53	7.94	127.16	95.76 to 98.03	299,886	268,725
5	4	90.01	83.60	79.59	14.41	105.04	56.26	98.12	N/A	97,486	77,592
50	36	95.96	93.93	92.69	6.99	101.34	32.93	114.95	92.23 to 98.77	387,078	358,774
55	15	95.00	95.00	93.86	4.98	101.21	80.10	109.74	90.41 to 98.55	504,522	473,555
60	2	99.32	99.32	99.28	0.96	100.04	98.37	100.27	N/A	760,000	754,495
<u>ALL</u>	<u>7416</u>	<u>97.17</u>	<u>95.59</u>	<u>97.20</u>	<u>11.25</u>	<u>98.34</u>	<u>0.01</u>	<u>1135.43</u>	<u>96.97 to 97.32</u>	<u>142,334</u>	<u>138,349</u>

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	45	98.82	98.54	90.21	12.75	109.24	0.72	191.95	96.18 to 100.17	471,760	425,581
0	1844	99.46	103.96	138.16	15.04	75.24	0.01	1135.43	98.77 to 100.00	68,952	95,266
101	3720	96.28	93.31	92.08	9.65	101.34	5.64	185.20	95.98 to 96.55	148,823	137,036
102	1138	96.61	90.49	89.99	10.93	100.55	4.30	138.33	96.09 to 96.96	217,874	196,065
103	444	96.53	94.69	94.36	7.55	100.35	22.66	126.20	95.81 to 97.28	145,396	137,189
104	200	95.16	90.99	90.59	11.62	100.44	20.95	146.40	93.64 to 96.50	190,174	172,281
106	25	96.38	96.88	96.30	4.12	100.60	79.16	110.03	94.89 to 98.19	120,812	116,342
<u>ALL</u>	<u>7416</u>	<u>97.17</u>	<u>95.59</u>	<u>97.20</u>	<u>11.25</u>	<u>98.34</u>	<u>0.01</u>	<u>1135.43</u>	<u>96.97 to 97.32</u>	<u>142,334</u>	<u>138,349</u>

**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)

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TOTAL Sales Price:	1,055,594,239	WGT. MEAN:	97	STD:	40.13	95% Wgt. Mean C.I.:	89.26 to 105.14
TOTAL Adj.Sales Price:	1,055,554,439	MEAN:	96	AVG.ABS.DEV:	10.93	95% Mean C.I.:	94.68 to 96.50
TOTAL Assessed Value:	1,025,997,495						
AVG. Adj. Sales Price:	142,334	COD:	11.25	MAX Sales Ratio:	1135.43		
AVG. Assessed Value:	138,349	PRD:	98.34	MIN Sales Ratio:	0.01		

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<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	45	98.82	98.54	90.21	12.75	109.24	0.72	191.95	96.18 to 100.17	471,760	425,581	
0	1837	99.41	103.96	138.36	15.08	75.13	0.01	1135.43	98.77 to 100.00	68,822	95,224	
10	7	99.68	100.43	99.36	8.22	101.08	84.29	118.45	84.29 to 118.45	50,565	50,239	
15	2	109.96	109.96	108.48	5.81	101.36	103.57	116.34	N/A	81,250	88,142	
20	25	101.82	99.81	96.86	15.71	103.04	48.35	141.90	90.54 to 107.99	76,306	73,910	
25	77	98.53	100.28	97.60	11.24	102.74	67.87	157.03	96.68 to 102.86	92,722	90,498	
30	4877	96.40	92.36	91.27	10.06	101.20	4.30	185.20	96.16 to 96.60	168,952	154,197	
35	301	96.14	95.70	95.57	6.63	100.13	62.52	133.46	94.72 to 97.31	143,855	137,487	
40	222	94.48	94.02	93.74	6.84	100.30	60.87	128.62	92.81 to 95.87	128,774	120,713	
45	2	90.69	90.69	91.10	3.16	99.54	87.82	93.55	N/A	115,250	104,998	
50	21	97.58	97.02	96.63	4.59	100.41	79.02	105.30	94.43 to 101.01	106,485	102,894	
<u>ALL</u>	<u>7416</u>	<u>97.17</u>	<u>95.59</u>	<u>97.20</u>	<u>11.25</u>	<u>98.34</u>	<u>0.01</u>	<u>1135.43</u>	<u>96.97 to 97.32</u>	<u>142,334</u>	<u>138,349</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:	266	<b>MEDIAN:</b>	<b>98</b>	COV:	24.60	95% Median C.I.:	96.07 to 99.34
TOTAL Sales Price:	167,618,777	WGT. MEAN:	95	STD:	24.05	95% Wgt. Mean C.I.:	91.75 to 97.94
TOTAL Adj.Sales Price:	169,960,457	MEAN:	98	AVG.ABS.DEV:	12.75	95% Mean C.I.:	94.90 to 100.68
TOTAL Assessed Value:	161,203,754						
AVG. Adj. Sales Price:	638,949	COD:	13.05	MAX Sales Ratio:	260.74		
AVG. Assessed Value:	606,029	PRD:	103.10	MIN Sales Ratio:	39.82		

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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	23	96.25	98.39	94.94	12.73	103.63	63.48	157.84	89.91 to 99.87	935,784	888,447
10/01/02 TO 12/31/02	17	98.33	98.52	97.33	8.17	101.23	78.84	125.58	88.72 to 106.72	298,567	290,592
01/01/03 TO 03/31/03	15	97.46	94.81	94.89	7.50	99.92	73.64	111.00	87.72 to 100.01	708,689	672,473
04/01/03 TO 06/30/03	20	97.78	96.65	95.04	4.81	101.69	80.30	107.38	93.63 to 100.00	569,063	540,862
07/01/03 TO 09/30/03	13	95.92	100.53	97.52	15.06	103.08	67.63	206.81	87.14 to 100.00	629,498	613,886
10/01/03 TO 12/31/03	19	97.95	111.97	94.83	21.73	118.07	77.84	253.45	91.51 to 107.79	569,091	539,690
01/01/04 TO 03/31/04	23	99.85	98.76	94.25	12.42	104.78	68.00	134.33	89.09 to 107.35	1,123,963	1,059,363
04/01/04 TO 06/30/04	27	99.39	97.53	95.85	9.03	101.75	61.25	121.54	93.85 to 105.41	967,511	927,382
07/01/04 TO 09/30/04	22	97.61	91.04	95.71	11.46	95.13	54.43	106.00	84.31 to 101.97	307,745	294,536
10/01/04 TO 12/31/04	31	96.34	99.83	98.82	18.36	101.02	62.62	260.74	94.60 to 100.76	484,308	478,604
01/01/05 TO 03/31/05	30	96.92	93.72	94.43	12.38	99.25	39.82	134.87	88.89 to 100.00	511,287	482,822
04/01/05 TO 06/30/05	26	98.24	95.01	86.63	18.68	109.68	51.28	219.93	90.77 to 103.78	509,899	441,710
<u>Study Years</u>											
07/01/02 TO 06/30/03	75	97.80	97.24	95.20	8.52	102.14	63.48	157.84	94.60 to 99.75	648,137	617,049
07/01/03 TO 06/30/04	82	98.04	101.70	95.31	14.08	106.70	61.25	253.45	95.92 to 100.26	865,490	824,869
07/01/04 TO 06/30/05	109	96.50	95.23	93.86	15.51	101.46	39.82	260.74	94.60 to 100.00	462,201	433,813
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	67	97.46	101.33	95.44	12.26	106.17	67.63	253.45	95.02 to 98.98	612,057	584,164
01/01/04 TO 12/31/04	103	97.81	97.11	95.88	13.23	101.28	54.43	260.74	95.96 to 100.11	716,096	686,613
<u>ALL</u>											
	266	97.68	97.79	94.85	13.05	103.10	39.82	260.74	96.07 to 99.34	638,949	606,029

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	154.14	154.14	154.14			154.14	154.14	N/A	20,000	30,828
BELLEVUE	85	96.15	97.34	95.56	15.20	101.87	53.17	260.74	93.33 to 99.83	675,429	645,412
CHALCO	36	97.45	98.22	97.65	5.88	100.59	81.35	134.87	95.24 to 99.97	492,615	481,034
GRETNA	50	99.19	94.56	89.59	13.22	105.54	39.82	157.84	93.33 to 100.01	457,786	410,146
LA PLATTE	4	92.72	92.93	95.27	4.29	97.54	88.82	97.46	N/A	1,255,823	1,196,401
LA VISTA	44	99.04	98.41	96.71	8.16	101.76	64.51	121.75	95.96 to 103.91	1,095,535	1,059,535
PAPILLION	37	97.80	102.94	91.62	19.73	112.36	66.44	253.45	90.77 to 100.18	479,368	439,186
SPRINGFIELD	9	90.00	89.86	88.45	14.91	101.59	52.75	110.55	74.92 to 106.37	104,666	92,579
<u>ALL</u>											
	266	97.68	97.79	94.85	13.05	103.10	39.82	260.74	96.07 to 99.34	638,949	606,029

**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:	266	<b>MEDIAN:</b>	<b>98</b>	COV:	24.60	95% Median C.I.:	96.07 to 99.34
TOTAL Sales Price:	167,618,777	WGT. MEAN:	95	STD:	24.05	95% Wgt. Mean C.I.:	91.75 to 97.94
TOTAL Adj.Sales Price:	169,960,457	MEAN:	98	AVG.ABS.DEV:	12.75	95% Mean C.I.:	94.90 to 100.68
TOTAL Assessed Value:	161,203,754						
AVG. Adj. Sales Price:	638,949	COD:	13.05	MAX Sales Ratio:	260.74		
AVG. Assessed Value:	606,029	PRD:	103.10	MIN Sales Ratio:	39.82		

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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	116	97.08	98.32	94.03	17.92	104.57	52.75	260.74	92.64 to 99.82	542,250	509,874
2	79	98.33	97.83	95.60	10.57	102.33	39.82	253.45	95.92 to 100.00	734,104	701,778
3	71	97.81	96.87	95.01	7.91	101.96	51.28	157.84	95.24 to 99.99	691,057	656,589
ALL	266	97.68	97.79	94.85	13.05	103.10	39.82	260.74	96.07 to 99.34	638,949	606,029

**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	105	95.41	92.93	90.52	14.99	102.67	51.28	219.93	90.00 to 98.98	758,957	686,985
2	160	98.52	101.10	98.79	11.71	102.33	39.82	260.74	97.09 to 100.00	560,905	554,141
3	1	77.65	77.65	77.65			77.65	77.65	N/A	525,000	407,661
ALL	266	97.68	97.79	94.85	13.05	103.10	39.82	260.74	96.07 to 99.34	638,949	606,029

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0032											
28-0001	6	88.33	92.87	93.13	29.82	99.73	53.17	148.18	53.17 to 148.18	178,000	165,767
28-0017	28	97.88	99.30	96.37	5.56	103.04	86.03	134.87	95.39 to 99.97	470,367	453,298
77-0001	70	96.14	97.70	95.64	15.40	102.15	54.43	260.74	92.64 to 99.75	643,098	615,070
77-0027	96	98.39	100.33	95.54	12.99	105.01	64.51	253.45	96.06 to 100.26	800,936	765,224
77-0037	40	99.93	95.51	90.45	14.16	105.59	39.82	157.84	93.33 to 100.57	533,465	482,509
77-0046	26	94.02	91.69	93.77	8.96	97.77	52.75	110.55	89.09 to 99.99	479,874	449,995
78-0001											
NonValid School											
ALL	266	97.68	97.79	94.85	13.05	103.10	39.82	260.74	96.07 to 99.34	638,949	606,029

**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:	266	<b>MEDIAN:</b>	<b>98</b>	COV:	24.60	95% Median C.I.:	96.07 to 99.34
TOTAL Sales Price:	167,618,777	WGT. MEAN:	95	STD:	24.05	95% Wgt. Mean C.I.:	91.75 to 97.94
TOTAL Adj.Sales Price:	169,960,457	MEAN:	98	AVG.ABS.DEV:	12.75	95% Mean C.I.:	94.90 to 100.68
TOTAL Assessed Value:	161,203,754						
AVG. Adj. Sales Price:	638,949	COD:	13.05	MAX Sales Ratio:	260.74		
AVG. Assessed Value:	606,029	PRD:	103.10	MIN Sales Ratio:	39.82		

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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	160	98.67	100.20	97.86	10.59	102.39	39.82	253.45	97.09 to 100.00	558,198	546,262
Prior TO 1860											
1860 TO 1899	2	84.80	84.80	78.60	16.83	107.88	70.53	99.07	N/A	132,500	104,150
1900 TO 1919	6	99.80	119.53	136.57	25.30	87.52	92.17	219.93	92.17 to 219.93	82,666	112,900
1920 TO 1939	3	100.00	87.92	97.68	19.42	90.00	52.75	111.00	N/A	433,333	423,300
1940 TO 1949	5	93.05	95.22	89.91	24.52	105.90	62.12	134.33	N/A	69,600	62,580
1950 TO 1959	3	92.64	91.13	92.56	6.49	98.46	81.36	99.39	N/A	508,333	470,500
1960 TO 1969	22	80.55	89.61	88.24	28.60	101.55	51.28	260.74	67.63 to 100.00	447,931	395,252
1970 TO 1979	18	97.00	94.60	90.96	9.30	104.00	54.43	121.83	93.33 to 100.00	1,075,211	977,993
1980 TO 1989	14	98.40	97.16	98.62	12.64	98.52	68.00	148.18	81.35 to 107.46	883,950	871,759
1990 TO 1994	7	98.98	95.06	97.71	7.64	97.29	79.68	106.46	79.68 to 106.46	1,001,857	978,914
1995 TO 1999	14	98.27	97.92	100.88	9.14	97.06	77.48	121.54	89.04 to 111.94	656,714	662,496
2000 TO Present	12	78.42	84.09	80.80	9.80	104.07	73.64	104.55	77.14 to 98.45	1,577,000	1,274,190
ALL	266	97.68	97.79	94.85	13.05	103.10	39.82	260.74	96.07 to 99.34	638,949	606,029

**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	3	131.25	141.08	118.87	29.36	118.69	88.20	203.80	N/A	2,500	2,971
5000 TO 9999	1	103.45	103.45	103.45			103.45	103.45	N/A	6,000	6,207
Total \$											
1 TO 9999	4	117.35	131.68	112.01	30.55	117.55	88.20	203.80	N/A	3,375	3,780
10000 TO 29999	4	110.48	118.74	118.38	13.98	100.30	99.87	154.14	N/A	20,625	24,416
30000 TO 59999	11	99.34	97.45	96.58	12.59	100.90	62.53	131.92	82.26 to 110.55	40,765	39,372
60000 TO 99999	21	97.46	96.08	95.91	14.71	100.17	52.75	134.33	87.47 to 107.79	83,746	80,323
100000 TO 149999	30	96.47	93.72	93.43	13.14	100.31	54.43	148.18	92.64 to 100.05	122,295	114,263
150000 TO 249999	51	99.95	104.78	104.39	16.31	100.37	53.17	253.45	97.09 to 101.92	193,034	201,517
250000 TO 499999	57	96.15	94.29	94.32	10.26	99.97	55.83	157.84	92.63 to 100.00	351,110	331,157
500000 +	88	96.15	95.35	94.23	10.79	101.18	39.82	260.74	94.60 to 98.45	1,524,209	1,436,248
ALL	266	97.68	97.79	94.85	13.05	103.10	39.82	260.74	96.07 to 99.34	638,949	606,029

**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:	266	<b>MEDIAN:</b>	<b>98</b>	COV:	24.60	95% Median C.I.:	96.07 to 99.34
TOTAL Sales Price:	167,618,777	WGT. MEAN:	95	STD:	24.05	95% Wgt. Mean C.I.:	91.75 to 97.94
TOTAL Adj.Sales Price:	169,960,457	MEAN:	98	AVG.ABS.DEV:	12.75	95% Mean C.I.:	94.90 to 100.68
TOTAL Assessed Value:	161,203,754						
AVG. Adj. Sales Price:	638,949	COD:	13.05	MAX Sales Ratio:	260.74		
AVG. Assessed Value:	606,029	PRD:	103.10	MIN Sales Ratio:	39.82		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	146.00	146.00	104.71	39.59	139.43	88.20	203.80	N/A	1,750	1,832
5000 TO 9999	2	117.35	117.35	114.57	11.84	102.43	103.45	131.25	N/A	5,000	5,728
Total \$											
1 TO 9999	4	117.35	131.68	112.01	30.55	117.55	88.20	203.80	N/A	3,375	3,780
10000 TO 29999	5	99.87	100.48	98.90	7.88	101.60	82.26	114.23	N/A	24,720	24,447
30000 TO 59999	13	92.17	94.75	86.23	23.28	109.87	52.75	154.14	62.53 to 110.55	49,562	42,740
60000 TO 99999	23	89.29	88.28	84.80	15.04	104.10	54.43	134.33	80.30 to 97.46	95,852	81,284
100000 TO 149999	31	99.75	94.48	91.05	11.09	103.77	53.17	125.58	92.64 to 100.78	135,997	123,823
150000 TO 249999	47	98.62	95.94	90.64	11.03	105.85	39.82	148.18	96.50 to 100.00	216,853	196,554
250000 TO 499999	64	98.12	100.82	97.26	12.49	103.66	64.51	219.93	94.99 to 100.00	369,205	359,082
500000 +	79	97.40	99.11	95.07	11.83	104.25	51.28	260.74	95.41 to 99.82	1,632,117	1,551,688
ALL	266	97.68	97.79	94.85	13.05	103.10	39.82	260.74	96.07 to 99.34	638,949	606,029

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	172	98.19	98.79	97.28	11.36	101.55	39.82	253.45	96.15 to 100.00	540,620	525,924
10	1	94.58	94.58	94.58			94.58	94.58	N/A	72,000	68,100
20	93	96.09	95.97	91.91	16.30	104.42	51.28	260.74	90.00 to 99.34	826,900	759,963
ALL	266	97.68	97.79	94.85	13.05	103.10	39.82	260.74	96.07 to 99.34	638,949	606,029

**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:	266	<b>MEDIAN:</b>	<b>98</b>	COV:	24.60	95% Median C.I.:	96.07 to 99.34
TOTAL Sales Price:	167,618,777	WGT. MEAN:	95	STD:	24.05	95% Wgt. Mean C.I.:	91.75 to 97.94
TOTAL Adj.Sales Price:	169,960,457	MEAN:	98	AVG.ABS.DEV:	12.75	95% Mean C.I.:	94.90 to 100.68
TOTAL Assessed Value:	161,203,754						
AVG. Adj. Sales Price:	638,949	COD:	13.05	MAX Sales Ratio:	260.74		
AVG. Assessed Value:	606,029	PRD:	103.10	MIN Sales Ratio:	39.82		

