

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Saunders County
78

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.

Table of Contents

Commission Summary

Property Tax Administrator's Opinions and Recommendations

Correlation Section

Residential Real Property

- 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 Assessor Actions

Commercial Real Property

- 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 Assessor Actions

Agricultural Land

- 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 Assessor Actions

2006 County Abstract of Assessment for Real Property Compared with the 2005 Certificate of Taxes Levied (CTL) Report

Statistical Reports Section

R&O Statistical Reports

- Residential Real Property, Qualified
- Commercial Real Property, Qualified
- Agricultural Unimproved, Qualified

Preliminary Statistical Reports

- Residential Real Property, Qualified
- Commercial Real Property, Qualified
- Agricultural Unimproved, Qualified

Assessment Survey Section

County Reports Section

- 2006 County Abstract of Assessment for Real Property, Form 45
- 2006 County Agricultural Land Detail
- County Assessor's Three Year Plan of Assessment

Special Valuation Section

Purpose Statements Section

Glossary

Technical Specification Section

- Commission Summary Calculations
- Correlation Table Calculations
- Statistical Reports Query
- Statistical Reports Calculations
- Map Source
- Valuation History Charts

Certification

Map Section

Valuation History Chart Section

2006 Commission Summary

78 Saunders

Residential Real Property - Current

Number of Sales	744	COD	14.02
Total Sales Price	84424859	PRD	105.76
Total Adj. Sales Price	84552859	COV	58.02
Total Assessed Value	79853450	STD	57.95
Avg. Adj. Sales Price	113646.32	Avg. Abs. Dev.	13.63
Avg. Assessed Value	107329.91	Min	1.96
Median	97.25	Max	1521.50
Wgt. Mean	94.44	95% Median C.I.	96.32 to 98.11
Mean	99.88	95% Wgt. Mean C.I.	93.23 to 95.66
		95% Mean C.I.	95.72 to 104.04
% of Value of the Class of all Real Property Value in the County			49.45
% of Records Sold in the Study Period			9.37
% of Value Sold in the Study Period			10.18
Average Assessed Value of the Base			98,745

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	744	97.25	14.02	105.76
2005	792	95.90	17.32	106.51
2004	709	94.92	15.39	103.18
2003	716	96	16.50	103.29
2002	801	97	22.51	105.61
2001	931	94	30.44	82.75

2006 Commission Summary

78 Saunders

Commercial Real Property - Current

Number of Sales	71	COD	48.09
Total Sales Price	5816687	PRD	118.01
Total Adj. Sales Price	5814467	COV	170.65
Total Assessed Value	6064480	STD	210.05
Avg. Adj. Sales Price	81893.90	Avg. Abs. Dev.	46.35
Avg. Assessed Value	85415.21	Min	10.93
Median	96.39	Max	1843.83
Wgt. Mean	104.30	95% Median C.I.	92.61 to 102.34
Mean	123.09	95% Wgt. Mean C.I.	78.70 to 129.90
		95% Mean C.I.	74.23 to 171.95
% of Value of the Class of all Real Property Value in the County			6.03
% of Records Sold in the Study Period			8.42
% of Value Sold in the Study Period			6.34
Average Assessed Value of the Base			113,478

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	71	96.39	48.09	118.01
2005	85	94.94	25.78	104.58
2004	99	96.55	22.60	101.25
2003	104	92	24.46	99.09
2002	111	96	34.84	108.2
2001	109	97	29.37	98.74

2006 Opinions of the Property Tax Administrator for Saunders County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Saunders County is 97% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Saunders 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 Saunders County is 96% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Saunders County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Saunders County

Recommendations

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

Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.



Catherine D. Lang
Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for Saunders County**

Residential Real Property

I. Correlation

Saunders: RESIDENTIAL: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The median and weighted mean are within the acceptable range. The mean is slightly outside the acceptable range by .88%. By removing the influence of one outlier with a ratio of 1521.5%, the mean is within the acceptable range. The coefficient of dispersion is within acceptable guidelines. The price related differential is outside the acceptable range. The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	1065	931	87.42
2002	966	801	82.92
2003	880	716	81.36
2004	882	709	80.39
2005	982	792	80.65
2006	1136	744	65.49

Saunders: RESIDENTIAL: A brief review of the utilization grid prepared indicates that the county has utilized a high proportion of the available residential sales for the development of the qualified statistics. This indicates that the measurements of the residential properties were done as fairly as possible, using all available sales. The percentage of sales used has decreased since 2001. The substantially changed directive, implemented by the department, has reduced the available amount of qualified sales.

**2006 Correlation Section
for Saunders County**

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	83	17.71	97.7	96
2002	88	7.71	94.78	97
2003	89	6.64	94.91	96
2004	91.37	4.37	95.36	94.92
2005	92.17	2.74	94.7	95.90
2006	90.59	5.81	95.86	97.25

**2006 Correlation Section
for Saunders County**

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

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
16.19	2001	17.7
18.38	2002	7.71
11	2003	7
7.06	2004	4.37
5.47	2005	2.74
17.83	2006	5.81

Saunders: RESIDENTIAL: A brief review of the above table suggests that the percent change between sold properties and unsold properties are dissimilar and do not support each other. Historically, the

2006 Correlation Section for Saunders County

disparity between the percent change in sold and unsold properties has not been as significant as the disparity in 2006. Further research of the sales file shows that a proportionate amount of sales are located in Ashland and Ashland's rural suburbs which were reappraised for 2006. This may cause some of the reported disparity. The trended preliminary median suggests that sold and unsold properties are treated equally.

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

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

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

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

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

**2006 Correlation Section
for Saunders County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.25	94.44	99.88

Saunders: RESIDENTIAL: The mean measure of central tendency is outside of the acceptable range. The median and weighted mean are within acceptable guidelines. By removing the influence of one outlier with a ratio of 1521.5%, the mean is within the acceptable range.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

**2006 Correlation Section
for Saunders County**

	COD	PRD
R&O Statistics	14.02	105.76
Difference	0	2.76

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

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	819	744	-75
Median	90.59	97.25	6.66
Wgt. Mean	83.74	94.44	10.7
Mean	85.80	99.88	14.08
COD	19.99	14.02	-5.97
PRD	102.45	105.76	3.31
Min Sales Ratio	1.61	1.96	0.35
Max Sales Ratio	333.00	1521.50	1188.5

Saunders: RESIDENTIAL: A review of the difference between the preliminary statistics and the final Reports and Opinion statistics reveals that the difference is attributable to the assessment actions reported by the County.

**2006 Correlation Section
for Saunders County**

Commerical Real Property

I. Correlation

Saunders: COMMERCIAL: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The mean and weighted mean are outside the acceptable range. The median is within the acceptable range. However, by removing one outlier, all three measures of central tendency are within acceptable guidelines. The coefficient of dispersion and price related differential are both outside the acceptable range. The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	163	109	66.87
2002	155	111	71.61
2003	150	104	69.33
2004	146	99	67.81
2005	142	85	59.86
2006	131	71	54.2

Saunders: COMMERCIAL: A brief review of the utilization grid prepared indicates that the county has utilized a high proportion of the available commercial sales for the development of the qualified statistics. This indicates that the measurements of the commercial properties were done as fairly as possible, using all available sales. The percentage of sales used has decreased since 2001. The substantially changed directive, implemented by the department, has reduced the available amount of qualified sales.

**2006 Correlation Section
for Saunders County**

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	87	8.93	94.77	97
2002	81	19.89	97.11	96
2003	90	2.69	92.42	92
2004	95.78	1.3	97.02	96.55
2005	93.60	-0.12	93.49	94.94
2006	91.98	3.83	95.5	96.39

**2006 Correlation Section
for Saunders County**

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

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
9.91	2001	8.93
38.2	2002	9.94
4	2003	3
0.72	2004	1.3
4.59	2005	-0.12
14.76	2006	3.83

Saunders: COMMERCIAL: A preliminary review of the above table suggests that the percent change between sold properties and unsold properties are dissimilar and do not support each other.

2006 Correlation Section for Saunders County

Historically, the disparity between the percent change in sold and unsold properties has not been as significant as the disparity in 2006. After further review of the sales file, the County reports a complete reappraisal of the city of Wahoo which has a proportionate amount of the sales in the commercial class of property. The trended preliminary median suggests that sold and unsold properties are treated equally.

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

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

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

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

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

**2006 Correlation Section
for Saunders County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.39	104.30	123.09

Saunders: COMMERCIAL: The weighted mean and mean measures of central tendency are outside of the acceptable range. The median is within acceptable guidelines. By removing the influence of one outlier with a ratio of 1843.83%, the mean and weighted mean are within acceptable guidelines.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

**2006 Correlation Section
for Saunders County**

	COD	PRD
R&O Statistics	48.09	118.01
Difference	28.09	15.01

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

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	74	71	-3
Median	91.98	96.39	4.41
Wgt. Mean	82.37	104.30	21.93
Mean	90.01	123.09	33.08
COD	30.35	48.09	17.74
PRD	109.27	118.01	8.74
Min Sales Ratio	8.52	10.93	2.41
Max Sales Ratio	246.40	1843.83	1597.43

Saunders: COMMERCIAL: A review of the difference between the preliminary statistics and the final Reports and Opinion statistics reveals that the difference is attributable to the assessment actions reported by the County. The County reports a complete revaluation of the City of Wahoo.

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

78 Saunders

	2005 CTL County Total	2006 Form 45 County Total	Value Difference (2006 Form 45 - 2005 CTL)	Percent Change	2006 Growth (New Construction Value)	% Change excl. Growth
1. Residential	720,534,850	783,745,170	63,210,320	8.77	21,407,185	5.8
2. Recreational	195,520	292,530	97,010	49.62	0	49.62
3. Ag-Homesite Land, Ag-Res Dwellings	151,286,890	154,146,240	2,859,350	1.89	*-----	1.89
4. Total Residential (sum lines 1-3)	872,017,260	938,183,940	66,166,680	7.59	21,407,185	5.13
5. Commercial	91,688,300	95,661,840	3,973,540	4.33	465,020	3.83
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	43,567,560	43,709,990	142,430	0.33	4,960,260	-11.06
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	135,255,860	139,371,830	4,115,970	3.04	465,020	2.7
10. Total Non-Agland Real Property	1,007,273,120	1,077,555,770	70,282,650	6.98	26,832,465	4.31
11. Irrigated	119,718,760	149,318,320	29,599,560	24.72		
12. Dryland	304,132,310	327,057,300	22,924,990	7.54		
13. Grassland	30,276,750	30,198,070	-78,680	-0.26		
14. Wasteland	1483780	1,255,900	-227,880	-15.36		
15. Other Agland	0	0	0			
16. Total Agricultural Land	455,611,600	507,829,590	52,217,990	11.46		
17. Total Value of All Real Property (Locally Assessed)	1,462,884,720	1,585,385,360	122,500,640	8.37	26,832,465	6.54

*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

Type: Qualified

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

NUMBER of Sales:	744	MEDIAN:	97	COV:	58.02	95% Median C.I.:	96.32 to 98.11
TOTAL Sales Price:	84,424,859	WGT. MEAN:	94	STD:	57.95	95% Wgt. Mean C.I.:	93.23 to 95.66
TOTAL Adj.Sales Price:	84,552,859	MEAN:	100	AVG.ABS.DEV:	13.63	95% Mean C.I.:	95.72 to 104.04
TOTAL Assessed Value:	79,853,450						
AVG. Adj. Sales Price:	113,646	COD:	14.02	MAX Sales Ratio:	1521.50		
AVG. Assessed Value:	107,329	PRD:	105.76	MIN Sales Ratio:	1.96		

(!: AVTot=0)

(!: Derived)

Printed: 03/29/2006 21:00:33

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	106	98.88	99.89	97.83	8.02	102.11	54.84	167.10	97.40 to 99.71	125,543	122,812
10/01/03 TO 12/31/03	72	99.13	102.14	95.46	13.18	107.01	42.44	281.95	96.38 to 100.44	102,728	98,060
01/01/04 TO 03/31/04	63	98.33	99.80	96.48	9.32	103.45	73.37	163.08	96.20 to 99.61	106,518	102,765
04/01/04 TO 06/30/04	105	96.95	111.20	94.24	27.66	118.00	26.67	1521.50	94.11 to 98.96	113,437	106,906
07/01/04 TO 09/30/04	103	96.78	99.43	94.42	13.15	105.31	48.57	342.90	94.44 to 98.08	114,897	108,486
10/01/04 TO 12/31/04	81	96.68	95.50	94.29	9.43	101.28	60.38	202.20	94.57 to 98.42	121,715	114,771
01/01/05 TO 03/31/05	75	95.31	96.77	92.63	14.15	104.47	31.28	250.00	91.92 to 98.65	109,429	101,360
04/01/05 TO 06/30/05	139	94.87	94.74	91.36	13.86	103.69	1.96	338.11	93.12 to 98.30	110,263	100,740
<u>Study Years</u>											
07/01/03 TO 06/30/04	346	98.22	103.78	96.06	15.27	108.03	26.67	1521.50	97.24 to 98.97	113,657	109,184
07/01/04 TO 06/30/05	398	95.95	96.49	93.03	12.85	103.72	1.96	342.90	94.84 to 97.45	113,636	105,717
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	352	97.11	102.11	94.68	15.95	107.84	26.67	1521.50	96.13 to 98.07	114,531	108,437
<u>ALL</u>											
	744	97.25	99.88	94.44	14.02	105.76	1.96	1521.50	96.32 to 98.11	113,646	107,329

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:	744	MEDIAN:	97	COV:	58.02	95% Median C.I.:	96.32 to 98.11
TOTAL Sales Price:	84,424,859	WGT. MEAN:	94	STD:	57.95	95% Wgt. Mean C.I.:	93.23 to 95.66
TOTAL Adj.Sales Price:	84,552,859	MEAN:	100	AVG.ABS.DEV:	13.63	95% Mean C.I.:	95.72 to 104.04
TOTAL Assessed Value:	79,853,450						
AVG. Adj. Sales Price:	113,646	COD:	14.02	MAX Sales Ratio:	1521.50		
AVG. Assessed Value:	107,329	PRD:	105.76	MIN Sales Ratio:	1.96		

Printed: 03/29/2006 21:00:34

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ASHLAND CITY	140	98.32	99.37	97.08	6.15	102.36	65.98	250.00	97.30 to 98.84	107,116	103,987
ASHLAND RURAL SUBS	61	99.71	93.57	91.31	11.83	102.47	1.96	207.03	92.94 to 100.00	117,837	107,598
CEDAR BLUFFS CITY	20	96.29	100.77	98.66	9.16	102.14	85.43	147.35	94.04 to 101.63	70,797	69,852
CEDAR BLUFFS RUR SUB	2	33.26	33.26	35.02	19.81	94.95	26.67	39.85	N/A	51,250	17,950
CERESCO CITY	29	92.61	91.26	90.40	11.98	100.95	35.64	131.10	90.15 to 98.10	105,440	95,315
COLON CITY	1	62.83	62.83	62.83			62.83	62.83	N/A	65,000	40,840
FREMONT RURAL SUBS	30	99.08	97.54	93.65	8.53	104.15	66.54	131.12	93.94 to 100.00	119,333	111,760
ITHACA CITY	7	88.21	83.84	82.52	11.24	101.60	59.20	100.00	59.20 to 100.00	50,957	42,051
LESHARA	3	91.61	99.23	98.86	10.42	100.37	88.71	117.36	N/A	101,000	99,850
LESHARA RURAL SUBS	1	31.28	31.28	31.28			31.28	31.28	N/A	71,300	22,300
MALMO CITY	3	101.75	178.25	103.74	76.33	171.82	99.99	333.00	N/A	30,104	31,230
MEAD CITY	22	99.38	107.56	100.03	13.40	107.53	84.51	202.20	95.08 to 106.81	83,586	83,609
MEAD RURAL SUBS	1	83.33	83.33	83.33			83.33	83.33	N/A	30,000	25,000
MEMPHIS CITY	2	47.55	47.55	56.59	36.56	84.03	30.17	64.94	N/A	62,500	35,370
MORSE BLUFF	3	95.34	85.55	78.31	13.22	109.25	61.75	99.56	N/A	47,583	37,263
MORSE BLUFF RURAL SU	3	83.92	83.94	85.83	7.73	97.79	74.21	93.68	N/A	186,666	160,220
NORTHWEST RURAL	1	20.75	20.75	20.75			20.75	20.75	N/A	82,500	17,120
PRAGUE CITY	4	109.21	459.20	273.19	331.29	168.09	96.89	1521.50	N/A	21,625	59,077
RURAL RES CENTRAL	45	93.12	107.14	92.38	25.51	115.98	58.89	342.90	89.54 to 97.75	117,298	108,360
RURAL RES EAST	32	99.83	97.38	94.83	21.76	102.69	42.44	148.60	80.58 to 111.56	146,669	139,085
RURAL RES NW	9	99.51	95.54	94.98	11.82	100.59	64.12	117.68	75.25 to 106.40	85,100	80,828
RURAL RES SW	10	98.83	100.55	97.00	9.97	103.66	81.53	135.00	89.60 to 105.87	121,545	117,897
SOUTH CENTRAL RURAL	1	100.00	100.00	100.00			100.00	100.00	N/A	2,200	2,200
VALPARAISO CITY	17	97.50	99.43	95.10	20.20	104.55	30.00	167.10	82.22 to 105.71	82,117	78,092
WAHOO CITY	158	96.78	97.73	94.36	9.95	103.57	57.14	214.93	94.55 to 97.86	104,499	98,608
WAHOO RURAL SUBS	1	82.06	82.06	82.06			82.06	82.06	N/A	275,000	225,670
WANN CITY	1	71.89	71.89	71.89			71.89	71.89	N/A	74,000	53,200
WESTON CITY	14	92.90	93.41	90.44	6.16	103.29	78.51	104.12	89.78 to 100.37	48,935	44,258
WOODCLIFF SUB	57	96.50	96.38	95.90	6.83	100.50	77.93	114.56	93.68 to 99.20	209,386	200,793
YUTAN CITY	49	99.49	103.97	99.15	11.01	104.86	77.89	281.95	97.24 to 101.14	102,161	101,290
YUTAN RURAL SUBS	17	92.11	89.86	83.87	10.95	107.14	55.67	114.29	84.23 to 100.00	154,288	129,398
<u>ALL</u>	<u>744</u>	<u>97.25</u>	<u>99.88</u>	<u>94.44</u>	<u>14.02</u>	<u>105.76</u>	<u>1.96</u>	<u>1521.50</u>	<u>96.32 to 98.11</u>	<u>113,646</u>	<u>107,329</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:	744	MEDIAN:	97	COV:	58.02	95% Median C.I.:	96.32 to 98.11
TOTAL Sales Price:	84,424,859	WGT. MEAN:	94	STD:	57.95	95% Wgt. Mean C.I.:	93.23 to 95.66
TOTAL Adj.Sales Price:	84,552,859	MEAN:	100	AVG.ABS.DEV:	13.63	95% Mean C.I.:	95.72 to 104.04
TOTAL Assessed Value:	79,853,450						
AVG. Adj. Sales Price:	113,646	COD:	14.02	MAX Sales Ratio:	1521.50		
AVG. Assessed Value:	107,329	PRD:	105.76	MIN Sales Ratio:	1.96		

Printed: 03/29/2006 21:00:34

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	438	97.60	102.20	96.04	13.62	106.40	30.00	1521.50	96.75 to 98.30	96,151	92,348
2	134	96.73	97.19	94.91	10.78	102.40	31.28	171.43	95.39 to 98.82	154,043	146,198
3	172	94.55	96.08	90.90	17.86	105.69	1.96	342.90	92.94 to 99.17	126,724	115,198
<u>ALL</u>	<u>744</u>	<u>97.25</u>	<u>99.88</u>	<u>94.44</u>	<u>14.02</u>	<u>105.76</u>	<u>1.96</u>	<u>1521.50</u>	<u>96.32 to 98.11</u>	<u>113,646</u>	<u>107,329</u>

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	588	96.78	97.05	94.39	9.94	102.81	30.17	338.11	95.74 to 97.62	126,225	119,149
2	153	100.00	110.91	94.88	28.59	116.89	1.96	1521.50	97.92 to 100.00	66,846	63,422
3	3	100.00	92.82	85.88	14.24	108.07	67.87	110.59	N/A	34,900	29,973
<u>ALL</u>	<u>744</u>	<u>97.25</u>	<u>99.88</u>	<u>94.44</u>	<u>14.02</u>	<u>105.76</u>	<u>1.96</u>	<u>1521.50</u>	<u>96.32 to 98.11</u>	<u>113,646</u>	<u>107,329</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	740	97.25	99.86	94.47	13.99	105.70	1.96	1521.50	96.32 to 98.11	113,894	107,601
06	1	100.00	100.00	100.00			100.00	100.00	N/A	2,200	2,200
07	3	94.33	105.00	84.17	24.22	124.75	76.07	144.60	N/A	89,666	75,470
<u>ALL</u>	<u>744</u>	<u>97.25</u>	<u>99.88</u>	<u>94.44</u>	<u>14.02</u>	<u>105.76</u>	<u>1.96</u>	<u>1521.50</u>	<u>96.32 to 98.11</u>	<u>113,646</u>	<u>107,329</u>

PA&T 2006 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	744	MEDIAN:	97	COV:	58.02	95% Median C.I.:	96.32 to 98.11
TOTAL Sales Price:	84,424,859	WGT. MEAN:	94	STD:	57.95	95% Wgt. Mean C.I.:	93.23 to 95.66
TOTAL Adj.Sales Price:	84,552,859	MEAN:	100	AVG.ABS.DEV:	13.63	95% Mean C.I.:	95.72 to 104.04
TOTAL Assessed Value:	79,853,450						
AVG. Adj. Sales Price:	113,646	COD:	14.02	MAX Sales Ratio:	1521.50		
AVG. Assessed Value:	107,329	PRD:	105.76	MIN Sales Ratio:	1.96		

(!: AVTot=0)

(!: Derived)

Printed: 03/29/2006 21:00:34

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0003											
12-0025											
12-0056											
12-0502	4	87.16	75.23	83.06	27.64	90.58	20.75	105.87	N/A	149,250	123,970
19-0123											
27-0001	1	98.99	98.99	98.99			98.99	98.99	N/A	199,500	197,490
27-0595	9	93.68	85.57	85.54	12.87	100.04	61.75	103.00	64.12 to 99.56	109,350	93,534
55-0145											
55-0161	55	93.90	95.66	91.31	17.02	104.76	30.00	167.10	91.22 to 98.65	101,759	92,920
78-0001	215	98.33	97.21	95.04	9.18	102.29	1.96	250.00	97.30 to 98.96	110,080	104,617
78-0003											
78-0009	81	98.16	97.93	92.01	14.59	106.43	31.28	281.95	94.60 to 100.00	121,817	112,086
78-0011	86	98.64	98.34	96.68	8.22	101.72	75.00	148.60	95.28 to 99.49	174,906	169,102
78-0023	5	93.06	94.58	92.36	7.93	102.41	82.06	111.69	N/A	165,800	153,128
78-0036	5	99.99	139.02	84.75	54.88	164.04	76.07	333.00	N/A	81,262	68,866
78-0039	185	96.75	98.80	94.47	11.01	104.58	57.14	342.90	94.33 to 97.86	100,056	94,528
78-0050	10	86.47	84.79	85.44	9.71	99.24	59.20	100.00	77.31 to 93.69	89,970	76,869
78-0070	7	94.12	105.19	102.51	15.25	102.62	85.33	133.33	85.33 to 133.33	31,357	32,142
78-0072	29	98.75	112.84	101.39	21.81	111.30	80.31	338.11	94.00 to 106.25	91,928	93,202
78-0104	13	97.92	205.22	104.93	120.60	195.58	75.25	1521.50	85.37 to 106.40	86,923	91,206
78-0107	38	95.00	92.83	91.78	13.26	101.14	26.67	147.35	91.25 to 99.92	101,975	93,596
78-0111											
78-0115	1	89.60	89.60	89.60			89.60	89.60	N/A	63,000	56,450
NonValid School											
ALL	744	97.25	99.88	94.44	14.02	105.76	1.96	1521.50	96.32 to 98.11	113,646	107,329

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:	744	MEDIAN:	97	COV:	58.02	95% Median C.I.:	96.32 to 98.11
TOTAL Sales Price:	84,424,859	WGT. MEAN:	94	STD:	57.95	95% Wgt. Mean C.I.:	93.23 to 95.66
TOTAL Adj.Sales Price:	84,552,859	MEAN:	100	AVG.ABS.DEV:	13.63	95% Mean C.I.:	95.72 to 104.04
TOTAL Assessed Value:	79,853,450						
AVG. Adj. Sales Price:	113,646	COD:	14.02	MAX Sales Ratio:	1521.50		
AVG. Assessed Value:	107,329	PRD:	105.76	MIN Sales Ratio:	1.96		

Printed: 03/29/2006 21:00:34

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	146	100.00	111.46	91.33	30.28	122.04	1.96	1521.50	97.50 to 100.00	62,241	56,843
Prior TO 1860											
1860 TO 1899	68	96.31	100.56	96.06	13.52	104.68	46.76	281.95	93.67 to 98.11	74,080	71,162
1900 TO 1919	121	96.13	95.48	91.87	11.72	103.93	55.67	214.93	93.21 to 98.33	94,710	87,010
1920 TO 1939	43	95.02	101.40	96.36	13.07	105.22	76.93	338.11	93.02 to 97.75	106,683	102,803
1940 TO 1949	16	99.00	94.37	93.23	12.47	101.22	31.28	116.23	89.18 to 104.56	73,093	68,146
1950 TO 1959	32	98.73	102.60	99.16	7.55	103.47	89.06	202.20	95.58 to 101.20	92,807	92,025
1960 TO 1969	51	94.55	94.93	93.23	8.01	101.81	67.87	144.60	93.03 to 98.61	122,878	114,565
1970 TO 1979	111	98.08	95.46	94.24	9.35	101.30	30.17	143.18	96.50 to 99.07	141,380	133,230
1980 TO 1989	27	95.41	92.10	91.81	8.73	100.31	39.85	119.45	92.11 to 98.75	186,955	171,650
1990 TO 1994	25	95.54	96.43	95.58	7.75	100.90	79.30	142.44	92.65 to 98.65	178,510	170,611
1995 TO 1999	46	98.95	97.62	96.46	7.33	101.20	71.69	125.71	93.90 to 100.81	198,090	191,080
2000 TO Present	58	96.63	97.72	97.43	4.06	100.30	84.23	111.56	95.60 to 98.75	166,528	162,248
ALL	744	97.25	99.88	94.44	14.02	105.76	1.96	1521.50	96.32 to 98.11	113,646	107,329