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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)	160	98.79	100.34	98.57	10.56	101.79	39.82	253.45	97.40 to 100.00	575,558	567,339
304	1	97.51	97.51	97.51			97.51	97.51	N/A	350,000	341,300
309	1	107.46	107.46	107.46			107.46	107.46	N/A	335,000	360,000
311	1	104.55	104.55	104.55			104.55	104.55	N/A	1,100,000	1,150,000
319	1	96.76	96.76	96.76			96.76	96.76	N/A	3,950,000	3,822,000
326	1	99.75	99.75	99.75			99.75	99.75	N/A	125,000	124,688
341	1	100.62	100.62	100.62			100.62	100.62	N/A	325,000	327,000
343	2	75.64	75.64	69.35	32.20	109.06	51.28	100.00	N/A	1,550,000	1,075,000
344	10	99.01	107.72	105.19	22.13	102.41	52.75	219.93	85.40 to 114.23	295,800	311,155
350	5	101.60	101.61	100.54	3.69	101.07	95.41	108.50	N/A	478,000	480,580
352	15	87.24	87.24	86.44	15.53	100.93	63.48	119.80	73.22 to 101.71	1,181,700	1,021,422
353	10	80.56	83.39	77.13	15.67	108.12	61.25	110.89	64.41 to 99.82	459,900	354,716
380	2	96.52	96.52	98.55	3.60	97.94	93.05	100.00	N/A	252,500	248,850
381	1	93.29	93.29	93.29			93.29	93.29	N/A	730,000	681,000
384	2	77.31	77.31	75.34	6.40	102.61	72.36	82.26	N/A	51,500	38,800
386	3	89.09	90.26	90.03	1.34	100.25	89.04	92.63	N/A	355,000	319,600
387	1	86.03	86.03	86.03			86.03	86.03	N/A	1,645,000	1,415,200
405	1	100.00	100.00	100.00			100.00	100.00	N/A	595,000	595,000
406	12	88.94	92.85	85.99	21.27	107.99	62.12	125.58	77.14 to 112.40	975,500	838,794
407	1	103.23	103.23	103.23			103.23	103.23	N/A	400,000	412,900
412	4	96.58	96.08	98.38	7.31	97.66	84.71	106.46	N/A	594,375	584,750
419	2	90.17	90.17	83.10	12.57	108.51	78.84	101.51	N/A	264,750	220,000
434	2	116.76	116.76	102.20	26.91	114.25	85.33	148.18	N/A	205,000	209,500
442	1	90.00	90.00	90.00			90.00	90.00	N/A	90,000	81,000
444	1	134.33	134.33	134.33			134.33	134.33	N/A	60,000	80,600
453	2	105.86	105.86	107.02	14.81	98.91	90.18	121.54	N/A	605,000	647,500
470	4	77.24	80.19	86.44	8.13	92.77	73.64	92.64	N/A	480,000	414,900
471	1	77.48	77.48	77.48			77.48	77.48	N/A	166,500	129,000
476	1	99.34	99.34	99.34			99.34	99.34	N/A	30,100	29,900
483	1	78.00	78.00	78.00			78.00	78.00	N/A	6,090,000	4,750,000
494	2	98.17	98.17	96.46	1.86	101.78	96.34	100.00	N/A	2,163,147	2,086,500
495	1	260.74	260.74	260.74			260.74	260.74	N/A	780,000	2,033,746
528	10	82.35	80.16	84.75	16.48	94.58	53.17	101.26	54.43 to 100.00	253,322	214,690
531	3	98.33	96.03	95.87	2.78	100.17	90.77	98.98	N/A	1,213,833	1,163,666
ALL	266	97.68	97.79	94.85	13.05	103.10	39.82	260.74	96.07 to 99.34	638,949	606,029

**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:	266	<b>MEDIAN:</b>	<b>98</b>	COV:	24.60	95% Median C.I.:	96.07 to 99.34
TOTAL Sales Price:	167,618,777	WGT. MEAN:	95	STD:	24.05	95% Wgt. Mean C.I.:	91.75 to 97.94
TOTAL Adj.Sales Price:	169,960,457	MEAN:	98	AVG.ABS.DEV:	12.75	95% Mean C.I.:	94.90 to 100.68
TOTAL Assessed Value:	161,203,754						
AVG. Adj. Sales Price:	638,949	COD:	13.05	MAX Sales Ratio:	260.74		
AVG. Assessed Value:	606,029	PRD:	103.10	MIN Sales Ratio:	39.82		

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

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	20	91.12	89.90	88.58	14.03	101.49	63.48	119.80	74.92 to 101.71	1,144,532	1,013,871
03	142	97.49	97.16	95.00	14.38	102.27	39.82	253.45	95.37 to 99.56	677,927	644,041
04	104	98.29	100.16	97.38	11.05	102.86	55.83	260.74	96.15 to 100.00	488,501	475,696
<u>ALL</u>	<u>266</u>	<u>97.68</u>	<u>97.79</u>	<u>94.85</u>	<u>13.05</u>	<u>103.10</u>	<u>39.82</u>	<u>260.74</u>	<u>96.07 to 99.34</u>	<u>638,949</u>	<u>606,029</u>

**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:	7454	<b>MEDIAN:</b>	<b>93</b>	COV:	47.87	95% Median C.I.:	92.46 to 93.09
TOTAL Sales Price:	1,046,262,972	WGT. MEAN:	82	STD:	41.52	95% Wgt. Mean C.I.:	78.87 to 85.70
TOTAL Adj.Sales Price:	1,045,826,172	MEAN:	87	AVG.ABS.DEV:	16.62	95% Mean C.I.:	85.80 to 87.69
TOTAL Assessed Value:	860,549,965						
AVG. Adj. Sales Price:	140,304	COD:	17.91	MAX Sales Ratio:	1040.26		
AVG. Assessed Value:	115,448	PRD:	105.42	MIN Sales Ratio:	0.01		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1431	97.64	102.33	107.66	10.12	95.05	2.87	1040.26	97.43 to 97.92	138,336	148,926
10/01/03 TO 12/31/03	1054	97.39	98.79	97.45	6.64	101.38	3.96	703.37	97.12 to 97.68	134,580	131,142
01/01/04 TO 03/31/04	85	93.84	79.84	66.59	34.61	119.90	2.46	553.90	91.13 to 96.63	151,736	101,043
04/01/04 TO 06/30/04	316	93.26	90.09	82.40	18.70	109.32	3.89	646.60	92.22 to 94.27	152,515	125,678
07/01/04 TO 09/30/04	1171	87.11	79.25	71.61	22.26	110.66	0.68	971.43	86.46 to 87.84	144,253	103,302
10/01/04 TO 12/31/04	1049	87.81	74.08	63.67	26.63	116.35	0.68	217.85	86.91 to 88.74	139,829	89,025
01/01/05 TO 03/31/05	933	89.83	82.52	77.17	17.42	106.94	0.01	201.12	88.74 to 90.91	140,341	108,297
04/01/05 TO 06/30/05	1415	88.00	80.06	73.35	19.69	109.15	4.30	359.75	87.23 to 88.70	140,201	102,835
<u>Study Years</u>											
07/01/03 TO 06/30/04	2886	97.26	99.03	99.69	10.54	99.34	2.46	1040.26	97.12 to 97.41	138,912	138,475
07/01/04 TO 06/30/05	4568	88.01	78.98	71.47	21.52	110.51	0.01	971.43	87.61 to 88.40	141,183	100,899
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	2621	88.44	78.50	69.73	24.18	112.59	0.68	971.43	87.95 to 88.89	143,721	100,212
<u>ALL</u>											
	7454	92.81	86.74	82.28	17.91	105.42	0.01	1040.26	92.46 to 93.09	140,304	115,448

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7454	92.81	86.74	82.28	17.91	105.42	0.01	1040.26	92.46 to 93.09	140,304	115,448
<u>ALL</u>											
	7454	92.81	86.74	82.28	17.91	105.42	0.01	1040.26	92.46 to 93.09	140,304	115,448

**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	2348	91.95	90.83	88.67	10.36	102.43	0.01	581.35	91.38 to 92.44	130,586	115,790
2	3147	93.71	83.82	79.33	21.96	105.66	0.68	974.08	93.31 to 94.12	152,126	120,686
3	1959	92.49	86.55	80.19	20.18	107.93	2.36	1040.26	91.84 to 92.95	132,959	106,621
<u>ALL</u>											
	7454	92.81	86.74	82.28	17.91	105.42	0.01	1040.26	92.46 to 93.09	140,304	115,448

**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	5790	90.94	83.93	79.94	19.83	104.99	0.68	1040.26	90.60 to 91.23	166,673	133,243
2	1646	98.04	96.48	110.30	9.86	87.47	0.01	971.43	97.56 to 98.69	48,886	53,922
3	18	98.05	100.40	97.78	21.14	102.68	43.95	203.82	89.03 to 103.06	17,722	17,329
<u>ALL</u>											
	7454	92.81	86.74	82.28	17.91	105.42	0.01	1040.26	92.46 to 93.09	140,304	115,448

**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:	7454	<b>MEDIAN:</b>	<b>93</b>	COV:	47.87	95% Median C.I.:	92.46 to 93.09
TOTAL Sales Price:	1,046,262,972	WGT. MEAN:	82	STD:	41.52	95% Wgt. Mean C.I.:	78.87 to 85.70
TOTAL Adj.Sales Price:	1,045,826,172	MEAN:	87	AVG.ABS.DEV:	16.62	95% Mean C.I.:	85.80 to 87.69
TOTAL Assessed Value:	860,549,965						
AVG. Adj. Sales Price:	140,304	COD:	17.91	MAX Sales Ratio:	1040.26		
AVG. Assessed Value:	115,448	PRD:	105.42	MIN Sales Ratio:	0.01		

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	7434	92.80	86.71	82.28	17.90	105.38	0.01	1040.26	92.45 to 93.08	140,634	115,713
06	15	98.61	107.12	101.80	18.47	105.23	68.92	203.82	90.99 to 118.65	20,593	20,964
07	5	94.00	76.67	62.10	22.29	123.46	43.95	100.90	N/A	8,020	4,980
<u>ALL</u>	<u>7454</u>	<u>92.81</u>	<u>86.74</u>	<u>82.28</u>	<u>17.91</u>	<u>105.42</u>	<u>0.01</u>	<u>1040.26</u>	<u>92.46 to 93.09</u>	<u>140,304</u>	<u>115,448</u>

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0032	1	94.00	94.00	94.00			94.00	94.00	N/A	5,000	4,700
28-0001	618	91.44	90.03	85.27	14.65	105.58	6.19	567.93	90.38 to 92.62	124,239	105,944
28-0017	1401	91.96	85.16	80.96	18.46	105.19	2.36	1040.26	91.20 to 92.49	130,769	105,866
77-0001	1675	92.14	86.94	82.87	15.12	104.91	0.68	712.02	91.57 to 92.96	140,252	116,227
77-0027	2463	93.16	84.67	82.32	19.09	102.85	0.68	974.08	92.71 to 93.86	154,173	126,918
77-0037	1053	94.86	89.32	79.29	20.55	112.66	0.01	874.77	94.19 to 95.72	124,885	99,018
77-0046	243	92.38	96.08	88.73	17.15	108.29	10.61	609.11	90.91 to 93.86	163,279	144,877
78-0001											
NonValid School											
<u>ALL</u>	<u>7454</u>	<u>92.81</u>	<u>86.74</u>	<u>82.28</u>	<u>17.91</u>	<u>105.42</u>	<u>0.01</u>	<u>1040.26</u>	<u>92.46 to 93.09</u>	<u>140,304</u>	<u>115,448</u>

**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	1989	97.33	95.20	93.29	17.51	102.05	0.01	971.43	97.03 to 97.56	76,481	71,349
Prior TO 1860											
1860 TO 1899	22	90.99	103.08	93.30	26.60	110.48	63.35	359.75	80.55 to 100.66	94,045	87,747
1900 TO 1919	36	87.62	90.97	85.88	17.90	105.93	46.42	166.38	80.52 to 96.61	126,416	108,571
1920 TO 1939	40	86.60	87.28	86.41	11.67	101.01	67.06	105.16	79.39 to 96.08	114,353	98,813
1940 TO 1949	101	91.85	91.69	89.62	11.89	102.31	58.63	134.28	88.73 to 93.57	88,791	79,575
1950 TO 1959	199	89.80	90.71	89.56	10.05	101.28	48.35	203.82	88.83 to 91.56	102,530	91,824
1960 TO 1969	543	90.23	90.90	89.93	9.41	101.08	43.95	201.12	89.44 to 91.43	114,535	103,002
1970 TO 1979	649	91.13	91.86	91.06	7.86	100.88	63.29	170.41	90.36 to 92.18	134,998	122,930
1980 TO 1989	697	90.96	91.56	90.82	7.42	100.81	61.63	431.21	90.29 to 91.71	143,372	130,211
1990 TO 1994	346	92.40	91.64	91.16	5.77	100.52	71.71	112.73	91.36 to 92.88	170,382	155,329
1995 TO 1999	595	92.95	94.05	93.04	7.68	101.09	70.23	609.11	92.05 to 93.87	183,549	170,775
2000 TO Present	2237	90.39	71.71	69.09	31.11	103.80	0.68	1040.26	89.72 to 91.09	194,562	134,424
<u>ALL</u>	<u>7454</u>	<u>92.81</u>	<u>86.74</u>	<u>82.28</u>	<u>17.91</u>	<u>105.42</u>	<u>0.01</u>	<u>1040.26</u>	<u>92.46 to 93.09</u>	<u>140,304</u>	<u>115,448</u>

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	7454	<b>MEDIAN:</b>	<b>93</b>	COV:	47.87	95% Median C.I.:	92.46 to 93.09
TOTAL Sales Price:	1,046,262,972	WGT. MEAN:	82	STD:	41.52	95% Wgt. Mean C.I.:	78.87 to 85.70
TOTAL Adj.Sales Price:	1,045,826,172	MEAN:	87	AVG.ABS.DEV:	16.62	95% Mean C.I.:	85.80 to 87.69
TOTAL Assessed Value:	860,549,965						
AVG. Adj. Sales Price:	140,304	COD:	17.91	MAX Sales Ratio:	1040.26		
AVG. Assessed Value:	115,448	PRD:	105.42	MIN Sales Ratio:	0.01		

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	6	98.09	221.81	328.58	174.95	67.51	6.10	971.43	6.10 to 971.43	2,104	6,913
5000 TO 9999	7	94.00	78.86	75.25	24.83	104.80	0.01	109.81	0.01 to 109.81	6,149	4,627
Total \$ _____											
1 TO 9999	13	96.18	144.84	132.70	95.59	109.14	0.01	971.43	48.35 to 108.81	4,282	5,682
10000 TO 29999	518	100.20	109.52	109.05	15.98	100.44	31.30	1040.26	100.17 to 100.39	25,341	27,634
30000 TO 59999	1036	97.46	101.01	101.61	12.30	99.41	8.34	874.77	97.28 to 97.88	38,925	39,551
60000 TO 99999	513	94.92	97.54	96.43	15.04	101.15	0.72	609.11	93.22 to 96.07	84,215	81,208
100000 TO 149999	2503	91.07	88.27	88.11	10.15	100.19	0.68	177.38	90.69 to 91.46	126,813	111,732
150000 TO 249999	2263	89.97	74.55	74.25	25.10	100.41	2.36	126.29	89.32 to 90.66	192,304	142,786
250000 TO 499999	592	87.96	70.47	70.73	29.31	99.64	0.68	244.59	85.75 to 89.66	301,115	212,975
500000 +	16	90.68	119.13	189.82	50.49	62.76	32.93	512.95	77.86 to 98.45	1,140,915	2,165,673
ALL	7454	92.81	86.74	82.28	17.91	105.42	0.01	1040.26	92.46 to 93.09	140,304	115,448

**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	36	2.72	18.40	2.71	624.99	678.23	0.01	108.81	2.36 to 3.28	104,894	2,846
5000 TO 9999	45	5.44	14.55	6.06	182.65	240.24	2.87	109.81	4.99 to 6.43	128,483	7,780
Total \$ _____											
1 TO 9999	81	4.85	16.26	4.74	279.01	343.41	0.01	109.81	4.08 to 5.44	117,999	5,587
10000 TO 29999	938	80.67	57.38	20.73	51.02	276.76	4.30	203.82	70.63 to 85.19	107,323	22,251
30000 TO 59999	1205	97.28	86.64	59.07	18.89	146.68	8.56	971.43	96.88 to 97.69	64,544	38,123
60000 TO 99999	922	86.81	85.45	77.93	16.10	109.65	14.12	301.85	85.69 to 88.11	107,886	84,076
100000 TO 149999	2455	91.84	92.02	90.23	8.36	101.98	28.22	703.37	91.34 to 92.25	135,332	122,110
150000 TO 249999	1521	94.68	95.09	92.09	9.35	103.25	32.93	1040.26	94.14 to 95.19	205,345	189,112
250000 TO 499999	317	95.88	112.60	97.16	23.89	115.88	61.77	974.08	94.98 to 96.71	303,990	295,370
500000 +	15	94.22	135.99	199.34	57.41	68.22	57.89	512.95	85.48 to 103.63	1,160,941	2,314,244
ALL	7454	92.81	86.74	82.28	17.91	105.42	0.01	1040.26	92.46 to 93.09	140,304	115,448

**PA&T 2006 Preliminary Statistics**

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

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TOTAL Sales Price:	1,046,262,972	WGT. MEAN:	82	STD:	41.52	95% Wgt. Mean C.I.:	78.87 to 85.70
TOTAL Adj.Sales Price:	1,045,826,172	MEAN:	87	AVG.ABS.DEV:	16.62	95% Mean C.I.:	85.80 to 87.69
TOTAL Assessed Value:	860,549,965						
AVG. Adj. Sales Price:	140,304	COD:	17.91	MAX Sales Ratio:	1040.26		
AVG. Assessed Value:	115,448	PRD:	105.42	MIN Sales Ratio:	0.01		

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**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	34	94.35	130.02	96.54	48.77	134.69	57.40	703.37	87.54 to 98.52	160,352	154,800
0	1845	97.58	96.23	97.61	16.01	98.58	0.01	971.43	97.39 to 98.04	69,364	67,709
10	2	91.45	91.45	91.45	0.00	100.00	91.45	91.45	N/A	15,000	13,717
15	1	114.61	114.61	114.61			114.61	114.61	N/A	80,000	91,690
2	2	86.96	86.96	86.96	0.00	100.00	86.96	86.96	N/A	23,000	20,000
20	31	84.29	59.65	42.76	57.52	139.50	0.68	136.73	6.33 to 102.30	71,517	30,577
25	41	93.77	96.21	88.67	19.41	108.50	58.63	203.82	88.21 to 99.31	73,282	64,979
28	1	88.78	88.78	88.78			88.78	88.78	N/A	114,000	101,210
30	3274	90.61	85.86	83.62	13.51	102.68	2.36	359.75	90.21 to 90.98	131,588	110,032
35	1126	90.57	80.35	78.76	19.26	102.02	2.37	431.21	89.91 to 91.41	180,233	141,954
40	880	92.77	77.12	73.74	28.30	104.58	0.68	1040.26	91.67 to 93.78	230,245	169,784
45	160	91.88	83.55	77.08	28.46	108.40	6.31	974.08	89.47 to 94.16	298,398	229,995
5	4	73.00	71.01	68.87	10.10	103.11	56.26	81.77	N/A	97,486	67,137
50	36	91.39	87.50	86.55	10.66	101.10	9.72	108.52	87.12 to 95.51	387,078	335,021
55	15	96.41	123.21	92.23	46.07	133.59	14.12	609.11	88.85 to 100.75	462,522	426,579
60	2	96.33	96.33	96.43	2.20	99.90	94.22	98.45	N/A	760,000	732,873
<u>ALL</u>											
	7454	92.81	86.74	82.28	17.91	105.42	0.01	1040.26	92.46 to 93.09	140,304	115,448