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	105.00	177.60	143.26	72.95	123.97	100.00	333.00	N/A	1,840	2,636
5000 TO 9999	4	122.93	156.95	161.18	46.18	97.38	100.00	281.95	N/A	7,225	11,645
Total \$											
1 TO 9999	9	105.00	168.42	156.85	64.56	107.38	100.00	333.00	100.00 to 281.95	4,233	6,640
10000 TO 29999	36	120.04	167.41	143.37	60.09	116.77	30.00	1521.50	99.99 to 133.33	19,714	28,264
30000 TO 59999	104	100.00	103.60	104.36	16.29	99.28	26.67	338.11	97.22 to 102.35	43,321	45,208
60000 TO 99999	202	98.37	96.36	96.30	8.99	100.07	20.75	154.40	97.40 to 99.26	79,330	76,392
100000 TO 149999	213	95.52	93.05	92.97	7.09	100.09	1.96	115.55	94.28 to 97.12	119,767	111,343
150000 TO 249999	145	94.84	93.46	93.52	9.83	99.93	35.64	142.44	93.02 to 96.58	188,636	176,420
250000 TO 499999	35	93.22	90.17	89.76	9.54	100.45	42.44	111.91	89.54 to 95.06	297,486	267,030
ALL	744	97.25	99.88	94.44	14.02	105.76	1.96	1521.50	96.32 to 98.11	113,646	107,329

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:	744	MEDIAN:	97	COV:	58.02	95% Median C.I.:	96.32 to 98.11
TOTAL Sales Price:	84,424,859	WGT. MEAN:	94	STD:	57.95	95% Wgt. Mean C.I.:	93.23 to 95.66
TOTAL Adj.Sales Price:	84,552,859	MEAN:	100	AVG.ABS.DEV:	13.63	95% Mean C.I.:	95.72 to 104.04
TOTAL Assessed Value:	79,853,450						
AVG. Adj. Sales Price:	113,646	COD:	14.02	MAX Sales Ratio:	1521.50		
AVG. Assessed Value:	107,329	PRD:	105.76	MIN Sales Ratio:	1.96		

Printed: 03/29/2006 21:00:34

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	6	102.50	148.33	13.86	79.03	1069.83	1.96	333.00	1.96 to 333.00	18,200	2,523
5000 TO 9999	5	93.71	70.85	51.72	29.92	136.98	30.00	100.37	N/A	14,740	7,624
Total \$											
1 TO 9999	11	100.00	113.11	29.12	57.50	388.43	1.96	333.00	30.00 to 250.00	16,627	4,841
10000 TO 29999	36	97.40	98.75	78.07	30.22	126.48	20.75	281.95	86.15 to 101.07	27,828	21,726
30000 TO 59999	107	99.81	104.94	97.81	17.52	107.28	57.14	342.90	96.78 to 101.71	44,107	43,142
60000 TO 99999	232	98.09	97.38	94.56	10.36	102.98	35.64	186.25	96.82 to 98.97	84,694	80,090
100000 TO 149999	204	95.56	94.07	92.91	6.91	101.25	55.67	138.97	94.32 to 97.19	127,050	118,044
150000 TO 249999	133	95.74	108.48	95.54	20.60	113.54	42.44	1521.50	94.52 to 98.50	200,290	191,361
250000 TO 499999	21	99.49	98.68	97.61	8.03	101.10	83.32	119.45	89.79 to 105.34	306,796	299,464
ALL	744	97.25	99.88	94.44	14.02	105.76	1.96	1521.50	96.32 to 98.11	113,646	107,329

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	97	100.00	116.69	91.46	35.70	127.58	1.96	1521.50	100.00 to 100.00	67,540	61,773
0	50	96.64	100.96	91.10	19.72	110.82	20.75	250.00	90.91 to 100.00	53,017	48,297
10	6	97.42	97.50	95.48	8.99	102.12	80.58	116.56	80.58 to 116.56	50,500	48,218
15	2	99.96	99.96	100.56	1.65	99.40	98.31	101.61	N/A	87,000	87,490
20	74	97.12	96.88	94.26	15.86	102.78	30.17	214.93	94.55 to 99.56	76,141	71,770
25	35	98.08	98.13	92.25	16.13	106.38	55.67	202.20	91.92 to 100.42	93,681	86,421
30	346	96.52	96.82	93.83	9.26	103.19	35.64	338.11	95.28 to 97.58	118,369	111,069
35	40	97.49	96.92	95.96	7.43	101.00	71.69	138.97	92.70 to 98.78	164,968	158,302
40	86	97.54	97.80	97.38	5.74	100.44	79.29	137.21	95.31 to 99.00	187,900	182,972
45	4	93.56	94.30	94.31	2.70	99.99	91.38	98.69	N/A	195,500	184,375
50	4	99.64	97.21	96.37	5.37	100.87	84.23	105.34	N/A	366,107	352,832
ALL	744	97.25	99.88	94.44	14.02	105.76	1.96	1521.50	96.32 to 98.11	113,646	107,329

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:	744	MEDIAN:	97	COV:	58.02	95% Median C.I.:	96.32 to 98.11
TOTAL Sales Price:	84,424,859	WGT. MEAN:	94	STD:	57.95	95% Wgt. Mean C.I.:	93.23 to 95.66
TOTAL Adj.Sales Price:	84,552,859	MEAN:	100	AVG.ABS.DEV:	13.63	95% Mean C.I.:	95.72 to 104.04
TOTAL Assessed Value:	79,853,450						
AVG. Adj. Sales Price:	113,646	COD:	14.02	MAX Sales Ratio:	1521.50		
AVG. Assessed Value:	107,329	PRD:	105.76	MIN Sales Ratio:	1.96		

Printed: 03/29/2006 21:00:34

STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	94	100.00	117.54	91.52	36.23	128.43	1.96	1521.50	100.00 to 100.00		67,195	61,499
0	50	96.64	100.96	91.10	19.72	110.82	20.75	250.00	90.91 to 100.00		53,017	48,297
100	8	91.83	87.95	85.58	20.85	102.77	30.17	144.60	30.17 to 144.60		108,862	93,165
101	391	97.64	97.01	94.91	9.34	102.21	31.28	281.95	96.54 to 98.61		128,536	121,993
102	47	96.38	102.84	99.06	13.28	103.82	73.48	338.11	93.94 to 99.55		148,492	147,097
103	9	98.42	102.34	99.76	7.29	102.58	89.41	143.18	94.37 to 101.44		99,047	98,807
104	123	94.39	95.30	92.25	9.89	103.30	57.08	154.40	93.41 to 96.68		112,492	103,776
106	7	93.33	91.94	91.92	11.96	100.02	62.83	113.47	62.83 to 113.47		99,207	91,194
111	1	94.55	94.55	94.55			94.55	94.55	N/A		105,000	99,280
301	14	97.34	97.55	97.82	3.08	99.72	92.23	107.06	92.93 to 100.81		139,317	136,276
<u>ALL</u>												
	744	97.25	99.88	94.44	14.02	105.76	1.96	1521.50	96.32 to 98.11		113,646	107,329

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	97	100.00	116.69	91.46	35.70	127.58	1.96	1521.50	100.00 to 100.00		67,540	61,773
0	50	96.64	100.96	91.10	19.72	110.82	20.75	250.00	90.91 to 100.00		53,017	48,297
10	6	97.47	89.58	89.55	17.71	100.03	30.17	116.56	30.17 to 116.56		42,833	38,356
20	32	98.23	106.18	93.96	20.65	113.00	31.28	281.95	91.98 to 102.05		62,308	58,547
25	15	97.15	100.83	97.34	16.98	103.58	59.20	202.20	90.62 to 105.63		62,343	60,687
30	267	97.30	96.41	94.81	9.35	101.69	39.85	186.25	95.75 to 98.33		119,985	113,753
35	35	95.92	94.11	91.63	10.14	102.71	35.64	131.10	92.16 to 99.64		124,161	113,770
40	230	96.82	97.35	95.52	8.05	101.92	58.00	338.11	95.08 to 98.17		149,038	142,359
45	4	86.25	86.51	86.42	8.23	100.10	78.51	95.02	N/A		129,350	111,790
50	8	90.57	90.47	90.08	3.96	100.44	84.51	97.67	84.51 to 97.67		123,307	111,070
<u>ALL</u>												
	744	97.25	99.88	94.44	14.02	105.76	1.96	1521.50	96.32 to 98.11		113,646	107,329

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)

NUMBER of Sales:	71	MEDIAN:	96	COV:	170.65	95% Median C.I.:	92.61 to 102.34
TOTAL Sales Price:	5,816,687	WGT. MEAN:	104	STD:	210.05	95% Wgt. Mean C.I.:	78.70 to 129.90
TOTAL Adj.Sales Price:	5,814,467	MEAN:	123	AVG.ABS.DEV:	46.35	95% Mean C.I.:	74.23 to 171.95
TOTAL Assessed Value:	6,064,480						
AVG. Adj. Sales Price:	81,893	COD:	48.09	MAX Sales Ratio:	1843.83		
AVG. Assessed Value:	85,415	PRD:	118.01	MIN Sales Ratio:	10.93		

Printed: 03/29/2006 21:00:38

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	5	106.77	110.28	108.75	18.42	101.40	76.58	161.40	N/A	53,100	57,748
10/01/02 TO 12/31/02	9	93.16	92.94	75.57	16.94	122.99	43.90	145.01	78.62 to 101.12	74,383	56,208
01/01/03 TO 03/31/03	4	105.21	107.08	103.87	16.40	103.09	82.02	135.88	N/A	41,070	42,657
04/01/03 TO 06/30/03	5	103.69	111.13	115.04	14.00	96.60	93.87	140.61	N/A	47,800	54,990
07/01/03 TO 09/30/03	4	122.11	547.68	445.23	359.50	123.01	102.68	1843.83	N/A	52,125	232,077
10/01/03 TO 12/31/03	3	84.67	84.41	78.13	8.28	108.04	73.76	94.80	N/A	55,466	43,336
01/01/04 TO 03/31/04	6	80.56	80.89	94.30	40.95	85.77	13.23	146.79	13.23 to 146.79	73,274	69,098
04/01/04 TO 06/30/04	4	75.61	78.15	76.66	16.92	101.94	63.35	98.03	N/A	105,606	80,960
07/01/04 TO 09/30/04	4	99.67	117.46	102.04	45.29	115.10	55.60	214.88	N/A	89,000	90,820
10/01/04 TO 12/31/04	8	98.96	99.87	94.21	12.31	106.00	69.20	125.50	69.20 to 125.50	60,687	57,175
01/01/05 TO 03/31/05	11	98.84	95.88	86.65	14.16	110.64	52.00	133.68	64.86 to 109.13	108,500	94,019
04/01/05 TO 06/30/05	8	92.01	100.25	97.37	41.84	102.96	10.93	246.40	10.93 to 246.40	150,533	146,580
<u>Study Years</u>											
07/01/02 TO 06/30/03	23	97.76	103.12	92.67	17.86	111.27	43.90	161.40	93.16 to 110.08	58,183	53,921
07/01/03 TO 06/30/04	17	90.63	190.70	145.25	137.47	131.29	13.23	1843.83	67.36 to 114.73	72,763	105,691
07/01/04 TO 06/30/05	31	95.58	100.82	93.46	25.57	107.87	10.93	246.40	92.17 to 107.52	104,492	97,662
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	16	103.18	214.25	193.26	119.78	110.86	73.76	1843.83	93.87 to 129.48	48,636	93,993
01/01/04 TO 12/31/04	22	92.99	93.94	91.52	27.22	102.64	13.23	214.88	69.20 to 108.22	77,435	70,868
<u>ALL</u>											
	71	96.39	123.09	104.30	48.09	118.01	10.93	1843.83	92.61 to 102.34	81,893	85,415

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	71	MEDIAN:	96	COV:	170.65	95% Median C.I.:	92.61 to 102.34
TOTAL Sales Price:	5,816,687	WGT. MEAN:	104	STD:	210.05	95% Wgt. Mean C.I.:	78.70 to 129.90
TOTAL Adj.Sales Price:	5,814,467	MEAN:	123	AVG.ABS.DEV:	46.35	95% Mean C.I.:	74.23 to 171.95
TOTAL Assessed Value:	6,064,480						
AVG. Adj. Sales Price:	81,893	COD:	48.09	MAX Sales Ratio:	1843.83		
AVG. Assessed Value:	85,415	PRD:	118.01	MIN Sales Ratio:	10.93		

Printed: 03/29/2006 21:00:38

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ASHLAND CITY	21	96.55	97.83	93.42	23.76	104.72	43.90	214.88	79.76 to 109.13	85,840	80,189
CEDAR BLUFFS CITY	3	83.86	131.20	84.54	72.76	155.19	63.35	246.40	N/A	41,808	35,346
CERESCO CITY	1	96.39	96.39	96.39			96.39	96.39	N/A	100,000	96,390
ITHACA CITY	2	47.62	47.62	55.96	72.23	85.10	13.23	82.02	N/A	49,500	27,700
MALMO CITY	2	84.62	84.62	84.86	7.09	99.72	78.62	90.63	N/A	38,500	32,670
MEAD CITY	2	100.32	100.32	101.41	6.43	98.92	93.87	106.77	N/A	45,750	46,395
MORSE BLUFF	1	93.81	93.81	93.81			93.81	93.81	N/A	42,000	39,400
NORTHEAST RURAL	1	64.86	64.86	64.86			64.86	64.86	N/A	384,500	249,370
PRAGUE CITY	1	64.52	64.52	64.52			64.52	64.52	N/A	67,250	43,390
VALPARAISO CITY	4	104.58	103.87	103.72	11.59	100.14	84.67	121.67	N/A	19,475	20,200
WAHOO CITY	21	98.03	184.63	132.08	96.36	139.79	59.96	1843.83	93.16 to 104.22	108,204	142,913
WANN CITY	1	145.01	145.01	145.01			145.01	145.01	N/A	3,448	5,000
WESTON CITY	2	118.99	118.99	114.19	35.64	104.20	76.58	161.40	N/A	26,500	30,260
YUTAN CITY	9	102.68	92.31	78.40	25.14	117.74	10.93	133.68	67.36 to 125.50	68,722	53,875
ALL	71	96.39	123.09	104.30	48.09	118.01	10.93	1843.83	92.61 to 102.34	81,893	85,415

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	64	97.09	127.17	111.26	49.78	114.30	10.93	1843.83	93.70 to 102.68	73,210	81,451
2	5	69.20	78.06	80.59	23.81	96.86	52.00	109.13	N/A	148,203	119,438
3	2	104.93	104.93	65.57	38.19	160.04	64.86	145.01	N/A	193,974	127,185
ALL	71	96.39	123.09	104.30	48.09	118.01	10.93	1843.83	92.61 to 102.34	81,893	85,415

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	62	96.11	127.34	108.06	51.18	117.84	13.23	1843.83	92.23 to 102.68	73,464	79,387
2	9	97.62	93.76	90.70	27.32	103.37	10.93	145.01	64.86 to 125.50	139,960	126,942
ALL	71	96.39	123.09	104.30	48.09	118.01	10.93	1843.83	92.61 to 102.34	81,893	85,415

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)

NUMBER of Sales:	71	MEDIAN:	96	COV:	170.65	95% Median C.I.:	92.61 to 102.34
TOTAL Sales Price:	5,816,687	WGT. MEAN:	104	STD:	210.05	95% Wgt. Mean C.I.:	78.70 to 129.90
TOTAL Adj.Sales Price:	5,814,467	MEAN:	123	AVG.ABS.DEV:	46.35	95% Mean C.I.:	74.23 to 171.95
TOTAL Assessed Value:	6,064,480						
AVG. Adj. Sales Price:	81,893	COD:	48.09	MAX Sales Ratio:	1843.83		
AVG. Assessed Value:	85,415	PRD:	118.01	MIN Sales Ratio:	10.93		

Printed: 03/29/2006 21:00:38

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0003											
12-0025											
12-0056											
12-0502											
19-0123											
27-0001											
27-0595	1	93.81	93.81	93.81			93.81	93.81	N/A	42,000	39,400
55-0145											
55-0161	5	98.84	102.38	99.60	10.30	102.79	84.67	121.67	N/A	35,580	35,438
78-0001	21	97.76	102.26	94.70	23.60	107.99	43.90	214.88	89.03 to 110.08	83,623	79,189
78-0003											
78-0009	11	95.82	86.15	72.20	29.79	119.32	10.93	133.68	52.00 to 125.50	95,727	69,113
78-0011											
78-0023											
78-0036	2	84.62	84.62	84.86	7.09	99.72	78.62	90.63	N/A	38,500	32,670
78-0039	23	98.03	178.92	131.67	91.75	135.88	59.96	1843.83	93.16 to 104.22	101,099	133,117
78-0050	2	47.62	47.62	55.96	72.23	85.10	13.23	82.02	N/A	49,500	27,700
78-0070											
78-0072	2	100.32	100.32	101.41	6.43	98.92	93.87	106.77	N/A	45,750	46,395
78-0104	1	64.52	64.52	64.52			64.52	64.52	N/A	67,250	43,390
78-0107	3	83.86	131.20	84.54	72.76	155.19	63.35	246.40	N/A	41,808	35,346
78-0111											
78-0115											
NonValid School											
ALL	71	96.39	123.09	104.30	48.09	118.01	10.93	1843.83	92.61 to 102.34	81,893	85,415

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)

NUMBER of Sales:	71	MEDIAN:	96	COV:	170.65	95% Median C.I.:	92.61 to 102.34
TOTAL Sales Price:	5,816,687	WGT. MEAN:	104	STD:	210.05	95% Wgt. Mean C.I.:	78.70 to 129.90
TOTAL Adj.Sales Price:	5,814,467	MEAN:	123	AVG.ABS.DEV:	46.35	95% Mean C.I.:	74.23 to 171.95
TOTAL Assessed Value:	6,064,480						
AVG. Adj. Sales Price:	81,893	COD:	48.09	MAX Sales Ratio:	1843.83		
AVG. Assessed Value:	85,415	PRD:	118.01	MIN Sales Ratio:	10.93		

Printed: 03/29/2006 21:00:38

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	18	97.01	187.51	129.90	123.65	144.34	10.93	1843.83	84.67 to 114.73	80,119	104,077
Prior TO 1860											
1860 TO 1899	1	246.40	246.40	246.40			246.40	246.40	N/A	5,000	12,320
1900 TO 1919	14	92.99	98.48	94.82	18.45	103.85	63.35	161.40	79.76 to 112.12	50,923	48,287
1920 TO 1939	6	99.58	102.96	109.25	15.33	94.24	69.20	146.79	69.20 to 146.79	78,024	85,238
1940 TO 1949	7	96.55	110.40	109.97	37.78	100.39	55.60	214.88	55.60 to 214.88	52,035	57,224
1950 TO 1959	6	104.43	96.82	79.47	17.26	121.83	43.90	121.67	43.90 to 121.67	102,833	81,726
1960 TO 1969	7	102.68	100.52	109.68	9.79	91.66	76.58	123.78	76.58 to 123.78	122,857	134,744
1970 TO 1979	3	78.62	74.86	85.55	17.79	87.50	52.00	93.96	N/A	105,666	90,396
1980 TO 1989	2	101.50	101.50	102.01	7.52	99.50	93.87	109.13	N/A	40,750	41,570
1990 TO 1994	1	82.02	82.02	82.02			82.02	82.02	N/A	61,500	50,440
1995 TO 1999	4	83.00	90.71	81.86	24.27	110.81	67.36	129.48	N/A	154,000	126,065
2000 TO Present	2	95.68	95.68	92.25	6.95	103.73	89.03	102.34	N/A	134,500	124,070
ALL	71	96.39	123.09	104.30	48.09	118.01	10.93	1843.83	92.61 to 102.34	81,893	85,415

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	1	145.01	145.01	145.01			145.01	145.01	N/A	3,448	5,000
5000 TO 9999	1	246.40	246.40	246.40			246.40	246.40	N/A	5,000	12,320
Total \$											
1 TO 9999	2	195.71	195.71	205.02	25.90	95.46	145.01	246.40	N/A	4,224	8,660
10000 TO 29999	10	105.48	110.58	108.99	19.24	101.46	76.58	161.40	84.67 to 133.68	21,490	23,423
30000 TO 59999	27	95.82	159.46	157.09	90.17	101.51	10.93	1843.83	90.32 to 107.52	41,137	64,621
60000 TO 99999	16	95.87	92.77	93.00	16.90	99.75	55.60	140.61	70.49 to 103.69	73,671	68,516
100000 TO 149999	5	96.39	87.80	88.62	15.59	99.07	59.96	110.08	N/A	116,600	103,334
150000 TO 249999	7	93.96	98.30	95.79	14.73	102.62	67.36	146.79	67.36 to 146.79	192,735	184,612
250000 TO 499999	4	78.73	81.28	84.91	34.18	95.73	43.90	123.78	N/A	342,379	290,730
ALL	71	96.39	123.09	104.30	48.09	118.01	10.93	1843.83	92.61 to 102.34	81,893	85,415

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	71	MEDIAN:	96	COV:	170.65	95% Median C.I.:	92.61 to 102.34
TOTAL Sales Price:	5,816,687	WGT. MEAN:	104	STD:	210.05	95% Wgt. Mean C.I.:	78.70 to 129.90
TOTAL Adj.Sales Price:	5,814,467	MEAN:	123	AVG.ABS.DEV:	46.35	95% Mean C.I.:	74.23 to 171.95
TOTAL Assessed Value:	6,064,480						
AVG. Adj. Sales Price:	81,893	COD:	48.09	MAX Sales Ratio:	1843.83		
AVG. Assessed Value:	85,415	PRD:	118.01	MIN Sales Ratio:	10.93		

Printed: 03/29/2006 21:00:38

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	1	13.23	13.23	13.23			13.23	13.23	N/A	37,500	4,960
5000 TO 9999	2	77.97	77.97	18.45	85.98	422.50	10.93	145.01	N/A	30,724	5,670
Total \$											
1 TO 9999	3	13.23	56.39	16.47	337.90	342.31	10.93	145.01	N/A	32,982	5,433
10000 TO 29999	13	94.80	103.19	86.42	28.85	119.39	52.00	246.40	76.58 to 121.67	24,986	21,594
30000 TO 59999	25	97.62	100.24	95.28	16.87	105.20	55.60	161.40	91.79 to 107.52	43,361	41,316
60000 TO 99999	14	97.21	92.94	90.52	11.84	102.67	59.96	114.73	73.76 to 103.69	82,714	74,875
100000 TO 149999	7	98.79	110.17	88.73	37.41	124.16	43.90	214.88	43.90 to 214.88	144,142	127,901
150000 TO 249999	6	93.09	98.33	91.57	17.50	107.38	64.86	146.79	64.86 to 146.79	227,441	208,273
250000 TO 499999	2	108.19	108.19	109.36	14.41	98.93	92.61	123.78	N/A	367,508	401,905
500000 +	1	1843.83	1843.83	1843.83			1843.83	1843.83	N/A	40,000	737,530
ALL	71	96.39	123.09	104.30	48.09	118.01	10.93	1843.83	92.61 to 102.34	81,893	85,415

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	36	98.23	150.31	116.69	75.90	128.81	10.93	1843.83	92.23 to 109.13	93,758	109,410
10	4	98.74	96.63	78.56	15.74	123.00	67.36	121.67	N/A	78,375	61,570
20	23	95.58	94.93	91.79	16.50	103.42	59.96	161.40	83.86 to 98.79	59,355	54,480
25	3	82.02	78.66	68.69	26.90	114.51	43.90	110.08	N/A	147,166	101,093
30	4	108.51	107.85	102.80	17.38	104.91	73.76	140.61	N/A	69,750	71,705
40	1	90.63	90.63	90.63			90.63	90.63	N/A	40,000	36,250
ALL	71	96.39	123.09	104.30	48.09	118.01	10.93	1843.83	92.61 to 102.34	81,893	85,415

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	71	MEDIAN:	96	COV:	170.65	95% Median C.I.:	92.61 to 102.34
TOTAL Sales Price:	5,816,687	WGT. MEAN:	104	STD:	210.05	95% Wgt. Mean C.I.:	78.70 to 129.90
TOTAL Adj.Sales Price:	5,814,467	MEAN:	123	AVG.ABS.DEV:	46.35	95% Mean C.I.:	74.23 to 171.95
TOTAL Assessed Value:	6,064,480						
AVG. Adj. Sales Price:	81,893	COD:	48.09	MAX Sales Ratio:	1843.83		
AVG. Assessed Value:	85,415	PRD:	118.01	MIN Sales Ratio:	10.93		

Printed: 03/29/2006 21:00:38

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	97.62	222.28	138.81	162.85	160.13	10.93	1843.83	64.86 to 125.50	91,626	127,185
300	3	93.96	97.90	94.44	5.42	103.66	92.23	107.52	N/A	175,000	165,276
302	1	93.81	93.81	93.81			93.81	93.81	N/A	42,000	39,400
304	1	140.61	140.61	140.61			140.61	140.61	N/A	85,000	119,520
309	1	91.79	91.79	91.79			91.79	91.79	N/A	48,500	44,520
313	1	123.78	123.78	123.78			123.78	123.78	N/A	395,000	488,930
325	2	80.26	80.26	74.97	16.07	107.05	67.36	93.16	N/A	152,500	114,335
326	3	112.80	115.50	114.71	7.47	100.69	104.22	129.48	N/A	34,666	39,766
344	2	84.64	84.64	89.11	16.72	94.99	70.49	98.79	N/A	95,000	84,655
346	1	82.02	82.02	82.02			82.02	82.02	N/A	61,500	50,440
349	1	103.69	103.69	103.69			103.69	103.69	N/A	70,000	72,580
350	2	76.53	76.53	76.22	9.58	100.41	69.20	83.86	N/A	88,750	67,645
351	1	109.13	109.13	109.13			109.13	109.13	N/A	43,500	47,470
352	3	95.58	98.23	96.70	7.34	101.58	89.03	110.08	N/A	162,666	157,303
353	18	99.58	110.72	98.98	25.58	111.86	55.60	246.40	92.17 to 121.67	44,356	43,903
391	2	86.20	86.20	86.88	11.16	99.22	76.58	95.82	N/A	31,750	27,585
406	6	94.33	84.28	80.70	16.61	104.43	52.00	102.68	52.00 to 102.68	57,416	46,333
421	1	78.62	78.62	78.62			78.62	78.62	N/A	37,000	29,090
434	1	73.76	73.76	73.76			73.76	73.76	N/A	123,000	90,730
442	5	106.77	102.82	112.91	19.24	91.06	64.52	146.79	N/A	76,379	86,242
528	2	152.75	152.75	159.66	40.67	95.68	90.63	214.88	N/A	45,000	71,845
851	1	43.90	43.90	43.90			43.90	43.90	N/A	250,000	109,740
ALL	71	96.39	123.09	104.30	48.09	118.01	10.93	1843.83	92.61 to 102.34	81,893	85,415

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	92.23	92.23	92.23			92.23	92.23	N/A	245,000	225,970
03	70	96.47	123.53	104.83	48.67	117.83	10.93	1843.83	93.16 to 102.34	79,563	83,407
04											
ALL	71	96.39	123.09	104.30	48.09	118.01	10.93	1843.83	92.61 to 102.34	81,893	85,415

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:	819	MEDIAN:	91	COV:	33.79	95% Median C.I.:	89.55 to 91.44
TOTAL Sales Price:	89,773,887	WGT. MEAN:	84	STD:	28.99	95% Wgt. Mean C.I.:	82.06 to 85.43
TOTAL Adj.Sales Price:	90,165,887	MEAN:	86	AVG.ABS.DEV:	18.11	95% Mean C.I.:	83.81 to 87.78
TOTAL Assessed Value:	75,508,732						
AVG. Adj. Sales Price:	110,092	COD:	19.99	MAX Sales Ratio:	333.00		
AVG. Assessed Value:	92,196	PRD:	102.45	MIN Sales Ratio:	1.61		

Printed: 02/27/2006 15:18:20

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	116	93.96	93.76	92.04	10.52	101.87	54.84	167.10	92.24 to 96.45	121,931	112,225
10/01/03 TO 12/31/03	75	94.47	92.96	89.74	17.31	103.59	13.00	212.99	91.34 to 99.92	106,544	95,613
01/01/04 TO 03/31/04	74	92.92	90.44	88.60	13.56	102.07	37.96	125.50	90.04 to 96.06	99,346	88,025
04/01/04 TO 06/30/04	112	92.67	91.05	86.41	17.90	105.37	26.10	333.00	89.81 to 95.23	107,762	93,113
07/01/04 TO 09/30/04	116	90.16	88.73	86.51	16.63	102.56	24.67	214.93	86.41 to 93.43	111,862	96,772
10/01/04 TO 12/31/04	90	90.68	89.57	88.55	15.41	101.15	26.33	210.70	88.45 to 93.75	113,873	100,836
01/01/05 TO 03/31/05	85	83.88	85.98	83.35	22.84	103.16	31.28	252.00	79.75 to 89.83	104,054	86,729
04/01/05 TO 06/30/05	151	75.84	65.35	64.71	38.52	100.99	1.61	207.03	68.78 to 82.66	109,541	70,887
<u>Study Years</u>											
07/01/03 TO 06/30/04	377	93.33	92.14	89.35	14.69	103.12	13.00	333.00	92.32 to 94.92	110,227	98,492
07/01/04 TO 06/30/05	442	86.49	80.39	78.95	24.50	101.82	1.61	252.00	83.23 to 89.00	109,977	86,825
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	392	91.30	89.91	87.33	16.24	102.95	24.67	333.00	90.04 to 92.94	108,790	95,009
<u>ALL</u>											
	819	90.59	85.80	83.74	19.99	102.45	1.61	333.00	89.55 to 91.44	110,092	92,196

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:	819	MEDIAN:	91	COV:	33.79	95% Median C.I.:	89.55 to 91.44
TOTAL Sales Price:	89,773,887	WGT. MEAN:	84	STD:	28.99	95% Wgt. Mean C.I.:	82.06 to 85.43
TOTAL Adj.Sales Price:	90,165,887	MEAN:	86	AVG.ABS.DEV:	18.11	95% Mean C.I.:	83.81 to 87.78
TOTAL Assessed Value:	75,508,732						
AVG. Adj. Sales Price:	110,092	COD:	19.99	MAX Sales Ratio:	333.00		
AVG. Assessed Value:	92,196	PRD:	102.45	MIN Sales Ratio:	1.61		

Printed: 02/27/2006 15:18:20

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ASHLAND CITY	151	90.75	89.14	86.96	17.02	102.51	16.12	252.00	88.19 to 94.01	104,841	91,170
ASHLAND RURAL SUBS	67	73.68	57.26	58.59	48.11	97.74	1.61	207.03	58.33 to 82.35	117,508	68,845
CEDAR BLUFFS CITY	20	96.29	100.77	98.66	9.16	102.14	85.43	147.35	94.04 to 101.63	70,797	69,852
CEDAR BLUFFS RUR SUB	2	33.26	33.26	35.02	19.81	94.95	26.67	39.85	N/A	51,250	17,950
CERESCO CITY	32	90.20	81.40	84.72	21.04	96.08	6.12	131.10	84.09 to 93.50	98,761	83,671
COLON CITY	2	100.70	100.70	82.63	37.60	121.87	62.83	138.57	N/A	44,000	36,355
FREMONT RURAL SUBS	35	86.15	81.31	80.39	21.82	101.15	11.12	122.22	73.23 to 97.07	109,142	87,739
ITHACA CITY	6	83.18	82.25	81.00	12.86	101.54	59.20	100.00	59.20 to 100.00	52,166	42,256
LESHARA	3	91.61	99.23	98.86	10.42	100.37	88.71	117.36	N/A	101,000	99,850
LESHARA RURAL SUBS	1	31.28	31.28	31.28			31.28	31.28	N/A	71,300	22,300
MALMO CITY	3	101.75	178.25	103.74	76.33	171.82	99.99	333.00	N/A	30,104	31,230
MEAD CITY	25	91.21	100.31	95.73	15.39	104.78	77.05	210.70	89.00 to 100.00	75,736	72,504
MEAD RURAL SUBS	1	26.33	26.33	26.33			26.33	26.33	N/A	30,000	7,900
MEMPHIS CITY	2	47.55	47.55	56.59	36.56	84.03	30.17	64.94	N/A	62,500	35,370
MORSE BLUFF	3	26.10	28.39	27.88	9.37	101.82	25.86	33.20	N/A	47,583	13,266
MORSE BLUFF RURAL SU	3	78.49	77.72	78.28	2.66	99.29	74.21	80.47	N/A	186,666	146,116
NORTHWEST RURAL	1	70.60	70.60	70.60			70.60	70.60	N/A	100,576	71,010
PRAGUE CITY	4	98.96	110.38	104.30	13.11	105.83	96.89	146.70	N/A	21,625	22,555
RURAL RES CENTRAL	43	81.29	78.42	80.86	17.51	96.98	19.29	108.21	72.43 to 87.31	139,693	112,955
RURAL RES EAST	39	84.20	81.74	79.71	34.54	102.55	6.78	191.68	64.70 to 98.16	133,137	106,122
RURAL RES NW	12	82.21	79.87	80.64	23.16	99.05	16.33	121.71	69.30 to 96.06	75,900	61,202
RURAL RES SW	12	76.87	71.05	79.65	24.15	89.20	13.00	102.53	53.10 to 91.33	111,418	88,749
SOUTH CENTRAL RURAL	1	100.00	100.00	100.00			100.00	100.00	N/A	2,200	2,200
VALPARAISO CITY	17	92.79	94.61	92.97	19.62	101.77	30.00	167.10	78.12 to 103.53	82,117	76,341
WAHOO CITY	170	95.84	94.13	92.05	11.84	102.26	8.51	214.93	93.33 to 97.37	99,793	91,863
WAHOO RURAL SUBS	10	88.89	91.62	86.45	9.60	105.98	78.13	110.00	80.00 to 104.17	55,900	48,328
WANN CITY	1	71.89	71.89	71.89			71.89	71.89	N/A	74,000	53,200
WESTON CITY	15	92.04	91.10	88.98	7.68	102.39	75.65	104.12	81.17 to 100.00	46,840	41,676
WOODCLIFF SUB	65	84.67	86.72	86.11	11.69	100.71	59.51	114.29	82.52 to 91.60	199,870	172,104
YUTAN CITY	51	91.06	92.43	89.29	14.49	103.52	51.79	212.99	88.39 to 98.45	99,124	88,509
YUTAN RURAL SUBS	22	81.29	74.25	70.83	25.51	104.83	24.62	114.29	55.67 to 95.41	134,836	95,500
<u>ALL</u>	<u>819</u>	<u>90.59</u>	<u>85.80</u>	<u>83.74</u>	<u>19.99</u>	<u>102.45</u>	<u>1.61</u>	<u>333.00</u>	<u>89.55 to 91.44</u>	<u>110,092</u>	<u>92,196</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:	819	MEDIAN:	91	COV:	33.79	95% Median C.I.:	89.55 to 91.44
TOTAL Sales Price:	89,773,887	WGT. MEAN:	84	STD:	28.99	95% Wgt. Mean C.I.:	82.06 to 85.43
TOTAL Adj.Sales Price:	90,165,887	MEAN:	86	AVG.ABS.DEV:	18.11	95% Mean C.I.:	83.81 to 87.78
TOTAL Assessed Value:	75,508,732						
AVG. Adj. Sales Price:	110,092	COD:	19.99	MAX Sales Ratio:	333.00		
AVG. Assessed Value:	92,196	PRD:	102.45	MIN Sales Ratio:	1.61		

Printed: 02/27/2006 15:18:20

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	455	93.33	92.89	90.56	15.31	102.57	6.12	333.00	92.38 to 94.93	93,522	84,696
2	161	89.10	84.96	84.63	17.41	100.39	13.00	165.21	83.62 to 91.17	142,438	120,550
3	203	79.40	70.58	71.16	31.57	99.18	1.61	207.03	74.84 to 82.35	121,578	86,518
ALL	819	90.59	85.80	83.74	19.99	102.45	1.61	333.00	89.55 to 91.44	110,092	92,196

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	613	92.10	90.95	88.43	13.81	102.84	25.86	214.93	90.99 to 92.93	127,305	112,580
2	203	77.59	70.23	53.35	41.68	131.64	1.61	333.00	66.67 to 83.33	59,225	31,598
3	3	93.39	87.08	78.90	11.47	110.37	67.87	100.00	N/A	34,900	27,536
ALL	819	90.59	85.80	83.74	19.99	102.45	1.61	333.00	89.55 to 91.44	110,092	92,196

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	816	90.58	85.76	83.74	20.05	102.42	1.61	333.00	89.51 to 91.37	110,399	92,443
06	1	100.00	100.00	100.00			100.00	100.00	N/A	2,200	2,200
07	2	92.33	92.33	93.56	2.17	98.68	90.33	94.33	N/A	39,000	36,490
ALL	819	90.59	85.80	83.74	19.99	102.45	1.61	333.00	89.55 to 91.44	110,092	92,196

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	819	MEDIAN:	91	COV:	33.79	95% Median C.I.:	89.55 to 91.44
TOTAL Sales Price:	89,773,887	WGT. MEAN:	84	STD:	28.99	95% Wgt. Mean C.I.:	82.06 to 85.43
TOTAL Adj.Sales Price:	90,165,887	MEAN:	86	AVG.ABS.DEV:	18.11	95% Mean C.I.:	83.81 to 87.78
TOTAL Assessed Value:	75,508,732						
AVG. Adj. Sales Price:	110,092	COD:	19.99	MAX Sales Ratio:	333.00		
AVG. Assessed Value:	92,196	PRD:	102.45	MIN Sales Ratio:	1.61		

(!: AVTot=0)

(!: Derived)

Printed: 02/27/2006 15:18:20

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0003											
12-0025											
12-0056	2	80.50	80.50	77.58	11.54	103.76	71.21	89.79	N/A	34,100	26,455
12-0502	3	81.40	87.08	87.22	10.33	99.83	77.30	102.53	N/A	171,500	149,590
19-0123											
27-0001	1	94.57	94.57	94.57			94.57	94.57	N/A	199,500	188,660
27-0595	11	74.21	61.93	67.03	39.64	92.39	16.33	140.00	25.86 to 86.47	95,877	64,269
55-0145	1	191.68	191.68	191.68			191.68	191.68	N/A	37,500	71,880
55-0161	59	90.35	83.89	85.51	21.19	98.11	6.12	167.10	85.85 to 93.36	100,243	85,720
78-0001	235	87.54	78.50	76.94	26.34	102.03	1.61	252.00	82.54 to 89.81	108,830	83,730
78-0003											
78-0009	88	89.82	85.00	81.28	20.37	104.58	24.62	212.99	84.20 to 92.11	116,592	94,768
78-0011	99	87.84	86.25	85.92	15.41	100.39	11.12	138.01	82.66 to 92.53	164,998	141,764
78-0023	5	84.43	88.94	86.60	7.94	102.70	80.83	104.66	N/A	165,800	143,590
78-0036	5	99.99	138.29	83.04	55.61	166.54	72.43	333.00	N/A	81,262	67,478
78-0039	202	94.56	92.93	91.19	12.49	101.91	8.51	214.93	92.92 to 96.96	97,555	88,960
78-0050	9	81.94	82.67	82.72	9.52	99.94	59.20	100.00	77.31 to 90.62	95,111	78,675
78-0070	9	88.24	85.01	83.27	18.33	102.09	19.29	110.00	78.13 to 104.17	31,722	26,416
78-0072	32	90.99	94.77	90.72	17.63	104.46	26.33	210.70	84.96 to 92.94	85,606	77,665
78-0104	14	87.00	92.20	84.67	17.21	108.90	68.90	146.70	77.88 to 100.00	84,428	71,484
78-0107	43	91.25	85.33	83.11	20.77	102.67	26.67	147.35	80.38 to 96.20	96,270	80,007
78-0111											
78-0115	1	53.10	53.10	53.10			53.10	53.10	N/A	63,000	33,450
NonValid School											
ALL	819	90.59	85.80	83.74	19.99	102.45	1.61	333.00	89.55 to 91.44	110,092	92,196

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	819	MEDIAN:	91	COV:	33.79	95% Median C.I.:	89.55 to 91.44
TOTAL Sales Price:	89,773,887	WGT. MEAN:	84	STD:	28.99	95% Wgt. Mean C.I.:	82.06 to 85.43
TOTAL Adj.Sales Price:	90,165,887	MEAN:	86	AVG.ABS.DEV:	18.11	95% Mean C.I.:	83.81 to 87.78
TOTAL Assessed Value:	75,508,732						
AVG. Adj. Sales Price:	110,092	COD:	19.99	MAX Sales Ratio:	333.00		
AVG. Assessed Value:	92,196	PRD:	102.45	MIN Sales Ratio:	1.61		

(!: AVTot=0)

(!: Derived)

Printed: 02/27/2006 15:18:20

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	206	77.86	71.81	56.03	40.94	128.15	1.61	333.00	69.05 to 83.33	57,634	32,294
Prior TO 1860											
1860 TO 1899	68	91.01	92.76	88.43	18.66	104.89	46.76	212.99	86.56 to 96.10	74,776	66,126
1900 TO 1919	124	90.57	89.18	86.15	17.92	103.52	25.86	214.93	86.47 to 93.21	97,132	83,675
1920 TO 1939	43	92.04	88.86	86.83	12.55	102.34	50.43	131.10	81.94 to 95.02	107,253	93,126
1940 TO 1949	16	98.37	94.30	93.47	12.62	100.89	31.28	116.23	91.21 to 104.56	73,093	68,317
1950 TO 1959	32	96.62	101.20	96.62	11.44	104.74	81.06	210.70	90.91 to 101.09	92,807	89,670
1960 TO 1969	52	91.45	92.02	89.98	10.32	102.27	67.87	138.57	88.89 to 94.28	120,957	108,841
1970 TO 1979	116	92.47	89.67	87.87	12.33	102.05	30.17	143.18	90.04 to 94.93	141,945	124,721
1980 TO 1989	27	88.00	87.44	86.55	12.51	101.03	39.85	122.80	80.47 to 96.14	186,955	161,801
1990 TO 1994	25	90.35	89.75	88.51	10.25	101.41	65.10	133.16	80.95 to 97.89	178,510	157,992
1995 TO 1999	49	92.23	92.40	90.68	9.86	101.90	53.14	130.51	90.28 to 94.67	200,890	182,162
2000 TO Present	61	92.70	85.64	83.91	13.21	102.06	8.19	108.70	89.15 to 95.92	168,900	141,720
ALL	819	90.59	85.80	83.74	19.99	102.45	1.61	333.00	89.55 to 91.44	110,092	92,196

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	122.50	171.67	143.14	57.14	119.93	100.00	333.00	100.00 to 333.00	1,700	2,433
5000 TO 9999	4	100.18	125.59	127.16	31.03	98.76	89.00	212.99	N/A	7,225	9,187
Total \$											
1 TO 9999	10	102.68	153.24	131.33	53.92	116.68	89.00	333.00	100.00 to 252.00	3,910	5,135
10000 TO 29999	48	96.93	100.29	95.82	29.96	104.67	13.00	214.93	90.33 to 101.07	20,458	19,603
30000 TO 59999	136	90.85	87.76	88.73	24.11	98.91	6.12	191.68	87.54 to 95.75	42,527	37,733
60000 TO 99999	219	92.80	87.96	88.18	15.76	99.75	16.33	138.97	90.17 to 95.26	78,947	69,616
100000 TO 149999	217	89.67	77.17	78.38	21.51	98.46	1.61	123.88	88.03 to 91.06	119,773	93,873
150000 TO 249999	151	88.29	85.22	85.26	13.49	99.96	8.19	133.52	83.47 to 90.79	189,237	161,340
250000 TO 499999	38	82.10	81.78	81.75	15.26	100.04	16.12	104.77	76.10 to 91.00	302,790	247,518
ALL	819	90.59	85.80	83.74	19.99	102.45	1.61	333.00	89.55 to 91.44	110,092	92,196

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	819	MEDIAN:	91	COV:	33.79	95% Median C.I.:	89.55 to 91.44
TOTAL Sales Price:	89,773,887	WGT. MEAN:	84	STD:	28.99	95% Wgt. Mean C.I.:	82.06 to 85.43
TOTAL Adj.Sales Price:	90,165,887	MEAN:	86	AVG.ABS.DEV:	18.11	95% Mean C.I.:	83.81 to 87.78
TOTAL Assessed Value:	75,508,732						
AVG. Adj. Sales Price:	110,092	COD:	19.99	MAX Sales Ratio:	333.00		
AVG. Assessed Value:	92,196	PRD:	102.45	MIN Sales Ratio:	1.61		

(!: AVTot=0)

(!: Derived)

Printed: 02/27/2006 15:18:20

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Low \$</u>											
1 TO 4999	19	3.32	56.60	3.87	1638.79	1463.42	1.61	333.00	1.91 to 100.00	62,973	2,435
5000 TO 9999	26	8.66	29.40	10.97	262.79	267.92	4.77	100.37	7.04 to 30.00	65,700	7,210
<u>Total \$</u>											
1 TO 9999	45	7.30	40.89	8.05	499.49	508.10	1.61	333.00	6.23 to 25.86	64,548	5,194
10000 TO 29999	83	71.43	74.92	56.08	39.78	133.59	8.19	212.99	59.20 to 86.15	37,344	20,944
30000 TO 59999	150	86.74	84.66	73.50	24.80	115.18	16.12	214.93	80.00 to 90.91	58,997	43,362
60000 TO 99999	225	93.33	93.17	89.85	13.17	103.70	46.35	191.68	91.92 to 96.09	88,989	79,955
100000 TO 149999	183	91.36	90.59	88.26	9.87	102.64	39.38	138.97	90.35 to 93.03	137,108	121,008
150000 TO 249999	118	90.89	89.27	87.96	10.18	101.49	58.00	133.52	88.00 to 93.71	213,491	187,780
250000 TO 499999	14	95.86	95.25	93.83	9.21	101.52	73.94	122.80	83.62 to 103.08	322,237	302,347
500000 +	1	102.37	102.37	102.37			102.37	102.37	N/A	495,000	506,730
<u>ALL</u>											
	819	90.59	85.80	83.74	19.99	102.45	1.61	333.00	89.55 to 91.44	110,092	92,196

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	124	83.33	70.61	50.78	42.95	139.06	1.61	333.00	69.95 to 88.89	62,555	31,762
0	83	71.43	73.86	66.70	35.05	110.74	6.12	252.00	64.49 to 82.35	50,974	33,998
10	7	90.17	91.28	87.44	20.64	104.39	64.29	138.57	64.29 to 138.57	46,571	40,724
15	2	120.42	120.42	113.22	16.26	106.36	100.84	140.00	N/A	87,000	98,500
20	76	94.56	89.78	87.27	20.03	102.88	25.86	214.93	88.89 to 97.59	78,315	68,343
25	36	90.69	92.68	84.73	18.24	109.38	46.35	210.70	83.23 to 97.15	93,606	79,315
30	351	91.06	89.67	86.49	13.15	103.68	8.19	212.99	89.80 to 92.53	118,813	102,764
35	41	93.33	91.86	89.87	12.12	102.22	19.75	138.97	89.31 to 97.86	164,402	147,746
40	90	93.22	92.82	92.23	9.26	100.64	55.27	138.22	91.60 to 95.36	192,704	177,723
45	5	88.00	75.33	68.33	19.00	110.25	16.12	96.30	N/A	220,898	150,934
50	4	95.84	92.60	91.42	8.13	101.29	73.94	104.77	N/A	366,107	334,710
<u>ALL</u>											
	819	90.59	85.80	83.74	19.99	102.45	1.61	333.00	89.55 to 91.44	110,092	92,196

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:	819	MEDIAN:	91	COV:	33.79	95% Median C.I.:	89.55 to 91.44
TOTAL Sales Price:	89,773,887	WGT. MEAN:	84	STD:	28.99	95% Wgt. Mean C.I.:	82.06 to 85.43
TOTAL Adj.Sales Price:	90,165,887	MEAN:	86	AVG.ABS.DEV:	18.11	95% Mean C.I.:	83.81 to 87.78
TOTAL Assessed Value:	75,508,732						
AVG. Adj. Sales Price:	110,092	COD:	19.99	MAX Sales Ratio:	333.00		
AVG. Assessed Value:	92,196	PRD:	102.45	MIN Sales Ratio:	1.61		

Printed: 02/27/2006 15:18:20

STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	121	83.33	70.97	50.44	43.27	140.72	1.61	333.00	71.24 to 89.00	62,275	31,408	
0	83	71.43	73.86	66.70	35.05	110.74	6.12	252.00	64.49 to 82.35	50,974	33,998	
100	8	88.76	78.33	78.18	15.38	100.19	30.17	94.33	30.17 to 94.33	108,862	85,108	
101	402	92.28	90.43	87.97	14.35	102.80	8.19	214.93	91.00 to 93.43	130,456	114,762	
102	47	92.17	92.18	90.44	11.70	101.93	65.57	139.56	89.61 to 96.38	151,736	137,231	
103	10	91.53	89.56	83.97	20.36	106.66	19.75	143.18	78.11 to 101.50	103,317	86,755	
104	125	90.56	90.40	86.42	13.93	104.60	51.27	191.68	87.71 to 92.81	112,850	97,530	
106	8	79.96	77.34	81.46	19.55	94.94	49.84	101.10	49.84 to 101.10	94,806	77,232	
111	1	94.70	94.70	94.70			94.70	94.70	N/A	105,000	99,430	
301	14	96.15	94.85	94.60	4.89	100.27	77.74	106.32	90.82 to 99.33	139,317	131,788	
ALL												
	819	90.59	85.80	83.74	19.99	102.45	1.61	333.00	89.55 to 91.44	110,092	92,196	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	124	83.33	70.61	50.78	42.95	139.06	1.61	333.00	69.95 to 88.89	62,555	31,762	
0	83	71.43	73.86	66.70	35.05	110.74	6.12	252.00	64.49 to 82.35	50,974	33,998	
10	7	93.88	89.31	86.26	23.83	103.54	30.17	138.57	30.17 to 138.57	40,000	34,504	
20	35	93.39	95.33	85.79	26.66	111.13	25.86	214.93	79.90 to 99.53	62,653	53,749	
25	16	95.56	103.44	95.34	23.91	108.49	59.20	210.70	82.55 to 104.92	60,790	57,960	
30	272	91.69	88.52	85.91	15.33	103.03	8.19	163.33	89.63 to 93.42	121,365	104,270	
35	37	94.89	93.25	90.13	11.55	103.47	70.06	131.10	88.23 to 98.11	127,990	115,359	
40	233	92.04	91.03	89.62	9.88	101.57	50.43	138.97	90.93 to 93.18	152,282	136,469	
45	4	85.35	84.41	83.67	10.77	100.88	71.94	95.02	N/A	129,350	108,232	
50	8	89.06	86.44	84.94	5.30	101.77	77.48	93.50	77.48 to 93.50	123,307	104,733	
ALL												
	819	90.59	85.80	83.74	19.99	102.45	1.61	333.00	89.55 to 91.44	110,092	92,196	

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)

NUMBER of Sales:	74	MEDIAN:	92	COV:	44.39	95% Median C.I.:	81.63 to 96.39
TOTAL Sales Price:	5,848,170	WGT. MEAN:	82	STD:	39.95	95% Wgt. Mean C.I.:	67.76 to 96.98
TOTAL Adj.Sales Price:	5,845,950	MEAN:	90	AVG.ABS.DEV:	27.91	95% Mean C.I.:	80.91 to 99.11
TOTAL Assessed Value:	4,815,490						
AVG. Adj. Sales Price:	78,999	COD:	30.35	MAX Sales Ratio:	246.40		
AVG. Assessed Value:	65,074	PRD:	109.27	MIN Sales Ratio:	8.52		

Printed: 02/27/2006 15:18:24

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	5	106.77	110.28	108.75	18.42	101.40	76.58	161.40	N/A	53,100	57,748
10/01/02 TO 12/31/02	10	84.47	84.89	68.13	23.59	124.60	43.90	145.01	65.28 to 97.76	67,244	45,815
01/01/03 TO 03/31/03	4	97.41	97.90	96.12	22.16	101.86	70.62	126.18	N/A	41,070	39,475
04/01/03 TO 06/30/03	5	103.69	110.69	114.26	13.58	96.88	93.87	138.41	N/A	47,800	54,616
07/01/03 TO 09/30/03	5	102.68	98.97	104.13	8.62	95.04	77.78	114.73	N/A	44,400	46,234
10/01/03 TO 12/31/03	3	73.76	63.51	68.71	23.77	92.43	32.08	84.67	N/A	55,466	38,110
01/01/04 TO 03/31/04	6	76.89	72.86	85.85	44.27	84.87	13.23	146.79	13.23 to 146.79	73,274	62,903
04/01/04 TO 06/30/04	5	63.35	65.97	66.20	11.35	99.64	54.19	83.86	N/A	104,485	69,174
07/01/04 TO 09/30/04	4	99.67	117.46	102.04	45.29	115.10	55.60	214.88	N/A	89,000	90,820
10/01/04 TO 12/31/04	8	100.57	100.27	94.64	12.51	105.94	69.20	125.50	69.20 to 125.50	60,687	57,437
01/01/05 TO 03/31/05	11	95.81	75.78	61.24	34.34	123.74	8.52	133.68	18.08 to 109.13	108,500	66,445
04/01/05 TO 06/30/05	8	80.70	94.67	90.70	58.61	104.38	10.93	246.40	10.93 to 246.40	139,906	126,893
<u>Study Years</u>											
07/01/02 TO 06/30/03	24	96.19	97.72	87.82	21.25	111.28	43.90	161.40	78.62 to 110.08	55,884	49,077
07/01/03 TO 06/30/04	19	77.78	76.44	79.14	29.64	96.59	13.23	146.79	61.07 to 96.18	71,077	56,252
07/01/04 TO 06/30/05	31	93.81	92.35	81.44	36.29	113.40	8.52	246.40	69.20 to 107.52	101,750	82,865
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	17	96.18	95.91	98.08	19.14	97.79	32.08	138.41	77.78 to 114.73	46,569	45,675
01/01/04 TO 12/31/04	23	89.03	88.65	85.72	31.31	103.42	13.23	214.88	67.36 to 105.57	78,416	67,220
<u>ALL</u>											
	74	91.98	90.01	82.37	30.35	109.27	8.52	246.40	81.63 to 96.39	78,999	65,074

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)

NUMBER of Sales:	74	MEDIAN:	92	COV:	44.39	95% Median C.I.:	81.63 to 96.39
TOTAL Sales Price:	5,848,170	WGT. MEAN:	82	STD:	39.95	95% Wgt. Mean C.I.:	67.76 to 96.98
TOTAL Adj.Sales Price:	5,845,950	MEAN:	90	AVG.ABS.DEV:	27.91	95% Mean C.I.:	80.91 to 99.11
TOTAL Assessed Value:	4,815,490						
AVG. Adj. Sales Price:	78,999	COD:	30.35	MAX Sales Ratio:	246.40		
AVG. Assessed Value:	65,074	PRD:	109.27	MIN Sales Ratio:	8.52		