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	34	94.35	130.02	96.54	48.77	134.69	57.40	703.37	87.54 to 98.52	160,352	154,800
0	1856	97.56	96.18	97.55	16.01	98.60	0.01	971.43	97.36 to 98.03	69,354	67,656
101	3736	90.79	84.37	81.12	16.33	104.00	0.68	974.08	90.47 to 91.20	148,576	120,528
102	1152	91.44	77.24	75.07	25.34	102.89	2.65	1040.26	90.23 to 92.34	217,587	163,337
103	447	91.18	89.66	89.25	8.76	100.45	4.25	117.96	90.30 to 92.26	145,215	129,610
104	204	88.28	83.55	80.23	25.12	104.14	5.06	609.11	85.88 to 90.23	186,158	149,349
106	25	95.85	94.75	94.49	5.15	100.27	72.93	105.96	93.12 to 97.72	120,812	114,160
<u>ALL</u>											
	7454	92.81	86.74	82.28	17.91	105.42	0.01	1040.26	92.46 to 93.09	140,304	115,448

**PA&T 2006 Preliminary Statistics**

Type: Qualified

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

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TOTAL Sales Price:	1,046,262,972	WGT. MEAN:	82	STD:	41.52	95% Wgt. Mean C.I.:	78.87 to 85.70
TOTAL Adj.Sales Price:	1,045,826,172	MEAN:	87	AVG.ABS.DEV:	16.62	95% Mean C.I.:	85.80 to 87.69
TOTAL Assessed Value:	860,549,965						
AVG. Adj. Sales Price:	140,304	COD:	17.91	MAX Sales Ratio:	1040.26		
AVG. Assessed Value:	115,448	PRD:	105.42	MIN Sales Ratio:	0.01		

(!: AVTot=0)

(!: Derived)

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	34	94.35	130.02	96.54	48.77	134.69	57.40	703.37	87.54 to 98.52	160,352	154,800
0	1854	97.56	96.16	97.52	16.01	98.61	0.01	971.43	97.36 to 97.93	69,301	67,583
10	7	91.45	89.43	88.57	5.64	100.97	73.50	97.90	73.50 to 97.90	50,565	44,783
15	2	111.41	111.41	108.44	11.53	102.73	98.56	124.25	N/A	81,250	88,109
20	25	96.18	97.65	93.20	19.81	104.77	48.35	166.38	89.14 to 104.16	74,546	69,478
25	80	93.60	93.40	88.76	14.53	105.23	58.63	203.82	87.15 to 97.16	92,518	82,121
30	4906	90.96	82.31	79.08	19.01	104.08	0.68	1040.26	90.61 to 91.32	168,747	133,453
35	301	90.23	91.12	89.95	8.33	101.30	61.63	359.75	88.87 to 91.53	143,449	129,033
40	222	89.69	88.84	88.64	7.50	100.22	59.34	116.42	88.08 to 90.83	128,774	114,151
45	2	89.92	89.92	90.57	4.94	99.29	85.48	94.36	N/A	115,250	104,379
50	21	94.81	93.71	92.97	4.91	100.80	63.35	102.56	92.30 to 98.12	106,485	98,995
<u>ALL</u>	<u>7454</u>	<u>92.81</u>	<u>86.74</u>	<u>82.28</u>	<u>17.91</u>	<u>105.42</u>	<u>0.01</u>	<u>1040.26</u>	<u>92.46 to 93.09</u>	<u>140,304</u>	<u>115,448</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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	268	<b>MEDIAN:</b>	<b>96</b>	COV:	22.30	95% Median C.I.:	94.34 to 97.58
TOTAL Sales Price:	172,313,777	WGT. MEAN:	92	STD:	20.87	95% Wgt. Mean C.I.:	89.34 to 95.40
TOTAL Adj.Sales Price:	174,655,457	MEAN:	94	AVG.ABS.DEV:	12.76	95% Mean C.I.:	91.05 to 96.05
TOTAL Assessed Value:	161,324,692						
AVG. Adj. Sales Price:	651,699	COD:	13.27	MAX Sales Ratio:	252.82		
AVG. Assessed Value:	601,957	PRD:	101.28	MIN Sales Ratio:	39.82		

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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	23	92.48	94.09	90.30	9.71	104.20	63.48	148.18	89.73 to 99.34	935,784	844,978
10/01/02 TO 12/31/02	17	97.80	97.61	95.97	7.47	101.71	78.84	125.58	88.72 to 101.64	298,567	286,533
01/01/03 TO 03/31/03	15	95.22	92.71	94.02	6.40	98.60	73.64	101.73	87.72 to 98.98	708,689	666,293
04/01/03 TO 06/30/03	20	96.42	95.21	94.75	5.36	100.48	78.38	107.38	92.82 to 99.82	569,063	539,192
07/01/03 TO 09/30/03	13	88.82	86.36	78.76	16.99	109.65	44.34	122.46	67.63 to 100.00	629,498	495,783
10/01/03 TO 12/31/03	19	97.95	98.73	92.42	10.47	106.82	61.29	131.92	91.51 to 105.34	569,091	525,981
01/01/04 TO 03/31/04	23	99.56	96.11	93.48	11.84	102.82	61.17	131.25	89.09 to 107.12	1,123,963	1,050,654
04/01/04 TO 06/30/04	27	97.58	94.95	94.64	9.32	100.33	61.25	108.70	92.64 to 104.08	967,511	915,618
07/01/04 TO 09/30/04	23	94.75	91.15	98.50	13.46	92.54	54.43	129.46	84.31 to 100.19	335,669	330,629
10/01/04 TO 12/31/04	31	96.06	95.66	97.25	19.26	98.36	62.62	252.82	80.00 to 101.00	505,114	491,249
01/01/05 TO 03/31/05	30	93.34	89.26	89.69	18.33	99.52	39.82	134.87	86.24 to 100.00	511,287	458,575
04/01/05 TO 06/30/05	27	93.33	90.37	87.57	21.66	103.20	50.00	219.93	72.36 to 100.05	605,829	530,548
<u>Study Years</u>											
07/01/02 TO 06/30/03	75	95.37	94.91	92.75	7.55	102.33	63.48	148.18	93.05 to 98.04	648,137	601,117
07/01/03 TO 06/30/04	82	97.69	94.79	92.05	11.53	102.98	44.34	131.92	94.34 to 100.00	865,490	796,653
07/01/04 TO 06/30/05	111	94.99	91.71	92.45	18.38	99.20	39.82	252.82	90.95 to 98.59	496,170	458,696
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	67	96.76	93.93	90.76	9.24	103.50	44.34	131.92	93.63 to 98.13	612,057	555,478
01/01/04 TO 12/31/04	104	96.61	94.58	95.18	13.92	99.37	54.43	252.82	94.30 to 99.95	724,547	689,614
<u>ALL</u>											
	268	96.12	93.55	92.37	13.27	101.28	39.82	252.82	94.34 to 97.58	651,699	601,957

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BELLEVUE	87	95.65	95.07	94.79	13.81	100.29	53.17	252.82	92.64 to 98.98	703,178	666,574
CHALCO	36	96.20	97.55	96.80	5.79	100.78	81.35	134.87	94.60 to 98.24	492,615	476,826
GRETNA	50	95.86	89.45	86.04	15.76	103.96	39.82	131.92	90.18 to 100.00	457,786	393,895
LA PLATTE	4	92.72	92.93	95.27	4.29	97.54	88.82	97.46	N/A	1,255,823	1,196,401
LA VISTA	45	98.33	95.37	92.40	11.71	103.21	41.02	129.46	93.95 to 103.45	1,092,301	1,009,327
PAPILLION	37	90.46	90.59	87.02	17.19	104.09	58.38	219.93	78.38 to 97.14	479,368	417,169
SPRINGFIELD	9	90.00	88.86	88.27	18.98	100.67	52.75	115.50	61.29 to 110.55	104,666	92,390
<u>ALL</u>											
	268	96.12	93.55	92.37	13.27	101.28	39.82	252.82	94.34 to 97.58	651,699	601,957

**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:	268	<b>MEDIAN:</b>	<b>96</b>	COV:	22.30	95% Median C.I.:	94.34 to 97.58
TOTAL Sales Price:	172,313,777	WGT. MEAN:	92	STD:	20.87	95% Wgt. Mean C.I.:	89.34 to 95.40
TOTAL Adj.Sales Price:	174,655,457	MEAN:	94	AVG.ABS.DEV:	12.76	95% Mean C.I.:	91.05 to 96.05
TOTAL Assessed Value:	161,324,692						
AVG. Adj. Sales Price:	651,699	COD:	13.27	MAX Sales Ratio:	252.82		
AVG. Assessed Value:	601,957	PRD:	101.28	MIN Sales Ratio:	39.82		

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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	117	94.58	92.18	91.48	15.95	100.77	52.75	219.93	89.29 to 97.40	571,077	522,424
2	82	97.51	95.25	93.31	12.98	102.07	39.82	252.82	93.76 to 100.00	839,061	782,941
3	69	96.34	93.84	92.22	9.06	101.76	41.59	131.92	94.34 to 99.34	565,743	521,736
ALL	268	96.12	93.55	92.37	13.27	101.28	39.82	252.82	94.34 to 97.58	651,699	601,957

**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	111	92.63	92.35	91.11	16.97	101.36	51.28	252.82	87.24 to 96.50	789,040	718,886
2	156	97.68	94.61	93.83	10.48	100.83	39.82	134.87	95.41 to 99.85	554,788	520,558
3	1	61.17	61.17	61.17			61.17	61.17	N/A	525,000	321,135
ALL	268	96.12	93.55	92.37	13.27	101.28	39.82	252.82	94.34 to 97.58	651,699	601,957

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0032											
28-0001	7	101.00	94.03	98.98	22.35	95.00	53.17	148.18	53.17 to 148.18	595,428	589,363
28-0017	28	97.88	99.30	96.37	5.56	103.04	86.03	134.87	95.39 to 99.97	470,367	453,298
77-0001	71	95.41	95.08	94.44	13.59	100.68	54.43	252.82	89.91 to 98.67	643,407	607,640
77-0027	96	96.01	93.25	91.57	13.49	101.84	41.02	219.93	92.48 to 98.33	810,624	742,295
77-0037	40	97.90	89.12	86.64	17.20	102.87	39.82	131.92	85.33 to 100.01	533,465	462,195
77-0046	26	93.67	90.92	93.10	10.06	97.66	52.75	115.50	89.09 to 99.34	479,874	446,772
78-0001											
NonValid School											
ALL	268	96.12	93.55	92.37	13.27	101.28	39.82	252.82	94.34 to 97.58	651,699	601,957

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

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**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	160	97.68	94.83	94.09	10.19	100.79	39.82	134.87	95.41 to 99.85	577,448	543,298
Prior TO 1860											
1860 TO 1899	2	84.80	84.80	78.60	16.83	107.88	70.53	99.07	N/A	132,500	104,150
1900 TO 1919	6	95.34	112.01	125.91	33.39	88.96	53.76	219.93	53.76 to 219.93	82,666	104,083
1920 TO 1939	3	97.14	83.30	96.94	16.21	85.93	52.75	100.00	N/A	433,333	420,066
1940 TO 1949	5	93.05	85.47	82.79	14.04	103.24	62.12	101.15	N/A	69,600	57,620
1950 TO 1959	3	92.64	90.53	92.36	5.83	98.01	81.36	97.58	N/A	508,333	469,500
1960 TO 1969	22	76.88	87.87	86.57	30.62	101.49	51.28	252.82	63.48 to 100.00	447,931	387,786
1970 TO 1979	19	97.51	96.16	91.69	10.80	104.88	54.43	131.55	90.26 to 101.51	1,053,621	966,064
1980 TO 1989	15	95.22	96.61	98.83	14.98	97.75	68.00	148.18	81.35 to 101.60	888,353	877,964
1990 TO 1994	7	98.98	95.06	97.71	7.64	97.29	79.68	106.46	79.68 to 106.46	1,001,857	978,914
1995 TO 1999	14	92.18	93.52	96.75	6.94	96.66	77.48	112.40	86.41 to 99.82	656,714	635,394
2000 TO Present	12	77.92	76.90	78.23	12.07	98.30	41.02	104.55	73.64 to 86.24	1,577,000	1,233,624
ALL	268	96.12	93.55	92.37	13.27	101.28	39.82	252.82	94.34 to 97.58	651,699	601,957

**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	3	100.00	106.47	111.93	14.36	95.12	88.17	131.25	N/A	2,500	2,798
5000 TO 9999	1	103.45	103.45	103.45			103.45	103.45	N/A	6,000	6,207
Total \$											
1 TO 9999	4	101.73	105.72	108.16	11.44	97.74	88.17	131.25	N/A	3,375	3,650
10000 TO 29999	3	101.15	102.58	101.50	2.26	101.07	99.87	106.72	N/A	20,833	21,145
30000 TO 59999	11	99.34	96.64	96.20	15.61	100.45	61.29	131.92	62.53 to 115.50	40,765	39,217
60000 TO 99999	21	94.58	90.77	91.10	15.24	99.64	52.75	125.58	77.97 to 99.07	83,746	76,289
100000 TO 149999	30	93.69	89.39	89.43	16.32	99.96	50.00	148.18	81.36 to 100.00	122,295	109,367
150000 TO 249999	51	98.13	99.94	99.49	12.99	100.46	53.17	219.93	96.97 to 101.87	193,034	192,048
250000 TO 499999	57	94.75	91.08	91.50	10.62	99.54	55.83	131.55	90.46 to 96.44	351,110	321,256
500000 +	91	95.41	92.31	92.06	13.19	100.27	39.82	252.82	92.48 to 98.24	1,525,773	1,404,681
ALL	268	96.12	93.55	92.37	13.27	101.28	39.82	252.82	94.34 to 97.58	651,699	601,957

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	601,957	PRD:	101.28	MIN Sales Ratio:	39.82		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	94.08	94.08	89.86	6.29	104.70	88.17	100.00	N/A	1,750	1,572
5000 TO 9999	2	117.35	117.35	114.57	11.84	102.43	103.45	131.25	N/A	5,000	5,728
Total \$											
1 TO 9999	4	101.73	105.72	108.16	11.44	97.74	88.17	131.25	N/A	3,375	3,650
10000 TO 29999	5	99.87	93.67	90.89	9.46	103.07	61.29	106.72	N/A	24,720	22,467
30000 TO 59999	15	91.84	88.00	81.54	20.89	107.92	52.75	131.92	62.53 to 107.51	57,421	46,823
60000 TO 99999	23	81.36	81.33	78.71	15.16	103.34	50.00	111.94	73.22 to 93.05	100,031	78,731
100000 TO 149999	28	96.47	93.38	89.87	12.10	103.90	53.17	125.58	87.08 to 100.11	138,672	124,622
150000 TO 249999	51	97.80	94.25	88.80	12.89	106.14	39.82	148.18	93.75 to 100.00	221,332	196,549
250000 TO 499999	63	95.24	95.39	91.31	12.36	104.47	41.02	219.93	93.34 to 98.20	384,118	350,720
500000 +	79	96.76	95.67	93.25	11.73	102.60	44.34	252.82	93.55 to 99.82	1,670,709	1,557,920
ALL	268	96.12	93.55	92.37	13.27	101.28	39.82	252.82	94.34 to 97.58	651,699	601,957

<b>COST RANK</b>	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	174	97.24	93.65	93.60	11.38	100.05	39.82	134.87	95.24 to 99.07	561,389	525,476
10	1	94.58	94.58	94.58			94.58	94.58	N/A	72,000	68,100
20	93	92.64	93.34	90.80	17.05	102.80	51.28	252.82	87.24 to 96.97	826,900	750,791
ALL	268	96.12	93.55	92.37	13.27	101.28	39.82	252.82	94.34 to 97.58	651,699	601,957

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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)	160	97.80	94.96	94.81	10.16	100.16	39.82	134.87	95.65 to 99.87	594,808	563,937
304	1	97.51	97.51	97.51			97.51	97.51	N/A	350,000	341,300
309	1	95.22	95.22	95.22			95.22	95.22	N/A	335,000	319,000
311	1	104.55	104.55	104.55			104.55	104.55	N/A	1,100,000	1,150,000
319	1	96.76	96.76	96.76			96.76	96.76	N/A	3,950,000	3,822,000
326	1	103.18	103.18	103.18			103.18	103.18	N/A	125,000	128,972
341	1	90.46	90.46	90.46			90.46	90.46	N/A	325,000	294,000
343	2	75.64	75.64	69.35	32.20	109.06	51.28	100.00	N/A	1,550,000	1,075,000
344	10	94.08	101.56	97.42	22.06	104.26	52.75	219.93	83.07 to 101.15	295,800	288,155
350	5	97.65	88.83	84.46	15.09	105.18	41.02	108.50	N/A	478,000	403,725
352	16	87.45	88.88	87.00	16.39	102.15	63.48	119.80	73.22 to 101.71	1,149,406	999,999
353	11	80.00	80.24	81.82	22.12	98.07	53.76	129.46	57.29 to 99.82	504,454	412,752
380	2	112.30	112.30	123.54	17.14	90.90	93.05	131.55	N/A	252,500	311,950
381	1	76.71	76.71	76.71			76.71	76.71	N/A	730,000	560,000
384	2	66.83	66.83	69.03	8.28	96.81	61.29	72.36	N/A	51,500	35,550
386	3	89.09	90.26	90.03	1.34	100.25	89.04	92.63	N/A	355,000	319,600
387	1	86.03	86.03	86.03			86.03	86.03	N/A	1,645,000	1,415,200
405	1	100.00	100.00	100.00			100.00	100.00	N/A	595,000	595,000
406	12	88.41	91.70	85.90	20.09	106.75	62.12	125.58	77.14 to 112.40	975,500	837,985
407	1	103.23	103.23	103.23			103.23	103.23	N/A	400,000	412,900
412	4	96.58	96.08	98.38	7.31	97.66	84.71	106.46	N/A	594,375	584,750
419	2	90.17	90.17	83.10	12.57	108.51	78.84	101.51	N/A	264,750	220,000
434	2	116.76	116.76	102.20	26.91	114.25	85.33	148.18	N/A	205,000	209,500
442	1	90.00	90.00	90.00			90.00	90.00	N/A	90,000	81,000
444	1	98.67	98.67	98.67			98.67	98.67	N/A	60,000	59,200
453	2	88.29	88.29	88.15	2.13	100.16	86.41	90.18	N/A	605,000	533,332
470	4	77.24	80.19	86.44	8.13	92.77	73.64	92.64	N/A	480,000	414,900
471	1	77.48	77.48	77.48			77.48	77.48	N/A	166,500	129,000
476	1	99.34	99.34	99.34			99.34	99.34	N/A	30,100	29,900
483	1	78.00	78.00	78.00			78.00	78.00	N/A	6,090,000	4,750,000
494	2	98.17	98.17	96.46	1.86	101.78	96.34	100.00	N/A	2,163,147	2,086,500
495	1	252.82	252.82	252.82			252.82	252.82	N/A	780,000	1,972,000
528	10	82.35	80.16	84.75	16.48	94.58	53.17	101.26	54.43 to 100.00	253,322	214,690
531	3	98.33	96.03	95.87	2.78	100.17	90.77	98.98	N/A	1,213,833	1,163,666
ALL	268	96.12	93.55	92.37	13.27	101.28	39.82	252.82	94.34 to 97.58	651,699	601,957

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	21	94.58	90.88	88.88	13.67	102.25	63.48	119.80	74.92 to 101.33	1,121,697	996,981
03	145	96.09	92.19	91.58	14.82	100.67	39.82	219.93	93.33 to 97.80	696,601	637,916
04	102	96.20	96.03	95.60	10.99	100.45	50.00	252.82	93.95 to 99.95	491,103	469,511
<u>ALL</u>	<u>268</u>	<u>96.12</u>	<u>93.55</u>	<u>92.37</u>	<u>13.27</u>	<u>101.28</u>	<u>39.82</u>	<u>252.82</u>	<u>94.34 to 97.58</u>	<u>651,699</u>	<u>601,957</u>

# 2006 Assessment Practices Survey for Sarpy County

March 20, 2006

## I. General Office

### A. Staffing and Funding Information

The Sarpy County Assessor is a duly elected county official who holds a current assessor certificate issued by the Department of Property Assessment and Taxation and has obtained adequate continuing education to hold said certificate. The assessor also holds an appraisers license.