Printed: 02/27/2006 15:18:25

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ASHLAND CITY	22	96.06	95.85	91.35	24.80	104.92	43.90	214.88	70.49 to 109.13	86,483	79,007
CEDAR BLUFFS CITY	3	83.86	131.20	84.54	72.76	155.19	63.35	246.40	N/A	41,808	35,346
CERESCO CITY	1	96.39	96.39	96.39			96.39	96.39	N/A	100,000	96,390
ITHACA CITY	2	47.62	47.62	55.96	72.23	85.10	13.23	82.02	N/A	49,500	27,700
MALMO CITY	2	84.62	84.62	84.86	7.09	99.72	78.62	90.63	N/A	38,500	32,670
MEAD CITY	2	100.32	100.32	101.41	6.43	98.92	93.87	106.77	N/A	45,750	46,395
MORSE BLUFF	1	93.81	93.81	93.81			93.81	93.81	N/A	42,000	39,400
NORTHEAST RURAL	1	18.08	18.08	18.08			18.08	18.08	N/A	384,500	69,500
PRAGUE CITY	1	64.52	64.52	64.52			64.52	64.52	N/A	67,250	43,390
VALPARAISO CITY	5	84.67	80.59	84.57	34.41	95.29	8.52	121.67	N/A	18,280	15,460
WAHOO CITY	21	81.63	81.45	85.89	31.74	94.84	32.08	148.06	62.48 to 97.69	104,156	89,456
WANN CITY	1	145.01	145.01	145.01			145.01	145.01	N/A	3,448	5,000
WESTON CITY	3	93.33	110.44	113.07	30.30	97.67	76.58	161.40	N/A	18,666	21,106
YUTAN CITY	9	102.68	92.31	78.40	25.14	117.74	10.93	133.68	67.36 to 125.50	68,722	53,875
ALL	74	91.98	90.01	82.37	30.35	109.27	8.52	246.40	81.63 to 96.39	78,999	65,074

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	67	93.33	92.02	91.03	28.38	101.09	8.52	246.40	82.02 to 97.69	71,671	65,242
2	5	67.36	66.40	56.37	27.32	117.79	34.30	109.13	N/A	131,200	73,954
3	2	81.54	81.54	19.20	77.83	424.63	18.08	145.01	N/A	193,974	37,250
ALL	74	91.98	90.01	82.37	30.35	109.27	8.52	246.40	81.63 to 96.39	78,999	65,074

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	64	93.84	93.62	90.67	27.22	103.26	13.23	246.40	82.02 to 97.76	78,903	71,543
2	10	74.20	66.87	29.73	51.73	224.92	8.52	145.01	10.93 to 125.50	79,612	23,671
ALL	74	91.98	90.01	82.37	30.35	109.27	8.52	246.40	81.63 to 96.39	78,999	65,074

PA&T 2006 Preliminary Statistics

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	74	MEDIAN:	92	COV:	44.39	95% Median C.I.:	81.63 to 96.39
TOTAL Sales Price:	5,848,170	WGT. MEAN:	82	STD:	39.95	95% Wgt. Mean C.I.:	67.76 to 96.98
TOTAL Adj.Sales Price:	5,845,950	MEAN:	90	AVG.ABS.DEV:	27.91	95% Mean C.I.:	80.91 to 99.11
TOTAL Assessed Value:	4,815,490						
AVG. Adj. Sales Price:	78,999	COD:	30.35	MAX Sales Ratio:	246.40		
AVG. Assessed Value:	65,074	PRD:	109.27	MIN Sales Ratio:	8.52		

Printed: 02/27/2006 15:18:25

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0003											
12-0025											
12-0056											
12-0502											
19-0123											
27-0001											
27-0595	1	93.81	93.81	93.81			93.81	93.81	N/A	42,000	39,400
55-0145											
55-0161	6	90.53	83.22	90.75	28.98	91.71	8.52	121.67	8.52 to 121.67	31,900	28,948
78-0001	22	97.15	100.07	92.51	24.71	108.17	43.90	214.88	79.76 to 110.08	84,367	78,052
78-0003											
78-0009	11	95.82	81.89	55.12	34.22	148.58	10.93	133.68	18.08 to 125.50	95,727	52,761
78-0011											
78-0023											
78-0036	2	84.62	84.62	84.86	7.09	99.72	78.62	90.63	N/A	38,500	32,670
78-0039	24	82.46	85.08	86.57	32.37	98.28	32.08	161.40	65.28 to 97.69	93,470	80,912
78-0050	2	47.62	47.62	55.96	72.23	85.10	13.23	82.02	N/A	49,500	27,700
78-0070											
78-0072	2	100.32	100.32	101.41	6.43	98.92	93.87	106.77	N/A	45,750	46,395
78-0104	1	64.52	64.52	64.52			64.52	64.52	N/A	67,250	43,390
78-0107	3	83.86	131.20	84.54	72.76	155.19	63.35	246.40	N/A	41,808	35,346
78-0111											
78-0115											
NonValid School											
ALL	74	91.98	90.01	82.37	30.35	109.27	8.52	246.40	81.63 to 96.39	78,999	65,074

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)

NUMBER of Sales:	74	MEDIAN:	92	COV:	44.39	95% Median C.I.:	81.63 to 96.39
TOTAL Sales Price:	5,848,170	WGT. MEAN:	82	STD:	39.95	95% Wgt. Mean C.I.:	67.76 to 96.98
TOTAL Adj.Sales Price:	5,845,950	MEAN:	90	AVG.ABS.DEV:	27.91	95% Mean C.I.:	80.91 to 99.11
TOTAL Assessed Value:	4,815,490						
AVG. Adj. Sales Price:	78,999	COD:	30.35	MAX Sales Ratio:	246.40		
AVG. Assessed Value:	65,074	PRD:	109.27	MIN Sales Ratio:	8.52		

Printed: 02/27/2006 15:18:25

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	20	83.98	72.50	50.71	40.89	142.97	8.52	145.01	32.73 to 96.18	68,681	34,827
Prior TO 1860											
1860 TO 1899	1	246.40	246.40	246.40			246.40	246.40	N/A	5,000	12,320
1900 TO 1919	14	92.99	96.99	93.37	20.05	103.88	63.35	161.40	70.49 to 112.12	50,923	47,545
1920 TO 1939	7	69.20	85.59	90.74	34.86	94.32	54.19	146.79	54.19 to 146.79	81,163	73,648
1940 TO 1949	7	96.55	110.09	109.46	37.46	100.57	55.60	214.88	55.60 to 214.88	52,035	56,957
1950 TO 1959	6	103.88	88.82	73.93	25.05	120.14	43.90	121.67	43.90 to 121.67	102,833	76,026
1960 TO 1969	7	102.68	100.68	118.40	16.39	85.04	69.99	148.06	69.99 to 148.06	122,857	145,465
1970 TO 1979	3	62.48	64.37	62.71	14.20	102.64	52.00	78.62	N/A	105,666	66,263
1980 TO 1989	2	101.50	101.50	102.01	7.52	99.50	93.87	109.13	N/A	40,750	41,570
1990 TO 1994	1	82.02	82.02	82.02			82.02	82.02	N/A	61,500	50,440
1995 TO 1999	4	77.70	81.56	76.25	14.15	106.96	67.36	103.48	N/A	154,000	117,427
2000 TO Present	2	97.30	97.30	93.03	8.50	104.59	89.03	105.57	N/A	134,500	125,120
ALL	74	91.98	90.01	82.37	30.35	109.27	8.52	246.40	81.63 to 96.39	78,999	65,074

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	119.17	119.17	120.97	21.68	98.52	93.33	145.01	N/A	3,224	3,900
5000 TO 9999	1	246.40	246.40	246.40			246.40	246.40	N/A	5,000	12,320
Total \$											
1 TO 9999	3	145.01	161.58	175.75	35.18	91.94	93.33	246.40	N/A	3,816	6,706
10000 TO 29999	11	96.55	93.69	94.15	35.28	99.50	8.52	161.40	32.08 to 133.68	20,763	19,550
30000 TO 59999	27	92.17	89.54	88.91	24.58	100.71	10.93	214.88	78.62 to 103.48	41,137	36,575
60000 TO 99999	16	82.94	85.79	85.38	25.11	100.48	46.81	138.41	64.52 to 105.57	73,671	62,902
100000 TO 149999	6	85.08	77.47	79.19	28.11	97.83	32.73	110.08	32.73 to 110.08	113,833	90,148
150000 TO 249999	7	89.03	92.29	88.49	21.51	104.29	62.48	146.79	62.48 to 146.79	192,735	170,560
250000 TO 499999	4	39.10	61.08	66.29	89.25	92.14	18.08	148.06	N/A	321,125	212,882
ALL	74	91.98	90.01	82.37	30.35	109.27	8.52	246.40	81.63 to 96.39	78,999	65,074

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)

NUMBER of Sales:	74	MEDIAN:	92	COV:	44.39	95% Median C.I.:	81.63 to 96.39
TOTAL Sales Price:	5,848,170	WGT. MEAN:	82	STD:	39.95	95% Wgt. Mean C.I.:	67.76 to 96.98
TOTAL Adj.Sales Price:	5,845,950	MEAN:	90	AVG.ABS.DEV:	27.91	95% Mean C.I.:	80.91 to 99.11
TOTAL Assessed Value:	4,815,490						
AVG. Adj. Sales Price:	78,999	COD:	30.35	MAX Sales Ratio:	246.40		
AVG. Assessed Value:	65,074	PRD:	109.27	MIN Sales Ratio:	8.52		

Printed: 02/27/2006 15:18:25

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	13.23	38.36	16.21	213.75	236.57	8.52	93.33	N/A	18,666	3,026
5000 TO 9999	3	32.08	62.67	22.39	139.32	279.86	10.93	145.01	N/A	28,816	6,453
Total \$											
1 TO 9999	6	22.65	50.52	19.97	174.92	253.02	8.52	145.01	8.52 to 145.01	23,741	4,740
10000 TO 29999	13	84.67	99.71	83.29	33.94	119.71	52.00	246.40	70.62 to 121.67	25,431	21,181
30000 TO 59999	29	92.17	89.18	80.13	22.58	111.29	32.73	161.40	70.49 to 103.48	50,112	40,155
60000 TO 99999	13	95.81	82.79	63.07	22.65	131.27	18.08	114.73	69.20 to 105.57	118,115	74,492
100000 TO 149999	8	96.63	103.80	83.60	37.74	124.16	43.90	214.88	43.90 to 214.88	154,875	129,470
150000 TO 249999	4	96.08	105.15	101.07	20.62	104.03	81.63	146.79	N/A	187,536	189,550
500000 +	1	148.06	148.06	148.06			148.06	148.06	N/A	395,000	584,830
ALL	74	91.98	90.01	82.37	30.35	109.27	8.52	246.40	81.63 to 96.39	78,999	65,074

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	38	93.57	93.29	84.24	36.04	110.75	8.52	246.40	79.76 to 107.52	87,020	73,302
10	4	85.02	80.95	73.56	36.73	110.05	32.08	121.67	N/A	78,375	57,650
20	24	87.09	85.70	80.78	23.03	106.10	32.73	161.40	67.04 to 97.69	61,048	49,312
25	3	82.02	78.66	68.69	26.90	114.51	43.90	110.08	N/A	147,166	101,093
30	4	98.05	102.07	99.06	24.01	103.04	73.76	138.41	N/A	69,750	69,092
40	1	90.63	90.63	90.63			90.63	90.63	N/A	40,000	36,250
ALL	74	91.98	90.01	82.37	30.35	109.27	8.52	246.40	81.63 to 96.39	78,999	65,074

PA&T 2006 Preliminary Statistics

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	74	MEDIAN:	92	COV:	44.39	95% Median C.I.:	81.63 to 96.39
TOTAL Sales Price:	5,848,170	WGT. MEAN:	82	STD:	39.95	95% Wgt. Mean C.I.:	67.76 to 96.98
TOTAL Adj.Sales Price:	5,845,950	MEAN:	90	AVG.ABS.DEV:	27.91	95% Mean C.I.:	80.91 to 99.11
TOTAL Assessed Value:	4,815,490						
AVG. Adj. Sales Price:	78,999	COD:	30.35	MAX Sales Ratio:	246.40		
AVG. Assessed Value:	65,074	PRD:	109.27	MIN Sales Ratio:	8.52		

Printed: 02/27/2006 15:18:25

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	15	84.67	72.34	47.50	42.00	152.28	8.52	145.01	18.08 to 96.39	74,841	35,552
300	3	81.63	83.88	75.71	18.39	110.79	62.48	107.52	N/A	175,000	132,486
302	1	93.81	93.81	93.81			93.81	93.81	N/A	42,000	39,400
304	1	138.41	138.41	138.41			138.41	138.41	N/A	85,000	117,650
309	1	91.79	91.79	91.79			91.79	91.79	N/A	48,500	44,520
313	1	148.06	148.06	148.06			148.06	148.06	N/A	395,000	584,830
325	2	68.68	68.68	68.14	1.91	100.79	67.36	69.99	N/A	152,500	103,910
326	3	103.48	99.86	98.21	9.50	101.68	83.29	112.80	N/A	34,666	34,046
344	2	84.09	84.09	88.38	16.17	95.14	70.49	97.69	N/A	95,000	83,965
346	1	82.02	82.02	82.02			82.02	82.02	N/A	61,500	50,440
349	1	103.69	103.69	103.69			103.69	103.69	N/A	70,000	72,580
350	2	76.53	76.53	76.22	9.58	100.41	69.20	83.86	N/A	88,750	67,645
351	1	109.13	109.13	109.13			109.13	109.13	N/A	43,500	47,470
352	3	95.58	98.23	96.70	7.34	101.58	89.03	110.08	N/A	162,666	157,303
353	19	96.55	100.93	84.33	32.93	119.68	46.81	246.40	63.35 to 121.67	47,285	39,877
391	2	86.20	86.20	86.88	11.16	99.22	76.58	95.82	N/A	31,750	27,585
406	6	72.93	69.82	68.46	42.35	102.00	32.08	105.57	32.08 to 105.57	57,416	39,305
421	1	78.62	78.62	78.62			78.62	78.62	N/A	37,000	29,090
434	1	73.76	73.76	73.76			73.76	73.76	N/A	123,000	90,730
442	5	106.77	98.67	110.19	23.12	89.54	64.52	146.79	N/A	76,379	84,166
528	2	152.75	152.75	159.66	40.67	95.68	90.63	214.88	N/A	45,000	71,845
851	1	43.90	43.90	43.90			43.90	43.90	N/A	250,000	109,740
<u>ALL</u>											
	74	91.98	90.01	82.37	30.35	109.27	8.52	246.40	81.63 to 96.39	78,999	65,074

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	81.63	81.63	81.63			81.63	81.63	N/A	245,000	200,000
03	73	92.17	90.12	82.41	30.54	109.37	8.52	246.40	79.76 to 96.55	76,725	63,225
04											
<u>ALL</u>											
	74	91.98	90.01	82.37	30.35	109.27	8.52	246.40	81.63 to 96.39	78,999	65,074

2006 Assessment Survey for Saunders County

I. General Office Information

A. Staffing and Funding Information

1. Deputy (ies) on staff: **0**
2. Appraiser(s) on staff: **1**
3. Other full-time employees: **5**
4. Other part-time employees: **0**
5. Number of shared employees: **0**
6. Assessor's requested budget for current fiscal year: **\$323,009.94- State assumed county**
 - a. Does this include employee benefits? **Yes**
7. Part of the budget that is dedicated to the computer system: **\$323,009.94**
8. Adopted budget, or granted budget if different from above: **\$323,009.94**
 - a. Does this amount include employee benefits? **Yes**
9. Amount of total budget set aside for appraisal work: **\$141,421.00**
10. Amount of the total budget set aside for education/workshops: **\$0**
11. Appraisal/Reappraisal budget, if not part of the total budget: **\$0- Part of the total budget**
12. Other miscellaneous funds: **\$0**
13. Total budget: **\$323,009.94**
 - a. Was any of last year's budget not used? **Unsure**

B. Residential Appraisal Information

1. Data collection done by: **Appraisal staff**
2. Valuation done by: **Appraisal staff**
3. Date of last appraisal: ¹
2005- Wahoo, Cedar Bluffs, Colon, Weston, Valparaiso, and Ceresco.
2006- Ashland, Morse Bluff, Swedeburg, Fremont Rural Subs. New cost updates and depreciation tables were built for Yutan, Mead, and Woodcliff.
4. Date of last “update”: ²
2005- Updates for Mead, Utan, and Woodcliff residential.
5. Pickup work done by: ³ **Appraisal Staff**

Property Type	# of Permits	# of Info. Statements	Other		Total
Residential	288		140		428

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
2004- Ashland, Wahoo, Swedeburg, Yutan, Yutan Subs, Ashland Rural Subs, Mead Rural Subs, Fremont Rural Subs, Cedar Bluffs, Woodcliff, Colon, and Morse Bluff.
2002- Valparaiso, Weston, Ceresco, Mead.
7. What was the last year the depreciation schedule for this property class was developed using market-derived information? **A new depreciation schedule was developed in 2005 for the 2006 values. For every town that was reviewed or updated for 2006, a new depreciation table was built using current market information.**
8. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴ **A market analysis was used in 2005 to estimate the market values for 2006.**
9. Number of market areas/neighborhoods for this property class:
Urban- 66
Suburban- 73
Rural- 15
Rural Residential- 4
Ag Homes- 5
10. How are these defined? **The market areas and neighborhoods are defined by geographical location of towns and the neighborhoods within those towns.**

C. Commercial/Industrial Appraisal Information

1. Data collection done by: **Appraisal Staff**
2. Valuation done by: **Appraisal Staff**
3. Date of last appraisal: ¹
2004- Mead and Yutan
2006- Wahoo
4. Date of last “update”: ² **No update completed**
5. Pickup work done by whom: ³ **Appraisal Staff**

Property Type	# of Permits	# of Info. Statements	Other		Total
Commercial	14		9		23

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
1999- Mead and Yutan
2004- Wahoo and Ashland
7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?
1999- Mead and Yutan
2005- Wahoo (for 2006 values)
8. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? ⁵ **No income approach has been used to estimate or establish market value.**
9. When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴ **No market or sales comparison approach has been used to estimate or establish market value.**
10. Number of market areas/neighborhoods for this property class? **36 market areas**
11. How are these defined? **The market areas are defined by physical location.**

D. Agricultural Appraisal Information

1. Data collection done by: **Appraisal Staff**
2. Valuation done by: **Appraisal Staff**
3. Date of last appraisal: ¹ **Ag buildings were reappraised in 2003. In 2005, the recapture information and the FSA information were redone. For 2006, a visual**

inspection on the remainder of all Ag parcels was complete. Land is reappraised every year.

4. Date of last “update”: ² **An update on the land values is completed annually.**

5. Pickup work done by whom: ³ **Appraisal Staff**

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	24		45	69

6. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class? ⁵ **An income approach is done annually to set the Green Belt values.**

7. When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴ **No market or sales comparison approach was used to estimate market value.**

8. What is the date of the soil survey currently used? **1965**

9. What date was the last countywide land use study completed? **2005**

a. By what method? **FSA maps were used and supplemented by physical inspections for 2006.**

b. By whom? **Appraisal Staff**

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

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

11. How are these defined? **The market areas are defined by location, topographical features and well map information.**

13. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? **Yes- they have implemented county wide special valuation.**

E. Computer, Automation Information and GIS

1. Administrative software: **TerraScan**

2. CAMA software: **TerraScan**

3. Cadastral maps or GIS software: **Cadastral maps**
 - a. Who maintains the Cadastral Maps? **Staff**
 - b. Who maintains the GIS software and maps? **No GIS software**
4. Personal Property software: **TerraScan**

F. Zoning Information

1. Does the county have zoning? **Yes**
 - a. If so, is the zoning county wide? **Yes**
 - b. What municipalities in the county are zoned? **Ashland, Cedar Bluffs, Ceresco, Colon, Ithaca, Leshara, Mead, Memphis, Morse Bluff, Prague, Valparaiso, Wahoo, Weston, Yutan.**
 - c. When was zoning implemented? **1966**

G. Contracted Services

1. Appraisal Services- **none**
2. Other Services- **none**

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

II. Assessment Actions

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

- 1. Residential:** The County has developed market areas for the rural residential and implemented an adjustment on the first acre. New assessor locations for rural residential were also implemented. The County reports a complete revaluation for the City of Ashland, Ashland rural sub-divisions and for Swedeburg and Morse Bluff. The properties were reviewed and new cost and depreciation tables were used. New cost and depreciation tables for Fremont rural sub-divisions, the town of Mead and Mead rural sub-divisions, the town of Yutan and the Yutan rural sub-divisions as well as Woodcliff sub-division

were implemented. The town of Ceresco had some land adjustments. Permit work was completed.

2. **Commercial:** The County reports a revaluation for the City of Wahoo was completed. The properties were reviewed and new cost and depreciation tables were used. Permit work was completed on all commercial parcels.

3. **Agricultural:** Greenbelt and recapture values were reviewed and updated. For special value, dry land was raised by 10%. Adjustments were made to grass land. Minor adjustments were also made to irrigated land. New values were placed on all areas for the recapture amount. The Ag use study was completed. In 2005, adjustments were made using FSA information on all parcels where the property owner had signed a permission slip for the county to obtain the information. In 2006, the properties that were not updated using FSA information were updated by drive by inspections. Permit work was completed.

Endnotes:

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

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

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

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

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

County 78 - Saunders

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 15,020	Value 1,585,385,360	Total Growth 26,832,465 (Sum 17, 25, & 41)
--	-----------------------	----------------------------	--

Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	506	5,196,030	227	5,547,520	433	15,265,570	1,166	26,009,120	
2. Res Improv Land	4,160	74,858,670	979	47,230,050	1,384	55,426,990	6,523	177,515,710	
3. Res Improvements	4,254	292,362,060	1,029	129,183,440	1,476	158,674,840	6,759	580,220,340	
4. Res Total	4,760	372,416,760	1,256	181,961,010	1,909	229,367,400	7,925	783,745,170	21,407,185
% of Total	60.06	47.51	15.84	23.21	24.08	29.26	52.76	49.43	79.78
5. Rec UnImp Land	0	0	0	0	1	47,010	1	47,010	
6. Rec Improv Land	0	0	0	0	3	94,060	3	94,060	
7. Rec Improvements	0	0	2	18,040	12	133,420	14	151,460	
8. Rec Total	0	0	2	18,040	13	274,490	15	292,530	0
% of Total	0.00	0.00	13.33	6.16	86.66	93.83	0.09	0.01	0.00
Res+Rec Total	4,760	372,416,760	1,258	181,979,050	1,922	229,641,890	7,940	784,037,700	21,407,185
% of Total	59.94	47.49	15.84	23.21	24.20	29.28	52.86	49.45	79.78

Total Real Property Value (Sum 17,25,&30)	Records	15,020	Value	1,585,385,360	Total Growth (Sum 17,25,&41)	26,832,465
--	---------	--------	-------	---------------	-------------------------------------	------------

Schedule I: Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	506	5,196,030	227	5,547,520	433	15,265,570	1,166	26,009,120	
2. Res Improv Land	4,160	74,858,670	979	47,230,050	1,384	55,426,990	6,523	177,515,710	
3. Res Improvmnts	4,254	292,362,060	1,029	129,183,440	1,476	158,674,840	6,759	580,220,340	
4. Res Total (Records - sum lines 1 & 3; Value - sum lines 1 through 3)							7,925	783,745,170	21,407,185
	Records	Value	Records	Value	Records	Value	Records	Value	
5. Com UnImp Land	111	1,838,290	15	553,050	13	316,360	139	2,707,700	
6. Com Improv Land	570	9,823,310	53	1,681,120	42	2,835,300	665	14,339,730	
7. Com Improvmnts	584	61,559,550	67	10,578,470	53	6,476,390	704	78,614,410	
8. Com Total (Records - sum lines 5 & 7; Value - sum lines 5 through 7)							843	95,661,840	465,020
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improv Land	0	0	0	0	0	0	0	0	
11. Ind Improvmnts	0	0	0	0	0	0	0	0	
12. Ind Total (Records - sum lines 9 & 11; Value - sum lines 9 through 10)							0	0	0
	Records	Value	Records	Value	Records	Value	Records	Value	
13. Rec UnImp Land	0	0	0	0	1	47,010	1	47,010	
14. Rec Improv Land	0	0	0	0	3	94,060	3	94,060	
15. Rec Improvmnts	0	0	2	18,040	12	133,420	14	151,460	
16. Rec Total (Records - sum lines 13 & 15; Value - sum lines 13 through 16)							15	292,530	0
17. Total Taxable							8,783	879,699,540	*****

County 78 - Saunders

2006 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	25	42,900	0	0	0	0
19. Commercial	2	66,890	975,800	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
Total						
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	25	42,900	0
19. Commercial	0	0	0	2	66,890	975,800
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				27	109,790	975,800

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	348	158	314	820

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	213,650	382	28,442,060	3,815	306,727,540	4,200	335,383,250
28. Ag-Improved Land	0	0	186	18,957,240	1,755	185,159,020	1,941	204,116,260
29. Ag-Improvements	14	33,760	192	18,509,030	1,831	147,643,520	2,037	166,186,310
30. Ag-Total Taxable							6,237	705,685,820

County 78 - Saunders

2006 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	31	31.000	501,500	
33. HomeSite Improvements	0		0	136		16,488,600	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	7	10.000	14,500	
36. FarmSite Impr Land	0	0.000	0	153	472.220	2,352,580	
37. FarmSite Improv	14		33,760	164		2,020,430	
38. FarmSite Total							
39. Road & Ditches		1.000			768.960		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	1	1.000	17,000	1	1.000	17,000	
32. HomeSite Improv Land	537	552.000	9,135,000	568	583.000	9,636,500	
33. HomeSite Improvements	1,244		128,004,140	1,380		144,492,740	4,960,260
34. HomeSite Total				1,381	584.000	154,146,240	
35. FarmSite UnImp Land	121	850.620	1,077,500	128	860.620	1,092,000	
36. FarmSite Impr Land	1,553	5,233.940	18,571,840	1,706	5,706.160	20,924,420	
37. FarmSite Improv	1,713		19,639,380	1,891		21,693,570	0
38. FarmSite Total				2,019	6,566.780	43,709,990	
39. Road & Ditches		8,727.000			9,496.960		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				3,400	16,647.740	197,856,230	4,960,260

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	10	729.280	411,390	10	729.280	411,390

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	481	31,433.620	39,001,460
44. Recapture Val			0			60,340,380
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	5,139	373,917.860	420,930,540	5,620	405,351.480	459,932,000
44. Recapture Val			674,706,530			735,046,910