1. Deputy on staff: **One, the Deputy assessor also holds an appraisers license.**
2. Appraiser(s) on staff: **Nine, this includes three individuals working on obtaining an appraisers license and one holding an appraisers license from Kansas.**
3. Other full-time employees: **Eight**
4. Other part-time employees: **None**
5. Number of shared employees: **None**
6. Assessor's requested budget for current fiscal year: **\$986,667**
  - a. Does this include employee benefits? **No see "Other"**
7. Part of the budget that is dedicated to the computer system: **\$5,750, for computer replacement.**
8. Adopted budget, or granted budget if different from above: **\$986,667**
  - a. Does this amount include employee benefits? **No see "Other"**
9. Amount of total budget set aside for appraisal work: **\$986,667**
10. Amount of the total budget set aside for education/workshops: **\$8,500**
11. Appraisal/Reappraisal budget, if not part of the total budget: **N/A,**
12. Other miscellaneous funds: **\$72,400, employee benefits.**
13. Total budget **\$986,667**
  - a. Was any of last year's budget not used? - **No**

**B. Residential Appraisal Information**

*(Includes Urban, Suburban and Rural Residential)*

1. Data collection done by: **Residential Appraisal Staff**

2. Valuation done by: **Residential Appraisal Staff**

The market dates on residential urban, suburban and rural are from July 2003 to June 2005. The market dates for residential agricultural are from July 2001 to June 2005.

3. Date of last appraisal: <sup>1</sup> **Reappraisal of all classes of property takes place annually with updates to property characteristics every five years. One fifth of the county is physically reviewed and re-appraised.**

Urban: **2005**

Suburban: **2005**

Rural: **2005**

4. Date of last “update”: <sup>2</sup> **Reappraisal of all classes of property takes place annually with updates to property characteristics every five years. The markets are analyzed and the values are updated ever year following the various market trends.**

Urban: **2005**

Suburban: **2005**

Rural: **2005**

5. Pickup work done by: <sup>3</sup> **Residential Appraisal Staff**

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	<b>2533</b>	<b>0</b>	<b>0</b>	<b>2533</b>

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

Urban: **2005**

Suburban: **2005**

Rural: **2005**

7. What was the last year the depreciation schedule for this property class was developed using market-derived information? **The depreciation schedules are updated every year county wide for all sales. Individual market area studies are conducted to identify the economic depreciation fields are adjusted.**

Urban: **2005**

Suburban: **2005**

Rural: **2005**

8. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? <sup>4</sup>

Urban: **N/A**

Suburban: **N/A**

Rural: **N/A**

9. Number of market areas/neighborhoods for this property class: There are 246 market areas being used to identify the differing market forces in play across the county.

10. How are these defined? **Similar construction within subdivisions or grouping of subdivisions (areas that are competing for the same buyer).**

Commercial/Industrial Appraisal Information

1. Data collection done by: **Commercial Appraisal Staff**
2. Valuation done by: **Commercial Appraisal Staff, the market and income dates for commercial and industrial are from July 2002 to June 2005.**
3. Date of last appraisal: <sup>1</sup> **Reappraisal of selected classes of property takes place annually with updates to property characteristics every four to five years. Physical review of all parcels is completed within the 5 year review/reappraisal cycle.**  
 Urban: **2005**                                      Suburban: **2005**                                      Rural: **2005**
4. Date of last “update”: <sup>2</sup> **Reappraisal of selected classes of property takes place annually with updates to property characteristics every five years. Market actions will dictate the emphases on the priorities of what is reviewed.**
5. Pickup work done by whom: <sup>3</sup> **Commercial Appraisal Staff**

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Commercial	<b>127</b>	<b>0</b>	<b>0</b>	<b>127</b>
Industrial	<b>50</b>	<b>0</b>	<b>0</b>	<b>50</b>

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?  
 Urban: **2005**                                      Suburban: **2005**                                      Rural: **2005**
7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?  
 Urban: **2005**                                      Suburban: **2005**                                      Rural: **2005**
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? <sup>5</sup> **This process also follows the review/reappraisal cycle.**
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? <sup>4</sup>  
 Urban: **N/A**                                      Suburban: **N/A**                                      Rural: **N/A**
10. Number of market areas/neighborhoods for this property class? **7**
11. How are these defined? **Trade centers identified through the action of the market.**

### C. Agricultural Appraisal Information

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

2. Valuation done by: **Agricultural Appraiser**

**The market and income dates for agricultural are from July 2002 to June 2005.**

3. Date of last appraisal: <sup>1</sup> **A reappraisal of all classes of agricultural land takes place annually following market trends. With updates to property characteristics every five years following a physical inspection. This process includes both the market value (recapture value) and the special value.**

4. Date of last “update”: <sup>2</sup> **An update of all classes of agricultural land takes place annually with updates to property characteristics every four to five years. As this follows the reappraisal. If the property is not re-appraised it may be updated to the market if the market has indicated a change is necessary.**

5. Pickup work done by whom: <sup>3</sup> **Agricultural Appraiser**

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Agricultural	<b>30</b>	<b>0</b>		<b>30</b>

**“Permit numbers” represent new construction and “Other” represents miscellaneous permits.**

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? <sup>5</sup> **The only income approach that is in use is used to establish the values used for the special values on the agricultural land. This process is completed every year using current data for this analysis.**

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? <sup>4</sup> **N/A**

8. What is the date of the soil survey currently used? **1975, this survey has been digitally imported and there has been some recent updates to the information.**

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

a. By what method? **Physical inspection, that follows the five year inspection cycle.**

b. By whom? **Agricultural Appraiser**

c. What proportion is complete / implemented at this time? **One fifth of the county each year is completed.**

10. Number of market areas/neighborhoods for this property class:  
**Agricultural land recapture value (market value) has 35 market areas.**  
**Agricultural land special value (green belt value) has one market area.**

11. How are these defined? **Market forces by location within the county are analyzed to determine the market boundaries.**

12. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? **Yes**

#### **E. Computer, Automation Information and GIS**

1. Administrative software: **TerraScan**

2. CAMA software: **TerraScan**

3. Cadastral maps or GIS software: **Cadastral maps were originally printed in 1974.**  
a. Who maintains the Cadastral Maps? **The cadastral maps are being converted to digital maps and then transferred into the GIS by a division of the county other than the assessors office (Sarpy County IMS). Eventually the paper maps will be totally replaced by the GIS.**  
b. Who maintains the GIS software and maps? **County IMS maintains the software & County Staff within the IMS are now a part of this division, ArcView is the software for the GIS.**

4. Personal Property software: **TerraScan**

#### **F. Zoning Information**

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

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

b. What municipalities in the county are zoned?

Bellevue

Gretna

LaVista

Papillion \*

Sarpy County

Springfield

\*County Seat

c. When was zoning implemented? **1997, the county is in the process of updating a previously updated comprehensive land use plan.**

## **G. Contracted Services**

1. Appraisal Services: **All appraisals are done in house.**
2. Other Services: **The administrative programming and support is contracted through Terra Scan. The valuation notices are printed and mailed through an outside of the courthouse vender.**

## **Assessment Actions**

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

1. Residential: **New construction permits, 5 year re-inspections, sales review of 9700 valid real estate transactions.  
45,840 change of valuation notices.**
2. Commercial: **Revaluation of offices buildings, Dental/Medical, Veterinary, and Daycare facilities.  
656 change of valuation notices.**
3. Agricultural: **5 year re-inspection conducted new construction and miscellaneous permits, and sales review.  
3,194 change of valuation notices.**

Endnotes:

<sup>1</sup> 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.”

<sup>2</sup> 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.”

<sup>3</sup> 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...”

<sup>4</sup> 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.”

<sup>5</sup> 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 77 - Sarpy**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 55,856	<b>Value</b> 8,794,915,641	<b>Total Growth</b> 515,895,803 (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	
<b>1. Res UnImp Land</b>	680	11,290,512	4,410	98,972,958	3,158	78,984,030	8,248	189,247,500	
<b>2. Res Improv Land</b>	21,772	478,343,041	11,852	350,492,320	8,600	301,603,935	42,224	1,130,439,296	
<b>3. Res Improvements</b>	22,184	2,351,071,518	12,061	1,869,901,955	8,658	1,223,894,754	42,903	5,444,868,227	
<b>4. Res Total</b>	22,864	2,840,705,071	16,471	2,319,367,233	11,816	1,604,482,719	51,151	6,764,555,023	416,741,704
<b>% of Total</b>	44.69	41.99	32.20	34.28	23.10	23.71	91.57	76.91	80.78
<b>5. Rec UnImp Land</b>	0	0	3	5,400	83	969,810	86	975,210	
<b>6. Rec Improv Land</b>	0	0	12	94,775	31	300,475	43	395,250	
<b>7. Rec Improvements</b>	0	0	12	415,536	398	8,791,554	410	9,207,090	
<b>8. Rec Total</b>	0	0	15	515,711	481	10,061,839	496	10,577,550	23,126
<b>% of Total</b>	0.00	0.00	3.02	4.87	96.97	95.12	0.88	0.12	0.00
<b>Res+Rec Total</b>	22,864	2,840,705,071	16,486	2,319,882,944	12,297	1,614,544,558	51,647	6,775,132,573	416,764,830
<b>% of Total</b>	44.26	41.92	31.92	34.24	23.80	23.83	92.46	77.03	80.78

**County 77 - Sarpy**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 55,856	<b>Value</b> 8,794,915,641	<b>Total Growth</b> 515,895,803 (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	276	71,159,269	192	46,198,476	63	23,270,479	531	140,628,224	
10. Comm Improv Land	927	147,800,757	142	65,003,506	106	36,366,296	1,175	249,170,559	
11. Comm Improvements	945	524,823,626	149	220,849,039	116	92,989,969	1,210	838,662,634	
12. Comm Total	1,221	743,783,652	341	332,051,021	179	152,626,744	1,741	1,228,461,417	71,600,523
% of Total	70.13	60.54	19.58	27.02	10.28	12.42	3.11	13.96	13.87
13. Ind UnImp Land	50	7,336,652	93	19,005,113	186	30,227,943	329	56,569,708	
14. Ind Improv Land	149	21,941,660	125	33,177,509	264	86,931,720	538	142,050,889	
15. Ind Improvements	151	57,164,979	126	83,477,554	268	220,278,653	545	360,921,186	
16. Ind Total	201	86,443,291	219	135,660,176	454	337,438,316	874	559,541,783	24,479,863
% of Total	22.99	15.44	25.05	24.24	51.94	60.30	1.56	6.36	4.74
Comm+Ind Total	1,422	830,226,943	560	467,711,197	633	490,065,060	874	559,541,783	24,479,863
% of Total	54.37	46.43	21.41	26.15	24.20	27.40	4.68	20.32	18.62
17. Taxable Total	24,286	3,670,932,014	17,046	2,787,594,141	12,930	2,104,609,618	54,262	8,563,135,773	512,845,216
% of Total	44.75	42.86	31.41	27.09	23.82	18.85	97.14	97.36	99

**County 77 - Sarpy**

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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	26	1,357,246	33,591,330	0	0	0
20. Industrial	2	58,642	1,329,035	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	26	1,357,246	33,591,330
20. Industrial	0	0	0	2	58,642	1,329,035
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>28</b>	<b>1,415,888</b>	<b>34,920,365</b>

**Schedule III: Mineral Interest Records**

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

**Schedule IV: Exempt Records: Non-Agricultural**

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	679	631	434	<b>1,744</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	204	11,369,586	597	42,251,804	801	53,621,390
28. Ag-Improved Land	1	29,898	158	15,199,543	620	46,735,041	779	61,964,482
29. Ag-Improvements	1	82,585	159	20,861,031	633	95,250,380	793	116,193,996
<b>30. Ag-Total Taxable</b>							<b>1,594</b>	<b>231,779,868</b>

**County 77 - Sarpy**

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**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	2	2.000	14,000	
32. HomeSite Improv Land	1	1.000	15,000	123	132.170	2,516,500	
33. HomeSite Improvements	1		78,889	132		18,758,772	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	30	44.490	800,536	
37. FarmSite Improv	1		3,696	122		2,102,259	
38. FarmSite Total							
39. Road & Ditches		0.000			433.570		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	2	5.000	27,500	4	7.000	41,500	
32. HomeSite Improv Land	487	539.950	4,888,300	611	673.120	7,419,800	
33. HomeSite Improvements	533		85,407,848	666		104,245,509	3,050,587
34. HomeSite Total				670	680.120	111,706,809	
35. FarmSite UnImp Land	22	67.930	197,475	22	67.930	197,475	
36. FarmSite Impr Land	108	242.000	1,265,890	138	286.490	2,066,426	
37. FarmSite Improv	509		9,842,532	632		11,948,487	0
38. FarmSite Total				654	354.420	14,212,388	
39. Road & Ditches		1,729.210			2,162.780		
40. Other-Non Ag Use		5.120	205		5.120	205	
41. Total Section VI				1,324	3,202.440	125,919,402	3,050,587

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	1	1.260	353	1	1.260	353

**Schedule VIII: Agricultural Records:**

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	26.440	14,898	360	19,733.870	23,238,093
44. Recapture Val			305,382			232,878,134
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	1,211	75,746.130	82,606,936	1,572	95,506.440	105,859,927
44. Recapture Val			509,408,607			742,592,123

County 77 - Sarpy

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	121.010	216,850	174.390	312,507	295.400	529,357
46. 1A	0.000	0	26.470	44,814	635.130	1,075,274	661.600	1,120,088
47. 2A1	0.000	0	208.300	330,364	876.130	1,389,542	1,084.430	1,719,906
48. 2A	0.000	0	16.000	23,584	2,451.240	3,613,128	2,467.240	3,636,712
49. 3A1	0.000	0	34.000	44,268	412.300	536,815	446.300	581,083
50. 3A	0.000	0	3.000	3,696	588.680	725,254	591.680	728,950
51. 4A1	0.000	0	0.000	0	162.750	159,170	162.750	159,170
52. 4A	0.000	0	0.000	0	36.000	30,204	36.000	30,204
53. Total	0.000	0	408.780	663,576	5,336.620	7,841,894	5,745.400	8,505,470
<b>Dryland:</b>								
54. 1D1	0.000	0	80.900	133,000	675.300	1,110,193	756.200	1,243,193
55. 1D	0.000	0	5,390.540	8,565,570	16,612.190	26,396,791	22,002.730	34,962,361
56. 2D1	0.000	0	702.550	1,002,532	3,591.660	5,125,301	4,294.210	6,127,833
57. 2D	0.000	0	2,002.290	2,687,073	3,908.930	5,245,785	5,911.220	7,932,858
58. 3D1	0.000	0	2,435.550	2,900,741	7,840.290	9,337,788	10,275.840	12,238,529
59. 3D	0.000	0	5,235.640	5,727,787	19,070.410	20,863,039	24,306.050	26,590,826
60. 4D1	0.000	0	1,025.110	781,138	3,561.150	2,713,598	4,586.260	3,494,736
61. 4D	0.000	0	232.910	151,159	617.330	400,647	850.240	551,806
62. Total	0.000	0	17,105.490	21,949,000	55,877.260	71,193,142	72,982.750	93,142,142
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	16.000	12,704	16.000	12,704
64. 1G	3.220	2,363	243.230	178,529	776.580	570,013	1,023.030	750,905
65. 2G1	0.000	0	86.660	60,402	454.570	316,836	541.230	377,238
66. 2G	0.000	0	24.510	15,613	99.110	63,134	123.620	78,747
67. 3G1	20.220	12,415	128.940	79,170	507.790	311,782	656.950	403,367
68. 3G	0.000	0	168.050	93,268	889.860	493,875	1,057.910	587,143
69. 4G1	0.000	0	123.850	61,181	863.480	426,561	987.330	487,742
70. 4G	0.000	0	27.020	12,267	588.860	267,342	615.880	279,609
71. Total	23.440	14,778	802.260	500,430	4,196.250	2,462,247	5,021.950	2,977,455
72. Waste	3.000	120	702.740	28,113	4,426.920	177,072	5,132.660	205,305
73. Other	0.000	0	281.390	96,974	4,175.250	933,120	4,456.640	1,030,094
74. Exempt	0.000		12.250		98.030		110.280	
75. Total	26.440	14,898	19,300.660	23,238,093	74,012.300	82,607,475	93,339.400	105,860,466

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	408.780	663,576	5,336.620	7,841,894	5,745.400	8,505,470
77.Dry Land	0.000	0	17,105.490	21,949,000	55,877.260	71,193,142	72,982.750	93,142,142
78.Grass	23.440	14,778	802.260	500,430	4,196.250	2,462,247	5,021.950	2,977,455
79.Waste	3.000	120	702.740	28,113	4,426.920	177,072	5,132.660	205,305
80.Other	0.000	0	281.390	96,974	4,175.250	933,120	4,456.640	1,030,094
81.Exempt	0.000	0	12.250	0	98.030	0	110.280	0
<b>82.Total</b>	<b>26.440</b>	<b>14,898</b>	<b>19,300.660</b>	<b>23,238,093</b>	<b>74,012.300</b>	<b>82,607,475</b>	<b>93,339.400</b>	<b>105,860,466</b>

## 2006 Agricultural Land Detail

### County 77 - Sarpy

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	295.400	5.14%	529,357	6.22%	1,792.000
1A	661.600	11.52%	1,120,088	13.17%	1,692.998
2A1	1,084.430	18.87%	1,719,906	20.22%	1,586.000
2A	2,467.240	42.94%	3,636,712	42.76%	1,474.000
3A1	446.300	7.77%	581,083	6.83%	1,302.000
3A	591.680	10.30%	728,950	8.57%	1,232.000
4A1	162.750	2.83%	159,170	1.87%	978.003
4A	36.000	0.63%	30,204	0.36%	839.000
<b>Irrigated Total</b>	<b>5,745.400</b>	<b>100.00%</b>	<b>8,505,470</b>	<b>100.00%</b>	<b>1,480.396</b>