County 78 - Saunders

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	1,215.190	2,034,950	1,215.190	2,034,950
46. 1A	0.000	0	0.000	0	218.000	346,620	218.000	346,620
47. 2A1	0.000	0	71.000	119,740	2,779.870	4,157,630	2,850.870	4,277,370
48. 2A	0.000	0	70.000	99,660	1,569.100	1,999,240	1,639.100	2,098,900
49. 3A1	0.000	0	174.000	228,520	3,191.490	3,900,810	3,365.490	4,129,330
50. 3A	0.000	0	0.000	0	66.000	72,200	66.000	72,200
51. 4A1	0.000	0	0.000	0	149.000	158,480	149.000	158,480
52. 4A	0.000	0	0.000	0	42.990	42,270	42.990	42,270
53. Total	0.000	0	315.000	447,920	9,231.640	12,712,200	9,546.640	13,160,120
Dryland:								
54. 1D1	0.000	0	44.500	68,980	1,327.180	2,109,720	1,371.680	2,178,700
55. 1D	0.000	0	0.000	0	365.000	529,250	365.000	529,250
56. 2D1	0.000	0	1,084.380	1,552,510	19,194.050	27,301,590	20,278.430	28,854,100
57. 2D	0.000	0	454.950	554,200	6,735.360	7,977,320	7,190.310	8,531,520
58. 3D1	0.000	0	1,828.750	1,927,120	30,521.350	31,229,880	32,350.100	33,157,000
59. 3D	0.000	0	14.000	11,620	845.840	711,550	859.840	723,170
60. 4D1	0.000	0	354.300	315,300	7,240.740	6,177,540	7,595.040	6,492,840
61. 4D	0.000	0	40.990	35,840	820.280	623,940	861.270	659,780
62. Total	0.000	0	3,821.870	4,465,570	67,049.800	76,660,790	70,871.670	81,126,360
Grass:								
63. 1G1	0.000	0	0.000	0	34.000	22,780	34.000	22,780
64. 1G	0.000	0	0.000	0	47.000	29,140	47.000	29,140
65. 2G1	0.000	0	110.360	77,330	1,343.710	990,790	1,454.070	1,068,120
66. 2G	0.000	0	120.440	51,660	2,637.070	1,377,480	2,757.510	1,429,140
67. 3G1	0.000	0	182.000	94,530	3,192.930	1,963,920	3,374.930	2,058,450
68. 3G	0.000	0	16.210	3,570	273.800	136,970	290.010	140,540
69. 4G1	0.000	0	31.430	12,880	1,900.840	1,227,110	1,932.270	1,239,990
70. 4G	0.000	0	3.000	930	2,377.340	1,115,180	2,380.340	1,116,110
71. Total	0.000	0	463.440	240,900	11,806.690	6,863,370	12,270.130	7,104,270
72. Waste	0.000	0	116.820	21,850	1,578.450	319,300	1,695.270	341,150
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		870.280		102.010		972.290	
75. Total	0.000	0	4,717.130	5,176,240	89,666.580	96,555,660	94,383.710	101,731,900

County 78 - Saunders

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	3,639.140	7,526,740	26,294.950	54,760,570	29,934.090	62,287,310
46. 1A	0.000	0	36.000	71,280	70.000	138,600	106.000	209,880
47. 2A1	0.000	0	627.000	1,132,220	3,350.720	6,229,830	3,977.720	7,362,050
48. 2A	0.000	0	840.570	1,479,560	3,602.330	6,272,040	4,442.900	7,751,600
49. 3A1	0.000	0	300.000	462,820	2,243.950	3,647,500	2,543.950	4,110,320
50. 3A	0.000	0	698.690	1,049,710	4,870.600	7,197,420	5,569.290	8,247,130
51. 4A1	0.000	0	115.000	151,080	815.850	1,068,160	930.850	1,219,240
52. 4A	0.000	0	0.000	0	48.000	67,830	48.000	67,830
53. Total	0.000	0	6,256.400	11,873,410	41,296.400	79,381,950	47,552.800	91,255,360
Dryland:								
54. 1D1	53.750	126,310	1,673.640	3,258,360	16,786.280	32,364,150	18,513.670	35,748,820
55. 1D	0.000	0	14.000	24,780	26.000	46,500	40.000	71,280
56. 2D1	12.000	18,880	296.690	504,830	4,235.840	7,378,670	4,544.530	7,902,380
57. 2D	22.000	43,060	478.500	794,940	3,290.330	5,355,810	3,790.830	6,193,810
58. 3D1	0.000	0	135.500	197,270	2,972.900	4,511,150	3,108.400	4,708,420
59. 3D	11.000	20,350	443.700	598,040	2,931.670	3,829,150	3,386.370	4,447,540
60. 4D1	3.740	5,050	80.000	91,600	807.670	1,019,200	891.410	1,115,850
61. 4D	0.000	0	11.000	7,700	415.030	467,680	426.030	475,380
62. Total	102.490	213,650	3,133.030	5,477,520	31,465.720	54,972,310	34,701.240	60,663,480
Grass:								
63. 1G1	0.000	0	6.020	1,270	320.900	318,360	326.920	319,630
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	15.000	5,710	315.330	191,990	330.330	197,700
66. 2G	0.000	0	75.000	25,590	764.740	517,230	839.740	542,820
67. 3G1	0.000	0	19.000	8,740	437.980	262,290	456.980	271,030
68. 3G	0.000	0	0.000	0	85.230	47,200	85.230	47,200
69. 4G1	0.000	0	0.000	0	579.500	319,170	579.500	319,170
70. 4G	0.000	0	1.000	310	330.950	147,930	331.950	148,240
71. Total	0.000	0	116.020	41,620	2,834.630	1,804,170	2,950.650	1,845,790
72. Waste	0.000	0	22.000	1,450	435.020	86,360	457.020	87,810
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		185.210		12,514.740		12,699.950	
75. Total	102.490	213,650	9,527.450	17,394,000	76,031.770	136,244,790	85,661.710	153,852,440

County 78 - Saunders

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	340.000	561,000	2,196.050	3,615,560	2,536.050	4,176,560
46. 1A	0.000	0	0.000	0	416.000	661,440	416.000	661,440
47. 2A1	0.000	0	206.750	308,010	2,668.750	3,973,350	2,875.500	4,281,360
48. 2A	0.000	0	655.530	863,760	3,453.220	4,483,660	4,108.750	5,347,420
49. 3A1	0.000	0	334.040	425,770	2,337.510	2,807,500	2,671.550	3,233,270
50. 3A	0.000	0	47.000	51,700	3,149.800	3,466,030	3,196.800	3,517,730
51. 4A1	0.000	0	9.000	8,290	706.000	728,490	715.000	736,780
52. 4A	0.000	0	8.000	6,800	670.920	585,980	678.920	592,780
53. Total	0.000	0	1,600.320	2,225,330	15,598.250	20,322,010	17,198.570	22,547,340
Dryland:								
54. 1D1	0.000	0	630.500	982,180	6,133.210	9,549,120	6,763.710	10,531,300
55. 1D	0.000	0	78.200	114,360	2,405.790	3,608,950	2,483.990	3,723,310
56. 2D1	0.000	0	1,685.510	2,449,340	22,964.140	32,618,280	24,649.650	35,067,620
57. 2D	0.000	0	2,039.970	2,512,950	11,584.420	13,721,700	13,624.390	16,234,650
58. 3D1	0.000	0	2,282.310	2,438,740	36,542.980	37,751,790	38,825.290	40,190,530
59. 3D	0.000	0	909.510	773,120	24,033.620	20,591,250	24,943.130	21,364,370
60. 4D1	0.000	0	552.660	468,680	5,156.160	4,439,430	5,708.820	4,908,110
61. 4D	0.000	0	359.280	262,510	5,768.480	4,156,620	6,127.760	4,419,130
62. Total	0.000	0	8,537.940	10,001,880	114,588.800	126,437,140	123,126.740	136,439,020
Grass:								
63. 1G1	0.000	0	51.360	30,620	277.000	187,850	328.360	218,470
64. 1G	0.000	0	0.000	0	145.460	106,070	145.460	106,070
65. 2G1	0.000	0	146.520	100,260	2,006.420	1,325,220	2,152.940	1,425,480
66. 2G	0.000	0	459.310	201,490	5,801.960	2,457,910	6,261.270	2,659,400
67. 3G1	0.000	0	175.580	146,590	3,809.530	2,312,670	3,985.110	2,459,260
68. 3G	0.000	0	234.800	112,950	5,518.420	2,807,120	5,753.220	2,920,070
69. 4G1	0.000	0	371.510	176,260	4,202.120	1,968,490	4,573.630	2,144,750
70. 4G	0.000	0	338.400	130,900	3,659.340	1,396,870	3,997.740	1,527,770
71. Total	0.000	0	1,777.480	899,070	25,420.250	12,562,200	27,197.730	13,461,270
72. Waste	0.000	0	387.160	61,470	3,583.240	371,160	3,970.400	432,630
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		176.950		387.940		564.890	
75. Total	0.000	0	12,302.900	13,187,750	159,190.540	159,692,510	171,493.440	172,880,260

County 78 - Saunders

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	295.000	483,930	1,305.600	2,151,300	1,600.600	2,635,230
46. 1A	0.000	0	0.000	0	76.000	114,960	76.000	114,960
47. 2A1	0.000	0	109.000	162,410	917.400	1,390,720	1,026.400	1,553,130
48. 2A	0.000	0	222.000	293,040	2,042.000	2,617,050	2,264.000	2,910,090
49. 3A1	0.000	0	163.000	198,860	482.900	601,510	645.900	800,370
50. 3A	0.000	0	19.000	22,220	406.000	509,040	425.000	531,260
51. 4A1	0.000	0	45.000	41,250	852.970	877,500	897.970	918,750
52. 4A	0.000	0	0.000	0	315.900	296,850	315.900	296,850
53. Total	0.000	0	853.000	1,201,710	6,398.770	8,558,930	7,251.770	9,760,640
Dryland:								
54. 1D1	0.000	0	179.130	285,330	1,189.310	1,961,210	1,368.440	2,246,540
55. 1D	0.000	0	96.000	183,400	373.130	527,310	469.130	710,710
56. 2D1	0.000	0	559.880	822,760	2,740.700	4,005,130	3,300.580	4,827,890
57. 2D	0.000	0	525.830	624,520	5,524.430	6,636,660	6,050.260	7,261,180
58. 3D1	0.000	0	954.530	1,069,210	2,535.410	2,673,570	3,489.940	3,742,780
59. 3D	0.000	0	48.100	55,680	624.960	729,810	673.060	785,490
60. 4D1	0.000	0	196.300	184,450	1,183.910	1,081,180	1,380.210	1,265,630
61. 4D	0.000	0	76.640	87,630	858.860	744,890	935.500	832,520
62. Total	0.000	0	2,636.410	3,312,980	15,030.710	18,359,760	17,667.120	21,672,740
Grass:								
63. 1G1	0.000	0	2.000	1,340	91.550	71,070	93.550	72,410
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	55.100	28,270	357.490	254,550	412.590	282,820
66. 2G	0.000	0	97.000	32,350	2,330.740	1,504,260	2,427.740	1,536,610
67. 3G1	0.000	0	26.940	18,660	146.900	113,300	173.840	131,960
68. 3G	0.000	0	17.550	17,060	1,319.700	945,790	1,337.250	962,850
69. 4G1	0.000	0	251.560	189,760	5,133.120	2,970,080	5,384.680	3,159,840
70. 4G	0.000	0	165.310	72,740	1,278.120	692,320	1,443.430	765,060
71. Total	0.000	0	615.460	360,180	10,657.620	6,551,370	11,273.080	6,911,550
72. Waste	0.000	0	131.800	45,930	849.620	253,390	981.420	299,320
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		235.780		1,622.320		1,858.100	
75. Total	0.000	0	4,236.670	4,920,800	32,936.720	33,723,450	37,173.390	38,644,250

County 78 - Saunders

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 5

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	819.420	1,356,400	819.420	1,356,400
46. 1A	0.000	0	0.000	0	703.280	1,118,220	703.280	1,118,220
47. 2A1	0.000	0	282.000	420,180	2,395.360	3,587,130	2,677.360	4,007,310
48. 2A	0.000	0	53.000	69,960	504.000	660,930	557.000	730,890
49. 3A1	0.000	0	262.880	319,240	4,019.110	4,941,150	4,281.990	5,260,390
50. 3A	0.000	0	0.000	0	23.000	25,300	23.000	25,300
51. 4A1	0.000	0	0.000	0	109.000	94,650	109.000	94,650
52. 4A	0.000	0	0.000	0	2.000	1,700	2.000	1,700
53. Total	0.000	0	597.880	809,380	8,575.170	11,785,480	9,173.050	12,594,860
Dryland:								
54. 1D1	0.000	0	148.000	234,500	912.010	1,422,370	1,060.010	1,656,870
55. 1D	0.000	0	51.000	73,950	677.270	982,040	728.270	1,055,990
56. 2D1	0.000	0	859.330	1,313,440	5,938.770	8,432,570	6,798.100	9,746,010
57. 2D	0.000	0	148.090	198,740	1,948.880	2,361,700	2,096.970	2,560,440
58. 3D1	0.000	0	982.400	1,139,490	10,188.630	10,508,580	11,171.030	11,648,070
59. 3D	0.000	0	0.000	0	28.000	24,440	28.000	24,440
60. 4D1	0.000	0	1.000	700	439.300	400,580	440.300	401,280
61. 4D	0.000	0	0.000	0	88.000	62,600	88.000	62,600
62. Total	0.000	0	2,189.820	2,960,820	20,220.860	24,194,880	22,410.680	27,155,700
Grass:								
63. 1G1	0.000	0	0.000	0	14.600	9,780	14.600	9,780
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	40.000	23,200	237.290	182,700	277.290	205,900
66. 2G	0.000	0	36.500	17,460	275.500	184,280	312.000	201,740
67. 3G1	0.000	0	21.000	23,410	431.500	237,970	452.500	261,380
68. 3G	0.000	0	0.000	0	45.400	44,670	45.400	44,670
69. 4G1	0.000	0	0.000	0	273.640	120,670	273.640	120,670
70. 4G	0.000	0	0.000	0	160.000	31,050	160.000	31,050
71. Total	0.000	0	97.500	64,070	1,437.930	811,120	1,535.430	875,190
72. Waste	0.000	0	52.000	17,660	507.720	77,330	559.720	94,990
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		9.280		114.450		123.730	
75. Total	0.000	0	2,937.200	3,851,930	30,741.680	36,868,810	33,678.880	40,720,740

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	9,622.600	16,557,750	81,100.230	132,760,570	90,722.830	149,318,320
77.Dry Land	102.490	213,650	20,319.070	26,218,770	248,355.890	300,624,880	268,777.450	327,057,300
78.Grass	0.000	0	3,069.900	1,605,840	52,157.120	28,592,230	55,227.020	30,198,070
79.Waste	0.000	0	709.780	148,360	6,954.050	1,107,540	7,663.830	1,255,900
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	1,477.500	0	14,741.460	0	16,218.960	0
82.Total	102.490	213,650	33,721.350	44,530,720	388,567.290	463,085,220	422,391.130	507,829,590

2006 Agricultural Land Detail

County 78 - Saunders

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,215.190	12.73%	2,034,950	15.46%	1,674.594
1A	218.000	2.28%	346,620	2.63%	1,590.000
2A1	2,850.870	29.86%	4,277,370	32.50%	1,500.373
2A	1,639.100	17.17%	2,098,900	15.95%	1,280.519
3A1	3,365.490	35.25%	4,129,330	31.38%	1,226.962
3A	66.000	0.69%	72,200	0.55%	1,093.939
4A1	149.000	1.56%	158,480	1.20%	1,063.624
4A	42.990	0.45%	42,270	0.32%	983.251
Irrigated Total	9,546.640	100.00%	13,160,120	100.00%	1,378.508

Dry:

1D1	1,371.680	1.94%	2,178,700	2.69%	1,588.344
1D	365.000	0.52%	529,250	0.65%	1,450.000
2D1	20,278.430	28.61%	28,854,100	35.57%	1,422.896
2D	7,190.310	10.15%	8,531,520	10.52%	1,186.530
3D1	32,350.100	45.65%	33,157,000	40.87%	1,024.942
3D	859.840	1.21%	723,170	0.89%	841.051
4D1	7,595.040	10.72%	6,492,840	8.00%	854.878
4D	861.270	1.22%	659,780	0.81%	766.054
Dry Total	70,871.670	100.00%	81,126,360	100.00%	1,144.693

Grass:

1G1	34.000	0.28%	22,780	0.32%	670.000
1G	47.000	0.38%	29,140	0.41%	620.000
2G1	1,454.070	11.85%	1,068,120	15.03%	734.572
2G	2,757.510	22.47%	1,429,140	20.12%	518.271
3G1	3,374.930	27.51%	2,058,450	28.97%	609.923
3G	290.010	2.36%	140,540	1.98%	484.603
4G1	1,932.270	15.75%	1,239,990	17.45%	641.727
4G	2,380.340	19.40%	1,116,110	15.71%	468.886
Grass Total	12,270.130	100.00%	7,104,270	100.00%	578.988

Irrigated Total	9,546.640	10.11%	13,160,120	12.94%	1,378.508
Dry Total	70,871.670	75.09%	81,126,360	79.75%	1,144.693
Grass Total	12,270.130	13.00%	7,104,270	6.98%	578.988
Waste	1,695.270	1.80%	341,150	0.34%	201.236
Other	0.000	0.00%	0	0.00%	0.000
Exempt	972.290	1.03%			
Market Area Total	94,383.710	100.00%	101,731,900	100.00%	1,077.854

As Related to the County as a Whole

Irrigated Total	9,546.640	10.52%	13,160,120	8.81%	
Dry Total	70,871.670	26.37%	81,126,360	24.80%	
Grass Total	12,270.130	22.22%	7,104,270	23.53%	
Waste	1,695.270	22.12%	341,150	27.16%	
Other	0.000	0.00%	0	0.00%	
Exempt	972.290	5.99%			
Market Area Total	94,383.710	22.35%	101,731,900	20.03%	

2006 Agricultural Land Detail

County 78 - Saunders

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	29,934.090	62.95%	62,287,310	68.26%	2,080.815
1A	106.000	0.22%	209,880	0.23%	1,980.000
2A1	3,977.720	8.36%	7,362,050	8.07%	1,850.821
2A	4,442.900	9.34%	7,751,600	8.49%	1,744.716
3A1	2,543.950	5.35%	4,110,320	4.50%	1,615.723
3A	5,569.290	11.71%	8,247,130	9.04%	1,480.822
4A1	930.850	1.96%	1,219,240	1.34%	1,309.813
4A	48.000	0.10%	67,830	0.07%	1,413.125
Irrigated Total	47,552.800	100.00%	91,255,360	100.00%	1,919.032

Dry:

1D1	18,513.670	53.35%	35,748,820	58.93%	1,930.941
1D	40.000	0.12%	71,280	0.12%	1,782.000
2D1	4,544.530	13.10%	7,902,380	13.03%	1,738.877
2D	3,790.830	10.92%	6,193,810	10.21%	1,633.892
3D1	3,108.400	8.96%	4,708,420	7.76%	1,514.740
3D	3,386.370	9.76%	4,447,540	7.33%	1,313.365
4D1	891.410	2.57%	1,115,850	1.84%	1,251.780
4D	426.030	1.23%	475,380	0.78%	1,115.836
Dry Total	34,701.240	100.00%	60,663,480	100.00%	1,748.164

Grass:

1G1	326.920	11.08%	319,630	17.32%	977.700
1G	0.000	0.00%	0	0.00%	0.000
2G1	330.330	11.20%	197,700	10.71%	598.492
2G	839.740	28.46%	542,820	29.41%	646.414
3G1	456.980	15.49%	271,030	14.68%	593.089
3G	85.230	2.89%	47,200	2.56%	553.795
4G1	579.500	19.64%	319,170	17.29%	550.767
4G	331.950	11.25%	148,240	8.03%	446.573
Grass Total	2,950.650	100.00%	1,845,790	100.00%	625.553

Irrigated Total	47,552.800	55.51%	91,255,360	59.31%	1,919.032
Dry Total	34,701.240	40.51%	60,663,480	39.43%	1,748.164
Grass Total	2,950.650	3.44%	1,845,790	1.20%	625.553
Waste	457.020	0.53%	87,810	0.06%	192.136
Other	0.000	0.00%	0	0.00%	0.000
Exempt	12,699.950	14.83%			
Market Area Total	85,661.710	100.00%	153,852,440	100.00%	1,796.046

As Related to the County as a Whole

Irrigated Total	47,552.800	52.42%	91,255,360	61.11%	
Dry Total	34,701.240	12.91%	60,663,480	18.55%	
Grass Total	2,950.650	5.34%	1,845,790	6.11%	
Waste	457.020	5.96%	87,810	6.99%	
Other	0.000	0.00%	0	0.00%	
Exempt	12,699.950	78.30%			
Market Area Total	85,661.710	20.28%	153,852,440	30.30%	

2006 Agricultural Land Detail

County 78 - Saunders

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,536.050	14.75%	4,176,560	18.52%	1,646.876
1A	416.000	2.42%	661,440	2.93%	1,590.000
2A1	2,875.500	16.72%	4,281,360	18.99%	1,488.909
2A	4,108.750	23.89%	5,347,420	23.72%	1,301.471
3A1	2,671.550	15.53%	3,233,270	14.34%	1,210.259
3A	3,196.800	18.59%	3,517,730	15.60%	1,100.391
4A1	715.000	4.16%	736,780	3.27%	1,030.461
4A	678.920	3.95%	592,780	2.63%	873.122
Irrigated Total	17,198.570	100.00%	22,547,340	100.00%	1,311.000

Dry:

1D1	6,763.710	5.49%	10,531,300	7.72%	1,557.030
1D	2,483.990	2.02%	3,723,310	2.73%	1,498.923
2D1	24,649.650	20.02%	35,067,620	25.70%	1,422.641
2D	13,624.390	11.07%	16,234,650	11.90%	1,191.587
3D1	38,825.290	31.53%	40,190,530	29.46%	1,035.163
3D	24,943.130	20.26%	21,364,370	15.66%	856.523
4D1	5,708.820	4.64%	4,908,110	3.60%	859.741
4D	6,127.760	4.98%	4,419,130	3.24%	721.165
Dry Total	123,126.740	100.00%	136,439,020	100.00%	1,108.118

Grass:

1G1	328.360	1.21%	218,470	1.62%	665.336
1G	145.460	0.53%	106,070	0.79%	729.203
2G1	2,152.940	7.92%	1,425,480	10.59%	662.108
2G	6,261.270	23.02%	2,659,400	19.76%	424.738
3G1	3,985.110	14.65%	2,459,260	18.27%	617.112
3G	5,753.220	21.15%	2,920,070	21.69%	507.554
4G1	4,573.630	16.82%	2,144,750	15.93%	468.938
4G	3,997.740	14.70%	1,527,770	11.35%	382.158
Grass Total	27,197.730	100.00%	13,461,270	100.00%	494.940

Irrigated Total	17,198.570	10.03%	22,547,340	13.04%	1,311.000
Dry Total	123,126.740	71.80%	136,439,020	78.92%	1,108.118
Grass Total	27,197.730	15.86%	13,461,270	7.79%	494.940
Waste	3,970.400	2.32%	432,630	0.25%	108.963
Other	0.000	0.00%	0	0.00%	0.000
Exempt	564.890	0.33%			
Market Area Total	171,493.440	100.00%	172,880,260	100.00%	1,008.086

As Related to the County as a Whole

Irrigated Total	17,198.570	18.96%	22,547,340	15.10%	
Dry Total	123,126.740	45.81%	136,439,020	41.72%	
Grass Total	27,197.730	49.25%	13,461,270	44.58%	
Waste	3,970.400	51.81%	432,630	34.45%	
Other	0.000	0.00%	0	0.00%	
Exempt	564.890	3.48%			
Market Area Total	171,493.440	40.60%	172,880,260	34.04%	

2006 Agricultural Land Detail

County 78 - Saunders

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,600.600	22.07%	2,635,230	27.00%	1,646.401
1A	76.000	1.05%	114,960	1.18%	1,512.631
2A1	1,026.400	14.15%	1,553,130	15.91%	1,513.182
2A	2,264.000	31.22%	2,910,090	29.81%	1,285.375
3A1	645.900	8.91%	800,370	8.20%	1,239.154
3A	425.000	5.86%	531,260	5.44%	1,250.023
4A1	897.970	12.38%	918,750	9.41%	1,023.141
4A	315.900	4.36%	296,850	3.04%	939.696
Irrigated Total	7,251.770	100.00%	9,760,640	100.00%	1,345.966

Dry:

1D1	1,368.440	7.75%	2,246,540	10.37%	1,641.679
1D	469.130	2.66%	710,710	3.28%	1,514.953
2D1	3,300.580	18.68%	4,827,890	22.28%	1,462.739
2D	6,050.260	34.25%	7,261,180	33.50%	1,200.143
3D1	3,489.940	19.75%	3,742,780	17.27%	1,072.448
3D	673.060	3.81%	785,490	3.62%	1,167.043
4D1	1,380.210	7.81%	1,265,630	5.84%	916.983
4D	935.500	5.30%	832,520	3.84%	889.919
Dry Total	17,667.120	100.00%	21,672,740	100.00%	1,226.727

Grass:

1G1	93.550	0.83%	72,410	1.05%	774.024
1G	0.000	0.00%	0	0.00%	0.000
2G1	412.590	3.66%	282,820	4.09%	685.474
2G	2,427.740	21.54%	1,536,610	22.23%	632.938
3G1	173.840	1.54%	131,960	1.91%	759.088
3G	1,337.250	11.86%	962,850	13.93%	720.022
4G1	5,384.680	47.77%	3,159,840	45.72%	586.820
4G	1,443.430	12.80%	765,060	11.07%	530.029
Grass Total	11,273.080	100.00%	6,911,550	100.00%	613.102

Irrigated Total	7,251.770	19.51%	9,760,640	25.26%	1,345.966
Dry Total	17,667.120	47.53%	21,672,740	56.08%	1,226.727
Grass Total	11,273.080	30.33%	6,911,550	17.89%	613.102
Waste	981.420	2.64%	299,320	0.77%	304.986
Other	0.000	0.00%	0	0.00%	0.000
Exempt	1,858.100	5.00%			
Market Area Total	37,173.390	100.00%	38,644,250	100.00%	1,039.567

As Related to the County as a Whole

Irrigated Total	7,251.770	7.99%	9,760,640	6.54%	
Dry Total	17,667.120	6.57%	21,672,740	6.63%	
Grass Total	11,273.080	20.41%	6,911,550	22.89%	
Waste	981.420	12.81%	299,320	23.83%	
Other	0.000	0.00%	0	0.00%	
Exempt	1,858.100	11.46%			
Market Area Total	37,173.390	8.80%	38,644,250	7.61%	

2006 Agricultural Land Detail

County 78 - Saunders

Market Area: **5**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	819.420	8.93%	1,356,400	10.77%	1,655.317
1A	703.280	7.67%	1,118,220	8.88%	1,590.006
2A1	2,677.360	29.19%	4,007,310	31.82%	1,496.739
2A	557.000	6.07%	730,890	5.80%	1,312.190
3A1	4,281.990	46.68%	5,260,390	41.77%	1,228.491
3A	23.000	0.25%	25,300	0.20%	1,100.000
4A1	109.000	1.19%	94,650	0.75%	868.348
4A	2.000	0.02%	1,700	0.01%	850.000
Irrigated Total	9,173.050	100.00%	12,594,860	100.00%	1,373.028

Dry:

1D1	1,060.010	4.73%	1,656,870	6.10%	1,563.070
1D	728.270	3.25%	1,055,990	3.89%	1,449.997
2D1	6,798.100	30.33%	9,746,010	35.89%	1,433.637
2D	2,096.970	9.36%	2,560,440	9.43%	1,221.018
3D1	11,171.030	49.85%	11,648,070	42.89%	1,042.703
3D	28.000	0.12%	24,440	0.09%	872.857
4D1	440.300	1.96%	401,280	1.48%	911.378
4D	88.000	0.39%	62,600	0.23%	711.363
Dry Total	22,410.680	100.00%	27,155,700	100.00%	1,211.730

Grass:

1G1	14.600	0.95%	9,780	1.12%	669.863
1G	0.000	0.00%	0	0.00%	0.000
2G1	277.290	18.06%	205,900	23.53%	742.543
2G	312.000	20.32%	201,740	23.05%	646.602
3G1	452.500	29.47%	261,380	29.87%	577.635
3G	45.400	2.96%	44,670	5.10%	983.920
4G1	273.640	17.82%	120,670	13.79%	440.980
4G	160.000	10.42%	31,050	3.55%	194.062
Grass Total	1,535.430	100.00%	875,190	100.00%	569.996

Irrigated Total	9,173.050	27.24%	12,594,860	30.93%	1,373.028
Dry Total	22,410.680	66.54%	27,155,700	66.69%	1,211.730
Grass Total	1,535.430	4.56%	875,190	2.15%	569.996
Waste	559.720	1.66%	94,990	0.23%	169.709
Other	0.000	0.00%	0	0.00%	0.000
Exempt	123.730	0.37%			
Market Area Total	33,678.880	100.00%	40,720,740	100.00%	1,209.088

As Related to the County as a Whole

Irrigated Total	9,173.050	10.11%	12,594,860	8.43%	
Dry Total	22,410.680	8.34%	27,155,700	8.30%	
Grass Total	1,535.430	2.78%	875,190	2.90%	
Waste	559.720	7.30%	94,990	7.56%	
Other	0.000	0.00%	0	0.00%	
Exempt	123.730	0.76%			
Market Area Total	33,678.880	7.97%	40,720,740	8.02%	

2006 Agricultural Land Detail

County 78 - Saunders

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	9,622.600	16,557,750	81,100.230	132,760,570
Dry	102.490	213,650	20,319.070	26,218,770	248,355.890	300,624,880
Grass	0.000	0	3,069.900	1,605,840	52,157.120	28,592,230
Waste	0.000	0	709.780	148,360	6,954.050	1,107,540
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	1,477.500	0	14,741.460	0
Total	102.490	213,650	33,721.350	44,530,720	388,567.290	463,085,220

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	90,722.830	149,318,320	90,722.830	21.48%	149,318,320	29.40%	1,645.873
Dry	268,777.450	327,057,300	268,777.450	63.63%	327,057,300	64.40%	1,216.833
Grass	55,227.020	30,198,070	55,227.020	13.07%	30,198,070	5.95%	546.798
Waste	7,663.830	1,255,900	7,663.830	1.81%	1,255,900	0.25%	163.873
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	16,218.960	0	16,218.960	3.84%	0	0.00%	0.000
Total	422,391.130	507,829,590	422,391.130	100.00%	507,829,590	100.00%	1,202.273

* Department of Property Assessment & Taxation Calculates

**2005 PLAN OF ASSESSMENT
FOR
SAUNDERS COUNTY
By Shawn Abbott and Cathy Gusman**

INTRODUCTION

Pursuant to section 77-1311, as amended by 2001 Neb. Laws 170, section 5, and repealed and new language of LB263 Section 9 instituted a three-year plan; the assessor shall submit a Plan of Assessment to the county board of equalization and the Department of Property Assessment and Taxation or before October 31, and every year thereafter. The assessor shall update the Plan each year between the adoption of each three-year Plan.