**Dry:**

1D1	756.200	1.04%	1,243,193	1.33%	1,644.000
1D	22,002.730	30.15%	34,962,361	37.54%	1,589.001
2D1	4,294.210	5.88%	6,127,833	6.58%	1,426.998
2D	5,911.220	8.10%	7,932,858	8.52%	1,342.000
3D1	10,275.840	14.08%	12,238,529	13.14%	1,191.000
3D	24,306.050	33.30%	26,590,826	28.55%	1,094.000
4D1	4,586.260	6.28%	3,494,736	3.75%	762.001
4D	850.240	1.16%	551,806	0.59%	649.000
<b>Dry Total</b>	<b>72,982.750</b>	<b>100.00%</b>	<b>93,142,142</b>	<b>100.00%</b>	<b>1,276.221</b>

**Grass:**

1G1	16.000	0.32%	12,704	0.43%	794.000
1G	1,023.030	20.37%	750,905	25.22%	734.000
2G1	541.230	10.78%	377,238	12.67%	697.001
2G	123.620	2.46%	78,747	2.64%	637.008
3G1	656.950	13.08%	403,367	13.55%	613.999
3G	1,057.910	21.07%	587,143	19.72%	555.002
4G1	987.330	19.66%	487,742	16.38%	494.000
4G	615.880	12.26%	279,609	9.39%	453.999
<b>Grass Total</b>	<b>5,021.950</b>	<b>100.00%</b>	<b>2,977,455</b>	<b>100.00%</b>	<b>592.888</b>

<b>Irrigated Total</b>	<b>5,745.400</b>	<b>6.16%</b>	<b>8,505,470</b>	<b>8.03%</b>	<b>1,480.396</b>
<b>Dry Total</b>	<b>72,982.750</b>	<b>78.19%</b>	<b>93,142,142</b>	<b>87.99%</b>	<b>1,276.221</b>
<b>Grass Total</b>	<b>5,021.950</b>	<b>5.38%</b>	<b>2,977,455</b>	<b>2.81%</b>	<b>592.888</b>
Waste	5,132.660	5.50%	205,305	0.19%	39.999
Other	4,456.640	4.77%	1,030,094	0.97%	231.136
Exempt	110.280	0.12%			
<b>Market Area Total</b>	<b>93,339.400</b>	<b>100.00%</b>	<b>105,860,466</b>	<b>100.00%</b>	<b>1,134.145</b>

**As Related to the County as a Whole**

<b>Irrigated Total</b>	<b>5,745.400</b>	<b>100.00%</b>	<b>8,505,470</b>	<b>100.00%</b>
<b>Dry Total</b>	<b>72,982.750</b>	<b>100.00%</b>	<b>93,142,142</b>	<b>100.00%</b>
<b>Grass Total</b>	<b>5,021.950</b>	<b>100.00%</b>	<b>2,977,455</b>	<b>100.00%</b>
Waste	5,132.660	100.00%	205,305	100.00%
Other	4,456.640	100.00%	1,030,094	100.00%
Exempt	110.280	100.00%		
<b>Market Area Total</b>	<b>93,339.400</b>	<b>100.00%</b>	<b>105,860,466</b>	<b>100.00%</b>

## 2006 Agricultural Land Detail

### County 77 - Sarpy

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	408.780	663,576	5,336.620	7,841,894
Dry	0.000	0	17,105.490	21,949,000	55,877.260	71,193,142
Grass	23.440	14,778	802.260	500,430	4,196.250	2,462,247
Waste	3.000	120	702.740	28,113	4,426.920	177,072
Other	0.000	0	281.390	96,974	4,175.250	933,120
Exempt	0.000	0	12.250	0	98.030	0
<b>Total</b>	<b>26.440</b>	<b>14,898</b>	<b>19,300.660</b>	<b>23,238,093</b>	<b>74,012.300</b>	<b>82,607,475</b>

AgLand	Total		Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
	Acres	Value					
Irrigated	5,745.400	8,505,470	5,745.400	6.16%	8,505,470	8.03%	1,480.396
Dry	72,982.750	93,142,142	72,982.750	78.19%	93,142,142	87.99%	1,276.221
Grass	5,021.950	2,977,455	5,021.950	5.38%	2,977,455	2.81%	592.888
Waste	5,132.660	205,305	5,132.660	5.50%	205,305	0.19%	39.999
Other	4,456.640	1,030,094	4,456.640	4.77%	1,030,094	0.97%	231.136
Exempt	110.280	0	110.280	0.12%	0	0.00%	0.000
<b>Total</b>	<b>93,339.400</b>	<b>105,860,466</b>	<b>93,339.400</b>	<b>100.00%</b>	<b>105,860,466</b>	<b>100.00%</b>	<b>1,134.145</b>

\* Department of Property Assessment & Taxation Calculates

**Three Year Plan of Assessment for Sarpy County  
Submitted by Dan Pittman, Sarpy County Assessor  
November 1, 2005**

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

**Duties of the County Assessor:** The duties of the county assessor are stated in the Nebraska State Statutes, 77-1311. Along with the general supervision over the direction of the assessment of all property in the county the assessor is responsible for the following:

- Annually revise the real property assessments for the correction of errors and equitably portion valuations.
- Obey all rules and regulations made under Chapter 77 and the instructions and orders sent out by the Property Tax Administrator and the Tax Equalization and Review Commission.
- Examine records from the offices of the register of deeds, county clerk, county judge, and the clerk of the district court for proper ownership of property.
- Prepare the assessment roll.
- Provide public access to records.
- Submit a plan of assessment to the county board and Department of Property Assessment and Taxation.

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

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land;
2. 80% of actual value for agricultural and horticultural land; and
3. 80% of special value for agricultural and horticultural land which meets qualifications for special valuation under 77-1344 and 80% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347. Reference, Neb. Rev. Stat. 77-201

**General Description of Real Property in Sarpy County:**

	<b>Parcels</b>	<b>% of Total Parcels</b>	<b>% of Total Tax Base</b>
<b>Residential</b>	<b>48,533</b>	<b>91%</b>	<b>77%</b>
<b>Commercial</b>	<b>1,654</b>	<b>3%</b>	<b>13%</b>
<b>Industrial</b>	<b>868</b>	<b>2%</b>	<b>7%</b>
<b>Recreational</b>	<b>503</b>	<b>1%</b>	<b>negligible</b>
<b>Agricultural</b>	<b>1,594</b>	<b>3%</b>	<b>3%</b>

Sarpy County is predominantly a residential county with 77% of the taxable value coming from the residential class of property. Commercial and Industrial property contribute to 20% of the tax base with a shrinking contribution from the agricultural class.

For assessment year 2005, building permits in Sarpy County were issued as follows:

	<b>Permits</b>
<b>Residential</b>	2074
<b>Commercial</b>	127
<b>Industrial</b>	50
<b>Agricultural</b>	25

**Current Resources:**

**Staffing** – The Sarpy County Assessor’s Office is currently staffed as follows:

- (1) Elected County Assessor
- (1) Deputy County Assessor
- (9) Real Estate Appraisers
- (8) Administrative Staff

**Cadastral Mapping**

Our cadastral maps have been converted to our Geographic Information System. While we are using them in daily business, there is large amount of data clean-up to do. Responsibility for supplying the public with parcel location information will remain primarily with the assessor’s office with technical matters to be addressed by the Information Systems Department. The maps are now available to the public on the county website. The office will keep a set of printed quarter-sheet plats on hand as recommended by the I.A.A.O.

**Computer Assisted Mass Appraisal (CAMA)**

While Terra-Scan is our current CAMA system, there is some desire among our Information Systems people to purchase some other software. Currently, other software vendors are being studied and funds are being requested for a possible change.

### **Internet Access to County Information**

Much of our property information is available on the internet. Sarpy County has a very good website that offers general public information along with premium services. Updating of the website is constant with valuable property information and links for helpful information for property owners.

### **Current Assessment Procedures for Real Property**

The platting and development of Sarpy County is happening at a rapid pace. Newly platted subdivisions, lot splits, recapture on agricultural land, and transfer of property ownership has never been higher. Ownership of property is tracked through the filing of transfer statements along with deeds. All sales are reviewed for accuracy and recorded while an extensive sales-verification process insures that good sales make it into our sales data base for valuation and statistical measurement purposes. Building permits are submitted to our office by the local zoning authorities on a regular basis. Major permits receive prompt attention while minor permits often are addressed when we visit the property on a five year cycle. Income and expense data is generally collected one year in advance of a reappraisal of income producing properties.

### **Review of Assessment Sales Ratio Studies before Assessment Actions**

Ratio studies are preformed during the year to determine the quality of assessment in market areas and to prepare for valuation. While we run our own in-house ratio studies, we work from the preliminary statistics issued by the Department of Property Assessment and Taxation.

### **Approaches to Value**

Residential values are determined by using the cost approach with market transactions used to set our annual depreciation. We are fortunate to have a wealth of sales to assist us in calling accurate values. All Marshall & Swift costing information is updated annually whether in paper or electronic format. Data for the income approach is collected from national real estate publications and the local real estate market.

Sarpy County has 100% zoning and participates in the special valuation or greenbelt program. Close scrutiny of land zoning and use takes place on an annual basis.

### **Reconciliation of Final Value and Documentation**

Two of the three accepted approaches to value are used in all valuations in Sarpy County. An active real estate market, up-to-date construction cost information, national real estate publications and good communication with property owners has helped us to use the three approaches to value effectively.

### **Review Assessment Sales Ratio Studies after Assessment Actions**

Staff appraisers review their own statistics before and after assessment actions. The statistics are discussed between the appraiser and deputy assessor to determine possible actions to be taken by the appraiser. Statistical studies of all classes of property and all market areas are an annual event.

### **Notices and Public Relations**

Change of valuation notices are mailed to property owners in Sarpy County at the end of May in order that everyone who has had a value change will be notified by June 1<sup>st</sup>. Notices with valuation and protest information are filed with a newspaper of general circulation along with bulletins on the Sarpy County website.

Considerable effort is made to reach property owners throughout the year with information about property valuation and taxation. The county website with its many links is easily the best resource to educate the public. The assessor encourages property owners to view the website often and to e-mail the assessor with questions or comments. E-mail traffic between the assessor and property owners increases every year.

### **Level of Value, Quality, and Uniformity for Assessment Year 2005**

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Commercial	97.40	9.84	104.07
Agricultural (recap)	77.56	14.69	96.50
Residential	97.82	8.80	101.06

### **Assessment Actions Planned for Assessment Year 2006:**

Permits for the construction of single family houses and duplexes take priority over all concerns for the residential appraiser. Proper inspection, listing and classifying new construction is constantly being refined with past experience and new appraisal technology. The Geographic Information System will assist the appraiser in identifying parcels and will provide assistance in area studies. New digital cameras are assisting the appraisers with expanded storage capacity, improved photo clarity, and ease of charging batteries and downloading photos to appraisal software.

The partial valuation of new construction went smoothly in its first year with the appraisers executing a carefully thought-out process. Protests on the partial valuations were minimal and well defended and incorporated in our year-end appraisal duties.

Sales verification will continue to be very important as we strive to use only qualified sales in our valuation process. Utilization of information from deed filings, Realtor's information, mailings, telephone calls, and personal interviews are some of the methods used to scrutinize sales. For-Sale-By-Owner sales are becoming more frequent, which has prompted us to collect data from sellers and visit FSBO websites.

Major building permits, other than new construction, will continue to receive considerable attention as they are often prolonged, yet represent a substantial change to assessed value. A good working relationship with the cities has helped with a timely exchange of information and steady flow of permits.

A study by the International Association of Assessing Officers has determined that one full-time employee for every 2,500 parcels are typical. The Sarpy County assessor has one full-time employee for every 2,800 parcels. As of this writing, the Sarpy County Board of Commissioners has asked if we could cut personnel from our staff. While this is typical for county boards it adds an amount of frustration for department heads that write conservative budgets and perform their duties exceptionally well. The time-saving features of new computer technology have been overcome by a greater demand for information in many different formats. Staffing requirements have been studied to certain extent with the work flow analysis performed

by the Geographic Information Department. While the study helps in the understanding the flow of assessment functions, it is not comprehensive enough to help in the understanding of the actual work that goes into each step in the work flow. An unfortunate side-effect of this study is it has brought the staffing requirements of the assessor's office into question by the county board. It is necessary to maintain our current staffing level while the new computer technology is being introduced. The new electronic mapping system has brought to our attention several areas where current data needs to be updated or "cleaned-up". This will require the attention of the current assessor's staff.

In 2005, some data entry redundancies were eliminated with the introduction of computer updating of our "front card", which are historical ownership and valuation records. We are working our way toward an electronic "back card" which is the mandatory property record. The electronic property record requires digital text, digital drawing of the buildings, and a digital photo.

In order to maintain our staff at current levels the county assessor hired an outside attorney to approach the county board with our staffing concerns. Unfortunately, it took this action to get our funding restored for 2005.

#### **Assessment Actions Planned for Assessment year 2006**

Concerns over revaluation of commercial properties will be addressed as it appears that values will need to be adjusted more frequently due to an increase in commercial sales for both land and improvements. We are in the process of improving our data collection, storage, and analysis of data through the use of spreadsheets. Excel software training is provided by the county to improve the skills of staff appraisers.

The identifying and working of high-value building permits has become a renewed priority as we are concerned that they are not being addressed outside of the re-inspection cycles. We are seeing an increased number of permits for building additions and extensive interior and exterior remodeling. It is our experience that these types of permits represent a substantial amount of assessed value and must be addresses promptly.

Experimentation with our GIS is helping us to discover new ways of tracking building permits and sales of land and improvements. Determining tax district boundaries and mapping-out market areas has proved helpful. We are fortunate that we have two individuals on our staff who have worked with the GIS for assessment purposes along with our own in-house information systems experts.

Legislation concerning anything to do with the assessment process is receiving increased attention from our office. Current concern over the greenbelt laws and GIS standards and utilization are a priority for us now. We will work with the assessor's of the southeast district and NACO to stay on top of important legislation.

While we plan to maintain our staff of nineteen, we will be losing our chief deputy assessor. The chief deputy is the backbone of our office and deserves a large amount of credit for the successful operations. While replacing the chief deputy is difficult, we are fortunate to have a few excellent candidates and one outstanding candidate currently working in our office. We are hopeful for a smooth transition for this vital position.

#### **Assessment Actions Planned for Assessment Year 2007**

This should prove to be an interesting year as we may be seeing changes in our software systems related to computer-assisted mass appraisal. By this time the Nebraska Department of Property Assessment and Taxation should have made some decisions about a State system for the State assessed counties. This could have an influence on what Sarpy County chooses to go to as there is much talk about making a change. Reducing multiple data entries and better information sharing is a priority for saving on labor costs. Record storage and the increased use of multiple regression analysis in the mass appraisal profession are important for the future. New software will be required to help with these tasks.

The Sarpy County Assessor, with the intent on evaluating and improving the assessment process in Sarpy County, will conduct an in-house study of the assessment practices with the assistance of the International Association of Assessment Officers. This study will begin in 2006 with a planned completion date of no later than September 2007. The IAAO, Assessment Practices Self-Evaluation Guide, Second Addition will be used by the County Assessor to write a comprehensive study on the county assessment practices which will then be submitted to the IAAO for evaluation. The experience and formal instruction received by the assessor should prove sufficient to conduct a thorough study of the assessment practices. While a department evaluating itself will likely be biased, it is possible to glean enough from a self-appraisal to show us where we can improve without the additional expense of an outside consultant. The assessment will be held to IAAO standards, which are the benchmark for the ad valorem, mass appraisal industry.

### **Assessment Actions Planned for Assessment Year 2008**

With the rapid change in the tax base in Sarpy County and technological advances in the appraisal field it is hard to say what 2008 will bring. What I do anticipate is a growing expertise in the statistical analysis of our tax base by our staff. All education efforts are toward improvement of sorting and categorizing of data to refine the appraisal process. Standardizing assessment procedures will lead to improved equalization of similar properties. The level of formal education and mass appraisal experience in our office has never been higher. It is time to emphasize education in the area of market modeling to include multiple regression analysis. The appraiser of the future will need to possess the ability to value a universe of properties through calibrating market models. Working through the I.A.A.O. and the local community college we hope to receive the formal education necessary to prepare ourselves to work with statistics more efficiently. Keeping our listing data (property characteristics) up to date, emphasizing thorough sales verification, and improving our ability build market models will help us stay on top of our tax base well into the future.

## **2006 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Sarpy County**

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

### **Agricultural Land**

Not Applicable

### **Special Valuation of Agricultural Land**

It is my opinion that the level of value of the special valuation of the class of agricultural land in Sarpy County is 77% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Sarpy County is in compliance with generally accepted mass appraisal practices.

### **Recapture Valuation of Agricultural Land**

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Sarpy County is 80% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Sarpy County is in compliance with generally accepted mass appraisal practices.

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

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## Recommendations

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

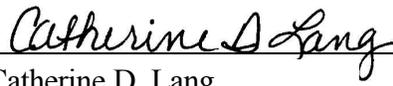
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.



  
Catherine D. Lang  
Property Tax Administrator

**SPECIAL VALUE SECTION  
CORRELATION For  
Sarpy County**

**I Agricultural Land Correlation**

“Non applicable”  
Refer to Sections II and Sections III

**SPECIAL VALUE SECTION  
CORRELATION For  
Sarpy County**

**II Special Value Correlation**

The measurement methodology was developed by the Department utilizing information from counties where only agricultural influence was recognized. I have reviewed the rents and rent to value ratios used to develop the preliminary measurements of Sarpy County with the assessor. The county accepted the results and offered no additional information to dispute the preliminary measurement process.

Based upon a review of the final statistics, the county adjusted all three subclasses of unimproved agricultural land, which moved all three subclasses of unimproved agricultural land to within the acceptable range.

**COUNTY REPORT OF THE 2006 SPECIAL VALUATION PROCESS**

**SARPY**

2005 ABSTRACT DATA		2006 ABSTRACT DATA		Rates Used	
MAJOR AGLAND USE	2005 % of ALL CLASSIFIED AGLAND	2005 ABSTRACT ACRES	2006 % of ALL CLASSIFIED AGLAND	2006 ABSTRACT ACRES	ESTIMATED CORRELATED RATE (for each major land use)
Irrigated	5.90%	5,745	6.16%	5,745	IRRIGATED RATE
Dryland	76.60%	74,604	78.19%	72,983	<b>8.00%</b>
Grassland	5.22%	5,083	5.38%	5,022	DRYLAND RATE
* Waste	5.37%	5,226	5.50%	5,133	<b>5.75%</b>
* Other	4.51%	4,395	4.77%	4,457	GRASS RATE
All Agland	97.60%	95,052	100.00%	93,339	<b>4.00%</b>
Non-Agland	2.40%	2,340			

**PRELIMINARY LEVEL OF VALUE BASED ON THE 2005 ABSTRACT**

2005 Estimated Rent	2005 Assessed Value	USE	Estimated Value	Average Rent per Acre	Preliminary Indicated Level of Value
858,352	7,778,242	IRRIGATED	10,729,394	149.40	72.49%
7,098,828	81,294,972	DRYLAND	123,457,887	95.15	65.85%
162,384	2,548,628	GRASSLAND	4,059,594	31.95	62.78%
8,119,564	91,621,842	All MAJOR USES	138,246,874	95.04	<b>66.27%</b>

**ESTIMATED LEVEL OF VALUE BASED ON THE 2006 ABSTRACT**

2006 Estimated Rent	2006 Assessed Value	USE	Estimated Value	Average Rent per Acre	2006 Indicated Level of Value
858,352	8,505,470	IRRIGATED	10,729,394	149.40	79.27%
6,944,598	93,142,142	DRYLAND	120,775,620	95.15	77.12%
160,442	2,977,455	GRASSLAND	4,011,048	31.95	74.23%
7,963,392	104,625,067	All MAJOR USES	135,516,063	95.04	<b>77.20%</b>

**CHANGES BY AVERAGE VALUE PER ACRE FOR EACH MAJOR USE**

Average Value Per Acre of IRRIGATED Agricultural Land - Special Valuation			Average Value Per Acre of DRY Agricultural Land - Special Valuation			Average Value Per Acre of GRASS Agricultural Land - Special Valuation		
2005	@	\$ 1,353.82	2005	@	\$ 1,089.69	2005	@	\$ 501.43
2006	@	\$ 1,480.40	2006	@	\$ 1,276.22	2006	@	\$ 592.89
PERCENT CHANGE	=	9.35%	PERCENT CHANGE	=	17.12%	PERCENT CHANGE	=	18.24%

NOTES:

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

**SPECIAL VALUE SECTION  
CORRELATION For  
Sarpy County**

**III Recapture Value Correlation**

The statistics support the action taken by the assessor for the 2006 assessment year. This is a realistic portrayal of how the recapture (market) values are keeping up with the market values for the class as a whole and represents the actions taken by the assessor towards better equalization and assessment uniformity. The price related differential is within the range but the coefficient of dispersion is above the targeted level. Keeping in mind the non homogeneous nature of the whole agricultural land sales file would indicate that the county has in the past worked towards the improvement of the assessment of the agricultural land in the county and does not indicate unacceptable assessment practices.

Keeping in mind the progressive nature of the assessment actions for Sarpy County and also this type of land is being purchased at a fast rate and then being developed for other than agricultural land would make tracking the values difficult at best.

Refer to the following statistical analysis:

**PA&T 2006 Recapture Value Statistics**

Base Stat

Query: 4957

Type: Qualified

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

NUMBER of Sales:	30	<b>MEDIAN:</b>	<b>80</b>	COV:	48.40	95% Median C.I.:	75.74 to 85.76	(! : Derived)
(AgLand) TOTAL Sales Price:	26,968,457	WGT. MEAN:	87	STD:	43.38	95% Wgt. Mean C.I.:	71.04 to 103.64	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	26,968,457	MEAN:	90	AVG.ABS.DEV:	18.43	95% Mean C.I.:	73.44 to 105.83	
(AgLand) TOTAL Assessed Value:	23,554,221							
AVG. Adj. Sales Price:	898,948	COD:	23.11	MAX Sales Ratio:	301.98			
AVG. Assessed Value:	785,140	PRD:	102.63	MIN Sales Ratio:	48.62			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/02 TO 09/30/02	1	79.09	79.09	79.09			79.09	79.09	N/A	231,120	182,783
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03											
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	7	80.42	83.16	95.22	16.46	87.33	56.35	124.91	56.35 to 124.91	496,311	472,604
01/01/04 TO 03/31/04	3	75.74	75.56	76.66	1.61	98.56	73.63	77.30	N/A	969,546	743,291
04/01/04 TO 06/30/04	3	87.96	96.64	92.50	18.01	104.48	77.22	124.76	N/A	1,679,086	1,553,090
07/01/04 TO 09/30/04	4	82.01	79.48	76.84	7.26	103.43	68.15	85.76	N/A	295,471	227,052
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	6	84.00	118.70	99.24	50.60	119.61	70.08	301.98	70.08 to 301.98	1,432,438	1,421,539
04/01/05 TO 06/30/05	6	79.99	80.18	67.44	21.80	118.89	48.62	114.22	48.62 to 114.22	923,457	622,769
____Study Years____											
07/01/02 TO 06/30/03	1	79.09	79.09	79.09			79.09	79.09	N/A	231,120	182,783
07/01/03 TO 06/30/04	13	77.30	84.52	89.29	15.84	94.65	56.35	124.91	73.63 to 87.96	878,467	784,413
07/01/04 TO 06/30/05	16	84.00	94.45	86.01	28.53	109.82	48.62	301.98	70.08 to 91.41	957,328	823,379
____Calendar Yrs____											
01/01/03 TO 12/31/03	7	80.42	83.16	95.22	16.46	87.33	56.35	124.91	56.35 to 124.91	496,311	472,604
01/01/04 TO 12/31/04	10	78.10	83.45	85.42	11.58	97.69	68.15	124.76	73.63 to 87.96	912,778	779,735
____ALL____											
	30	79.75	89.63	87.34	23.11	102.63	48.62	301.98	75.74 to 85.76	898,948	785,140

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	301.98	301.98	301.98			301.98	301.98	N/A	720,483	2,175,712
2955	4	72.47	74.55	71.70	6.66	103.98	68.15	85.12	N/A	321,241	230,314
2957	11	83.29	86.79	81.77	18.24	106.14	48.62	124.91	70.08 to 124.76	1,772,399	1,449,260
2971	1	72.78	72.78	72.78			72.78	72.78	N/A	211,594	154,000
2975	6	82.13	86.29	93.73	11.23	92.05	75.25	114.22	75.25 to 114.22	396,000	371,187
2977	6	78.08	75.38	72.09	11.62	104.56	56.35	87.19	56.35 to 87.19	429,155	309,381
3253	1	91.41	91.41	91.41			91.41	91.41	N/A	304,094	277,978
____ALL____											
	30	79.75	89.63	87.34	23.11	102.63	48.62	301.98	75.74 to 85.76	898,948	785,140



**PA&T 2006 Recapture Value Statistics**

Base Stat

Query: 4957

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

NUMBER of Sales:	30	<b>MEDIAN:</b>	<b>80</b>	COV:	48.40	95% Median C.I.:	75.74 to 85.76	(!: Derived)
(AgLand) TOTAL Sales Price:	26,968,457	WGT. MEAN:	87	STD:	43.38	95% Wgt. Mean C.I.:	71.04 to 103.64	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	26,968,457	MEAN:	90	AVG.ABS.DEV:	18.43	95% Mean C.I.:	73.44 to 105.83	
(AgLand) TOTAL Assessed Value:	23,554,221							
AVG. Adj. Sales Price:	898,948	COD:	23.11	MAX Sales Ratio:	301.98			
AVG. Assessed Value:	785,140	PRD:	102.63	MIN Sales Ratio:	48.62			

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**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	21	85.12	95.28	90.16	27.28	105.68	48.62	301.98	77.22 to 91.41	987,936	890,718
DRY-N/A	7	76.86	78.38	81.17	5.05	96.55	71.31	85.76	71.31 to 85.76	675,858	548,617
GRASS	1	72.78	72.78	72.78			72.78	72.78	N/A	211,594	154,000
IRRGTD-N/A	1	66.83	66.83	66.83			66.83	66.83	N/A	1,279,180	854,816
ALL	30	79.75	89.63	87.34	23.11	102.63	48.62	301.98	75.74 to 85.76	898,948	785,140

**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	26	84.00	92.05	88.74	23.86	103.73	48.62	301.98	76.86 to 87.19	955,949	848,295
DRY-N/A	2	78.08	78.08	78.61	2.99	99.33	75.74	80.42	N/A	311,493	244,860
GRASS	1	72.78	72.78	72.78			72.78	72.78	N/A	211,594	154,000
IRRGTD	1	66.83	66.83	66.83			66.83	66.83	N/A	1,279,180	854,816
ALL	30	79.75	89.63	87.34	23.11	102.63	48.62	301.98	75.74 to 85.76	898,948	785,140

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	26	84.00	92.05	88.74	23.86	103.73	48.62	301.98	76.86 to 87.19	955,949	848,295
DRY-N/A	2	78.08	78.08	78.61	2.99	99.33	75.74	80.42	N/A	311,493	244,860
GRASS	1	72.78	72.78	72.78			72.78	72.78	N/A	211,594	154,000
IRRGTD	1	66.83	66.83	66.83			66.83	66.83	N/A	1,279,180	854,816
ALL	30	79.75	89.63	87.34	23.11	102.63	48.62	301.98	75.74 to 85.76	898,948	785,140

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
60000 TO 99999	2	80.18	80.18	79.81	6.15	100.47	75.25	85.12	N/A	75,282	60,083
150000 TO 249999	5	75.74	74.23	73.56	9.81	100.92	56.35	87.19	N/A	216,682	159,381
250000 TO 499999	9	78.91	79.07	78.11	7.44	101.23	68.15	91.41	71.31 to 85.76	361,579	282,434
500000 +	14	85.91	103.28	89.39	35.74	115.54	48.62	301.98	70.08 to 124.76	1,605,733	1,435,374
ALL	30	79.75	89.63	87.34	23.11	102.63	48.62	301.98	75.74 to 85.76	898,948	785,140

**PA&T 2006 Recapture Value Statistics**

Base Stat

Query: 4957

Type: Qualified

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

NUMBER of Sales:	30	<b>MEDIAN:</b>	<b>80</b>	COV:	48.40	95% Median C.I.:	75.74 to 85.76	(!: Derived)
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AVG. Assessed Value:	785,140	PRD:	102.63	MIN Sales Ratio:	48.62			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
30000 TO 59999	1	85.12	85.12	85.12			85.12	85.12	N/A	69,565	59,213
60000 TO 99999	1	75.25	75.25	75.25			75.25	75.25	N/A	81,000	60,953
100000 TO 149999	2	71.77	71.77	69.45	21.49	103.35	56.35	87.19	N/A	199,882	138,816
150000 TO 249999	5	79.09	79.71	80.17	5.67	99.42	72.78	85.76	N/A	245,530	196,841
250000 TO 499999	8	77.89	78.48	78.34	7.69	100.18	68.15	91.41	68.15 to 91.41	404,335	316,740
500000 +	13	84.70	104.52	89.44	38.82	116.86	48.62	301.98	70.08 to 124.76	1,688,907	1,510,637
ALL	30	79.75	89.63	87.34	23.11	102.63	48.62	301.98	75.74 to 85.76	898,948	785,140

## **Sarpy County Agricultural Land Valuation Policy for 2006**

### Overview:

For assessment year 2006, the Sarpy County Assessor's office has reviewed the value of all agricultural properties through sales analysis and updated values as the market directs. Sarpy County is a participant in Nebraska's Greenbelt Program, so all agricultural land in the program carries a market value and a special value.

### Listing Procedures:

Sarpy County listing procedures include periodic inspections, inspections prompted by building permits, review of sales information, and the review of soils identification and categorization. Inspections of properties have two major purposes which are the inventory of all taxable structures and updating of information on the property record card. On-site visual inspection is made of each structure in order to verify and document the property characteristics which aids in assuring the accuracy of county property records. Sarpy County has implemented a periodic inspection process whereby all county properties, including farm properties, must be inspected once every five years. While we strive to meet this standard, we are currently visiting parcels at a bit wider interval.

All building permits are reviewed in a timely manner. However, the rural community is not required to apply for permits for types of construction. We are encouraging the use of the Improvement Information Statement. Visiting each rural parcel in some fashion is important to the discovery process.

Sales information is intensely reviewed for several reasons. Sales information can provide details of characteristics, such as condition and interior finish. This information can be confirmed and the counties records updated accordingly.

A review and update of soils classifications is accomplished periodically. References include the Nebraska Land Manual and Nebraska Farm Real Estate Market Developments report from the Nebraska Cooperative Extension.

### Appraisal Procedures:

Valuation of farm properties involves three areas; house, outbuildings, and land. Valuation of the farm house is similar to the valuation of a non-farm residence. Through the analysis of sales, a depreciation schedule is determined that best fits the population of sales. This schedule is then applied to all residential structures with adjustments to depreciation being applied for the local market conditions. Because of the unique nature of farm properties as well as the circumstances of farm sales, it is particularly difficult to assign a depreciation schedule for farm residences. Therefore, the depreciation schedule for farm residences follows that which is applied to non-farm residences.

Outbuildings are listed and categorized according to use with depreciation schedules derived from the analysis of farm sales data. The depreciation schedule is determined and uniformly applied.

Valuation of the “farm site” and “building site” is addressed in a Standard Operating Procedure and applied to all farm properties equally. Changes in the State law are reviewed for necessary changes to the S.O.P.

Special valuation is in effect for the whole of Sarpy County. Therefore, all qualified agricultural/horticultural land enrolled in the greenbelt program carries two values on our property records. The agricultural value is the taxable value, while the full market value is recorded for the purpose of recapture.

The process to determine the recapture value involves the documentation and validation of agricultural sales, a very exhaustive and time-consuming process. All sales are plotted on county maps in order to determine geographical and economic influences. Each qualifying agricultural land parcel is compared in terms of size, location, topography, etc. to sold parcels that are a near match. Using price per acre analysis, each parcels market value is determined and the recapture value is calculated at 80% of the market value.

The current valuation method to determine special value for qualifying agricultural parcels is based upon soil capabilities. Sarpy County maintains that there are no agricultural sales within Sarpy County from which to base an agricultural market using a sales comparison approach. Further, Sarpy County lacks the expertise and manpower to undertake the detailed sales study of agricultural areas outside of the county. Sarpy County relied upon agricultural market values established by counties which utilized agricultural sales.

The Sarpy County Assessors office utilizes the “Soil Survey of Douglas and Sarpy Counties, Nebraska” to identify, categorize, and qualify the soils for each farm parcel. These soil types have been ranked according to their capability to generate income and are valued accordingly.

The Nebraska Farm Real Estate Market Development 2000-01 from the Nebraska Cooperative Extension is used by Sarpy County as the source reference for values according to use. The Land Capability Group values are based upon UNL studies of agricultural land sales within the Eastern Nebraska Region. Because this study surveys actual information from farm managers, it is believed that this source reference would be valuable when responding to valuation concerns by property owners.

Dan Pittman  
Sarpy County Assessor  
April 3, 2006

## **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:*

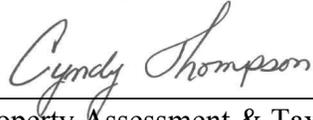
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

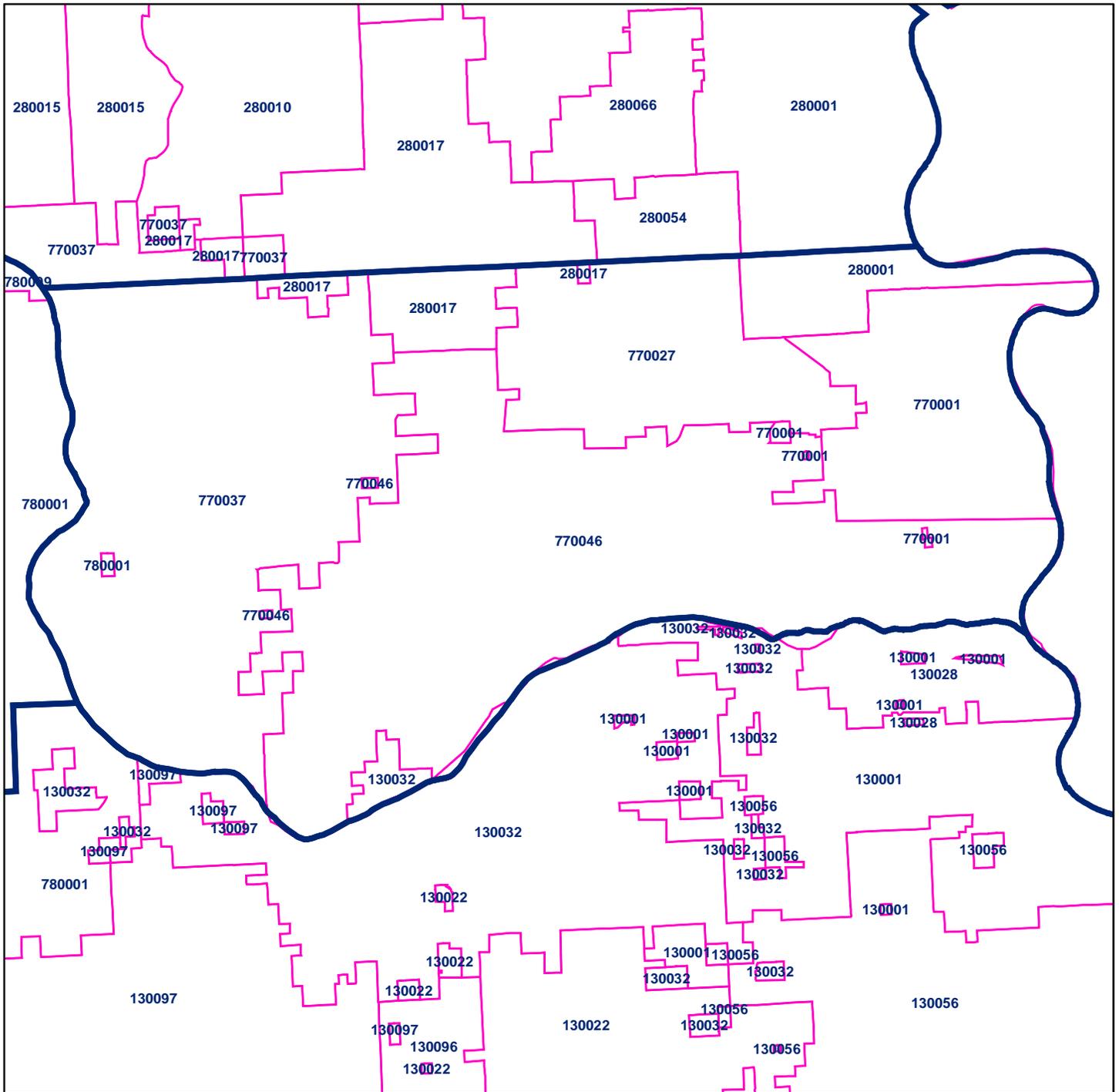
- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Sarpy County County Assessor, by certified mail, return receipt requested, 7081 1160 0001 1212 9141.

Dated this 10th day of April, 2006.