PURPOSE OF THE PLAN OF ASSESSMENT

The Plan of Assessment and any update shall examine the level, quality, and uniformity of assessment in the county and may be derived from a Progress Report developed by the Department and presented to the assessor on or before July 31. The Plan shall propose actions to be taken for the following five years to assure uniform and proportionate assessments that are within the statutory and administrative guidelines for the level of value and quality of assessment. The assessor shall establish procedures and the course of action to be taken during the five-year Plan of Assessment.

RECORD MAINTENANCE

Saunders County cadastral maps were done in 1989. All split parcels and new subdivisions are kept up to date by the assessment staff, as well as ownership changes.

Real estate transfer statements are received from the Register of Deeds office on a monthly basis. Ownership transfers are made on the property record cards and in the computer along with the sale information.

Many reports are required by State Statute each year. The following reports are completed by the state assessor with assistance from the assessment staff. Reports required by statute are:

- A. Abstract (real estate and personal property)
- B. Certification of Values
- C. School District Taxable Value Report
- D. Certificate of Taxes Levied

Tax list corrections are also completed by the assessment staff and taken to the County Board of Equalization for approval.

The assessment office also administrates the homestead exemptions for the County. This includes the mailing of the exemptions, assisting the taxpayer on completion of the exemption, proofreading of those filed by the taxpayer, forwarding applications to the Department of Revenue, and implementation of the exemptions after approval by the Department of Revenue.

The assessment office administrates the filing of personal property returns each year. This includes adding any known new personal property to the return through 13ag sales tax exemption forms, and mailing the returns to the taxpayers. The assessment office also assists taxpayers and accountants on completion of the returns. For taxpayers that fail to file a return on their own by the May 1st deadline, returns are completed by the assessment office, along with a letter of explanation, and notice of penalty applied to the return. The unfiled returns are sent to the taxpayer by certified mail.

The assessment office administrates the filing of all special valuation applications for the county. This includes assisting the taxpayer of completion of the application, verifying the information on the form and checking the zoning of the property for approval. Monitoring the parcels in the special valuation program for continued approval of the program is also done.

The assessment office also generates the tax rolls for the real estate, personal property, railroads and public services. Homestead exemption credits are also included on parcels approved for exemption on the tax rolls.

RESPONSIBILITIES OF APPRAISAL STAFF

Value of Real Property

Plan of Review: Saunders County plan of review will include a physical inspection of each property once every four years. This will include a spot check of measurements for accuracy, re-assessment of quality and condition scores, and the addition or subtraction of any physical improvements. The assistants will update the file photos at this time as well.

Pickup Work: Saunders County assessment office will acquire the permits from the zoning office and measure new construction and remodeling beginning on or about October 1st of the calendar year. If the project is incomplete at the time of inspection, the assistants will revisit the property as close to December 31st as possible. The project will be assigned a partial value for the amount of construction completed based off of the inspection completed closest to January 1st as possible. The value will be based off our own physical measurements, and not off the contractors plans or specifications. Updated file photos will be taken at each inspection or re-inspection.

Sales Review: Saunders County assessors office will review all sales that happen in the county, in a timely fashion. It shall be the responsibility of the Staff Appraiser to see that this is accomplished. If the date of last inspection or re-appraisal is over one year, on any improved sale, the appraisal staff will do a re-appraisal of the property. This will include measurement spot check, evaluation of quality and condition score, spot check for physical improvement additions or deletions, and updated file photo.

All values in Saunders County, by statute, will be reviewed and updated. Based off of the previous plan to physically inspect each property once every three years

PERSONNEL COUNT

Assessment

Job Title: Assessment Manager

Job Description: The assessor administrates all the assessment duties as required by Nebraska State Statutes. She is responsible for completing many reports during the year within the statutory deadlines. The assessor also works with the County Board of Supervisors as well as other elected officials. The assessor has three staff members she supervises.

Continuing Education Requirements: The assessor is required to obtain 60 hours of continuing education every 4 years. The assessor has met all the educational hours required. The assessor also attends other workshops and meetings to further her knowledge of the assessment field.

Job Title: 1 Assessment Assistant

Job Description: The assessment assistant is able to perform all duties of the assessment clerks. This person is also able to research and assistance in all reports required by the assessment manager. The assistant also acts on behalf of the Assessment Administrative Manager in the Manager's absence and serves as the technical expert regarding assessment issues.

Job Title: 2 Assessment Clerks

Job Description: The assessment staff in Saunders County all have their areas of "expertise" in the various activities of the assessment field, such as personal property, homesteads, real estate transfers. All staff members are able to assist in all areas of each activity, but every member has his or hers own area they are responsible for.

Continuing Education Requirements: The assessment staff at this time does not have continuing education requirements. The staff has voluntarily taken classes such as Windows, TerraScan user education, as well as IAAO classes.

Appraisal

Job Title: Appraiser

Job Description: Set property value on an annual basis, coordinate the re-evaluation process, compile the necessary data needed to support value, track recent sales, supervise job tasks of appraisal assistants, and complete the appraisal assistant evaluation process.

Continuing Education Requirements: 30 classroom instructional hours of approved course work in a two-year time frame.

Job Title: Two Appraisal Assistants

Job Description: Complete inspections for re-appraisal, and pick up work; coordinate entry and revision of information in the computer after re-appraisal, or inspection, and assist with sales verification, and establishing depreciation tables.

Continuing Education Requirements: 30 class hours of approved instruction every two years.

HISTORY

State assumption for Saunders County occurred on July 1, 1999. The county assessor retired prior to state assumption, and the State appointed the current assessor to the position in August of 1999.

In the fall of 1999, Saunders County went from the Microsolve CAMA system to the TerraScan CAMA system. The appraisal information from the previous CAMA system did not transfer over to the current system, requiring the staff to completely rebuild the appraisal files for the County. All information on the current property record cards in TerraScan, and all information is being verified with an onsite inspection by the appraisal staff before the TerraScan values are used for the property.

There sales back to 1996 entered in the computer in Saunders County. The sales file is continually being updated with photos and updated sketches as well as necessary coding changes as the appraisal file is being built.

The Comparable selection will be ineffective until all properties are entered into the system.

Relisting has been completed for the residential properties in Cedar Bluffs, Memphis, Ithaca, Leshara, Mead, Ceresco, Malmo, Prague, Yutan, Wahoo, Colon, Valparaiso,

Weston all the rural sub-divisions around the towns of Fremont, Wahoo, Ashland, and Yutan, rural residential properties and the Lake areas of Woodcliff, Thomas Lakes and Willow Point. The commercial properties in Mead, Yutan, Leshara, Ithaca and the elevator complex in Malmo have all been relisted and have new values in place. Records of other parcels are based on the data on the paper property record card. A complete review of the remaining parcels will be completed by the year 2006, along with the reappraisal, the staff will stay current with permits as well as work on protests and sales reviews.

PARCEL COUNT

- | | | |
|-----|--|-------------|
| 1. | 7798 residential parcels at a value of | 721,737,520 |
| 2. | 851 commercial parcels at a value of | 93,541,740 |
| 3. | 16 recreational parcels at a value of | 200,220 |
| 4. | | |
| 5. | 6249 agricultural parcels at a value of | 652,690,840 |
| 6. | 1478 personal property returns at a value of | 48,132,694 |
| 7. | 850 homestead exemption applications | |
| 8. | 781 exempt parcels | |
| 9. | 6040 special valuation applications on file | |
| 10. | 1273 real estate transfers in 2004 | |

CADASTRAL MAPS

The Saunders County cadastral maps were up-dated in June of 1989. The assessment staff maintains the maps. All new subdivisions and parcel splits are kept up to date, as well as ownership transfers.

PROPERTY RECORD CARDS

The property record cards in Saunders County were new in 1990. Ownership transfers are no longer being kept up to date on the paper property record cards. Changes in the property structures are no longer being kept current on the property record cards. A concentrated effort towards a "paperless" property record card is in effect.

REAL ESTATE TRANSFER STATEMENTS

The real estate transfer statements are received on a monthly basis from the Register of Deeds office and kept current. All supplemental information is completed and sent along with the real estate transfer statement to the Department of Property Assessment and Taxation.

PROCEDURE MANUEL

The State Assessment offices now have a draft procedures manual that covers all the different functions for the assessment office.

ASSESSMENT FUNCTIONS

All assessment functions in Saunders County are completed using the procedures established in the regulations adopted by the Department of Property Assessment and Taxation. The office assigns specific persons in the office to handle the different areas of work to be completed, although the assessment staff all work together to complete the different requirements of the office. All work by the staff is monitored by the Assessor.

Appraisal Functions

Appraiser assistant specific duties: Each appraiser assistant will be expected to measure building improvements, and assess quality and condition score for each improvement.

The assistant will be expected to enter all field notes and photos into the computer and use those notes to arrive at a preliminary value.

The appraiser assistant will demonstrate how to use the state digital camera.

The appraiser assistant will demonstrate adequate skills necessary to work with the public in a polite and professional manner.

The appraiser assistant will be able to read and decipher maps and legal descriptions.

Monitoring Fieldwork

The appraiser will communicate with the appraiser staff through weekly staff meetings in an order to keep job quality consistent throughout the entire county.

The appraiser will do a performance evaluation once every quarter on each appraiser assistant to evaluate job quality and discuss ways to enhance work quality.

The appraiser will spend one day a month measuring with each assistant.

The appraiser will do quarterly spot checks of each appraiser assistant's work.

The appraiser will constantly review recent sales for sale trends within the county. Sales will be evaluated and adjusted for their quality and their representation to a true arms length transaction.

Property Review

It is the feeling of the appraiser that property review is one of the essential factors, if not the most important factor, in analyzing and establishing fair and equal value.

It is the goal of the Saunders County Assessors office to physically review every property once every four years. That review will include an exterior inspection and an interior inspection where possible, or allowed by the taxpayer. It will further include a spot check of measurements for accuracy, and an interview with the property owner, if possible, to obtain any other additional property information. File photos should be updated at this time.

Quality and condition score should be assessed each time the assessor's office is at a property. These factors are used to determine accurate depreciation. It is the goal of the Saunders County Assessors office to derive the depreciation from the market through sale analysis.

Sales Review

With the active sale market in Saunders County, sales review is a constant. The present policy provides for a survey to be filled out and returned on each sale. The return rate is exceptionally low in all three property types. Interviews of the buyer or seller are conducted when possible.

With the sales review process, each sale is being reviewed, which includes updating the sketch, photos, and quality and condition score, when necessary. A current sales book is available to the public, which is being maintained by a clerk. The appraisal staff also maintains a sales book for use out in the field.

At present, all residential property characteristics and sketches have been entered into the TerraScan computer system using the information on the paper property record cards. The information is being reviewed during the re-inspection and sales review.

Discussion of Commercial Property

To date, the commercial properties are entered into the TerraScan software system, using the information from the paper property record card. Data is reviewed during the reappraisal and sales review process.

Discussion of Agriculture Property

To date, all agriculture property is entered into the TerraScan system. The farmland is entered in the TerraScan system.

2005 Statistics:

	Median	PRD	COD
Residential	95.90	106.51	17.32
Commercial	94.94	104.58	25.78
Agricultural (Spec Val)	77.12	N/A	N/A
Agricultural (Recapture)	78.17	105.99	23.63

Saunders County Reappraisal Plan

2004

In 2004, the towns of Malmo, Prague, Yutan, and the rural sub-divisions around Ashland, Fremont, Yutan and the lake sub-division of Woodcliff all had new values in place, using up-dated costs and depreciation tables. New values for commercial properties in Mead and Yutan also went in affect. Review work in the residential area for 2005 values will in the towns of Ceresco, Valparaiso, Colon, Weston and Wahoo. Updates costs were used for the town of Cedar Bluffs, rural Wahoo sub-divisions, as well as Woodcliff. The ag-use study will be complete for 2005, using FSA maps. A CRP study will be done at this time as well. All pickup work for all classes of property will be done for 2004. A ratio study for all classes will also be complete for statutory compliance.

2005

New values in place for the properties reviewed in 2004, with updated costs and depreciation. Review work for the reappraisal of residential properties in Ashland, Wann, Touhy, Swedeburg, Morse Bluff and the lake areas in the northern part of the County is to be completed. We will also check the land values for the new sub-divisions in Ceresco and Heritage Heights. This will put all the residential and agricultural properties running live out of TerraScan. The commercial properties in Valparaiso, Colon, Morse Bluff, Ceresco and Weston will also be completed. New land values for Commercial properties in Wahoo and Ashland will also be completed. New values in place for the properties reviewed in 2004. Adjustments to those parcels with agland use changes will in place. All pickup work for all classes of property will be done for 2005. Clean up work for the ag use study will be completed. A ratio study for all classes will also be complete for statutory compliance.

2006

New values in place for the properties reviewed in 2005, with updated costs and depreciation. The commercial properties not previously reviewed will be looked at and

new values running live from TerraScan. This will put all parcels running live from TerraScan in all classifications. Work will begin on review of ¼ of the County for residential and agricultural properties. All pickup work for all classes for property will be done for 2006. A ratio study for all classes will also be complete for statutory compliance.

2007

New values in place for the properties reviewed in 2006, with updated costs and depreciation. Review the Northeast part of the County for residential and agricultural classes of property. All pickup work for all classes for property will be done for 2007. A ratio study for all classes will also be complete for statutory compliance.

2008

New values in place for the properties reviewed in 2007, with updated costs and depreciation. Review the Southeast part of the County for residential and agricultural classes of property. All pickup work for all classes for property will be done for 2008. A ratio study for all classes will also be complete for statutory compliance.

CONCLUSION

With all the entities of county government that utilize the assessor records in their operation; it is paramount for this office to constantly work toward perfection in record keeping.

In summation, with the continuation of review of all properties, records will become more accurate, and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process flow more smoothly. Sales review will be of continued high importance to adjust for market areas in the county.

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

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

Agricultural Land

Not Applicable

Special Valuation of Agricultural Land

It is my opinion that the level of value of the special valuation of the class of agricultural land in Saunders 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 Saunders 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 Saunders County is 76% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Saunders 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 Saunders County

Recommendations

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

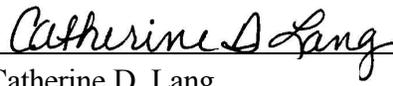
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.




Catherine D. Lang
Property Tax Administrator

Special Value Section Correlation for Saunders County

I. Agricultural Land Value Correlation

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

Special Value Section Correlation for Saunders 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 Saunders County with the assessor. The county accepted the results and offered to additional information to dispute the preliminary measurement process. The County increased values on irrigated, dry and grasslands. All land use is within the acceptable value range.

COUNTY REPORT OF THE 2006 SPECIAL VALUATION PROCESS

SAUNDERS

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	16.93%	75,991	21.48%	90,723	IRRIGATED RATE 8.00%
Dryland	61.56%	276,348	63.63%	268,777	
Grassland	13.33%	59,843	13.07%	55,227	DRYLAND RATE 5.75%
* Waste	2.51%	11,258	1.81%	7,664	
* Other	0.00%	0	0.00%	0	GRASS RATE 4.00%
All Agland	94.33%	423,439	100.00%	422,391	
Non-Agland	5.67%	25,446			

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
12,699,230	117,605,130	IRRIGATED	158,740,372	167.11	74.09%
25,513,515	307,314,070	DRYLAND	443,713,297	92.32	69.26%
1,634,827	30,632,380	GRASSLAND	40,870,685	27.32	74.95%
39,847,572	455,551,580	All MAJOR USES	643,324,354	96.67	70.81%

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
15,161,136	149,318,320	IRRIGATED	189,514,204	167.11	78.79%
24,814,603	327,057,300	DRYLAND	431,558,308	92.32	75.79%
1,508,733	30,198,070	GRASSLAND	37,718,314	27.32	80.06%
41,484,472	506,573,690	All MAJOR USES	658,790,826	96.67	76.89%

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	@	\$ 1,547.62	2005	@	\$ 1,112.06	2005	@	\$ 511.88
2006	@	\$ 1,645.87	2006	@	\$ 1,216.83	2006	@	\$ 546.80
PERCENT CHANGE	=	6.35%	PERCENT CHANGE	=	9.42%	PERCENT CHANGE	=	6.82%

NOTES:

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

Special Value Section Correlation for Saunders County

III. Recapture Value Correlation

Saunders County has been recognized as having a value that has influence outside of the agricultural market. The County's recapture values are set from the influenced sales that occur in Saunders County. The County is divided into five market areas in which each market area has a different schedule of recapture valuations. The County's overall calculated median is 76%. The preliminary median was 72%, and the County had several increases to accommodate for the change in market value. The median and weighted mean measures of central tendency are within acceptable guidelines. The mean is slightly outside the accepted range. By removing the influence of one sale with a ratio of 262%, the mean is within acceptable range. The statistical change from the preliminary statistics to the final Reports and Opinion statistics reflect that the recapture analysis is consistent with the County's reported assessment action. The County reported reviewing and updating all areas recapture values. The Reports and Opinion statistics along with the assessment practices in Saunders County support a level of value at 76% for recapture value.

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5021

Type: Qualified

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

NUMBER of Sales:	175	MEDIAN:	76	COV:	35.59	95% Median C.I.:	73.88 to 80.17	(! : Derived)
(AgLand) TOTAL Sales Price:	32,791,608	WGT. MEAN:	74	STD:	28.94	95% Wgt. Mean C.I.:	70.68 to 77.94	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	33,300,181	MEAN:	81	AVG.ABS.DEV:	19.74	95% Mean C.I.:	77.02 to 85.59	
(AgLand) TOTAL Assessed Value:	24,745,290							
AVG. Adj. Sales Price:	190,286	COD:	25.92	MAX Sales Ratio:	262.32			
AVG. Assessed Value:	141,401	PRD:	109.41	MIN Sales Ratio:	17.24			

Printed: 04/06/2006 10:45:12

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	2	113.89	113.89	105.72	17.05	107.73	94.47	133.31	N/A	84,468	89,300
10/01/02 TO 12/31/02	9	87.07	88.66	86.24	12.09	102.81	73.82	114.16	73.91 to 105.30	187,477	161,681
01/01/03 TO 03/31/03	21	76.60	85.06	78.51	24.63	108.34	48.52	143.67	68.00 to 105.59	234,827	184,373
04/01/03 TO 06/30/03	8	95.08	103.07	87.07	26.56	118.37	62.30	197.88	62.30 to 197.88	124,789	108,656
07/01/03 TO 09/30/03	7	93.66	96.67	89.78	27.69	107.67	52.02	170.12	52.02 to 170.12	152,151	136,601
10/01/03 TO 12/31/03	26	80.49	82.39	81.31	14.18	101.34	50.22	122.64	75.22 to 89.74	174,106	141,558
01/01/04 TO 03/31/04	16	71.37	68.16	65.76	23.62	103.65	17.24	131.17	51.48 to 82.07	247,400	162,691
04/01/04 TO 06/30/04	19	76.27	85.46	72.08	31.70	118.57	43.80	135.00	61.24 to 114.49	163,151	117,593
07/01/04 TO 09/30/04	10	76.07	85.05	81.45	21.62	104.43	55.03	115.70	65.39 to 112.12	212,496	173,074
10/01/04 TO 12/31/04	23	74.86	86.87	76.26	32.12	113.92	30.12	262.32	67.52 to 90.60	150,446	114,726
01/01/05 TO 03/31/05	20	61.69	63.32	60.86	22.19	104.05	30.43	108.40	50.68 to 73.88	239,300	145,638
04/01/05 TO 06/30/05	14	68.20	67.41	64.75	22.58	104.10	35.78	104.20	45.32 to 79.32	178,063	115,300
<u>Study Years</u>											
07/01/02 TO 06/30/03	40	86.07	90.92	81.88	23.33	111.04	48.52	197.88	75.40 to 96.25	194,648	159,370
07/01/03 TO 06/30/04	68	77.84	81.37	74.89	23.92	108.65	17.24	170.12	74.09 to 83.18	186,031	139,324
07/01/04 TO 06/30/05	67	72.12	75.50	69.16	26.92	109.18	30.12	262.32	63.70 to 77.58	192,002	132,782
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	62	80.49	87.58	81.39	22.75	107.60	48.52	197.88	75.48 to 90.57	185,830	151,255
01/01/04 TO 12/31/04	68	74.78	81.81	72.82	28.66	112.35	17.24	262.32	69.74 to 82.80	185,934	135,393
<u>ALL</u>											
	175	76.13	81.31	74.31	25.92	109.41	17.24	262.32	73.88 to 80.17	190,286	141,401

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5021

Type: Qualified

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

NUMBER of Sales:	175	MEDIAN:	76	COV:	35.59	95% Median C.I.:	73.88 to 80.17	(!: Derived)
(AgLand) TOTAL Sales Price:	32,791,608	WGT. MEAN:	74	STD:	28.94	95% Wgt. Mean C.I.:	70.68 to 77.94	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	33,300,181	MEAN:	81	AVG.ABS.DEV:	19.74	95% Mean C.I.:	77.02 to 85.59	
(AgLand) TOTAL Assessed Value:	24,745,290							
AVG. Adj. Sales Price:	190,286	COD:	25.92	MAX Sales Ratio:	262.32			
AVG. Assessed Value:	141,401	PRD:	109.41	MIN Sales Ratio:	17.24			

Printed: 04/06/2006 10:45:12

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2393	3	78.20	73.48	75.88	7.00	96.83	62.91	79.32	N/A	225,692	171,253	
2395	3	98.96	90.93	73.51	21.33	123.70	55.24	118.58	N/A	263,717	193,850	
2397	10	66.74	78.26	64.52	35.98	121.29	43.10	135.00	45.32 to 133.30	105,787	68,256	
2649	6	96.87	104.41	100.96	27.64	103.41	62.95	170.12	62.95 to 170.12	118,832	119,978	
2651	10	79.83	80.61	80.13	9.89	100.59	62.30	94.69	69.97 to 90.54	191,380	153,361	
2653	6	89.79	90.12	98.52	15.57	91.48	69.93	110.71	69.93 to 110.71	150,510	148,276	
2655	11	77.49	81.94	78.24	23.25	104.73	50.22	120.13	50.68 to 111.73	194,636	152,290	
2657	4	58.03	86.01	52.92	77.45	162.54	30.12	197.88	N/A	179,891	95,192	
2683	11	78.38	73.29	65.59	24.85	111.73	35.78	114.16	43.80 to 93.91	261,576	171,580	
2685	4	106.14	101.73	93.80	8.44	108.45	79.96	114.68	N/A	199,675	187,300	
2687	1	63.70	63.70	63.70			63.70	63.70	N/A	292,000	186,000	
2689	9	63.57	63.42	64.58	22.45	98.19	30.43	84.26	49.90 to 82.07	233,072	150,527	
2691	15	87.07	85.70	79.45	24.60	107.87	17.24	128.63	72.13 to 112.12	98,223	78,037	
2945	7	74.08	77.02	79.83	13.25	96.47	62.50	104.20	62.50 to 104.20	135,701	108,332	
2947	6	84.38	86.57	83.73	17.84	103.40	65.39	115.70	65.39 to 115.70	181,741	152,166	
2949	16	67.91	67.21	64.86	12.78	103.63	35.26	93.66	61.04 to 73.82	208,004	134,901	
2951	3	89.64	84.45	74.80	12.84	112.91	64.59	99.13	N/A	210,012	157,083	
2953	9	65.15	76.22	63.78	35.63	119.50	42.18	125.57	48.52 to 114.49	230,054	146,731	
2979	10	85.75	90.13	83.60	18.23	107.81	66.65	133.31	73.88 to 105.46	233,015	194,801	
2981	11	74.70	78.80	69.21	15.94	113.87	49.29	108.40	63.13 to 104.71	198,003	137,031	
2983	13	64.21	80.27	65.28	35.20	122.97	51.48	262.32	55.03 to 75.22	211,464	138,033	
2985	1	96.25	96.25	96.25			96.25	96.25	N/A	262,450	252,600	
2987	3	131.17	119.14	117.53	15.52	101.37	82.58	143.67	N/A	196,166	230,560	
3249	3	90.60	87.53	90.60	7.35	96.61	76.01	96.00	N/A	222,500	201,586	
ALL												
	175	76.13	81.31	74.31	25.92	109.41	17.24	262.32	73.88 to 80.17	190,286	141,401	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	43	78.77	79.02	74.75	23.58	105.72	17.24	170.12	71.18 to 85.06	154,651	115,597	
2	30	78.76	81.17	77.87	20.31	104.23	42.18	118.58	69.93 to 91.99	233,805	182,063	
3	68	74.99	82.47	75.08	25.40	109.85	35.26	262.32	71.28 to 81.19	186,652	140,139	
4	21	78.38	81.32	64.92	34.51	125.27	30.12	197.88	61.23 to 93.91	185,947	120,710	
5	13	77.49	83.05	73.99	28.89	112.25	48.58	120.13	54.03 to 111.10	233,749	172,947	
ALL												
	175	76.13	81.31	74.31	25.92	109.41	17.24	262.32	73.88 to 80.17	190,286	141,401	