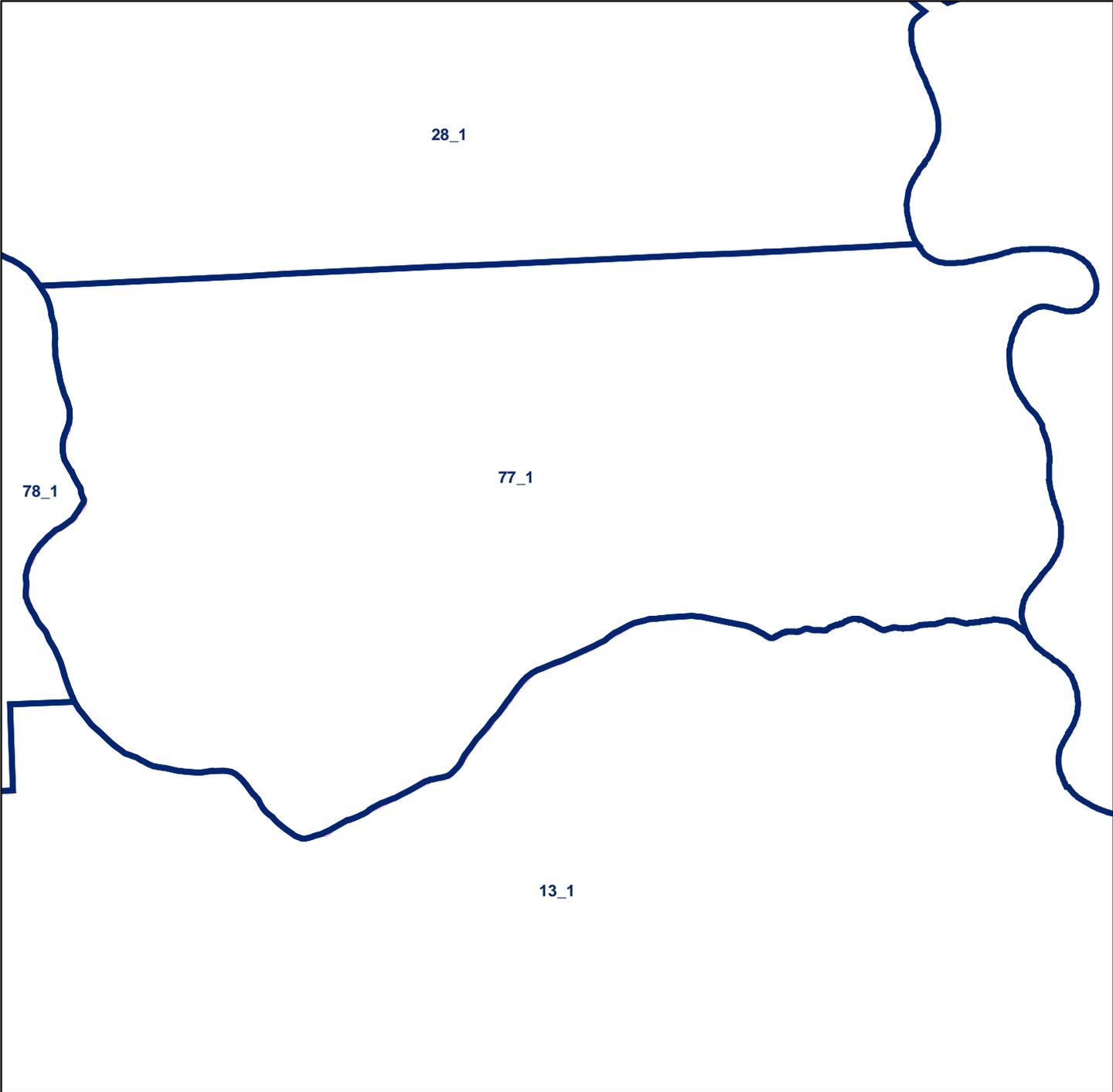
  

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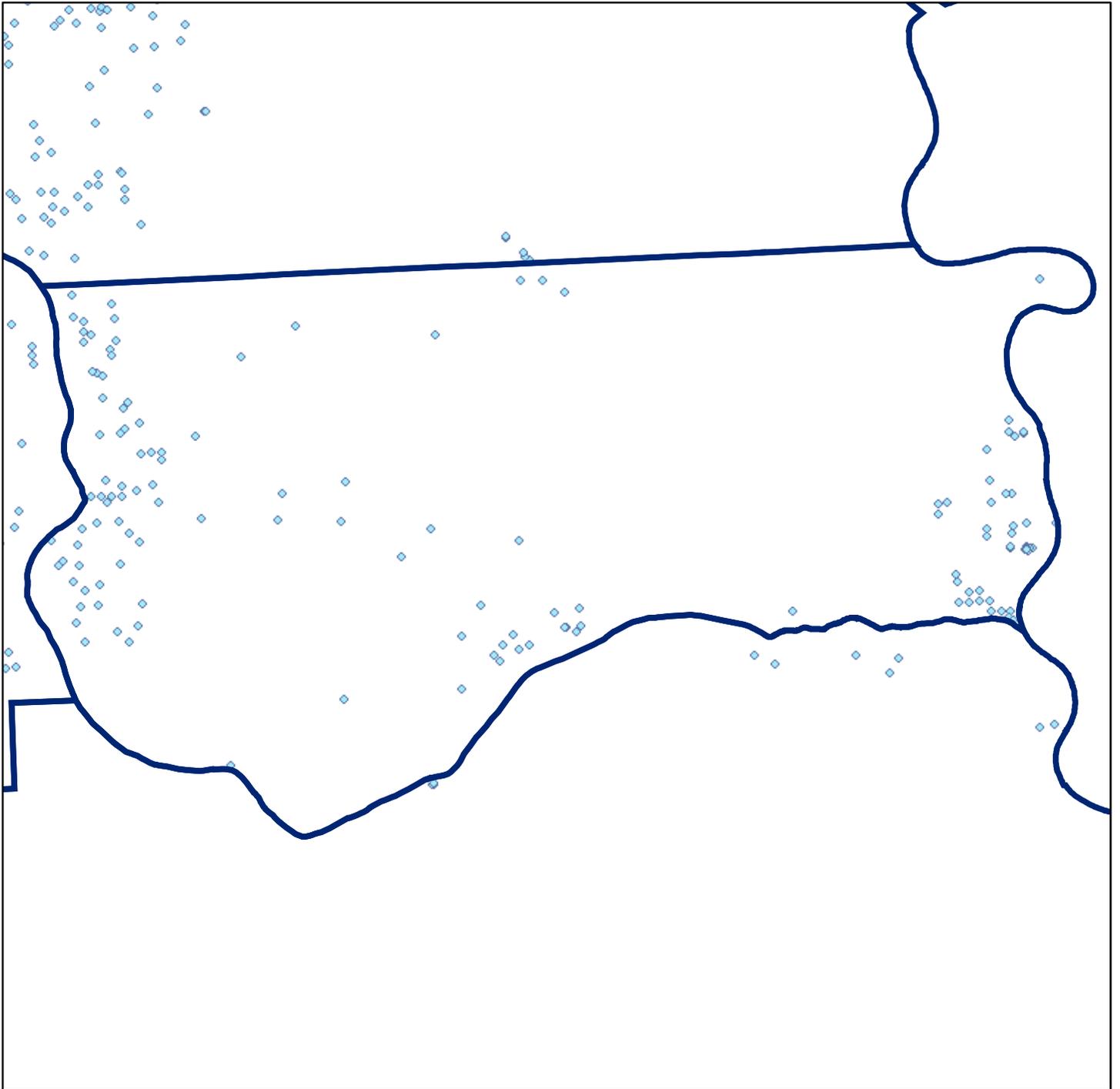
Property Assessment & Taxation



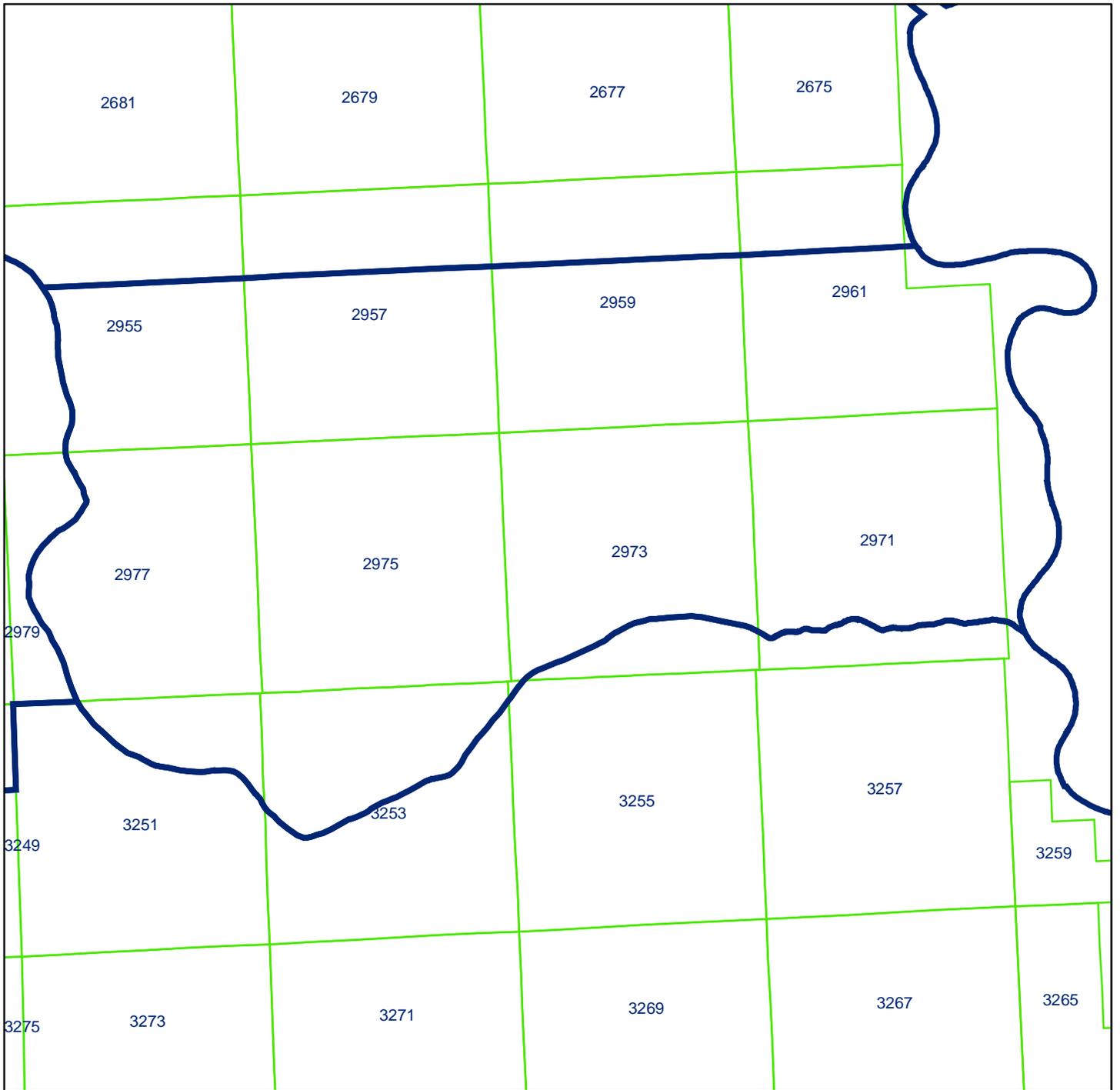
School Districts



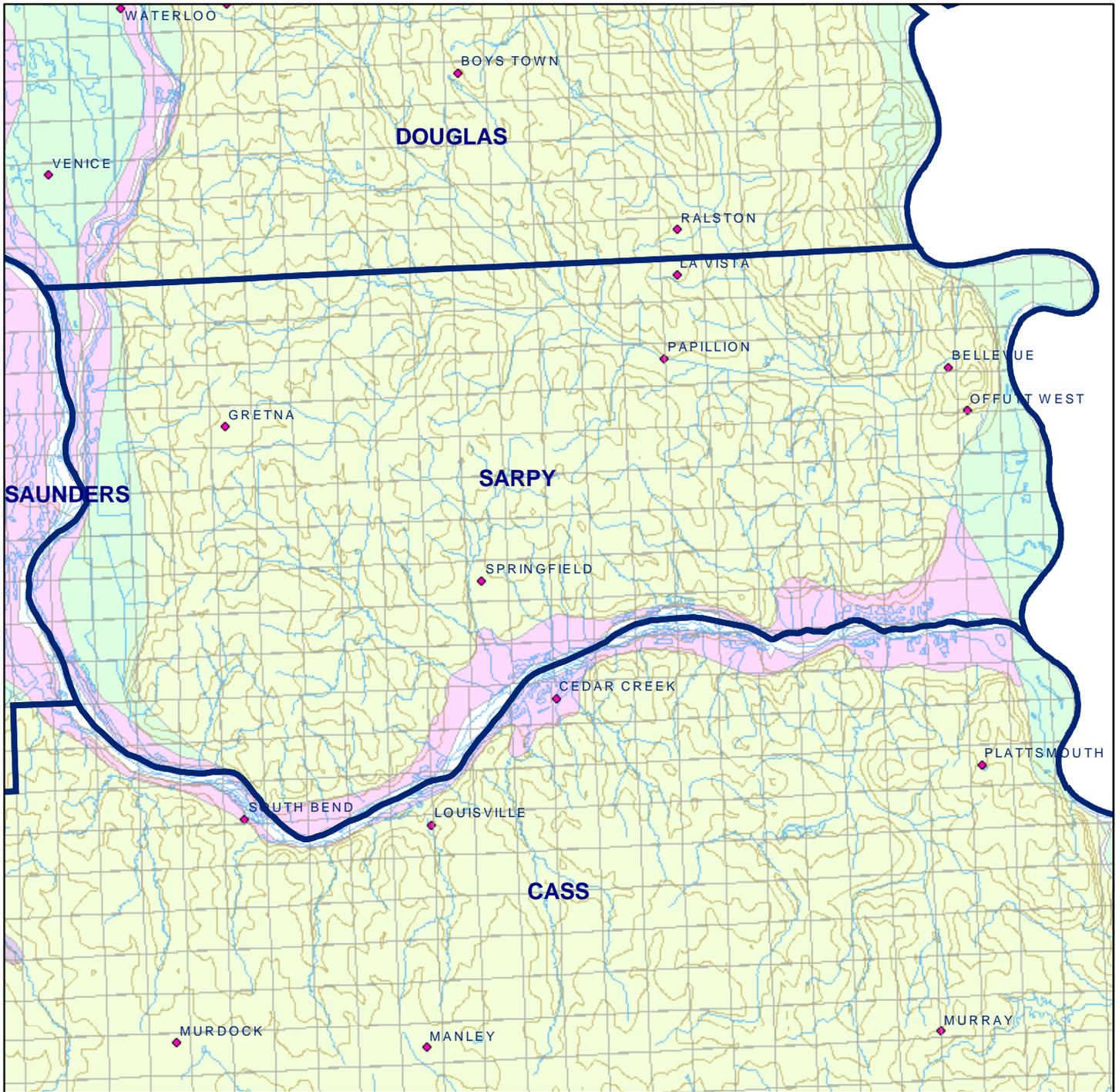
 Market Areas



● 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

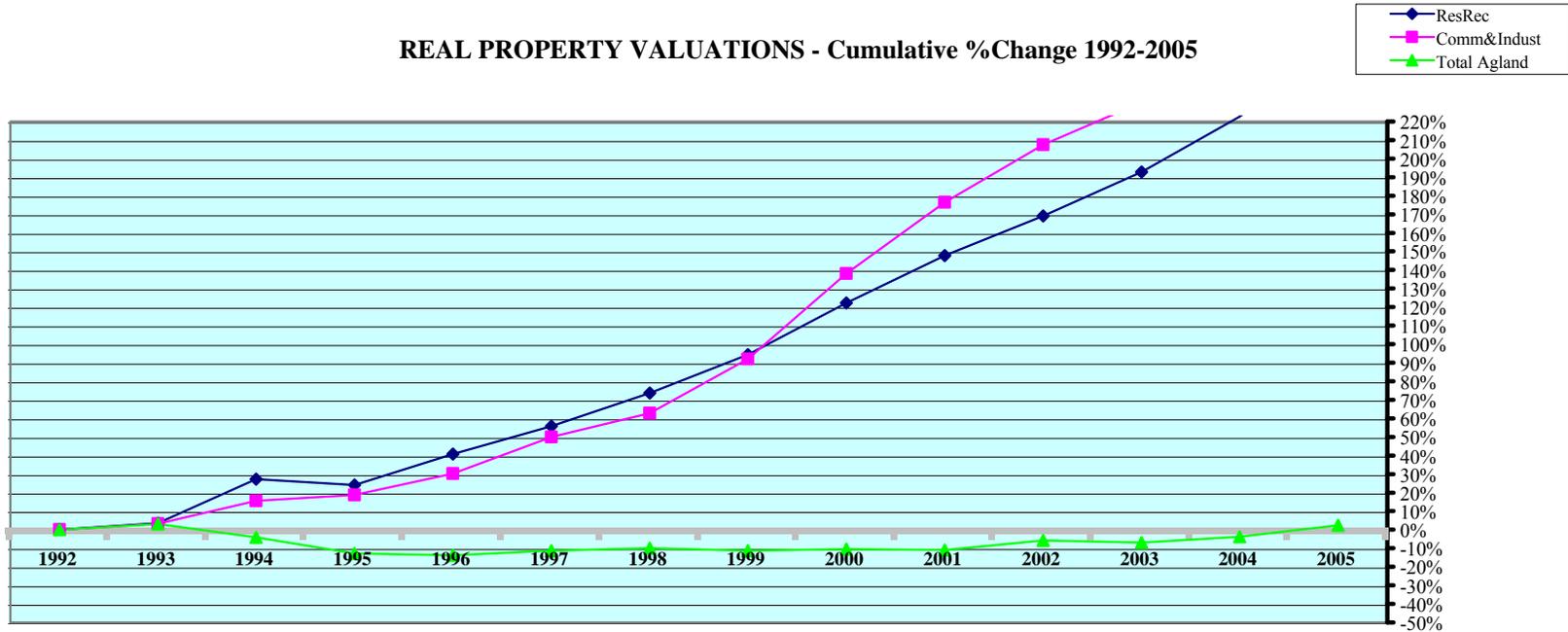
7 - Somewhat poorly drained soils formed in alluvium on bottom lands

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

**Sarpy County**



### REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	1,661,200,360	--	--	--	416,460,025	--	--	--	89,613,931	--	--	--
1993	1,720,444,770	59,244,410	3.57%	3.57%	429,983,216	13,523,191	3.25%	3.25%	92,399,618	2,785,687	3.11%	3.11%
1994	2,113,328,194	392,883,424	22.84%	27.22%	481,321,157	51,337,941	11.94%	15.57%	85,996,889	-6,402,729	-6.93%	-4.04%
1995	2,061,828,247	-51,499,947	-2.44%	24.12%	494,293,419	12,972,262	2.70%	18.69%	78,091,993	-7,904,896	-9.19%	-12.86%
1996	2,337,542,458	275,714,211	13.37%	40.71%	542,831,761	48,538,342	9.82%	30.34%	77,233,102	-858,891	-1.10%	-13.82%
1997	2,587,326,157	249,783,699	10.69%	55.75%	624,699,983	81,868,222	15.08%	50.00%	79,537,145	2,304,043	2.98%	-11.24%
1998	2,885,953,166	298,627,009	11.54%	73.73%	678,086,597	53,386,614	8.55%	62.82%	80,663,757	1,126,612	1.42%	-9.99%
1999	3,228,310,380	342,357,214	11.86%	94.34%	799,698,682	121,612,085	17.93%	92.02%	79,544,648	-1,119,109	-1.39%	-11.24%
2000	3,690,118,470	461,808,090	14.30%	122.14%	991,570,695	191,872,013	23.99%	138.10%	80,195,928	651,280	0.82%	-10.51%
2001	4,116,468,759	426,350,289	11.55%	147.80%	1,151,551,127	159,980,432	16.13%	176.51%	79,845,463	-350,465	-0.44%	-10.90%
2002	4,469,233,092	352,764,333	8.57%	169.04%	1,280,786,373	129,235,246	11.22%	207.54%	84,366,723	4,521,260	5.66%	-5.86%
2003	4,865,010,056	395,776,964	8.86%	192.86%	1,375,830,390	95,044,017	7.42%	230.36%	83,322,453	-1,044,270	-1.24%	-7.02%
2004	5,361,182,813	496,172,757	10.20%	222.73%	1,448,071,081	72,240,691	5.25%	247.71%	86,261,828	2,939,375	3.53%	-3.74%
2005	6,051,630,279	690,447,466	12.88%	264.29%	1,608,548,480	160,477,399	11.08%	286.24%	91,736,404	5,474,576	6.35%	2.37%

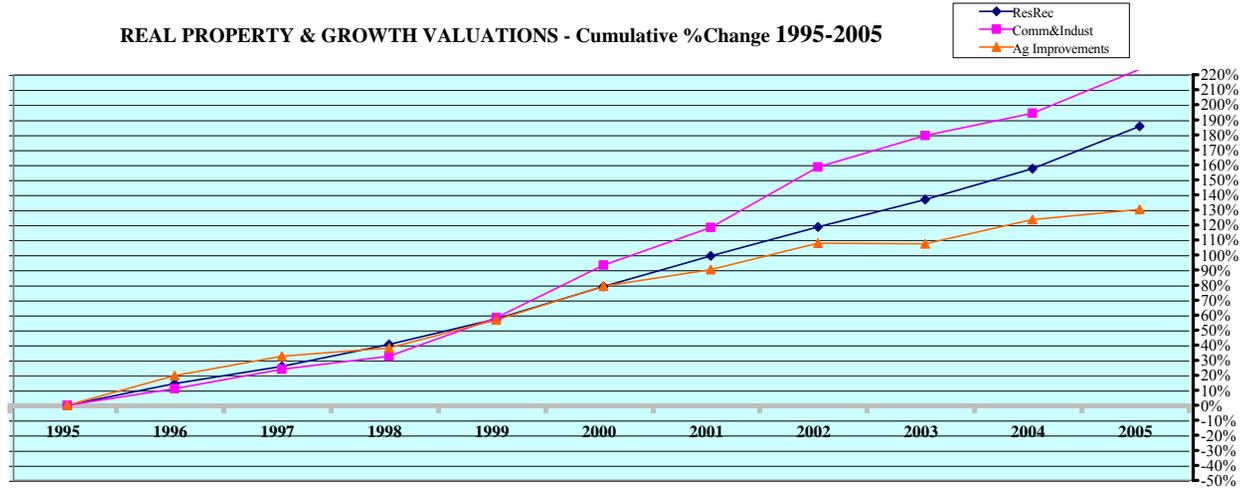
1992-2005 Rate Ann. %chg: Resid & Rec. **10.46%**      Comm & Indust **10.95%**      Agland **0.18%**

Cnty# **77**  
County **SARPY**

FL area **9**

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

**REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 1995-2005**



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	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	1,661,200,360	not avail.	--	--	--	--	416,460,025	not avail.	--	--	--	--
1993	1,720,444,770	not avail.	--	--	--	--	429,983,216	not avail.	--	--	--	--
1994	2,113,328,194	not avail.	--	--	--	--	481,321,157	not avail.	--	--	--	--
1995	2,061,828,247	101,558,924	4.93%	1,960,269,323	--	--	494,293,419	20,799,050	4.21%	473,494,369	--	--
1996	2,337,542,458	93,559,516	4.00%	2,243,982,942	8.83%	14.47%	542,831,761	17,514,305	3.23%	525,317,456	6.28%	10.94%
1997	2,587,326,157	119,810,346	4.63%	2,467,515,811	5.56%	25.88%	624,699,983	37,913,029	6.07%	586,786,954	8.10%	23.93%
1998	2,885,953,166	133,686,959	4.63%	2,752,266,207	6.37%	40.40%	678,086,597	50,235,331	7.41%	627,851,266	0.50%	32.60%
1999	3,228,310,380	141,373,702	4.38%	3,086,936,678	6.96%	57.48%	799,698,682	49,757,584	6.22%	749,941,098	10.60%	58.38%
2000	3,690,118,470	180,747,445	4.90%	3,509,371,025	8.71%	79.02%	991,570,695	76,548,682	7.72%	915,022,013	14.42%	93.25%
2001	4,116,468,759	206,150,896	5.01%	3,910,317,863	5.97%	99.48%	1,151,551,127	117,799,562	10.23%	1,033,751,565	4.25%	118.32%
2002	4,469,233,092	180,390,758	4.04%	4,288,842,334	4.19%	118.79%	1,280,786,373	56,764,787	4.43%	1,224,021,586	6.29%	158.51%
2003	4,865,010,056	222,107,349	4.57%	4,642,902,707	3.89%	136.85%	991,570,695	52,305,964	3.80%	1,323,524,426	3.34%	179.52%
2004	5,361,182,813	313,010,597	5.84%	5,048,172,216	3.76%	157.52%	1,448,071,081	54,429,141	3.76%	1,393,641,940	1.29%	194.33%
2005	6,051,630,279	453,372,497	7.49%	5,598,257,782	4.42%	185.59%	1,608,548,480	76,410,473	4.75%	1,532,138,007	5.81%	223.58%

1995-2005 Rate Annual %chg w/o growth > Resid & Rec. **11.06%**

Comm & Indust **12.46%**

Tax Year	Ag Imprvmts & Site Land <sup>(1)</sup>			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	35,448,602					
1993	not avail	not avail	37,840,496					
1994	not avail	not avail	43,956,055					
1995	40,492,715	9,473,361	49,966,076	1,892,506	3.79%	48,073,570	--	--
1996	50,496,849	10,556,369	61,053,218	3,534,155	5.79%	57,519,063	15.12%	19.65%
1997	53,974,984	11,874,000	65,848,984	2,093,644	3.18%	63,755,340	4.43%	32.62%
1998	61,271,763	10,919,660	72,191,423	5,740,491	7.95%	66,450,932	0.91%	38.23%
1999	66,234,058	10,829,202	77,063,260	1,722,677	2.24%	75,340,583	4.36%	56.72%
2000	78,754,270	10,936,524	89,690,794	3,490,831	3.89%	86,199,963	11.86%	79.31%
2001	85,164,064	10,871,882	96,035,946	4,561,890	4.75%	91,474,056	1.99%	90.28%
2002	89,132,786	13,534,340	102,667,126	2,758,117	2.69%	99,909,009	4.03%	107.83%
2003	92,800,344	12,175,398	104,975,742	5,244,235	5.00%	99,731,507	-2.86%	107.46%
2004	98,798,024	12,253,191	111,051,215	3,599,890	3.24%	107,451,325	2.36%	123.51%
2005	104,247,561	12,807,245	117,054,806	6,287,917	5.37%	110,766,889	-0.26%	130.41%

1995-2005 Rate Annual %chg w/o growth > Ag Imprvmts **8.71%**

(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

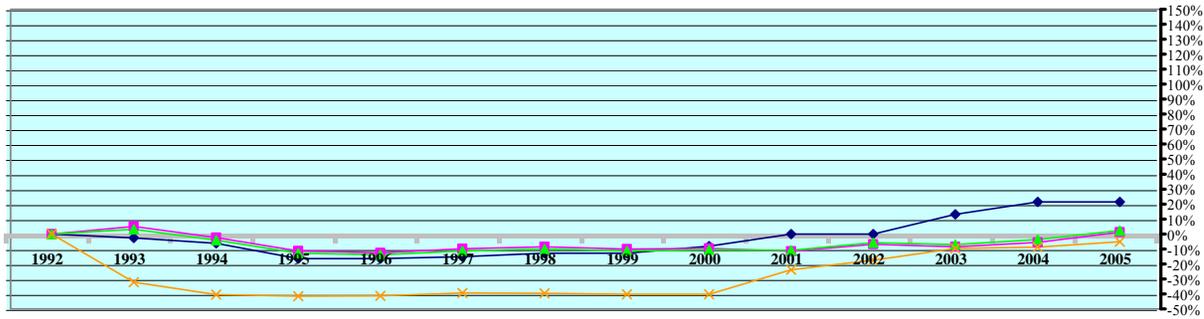
Cnty# **77**  
County **SARPY**

FL area **9**

CHART 2

EXHIBIT **77B** 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	6,406,242	--	--	--	79,425,568	--	--	--	3,580,108	--	--	--
1993	6,243,518	-162,724	-2.54%	-2.54%	83,439,161	4,013,593	5.05%	5.05%	2,430,729	-1,149,379	-32.10%	-32.10%
1994	6,004,526	-238,992	-3.83%	-6.27%	77,577,175	-5,861,986	-7.03%	-2.33%	2,129,365	-301,364	-12.40%	-40.52%
1995	5,360,824	-643,702	-10.72%	-16.32%	70,359,637	-7,217,538	-9.30%	-11.41%	2,092,881	-36,484	-1.71%	-41.54%
1996	5,356,871	-3,953	-0.07%	-16.38%	69,495,977	-863,660	-1.23%	-12.50%	2,103,605	10,724	0.51%	-41.24%
1997	5,438,214	81,343	1.52%	-15.11%	71,650,881	2,154,904	3.10%	-9.79%	2,174,122	70,517	3.35%	-39.27%
1998	5,583,931	145,717	2.68%	-12.84%	72,590,085	939,204	1.31%	-8.61%	2,163,072	-11,050	-0.51%	-39.58%
1999	5,583,931	0	0.00%	-12.84%	71,521,787	-1,068,298	-1.47%	-9.95%	2,142,140	-20,932	-0.97%	-40.17%
2000	5,881,790	297,859	5.33%	-8.19%	71,848,067	326,280	0.46%	-9.54%	2,137,240	-4,900	-0.23%	-40.30%
2001	6,401,777	519,987	8.84%	-0.07%	70,243,168	-1,604,899	-2.23%	-11.56%	2,722,356	585,116	27.38%	-23.96%
2002	6,402,131	354	0.01%	-0.06%	74,054,533	3,811,365	5.43%	-6.76%	2,956,011	233,655	8.58%	-17.43%
2003	7,243,788	841,657	13.15%	13.07%	72,609,157	-1,445,376	-1.95%	-8.58%	3,232,674	276,663	9.36%	-9.70%
2004	7,778,242	534,454	7.38%	21.42%	75,004,121	2,394,964	3.30%	-5.57%	3,266,432	33,758	1.04%	-8.76%
2005	7,778,242	0	0.00%	21.42%	80,350,269	5,346,148	7.13%	1.16%	3,396,917	130,485	3.99%	-5.12%

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

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992	--	--	--	--	202,013	--	--	--	89,613,931	--	--	--
1993	--	--	--	--	286,210	84,197	41.68%	41.68%	92,399,618	2,785,687	3.11%	3.11%
1994	--	--	--	--	285,823	--	0.00%	41.49%	85,996,889	-6,402,729	-6.93%	-4.04%
1995	--	--	--	--	278,651	-7,172	-2.51%	37.94%	78,091,993	-7,904,896	-9.19%	-12.86%
1996	--	--	--	--	276,649	-2,002	-0.72%	36.95%	77,233,102	-858,891	-1.10%	-13.82%
1997	--	--	--	--	273,928	-2,721	-0.98%	35.60%	79,537,145	2,304,043	2.98%	-11.24%
1998	--	--	--	--	326,669	52,741	19.25%	61.71%	80,663,757	1,126,612	1.42%	-9.99%
1999	--	--	--	--	296,790	-29,879	-9.15%	46.92%	79,544,648	-1,119,109	-1.39%	-11.24%
2000	--	--	--	--	328,831	32,041	10.80%	62.78%	80,195,928	651,280	0.82%	-10.51%
2001	--	--	--	--	478,162	149,331	45.41%	136.70%	79,845,463	-350,465	-0.44%	-10.90%
2002	--	--	--	--	954,048	475,886	99.52%	372.27%	84,366,723	4,521,260	5.66%	-5.86%
2003	233,156	n/a	n/a	n/a	3,678	n/a	n/a	n/a	83,322,453	-1,044,270	-1.24%	-7.02%
2004	209,354	-23,802	-10.21%	-10.21%	3,679	1	0.03%	0.03%	86,261,828	2,939,375	3.53%	-3.74%
2005	207,297	-2,057	-0.98%	-11.09%	3,679	0	0.00%	0.03%	91,736,404	5,474,576	6.35%	2.37%

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)<sup>(1)</sup>**

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	6,406,242	6,045	1,060	--	--	80,048,325	83,869	954	--	--	3,595,171	13,661	263	--	--
1993	6,243,518	5,317	1,174	10.75%	10.75%	83,711,574	85,183	983	3.04%	3.04%	2,447,361	9,435	259	-1.52%	-1.52%
1994	6,005,908	5,311	1,131	-3.66%	6.70%	77,911,511	84,116	926	-5.80%	-2.94%	2,141,478	9,622	223	-13.90%	-15.21%
1995	5,563,537	5,310	1,048	-7.34%	-1.13%	70,388,377	82,670	851	-8.10%	-10.80%	2,100,721	9,713	216	-3.14%	-17.87%
1996	5,360,214	5,107	1,050	0.19%	-0.94%	69,955,637	82,129	852	0.12%	-10.69%	2,097,760	9,709	216	0.00%	-17.87%
1997	5,438,214	5,087	1,069	1.81%	0.85%	72,744,247	81,535	892	4.69%	-6.50%	2,196,355	9,727	226	4.63%	-14.07%
1998	5,845,081	5,239	1,116	4.40%	5.28%	73,033,037	79,670	917	2.80%	-3.88%	2,172,292	9,631	226	0.00%	-14.07%
1999	5,583,931	5,002	1,116	0.00%	5.28%	72,124,551	78,729	916	-0.11%	-3.98%	2,155,328	9,568	225	-0.44%	-14.45%
2000	5,854,814	5,238	1,118	0.18%	5.47%	72,075,907	78,470	919	0.33%	-3.67%	2,135,697	9,463	226	0.44%	-14.07%
2001	6,401,777	5,485	1,167	4.38%	10.09%	70,613,626	78,096	904	-1.63%	-5.24%	2,744,510	9,470	290	28.32%	10.27%
2002	6,402,131	5,485	1,167	0.00%	10.09%	75,516,488	77,644	973	7.63%	1.99%	3,072,977	9,385	327	12.76%	24.33%
2003	7,243,788	5,745	1,261	8.05%	18.96%	73,356,882	77,081	952	-2.16%	-0.21%	2,419,960	5,103	474	44.95%	80.23%
2004	7,778,242	5,745	1,354	7.36%	27.72%	76,260,030	76,307	999	4.98%	4.76%	2,420,843	5,035	481	1.44%	82.83%
2005	7,778,242	5,745	1,354	0.00%	27.72%	81,294,972	74,604	1,090	9.04%	14.22%	2,548,628	5,083	501	4.28%	90.66%

1992-2005 Rate Ann.%chg AvgVal/Acre: 1.90%

1.03%

5.09%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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	190,422	4,760	40	--	--	13,727	343	40	--	--	90,253,887	108,680	830	--	--
1993	286,309	7,158	40	0.00%		0	0				92,688,762	107,093	865	4.22%	4.22%
1994	286,719	7,168	40	0.00%		0	0				86,345,616	106,216	813	-6.01%	-2.05%
1995	279,145	6,979	40	0.00%		0	0				78,331,780	104,672	748	-8.00%	-9.88%
1996	278,228	6,956	40	0.00%		0	0				77,691,839	103,901	748	0.00%	-9.88%
1997						276,538	6,914	40	--	--	80,655,354	103,263	781	4.41%	-5.90%
1998						272,950	6,824	40	0.00%		81,323,880	101,363	802	2.69%	-3.37%
1999						299,340	7,489	40	0.00%		80,163,150	100,787	795	-0.87%	-4.22%
2000						303,391	6,849	44	10.00%		80,369,809	100,021	804	1.13%	-3.13%
2001						475,569	6,632	72	63.64%		80,235,482	99,683	805	0.12%	-3.01%
2002						2,028,199	7,090	286	297.22%		87,019,795	99,603	874	8.57%	5.30%
2003	238,743	5,969	40	n/a	n/a	834,918	4,412	189	n/a	n/a	84,094,291	98,310	855	-2.17%	3.01%
2004	215,556	5,389	40	0.00%	n/a	855,584	4,447	192	1.79%	n/a	87,530,255	96,924	903	5.62%	8.81%
2005	209,029	5,226	40	0.00%	n/a	872,082	4,395	198	3.15%	n/a	92,702,953	95,052	975	7.99%	17.50%

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

1.25%

77  
**SARPY**

FL area 9

(1) Valuation on Abstracts vs CTL will vary due to different dates of reporting; (2) Waste land data was reported with other agland 1997-2002 due to reporting form chgs  
source: 1992 - 2005 Abstracts State of Nebraska Department of Property Assessment & Taxation Prepared as of 03/01/2006

**2005 City Valuations by Property Type Compared to County Valuations by Property Type**

County Population	County:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
122,595	<b>SARPY</b>	217,234,793	45,374,958	17,236,388	6,041,216,245	1,085,315,262	523,233,218	10,414,034	91,736,404	104,247,561	12,807,245	0	8,148,816,108
<i>cnty sectorvalue % of total value:</i>		2.67%	0.56%	0.21%	74.14%	13.32%	6.42%	0.13%	1.13%	1.28%	0.16%		100.00%

**City's Sector Values:**

City Population	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
45,955	BELLEVUE	40,827,072	13,566,307	3,520,687	1,589,520,735	388,544,266	40,408,403	0	12,637	83,625	3,696	0	2,076,487,428
2,355	GRETNA	6,600,847	693,188	238,337	135,171,861	21,890,314	6,876,721	0	0	0	0	0	171,471,268
11,699	LAVISTA	9,993,055	5,637,540	1,525,786	383,709,540	163,743,793	21,145,957	0	0	0	0	0	585,755,671
17,728	PAPILLION	17,001,106	3,785,463	355,039	774,787,123	154,538,934	18,656,516	0	0	0	0	0	969,124,181
1,450	SPRINGFIELD	495,600	255,255	83,613	48,666,012	5,549,480	1,173,800	0	0	0	0	0	56,223,760
<b>Total of All City Values:</b>		<b>74,917,680</b>	<b>23,937,753</b>	<b>5,723,462</b>	<b>2,931,855,271</b>	<b>734,266,787</b>	<b>88,261,397</b>	<b>0</b>	<b>12,637</b>	<b>83,625</b>	<b>3,696</b>	<b>0</b>	<b>3,859,062,308</b>
<i>% total citysect of cnty sector</i>		34.49%	52.76%	33.21%	48.53%	67.65%	16.87%		0.01%	0.08%	0.03%		47.36%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
37.49%	BELLEVUE	18.79%	29.90%	20.43%	26.31%	35.80%	7.72%		0.01%	0.08%	0.03%		25.48%
1.92%	GRETNA	3.04%	1.53%	1.38%	2.24%	2.02%	1.31%						2.10%
9.54%	LAVISTA	4.60%	12.42%	8.85%	6.35%	15.09%	4.04%						7.19%
14.46%	PAPILLION	7.83%	8.34%	2.06%	12.83%	14.24%	3.57%						11.89%
1.18%	SPRINGFIELD	0.23%	0.56%	0.49%	0.81%	0.51%	0.22%						0.69%

Cnty# **77**  
County **SARPY**

FL area **9**