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5021

Type: Qualified

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

NUMBER of Sales:	175	MEDIAN:	76	COV:	35.59	95% Median C.I.:	73.88 to 80.17	(!: Derived)
(AgLand) TOTAL Sales Price:	32,791,608	WGT. MEAN:	74	STD:	28.94	95% Wgt. Mean C.I.:	70.68 to 77.94	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	33,300,181	MEAN:	81	AVG.ABS.DEV:	19.74	95% Mean C.I.:	77.02 to 85.59	
(AgLand) TOTAL Assessed Value:	24,745,290							
AVG. Adj. Sales Price:	190,286	COD:	25.92	MAX Sales Ratio:	262.32			
AVG. Assessed Value:	141,401	PRD:	109.41	MIN Sales Ratio:	17.24			

Printed: 04/06/2006 10:45:12

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	175	76.13	81.31	74.31	25.92	109.41	17.24	262.32	73.88 to 80.17	190,286	141,401
ALL	175	76.13	81.31	74.31	25.92	109.41	17.24	262.32	73.88 to 80.17	190,286	141,401

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0003											
12-0025											
12-0056	5	80.62	83.61	76.54	25.05	109.24	39.77	128.63	N/A	102,239	78,250
12-0502	5	74.86	74.26	74.48	11.84	99.70	62.50	87.80	N/A	155,800	116,036
19-0123											
27-0001											
27-0595	21	75.48	83.25	74.32	29.15	112.02	43.10	135.00	62.30 to 98.96	155,584	115,628
55-0145											
55-0161	17	72.12	86.77	74.22	34.71	116.91	51.48	262.32	60.07 to 104.20	185,776	137,881
78-0001	13	90.60	85.62	78.05	19.58	109.69	49.29	133.31	65.15 to 105.30	250,951	195,876
78-0003	1	76.01	76.01	76.01			76.01	76.01	N/A	81,200	61,720
78-0009	16	60.75	69.57	59.07	35.85	117.78	35.78	125.57	48.52 to 88.00	243,072	143,583
78-0011	3	77.49	70.30	72.69	14.18	96.71	50.22	83.18	N/A	208,048	151,233
78-0023	5	63.70	66.41	64.92	5.90	102.29	62.28	73.82	N/A	230,222	149,460
78-0036	4	56.73	54.45	55.45	25.18	98.20	30.43	73.91	N/A	253,068	140,322
78-0039	29	67.96	71.48	68.90	18.46	103.74	35.26	115.70	62.30 to 81.19	215,522	148,499
78-0050	4	82.52	84.72	80.81	11.71	104.83	74.70	99.13	N/A	166,875	134,860
78-0070											
78-0072	19	91.10	93.19	82.16	23.43	113.42	30.12	197.88	75.40 to 108.40	195,701	160,792
78-0104	19	87.07	87.97	85.89	23.38	102.41	17.24	170.12	72.13 to 94.47	124,680	107,091
78-0107	13	79.32	88.88	89.83	17.53	98.94	69.93	120.13	73.42 to 110.71	182,722	164,143
78-0111											
78-0115	1	143.67	143.67	143.67			143.67	143.67	N/A	184,000	264,350
NonValid School											
ALL	175	76.13	81.31	74.31	25.92	109.41	17.24	262.32	73.88 to 80.17	190,286	141,401

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5021

Type: Qualified

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

NUMBER of Sales:	175	MEDIAN:	76	COV:	35.59	95% Median C.I.:	73.88 to 80.17	(!: Derived)
(AgLand) TOTAL Sales Price:	32,791,608	WGT. MEAN:	74	STD:	28.94	95% Wgt. Mean C.I.:	70.68 to 77.94	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	33,300,181	MEAN:	81	AVG.ABS.DEV:	19.74	95% Mean C.I.:	77.02 to 85.59	
(AgLand) TOTAL Assessed Value:	24,745,290							
AVG. Adj. Sales Price:	190,286	COD:	25.92	MAX Sales Ratio:	262.32			
AVG. Assessed Value:	141,401	PRD:	109.41	MIN Sales Ratio:	17.24			

Printed: 04/06/2006 10:45:12

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	4	103.98	104.74	83.88	26.04	124.86	76.01	135.00	N/A	51,544	43,237
0.01 TO 10.00	1	69.93	69.93	69.93			69.93	69.93	N/A	29,500	20,630
10.01 TO 30.00	15	78.38	78.48	65.21	24.04	120.35	17.24	122.21	62.91 to 93.91	57,841	37,718
30.01 TO 50.00	39	73.82	81.64	66.64	34.38	122.52	30.12	262.32	64.03 to 80.17	106,661	71,073
50.01 TO 100.00	74	75.80	80.57	76.35	22.83	105.53	39.77	124.17	71.28 to 87.56	185,641	141,745
100.01 TO 180.00	39	78.20	80.76	73.64	23.82	109.66	43.80	170.12	67.11 to 87.41	335,315	246,934
180.01 TO 330.00	3	90.60	88.76	89.54	4.25	99.13	82.07	93.63	N/A	407,433	364,816
<u>ALL</u>											
	175	76.13	81.31	74.31	25.92	109.41	17.24	262.32	73.88 to 80.17	190,286	141,401

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	4	103.98	104.74	83.88	26.04	124.86	76.01	135.00	N/A	51,544	43,237
DRY	72	76.00	83.47	74.11	26.58	112.63	43.10	262.32	71.45 to 82.80	174,585	129,385
DRY-N/A	50	74.69	77.38	73.07	29.44	105.89	17.24	170.12	67.11 to 89.64	207,738	151,799
GRASS	6	87.67	88.77	67.63	26.40	131.26	43.80	133.31	43.80 to 133.31	157,885	106,778
GRASS-N/A	10	76.79	80.94	74.75	21.49	108.28	39.77	125.57	61.07 to 108.40	77,548	57,967
IRRGTD	11	69.97	78.99	75.53	22.79	104.58	56.43	118.58	62.28 to 114.16	196,734	148,594
IRRGTD-N/A	22	78.48	78.18	76.99	16.21	101.55	35.26	114.68	68.00 to 89.74	284,093	218,715
<u>ALL</u>											
	175	76.13	81.31	74.31	25.92	109.41	17.24	262.32	73.88 to 80.17	190,286	141,401

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	4	103.98	104.74	83.88	26.04	124.86	76.01	135.00	N/A	51,544	43,237
DRY	104	76.44	82.62	74.55	27.25	110.82	30.12	262.32	71.45 to 82.80	188,000	140,153
DRY-N/A	18	72.17	71.48	68.42	29.17	104.46	17.24	131.17	52.02 to 91.27	189,166	129,432
GRASS	11	78.46	83.76	68.63	25.65	122.04	39.77	133.31	43.80 to 108.40	125,167	85,907
GRASS-N/A	5	75.13	84.14	79.59	21.08	105.71	61.07	125.57	N/A	69,191	55,072
IRRGTD	21	73.82	79.39	75.12	19.87	105.67	55.24	118.58	63.70 to 89.74	219,061	164,569
IRRGTD-N/A	12	78.05	76.81	78.41	17.14	97.97	35.26	110.71	64.59 to 91.10	317,820	249,194
<u>ALL</u>											
	175	76.13	81.31	74.31	25.92	109.41	17.24	262.32	73.88 to 80.17	190,286	141,401

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5021

Type: Qualified

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

NUMBER of Sales:	175	MEDIAN:	76	COV:	35.59	95% Median C.I.:	73.88 to 80.17	(! : Derived)
(AgLand) TOTAL Sales Price:	32,791,608	WGT. MEAN:	74	STD:	28.94	95% Wgt. Mean C.I.:	70.68 to 77.94	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	33,300,181	MEAN:	81	AVG.ABS.DEV:	19.74	95% Mean C.I.:	77.02 to 85.59	
(AgLand) TOTAL Assessed Value:	24,745,290							
AVG. Adj. Sales Price:	190,286	COD:	25.92	MAX Sales Ratio:	262.32			
AVG. Assessed Value:	141,401	PRD:	109.41	MIN Sales Ratio:	17.24			

Printed: 04/06/2006 10:45:12

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	4	103.98	104.74	83.88	26.04	124.86	76.01	135.00	N/A	51,544	43,237
DRY	121	75.41	80.78	73.32	27.68	110.17	17.24	262.32	71.28 to 80.62	187,777	137,684
DRY-N/A	1	104.20	104.20	104.20			104.20	104.20	N/A	236,010	245,930
GRASS	15	78.46	85.40	71.57	24.35	119.32	39.77	133.31	74.08 to 105.46	106,786	76,429
GRASS-N/A	1	61.07	61.07	61.07			61.07	61.07	N/A	121,000	73,900
IRRGTD	33	75.40	78.45	76.61	19.08	102.40	35.26	118.58	68.00 to 83.18	254,973	195,341
ALL	175	76.13	81.31	74.31	25.92	109.41	17.24	262.32	73.88 to 80.17	190,286	141,401

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	1	135.00	135.00	135.00			135.00	135.00	N/A	1,000	1,350
Total \$											
1 TO 9999	1	135.00	135.00	135.00			135.00	135.00	N/A	1,000	1,350
10000 TO 29999	6	115.30	131.77	133.03	34.07	99.05	69.93	262.32	69.93 to 262.32	25,483	33,901
30000 TO 59999	11	92.40	105.82	105.62	29.16	100.18	59.40	197.88	75.13 to 133.31	43,914	46,383
60000 TO 99999	24	80.39	84.63	85.30	16.60	99.21	53.92	124.17	74.86 to 96.97	79,522	67,836
100000 TO 149999	36	76.88	82.37	82.55	21.53	99.78	39.77	170.12	73.18 to 88.00	123,457	101,917
150000 TO 249999	50	75.05	79.26	78.70	27.69	100.71	17.24	143.67	69.29 to 90.57	192,495	151,492
250000 TO 499999	42	66.88	68.52	68.33	18.32	100.27	30.12	110.71	62.50 to 74.09	330,979	226,167
500000 +	5	55.03	60.34	59.60	18.55	101.24	48.52	93.63	N/A	556,861	331,912
ALL	175	76.13	81.31	74.31	25.92	109.41	17.24	262.32	73.88 to 80.17	190,286	141,401

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	1	135.00	135.00	135.00			135.00	135.00	N/A	1,000	1,350
Total \$											
1 TO 9999	1	135.00	135.00	135.00			135.00	135.00	N/A	1,000	1,350
10000 TO 29999	6	84.53	79.39	50.45	36.11	157.36	17.24	122.21	17.24 to 122.21	51,916	26,191
30000 TO 59999	21	78.38	77.84	68.46	20.11	113.70	30.43	133.30	67.52 to 86.80	67,561	46,251
60000 TO 99999	37	73.82	81.20	66.63	34.28	121.85	30.12	262.32	63.55 to 80.17	114,920	76,576
100000 TO 149999	38	75.19	80.13	75.02	20.48	106.81	50.68	124.17	69.74 to 87.80	163,358	122,556
150000 TO 249999	51	79.30	83.01	77.31	23.75	107.37	43.80	170.12	69.97 to 90.57	245,947	190,142
250000 TO 499999	21	79.61	80.95	75.04	22.55	107.87	48.52	143.67	64.21 to 90.60	407,899	306,084
ALL	175	76.13	81.31	74.31	25.92	109.41	17.24	262.32	73.88 to 80.17	190,286	141,401

2006

Methodology for Special Valuation

Saunders County

The Saunders County State Assessment office submits this report to the Department of Property Assessment and Taxation, pursuant to 350, Nebraska Administrative Code, Chapter 11, §005.04 (03/04). Saunders County submits that the following methodologies are used to value agricultural land that is influenced by forces other than purely agricultural purposes. The influences identified are, residential and commercial, and recreational (mostly along the rivers).

Market Areas

The assumption is made that there are true agricultural sales in Saunders County and an adjoining area of Butler County.

Saunders County currently has 5 market areas throughout the county.

Market area 1 is on the northwestern part of the county. This area is less influenced by other outside factors than the rest of the market areas.

Market area 2 is the Todd Valley, which is the old Platte River bed. This silted-in area has created an excellent agricultural production area. The Todd Valley area wanders through the county and is totally surrounded by the other market areas in our county. Topographically, Todd Valley is mainly a flat area consisting of better quality soils with irrigation throughout the sections. It has some other influences in the market with Highway 77 taking you directly to Fremont and Highway 92 into Omaha.

Market area 4 is along the Platte river corridor. For several years the area along Platte Platter River corridor has sold for uses other than agriculture usage. The influence on these sales has been for recreational use (e.g., hunting, fishing and quiet enjoyment); these sales have been to private individuals, as well as to several commercial hunting enterprises.

Market areas 3 and 5 are those areas that continue to be influenced by the Lincoln, Omaha and Fremont residential market. Highways 77, 63 and 92 run through these areas making it easily accessible for outside residential uses.

Identification

The land in market area 1 is identified as mostly grass and dry land, with very little irrigation. The topography in the area consists of rough hills and lower soil qualities. For accuracy and simplification, sales were used from Elk and Chester townships to develop

the agricultural values due to the good quality measures which indicate a fairly homogeneous data sample.

The land in market area 4 identified as waste areas that are located along the rivers. There parcels do not necessarily have river frontage but are located in areas that are used primarily for recreational purposes. Area 2, which is the Todd Valley area, continues to have market data that indicates a stronger agricultural market. Area 2 also has some other influences in the market with Highways 77 and 92 cutting through this area which allows outside influence from Fremont and Omaha.

The land in market areas 3 and 5 has been identified as having a trend toward residential usage. Irrigation is found scattered throughout these areas. The land in area 3 consists of rough to rolling hills.

Zoning

Zoning has not been a consideration in the recreational river corridor; this land is zoned agricultural with several different levels that do not exclude recreational usage.

Zoning around Wahoo has eliminated some of the areas from special valuation due to industrial zoning. However, the rural residential county zoning and the transitional agriculture county zoning, list crop production as a primary use in these zones, therefore special valuation for properties in these areas has been recommended and approved.

Agricultural Values

Each of the special valuation market areas were created in conjunction with the surrounding agricultural market areas. The following table shows these relationships:

Agricultural Market	Special Valuation Areas
1	1, 3, 4, 5
2	2

To date, special valuation has values determined by the agricultural tables developed for the related market areas. These relationships were determined geographically and are considered to be the best indicators.

Market Values (Recapture)

Analysis of sales in the special valuation areas creates a market value for properties that are influenced by other use purposes. In the case of recreational sales, these sales will be located as near the subject property as possible. After analysis of sales along the river in the county, the recapture value was set at a price that reflects recreational land usage as well as non-agricultural usage.

Qualifying Property

Properties with questionable agricultural usage have been notified of the intent to remove these properties from special valuation consideration. The Saunders County staff will investigate any claims of qualification for special valuation regarding these properties, as well as any new claims.

Cathy Gusman
Assessment Administration Manager
For Saunders County

Shawn Abbott
State Appraiser
For Saunders County

Purpose Statements

Commission Summary

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

Property Tax Administrator's Opinions & Recommendations

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

Correlation Section

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

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

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

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

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

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

Statistical Reports Section

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

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

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

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

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

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

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

County Assessment Survey

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

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

County Reports Section

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

County Abstract of Assessment for Real Property, Form 45

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

County Agricultural Land Detail

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

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

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

Special Valuation Section

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

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

Nebraska Constitutional Provisions:

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

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

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

Nebraska Statutory Provisions for Agricultural Land:

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

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

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

Nebraska Statutory Provisions for Special Valuation:

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

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

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

Nebraska Statutory Provisions for Measurement of Level of Value:

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

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

Discussion of the Constitutional and Statutory Provisions:

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

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

Discussion of Special Valuation:

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

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

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

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

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

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

Measurement of Special Valuation

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

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

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

Rent Data

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

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

Rate Data

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

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

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

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

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

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

Valuation Calculation

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

Measurement Calculation

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

Measurement of Recapture Valuation

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

Measurement of Agricultural Land Valuation

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

Purpose Statements Section

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

Glossary

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

Technical Specifications Section

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

Certification

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

Map Section

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

Valuation History Charts Section

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

Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

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

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

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

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

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

Residential:

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

Commercial:

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

Unimproved Agricultural:

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

Agricultural: (Optional)

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

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses

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

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

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

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

Statistical Calculations

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

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

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

Coding Information & Calculations

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

Number of Sales

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

Total Sales Price

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

Total Adj. Sales Price

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

Total Assessed Value

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

Avg. Adj. Sales Price

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

Avg. Assessed Value

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

Median

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

Weighted Mean

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

Mean

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

COD

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

PRD

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

COV

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

STD

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

Avg. Abs. Dev.

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

Max Sales Ratio

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

Min Sales Ratio

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

95% Median C.I.

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

95% Wgt. Mean C.I.

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

- The actual calculation:

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

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

95% Mean C.I.

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

Ratio Formulas

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

Map Source Documentation

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

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

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

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

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

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

Valuation History Chart Specifications

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

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

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

Source: County Abstract of Assessment Report for Real Property

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

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

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

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

City Class, Population, & Zoning Authority:

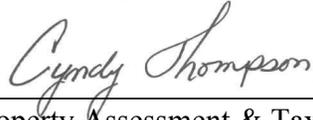
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

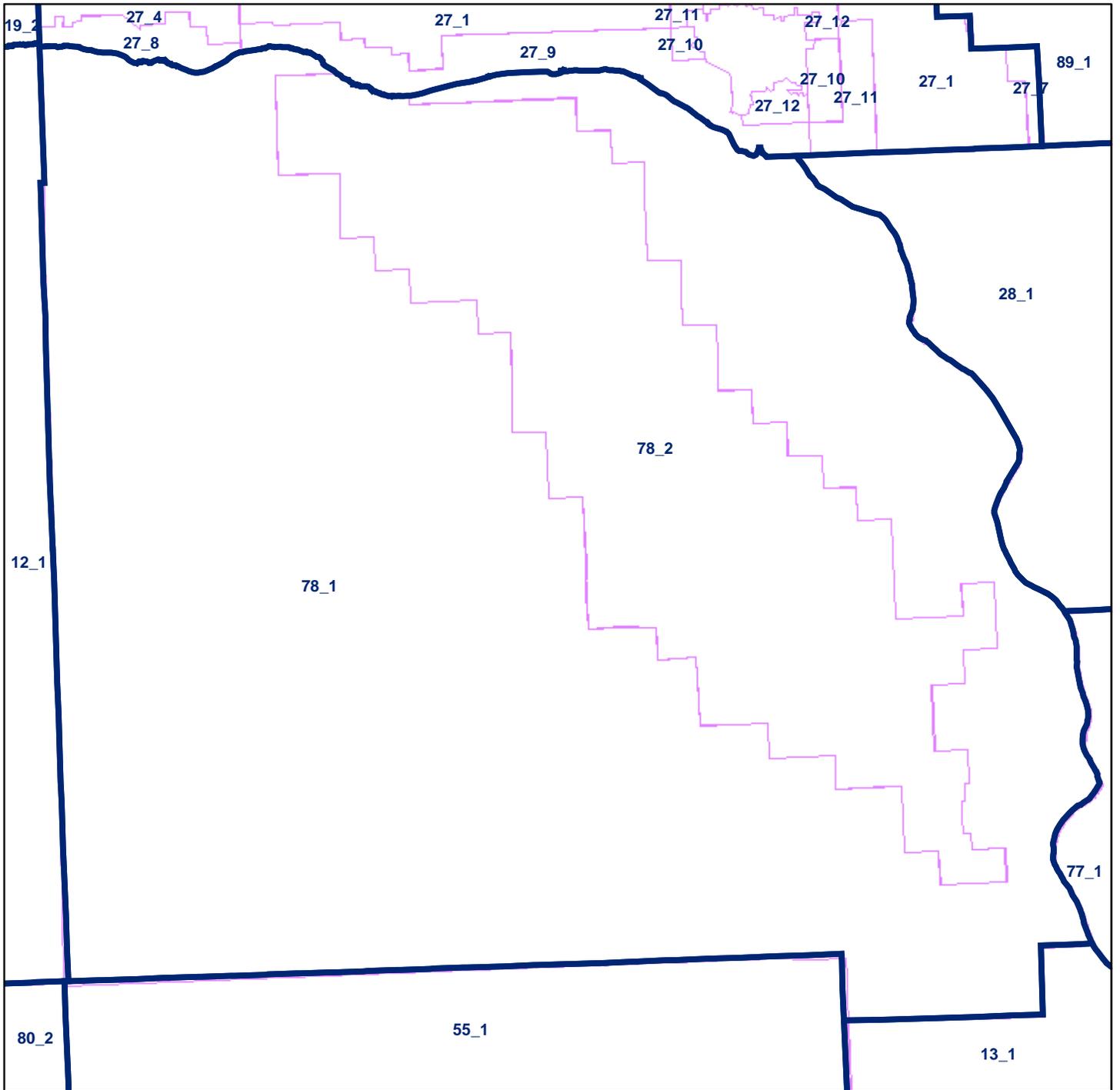
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Saunders County County Assessor, by certified mail, return receipt requested, 7082 1160 0001 1212 9158.

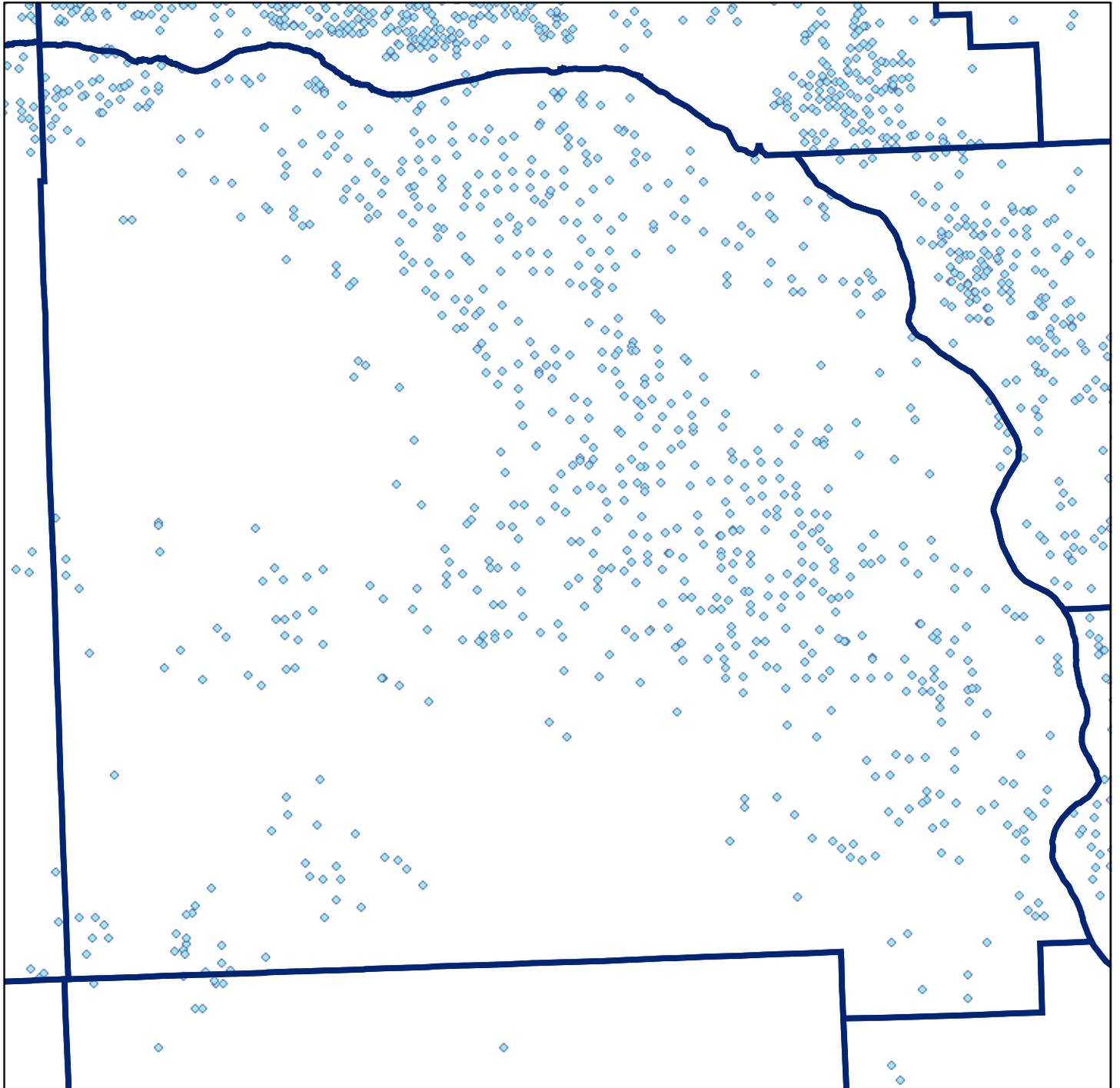
Dated this 10th day of April, 2006.



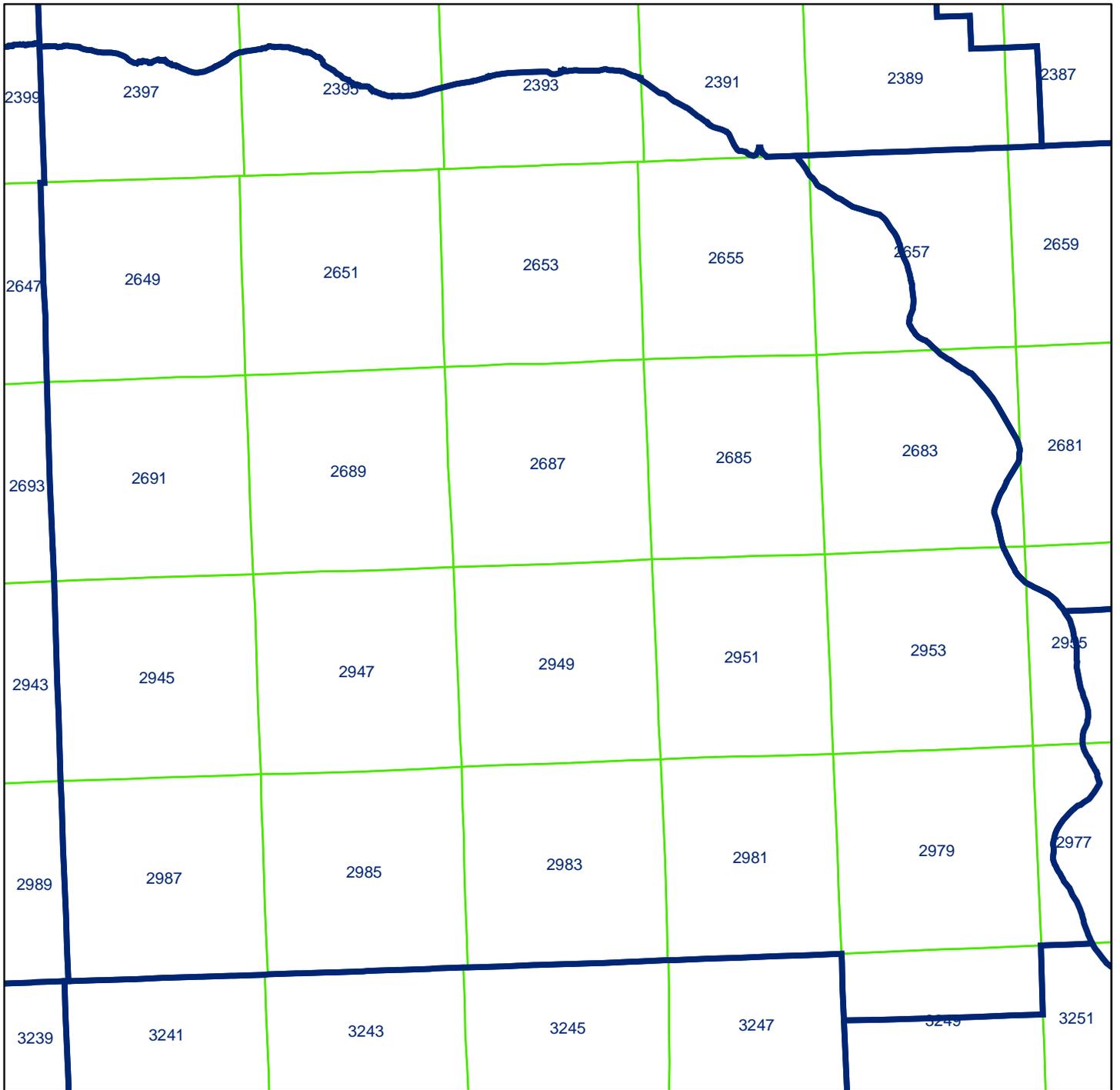
Property Assessment & Taxation



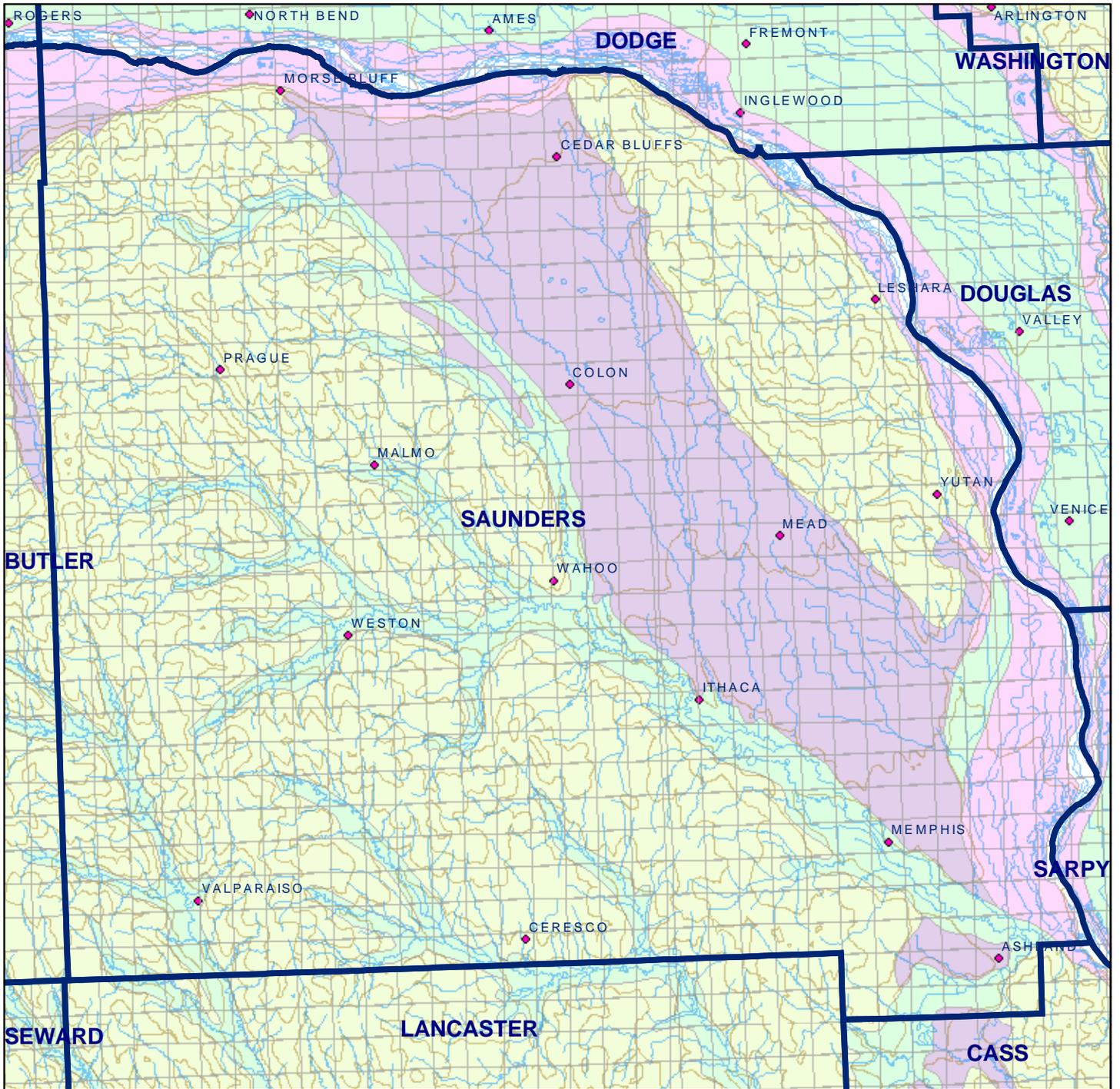
 Market Areas



● Registered Wells > 500 GPM



 Geo Codes



Legend

Sections

Towns

Rivers and Streams

Topography

Soil Classes

0 - Lakes and Ponds

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

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

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

4 - Well drained silty soils formed in loess on uplands

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

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

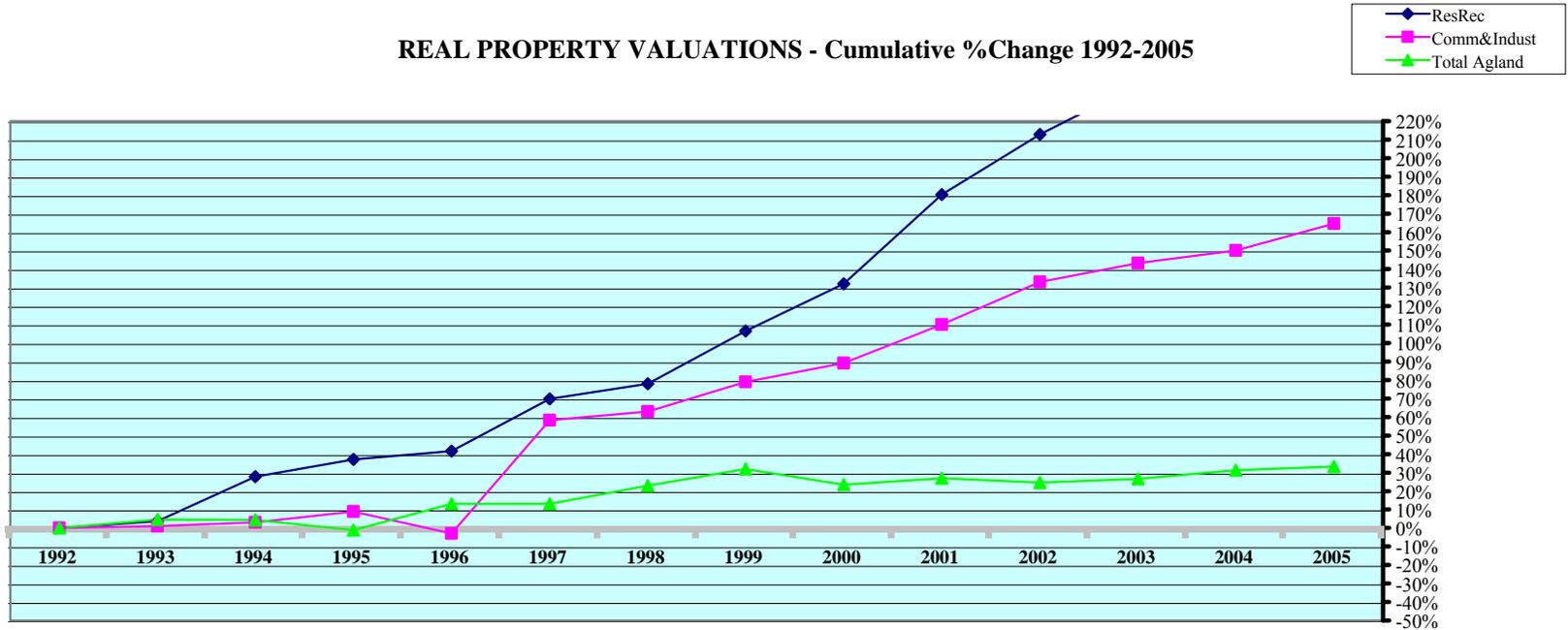
7 - Somewhat poorly drained soils formed in alluvium on bottom lands

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

Saunders County



REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	188,171,245	--	--	--	34,649,975	--	--	--	342,062,995	--	--	--
1993	195,175,960	7,004,715	3.72%	3.72%	35,029,375	379,400	1.09%	1.09%	357,715,685	15,652,690	4.58%	4.58%
1994	240,437,965	45,262,005	23.19%	27.78%	35,728,550	699,175	2.00%	3.11%	357,081,700	-633,985	-0.18%	4.39%
1995	257,890,305	17,452,340	7.26%	37.05%	37,712,760	1,984,210	5.55%	8.84%	338,022,385	-19,059,315	-5.34%	-1.18%
1996	266,429,215	8,538,910	3.31%	41.59%	33,630,870	-4,081,890	-10.82%	-2.94%	387,049,875	49,027,490	14.50%	13.15%
1997	319,498,960	53,069,745	19.92%	69.79%	54,879,700	21,248,830	63.18%	58.38%	386,638,635	-411,240	-0.11%	13.03%
1998	334,772,330	15,273,370	4.78%	77.91%	56,470,970	1,591,270	2.90%	62.98%	420,342,130	33,703,495	8.72%	22.88%
1999	388,657,502	53,885,172	16.10%	106.54%	62,047,045	5,576,075	9.87%	79.07%	451,282,640	30,940,510	7.36%	31.93%
2000	436,547,825	47,890,323	12.32%	131.99%	65,542,845	3,495,800	5.63%	89.16%	422,421,645	-28,860,995	-6.40%	23.49%
2001	527,347,020	90,799,195	20.80%	180.25%	72,757,240	7,214,395	11.01%	109.98%	434,210,500	11,788,855	2.79%	26.94%
2002	588,529,150	61,182,130	11.60%	212.76%	80,762,570	8,005,330	11.00%	133.08%	426,160,480	-8,050,020	-1.85%	24.59%
2003	639,046,100	50,516,950	8.58%	239.61%	84,285,340	3,522,770	4.36%	143.25%	433,211,420	7,050,940	1.65%	26.65%
2004	685,838,590	46,792,490	7.32%	264.48%	86,636,170	2,350,830	2.79%	150.03%	448,864,450	15,653,030	3.61%	31.22%
2005	720,730,370	34,891,780	5.09%	283.02%	91,688,300	5,052,130	5.83%	164.61%	455,611,600	6,747,150	1.50%	33.20%

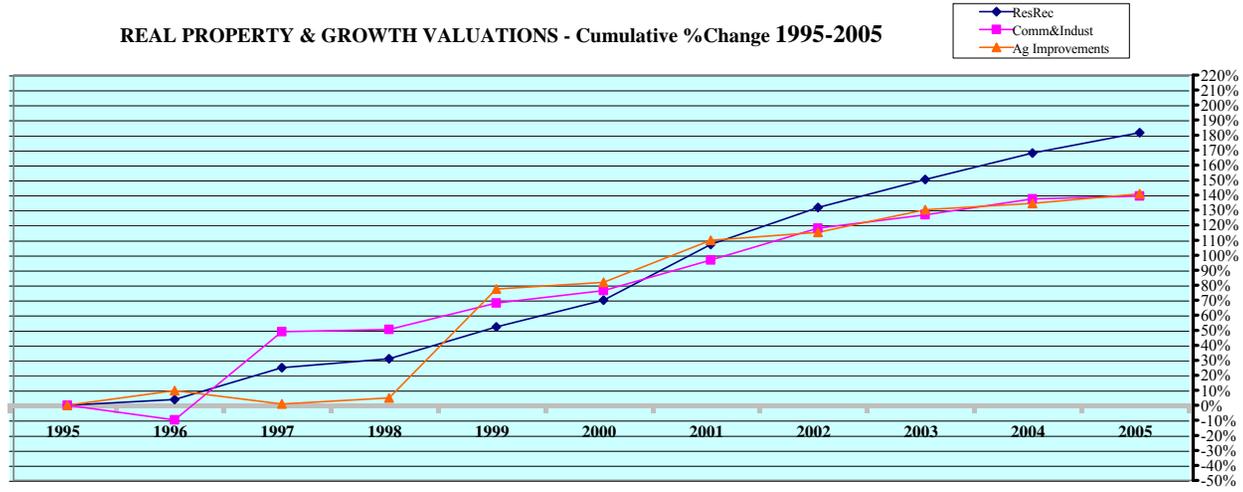
1992-2005 Rate Ann. %chg: Resid & Rec. **10.88%** Comm & Indust **7.77%** Agland **2.23%**

Cnty# **78**
County **SAUNDERS**

FL area **8**

(1) Resid. & Recreat. excludes agdwll & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste, & other agland, excludes farmsite land.
Source: 1992 - 2005 Certificate of Taxes Levied Reports CTL State of Nebraska Dept. of Property Assessment & Taxation Prepared as of 03/01/2006

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	188,171,245	not avail.	--	--	--	--	34,649,975	not avail.	--	--	--	--
1993	195,175,960	not avail.	--	--	--	--	35,029,375	not avail.	--	--	--	--
1994	240,437,965	not avail.	--	--	--	--	35,728,550	not avail.	--	--	--	--
1995	257,890,305	8,023,045	3.11%	249,867,260	--	--	37,712,760	1,818,855	4.82%	35,893,905	--	--
1996	266,429,215	6,717,275	2.52%	259,711,940	0.71%	3.94%	33,630,870	1,204,960	3.58%	32,425,910	-14.02%	-9.66%
1997	319,498,960	7,161,390	2.24%	312,337,570	17.23%	25.00%	54,879,700	1,390,015	2.53%	53,489,685	59.05%	49.02%
1998	334,772,330	7,579,420	2.26%	327,192,910	2.41%	30.95%	56,470,970	2,448,590	4.34%	54,022,380	-1.56%	50.51%
1999	388,657,502	8,132,846	2.09%	380,524,656	13.67%	52.29%	62,047,045	1,684,505	2.71%	60,362,540	6.89%	68.17%
2000	436,547,825	11,726,620	2.69%	424,821,205	9.30%	70.02%	65,542,845	2,212,320	3.38%	63,330,525	2.07%	76.44%
2001	527,347,020	9,702,720	1.84%	517,644,300	18.58%	107.17%	72,757,240	2,130,985	2.93%	70,626,255	7.76%	96.76%
2002	588,529,150	9,367,560	1.59%	579,161,590	9.83%	131.79%	80,762,570	2,514,479	3.11%	78,248,091	7.55%	118.00%
2003	639,046,100	13,117,735	2.05%	625,928,365	6.35%	150.50%	84,285,340	2,874,855	3.41%	81,410,485	0.80%	126.81%
2004	685,838,590	16,231,580	2.37%	669,607,010	4.78%	167.99%	86,636,170	1,357,645	1.57%	85,278,525	1.18%	137.58%
2005	720,730,370	16,879,030	2.34%	703,851,340	2.63%	181.69%	91,688,300	5,761,890	6.28%	85,926,410	-0.82%	139.39%

1995-2005 Rate Annual %chg w/o growth > Resid & Rec. **10.91%**

Comm & Indust **9.12%**

Tax Year	Ag Imprvmts & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmts Total Value					
1992	not avail	not avail	67,128,910					
1993	not avail	not avail	67,902,660					
1994	not avail	not avail	67,523,905					
1995	60,558,665	20,338,225	80,896,890	2,774,655	3.43%	78,122,235	--	--
1996	66,957,045	20,773,540	87,730,585	1,912,450	2.18%	85,818,135	6.08%	9.85%
1997	60,631,880	20,448,880	81,080,760	2,183,269	2.69%	78,897,491	-10.07%	0.99%
1998	62,608,175	20,488,515	83,096,690	1,069,965	1.29%	82,026,725	1.17%	5.00%
1999	106,056,489	35,910,711	141,967,200	3,399,425	2.39%	138,567,775	66.75%	77.37%
2000	114,275,300	36,900,240	151,175,540	9,097,825	6.02%	142,077,715	0.08%	81.87%
2001	131,311,120	37,621,800	168,932,920	4,987,515	2.95%	163,945,405	8.45%	109.86%
2002	135,442,290	36,962,440	172,404,730	4,285,155	2.49%	168,119,575	-0.48%	115.20%
2003	142,489,660	43,813,850	186,303,510	6,401,735	3.44%	179,901,775	4.35%	130.28%
2004	147,646,520	43,987,240	191,633,760	8,390,665	4.38%	183,243,095	-1.64%	134.56%
2005	151,286,890	43,567,560	194,854,450	6,589,270	3.38%	188,265,180	-1.76%	140.99%

1995-2005 Rate Annual %chg w/o growth > Ag Imprvmts **9.19%**

(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

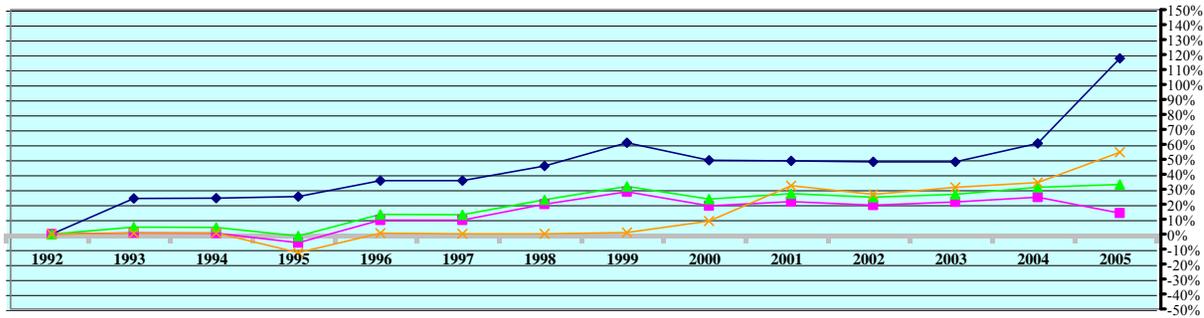
Cnty# **78**
County **SAUNDERS**

FL area **8**

CHART 2

EXHIBIT **78B** Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmrtv%chg	Value	Value Chg	Ann%chg	Cmrtv%chg	Value	Value Chg	Ann%chg	Cmrtv%chg
1992	55,067,505	--	--	--	266,905,335	--	--	--	19,583,220	--	--	--
1993	68,227,475	13,159,970	23.90%	23.90%	269,258,775	2,353,440	0.88%	0.88%	19,722,335	139,115	0.71%	0.71%
1994	68,285,035	57,560	0.08%	24.00%	268,534,860	-723,915	-0.27%	0.61%	19,755,180	32,845	0.17%	0.88%
1995	68,947,800	662,765	0.97%	25.21%	251,328,310	-17,206,550	-6.41%	-5.84%	17,149,395	-2,605,785	-13.19%	-12.43%
1996	74,761,430	5,813,630	8.43%	35.76%	292,056,600	40,728,290	16.21%	9.42%	19,721,835	2,572,440	15.00%	0.71%
1997	74,763,790	2,360	0.00%	35.77%	291,754,905	-301,695	-0.10%	9.31%	19,608,995	-112,840	-0.57%	0.13%
1998	80,184,960	5,421,170	7.25%	45.61%	320,039,380	28,284,475	9.69%	19.91%	19,606,735	-2,260	-0.01%	0.12%
1999	88,658,080	8,473,120	10.57%	61.00%	342,244,615	22,205,235	6.94%	28.23%	19,801,360	194,625	0.99%	1.11%
2000	82,271,770	-6,386,310	-7.20%	49.40%	317,368,050	-24,876,565	-7.27%	18.91%	21,278,950	1,477,590	7.46%	8.66%
2001	82,042,160	-229,610	-0.28%	48.98%	324,858,180	7,490,130	2.36%	21.71%	25,928,610	4,649,660	21.85%	32.40%
2002	81,688,770	-353,390	-0.43%	48.34%	318,314,930	-6,543,250	-2.01%	19.26%	24,775,330	-1,153,280	-4.45%	26.51%
2003	81,618,980	-69,790	-0.09%	48.22%	324,475,220	6,160,290	1.94%	21.57%	25,725,480	950,150	3.84%	31.36%
2004	88,418,600	6,799,620	8.33%	60.56%	332,552,440	8,077,220	2.49%	24.60%	26,325,370	599,890	2.33%	34.43%
2005	119,718,760	31,300,160	35.40%	117.40%	304,132,310	-28,420,130	-8.55%	13.95%	30,276,750	3,951,380	15.01%	54.61%

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

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmrtv%chg	Value	Value Chg	Ann%chg	Cmrtv%chg	Value	Value Chg	Ann%chg	Cmrtv%chg
1992	--	--	--	--	506,935	--	--	--	342,062,995	--	--	--
1993	--	--	--	--	507,100	165	0.03%	0.03%	357,715,685	15,652,690	4.58%	4.58%
1994	--	--	--	--	506,625	-475	0.00%	-0.06%	357,081,700	-633,985	-0.18%	4.39%
1995	--	--	--	--	596,880	90,255	17.81%	17.74%	338,022,385	-19,059,315	-5.34%	-1.18%
1996	--	--	--	--	510,010	-86,870	-14.55%	0.61%	387,049,875	49,027,490	14.50%	13.15%
1997	--	--	--	--	510,945	935	0.18%	0.79%	386,638,635	-411,240	-0.11%	13.03%
1998	--	--	--	--	511,055	110	0.02%	0.81%	420,342,130	33,703,495	8.72%	22.88%
1999	--	--	--	--	578,585	67,530	13.21%	14.13%	451,282,640	30,940,510	7.36%	31.93%
2000	--	--	--	--	1,502,875	924,290	159.75%	196.46%	422,421,645	-28,860,995	-6.40%	23.49%
2001	--	--	--	--	1,381,550	-121,325	-8.07%	172.53%	434,210,500	11,788,855	2.79%	26.94%
2002	--	--	--	--	1,381,450	-100	-0.01%	172.51%	426,160,480	-8,050,020	-1.85%	24.59%
2003	1,391,740	n/a	n/a	n/a	0	n/a	n/a	n/a	433,211,420	7,050,940	1.65%	26.65%
2004	1,568,040	176,300	12.67%	12.67%	0	0	0	0	448,864,450	15,653,030	3.61%	31.22%
2005	1,483,780	-84,260	-5.37%	6.61%	0	0	0	0	455,611,600	6,747,150	1.50%	33.20%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

CHART 3 EXHIBIT 78B Page 3

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

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	55,276,645	51,048	1,083	--	--	267,589,475	308,394	868	--	--	19,651,985	58,534	336	--	--
1993	68,426,245	53,401	1,281	18.28%	18.28%	270,999,745	309,190	876	0.92%	0.92%	19,779,570	58,267	339	0.89%	0.89%
1994	68,843,405	53,710	1,282	0.08%	18.37%	270,660,295	308,784	877	0.11%	1.04%	19,830,345	58,393	340	0.29%	1.19%
1995	69,029,795	53,874	1,281	-0.08%	18.28%	252,355,295	306,827	822	-6.27%	-5.30%	17,204,235	58,278	295	-13.24%	-12.20%
1996	74,783,250	54,338	1,376	7.42%	27.05%	292,586,950	306,054	956	16.30%	10.14%	19,583,020	58,293	336	13.90%	0.00%
1997	74,820,370	54,352	1,377	0.07%	27.15%	291,737,660	305,144	956	0.00%	10.14%	19,626,955	58,404	336	0.00%	0.00%
1998	79,664,440	54,549	1,460	6.03%	34.81%	320,909,180	304,555	1,054	10.25%	21.43%	19,617,935	58,391	336	0.00%	0.00%
1999	89,322,695	55,391	1,613	10.48%	48.94%	343,131,175	303,746	1,130	7.21%	30.18%	19,780,845	58,354	339	0.89%	0.89%
2000	82,991,340	54,963	1,510	-6.39%	39.43%	324,974,960	302,431	1,075	-4.87%	23.85%	29,980,315	58,427	513	51.33%	52.68%
2001	88,282,980	55,223	1,599	5.89%	47.65%	345,004,710	303,023	1,139	5.95%	31.22%	28,906,840	58,813	492	-4.09%	46.43%
2002	83,882,180	55,677	1,507	-5.75%	39.15%	334,823,370	301,543	1,110	-2.55%	27.88%	28,410,460	59,056	481	-2.24%	43.15%
2003	81,852,230	55,732	1,469	-2.52%	35.64%	325,212,240	301,356	1,079	-2.79%	24.31%	25,867,590	57,720	448	-6.86%	33.33%
2004	88,390,590	56,555	1,563	6.39%	44.31%	334,211,170	298,284	1,120	3.84%	29.08%	26,251,110	57,172	459	2.49%	36.66%
2005	117,605,130	75,991	1,548	-0.98%	42.90%	307,314,070	276,348	1,112	-0.75%	28.12%	30,632,380	59,843	512	11.48%	52.35%

1992-2005 Rate Ann.%chg AvgVal/Acre: 2.78%

1.92%

3.29%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	501,265	11,141	45	--	--	6,360	264	24	--	--	343,025,730	429,380	799	--	--
1993	505,860	11,243	45	0.00%		6,360	264	24	0.00%		359,717,780	432,364	832	4.13%	4.13%
1994	503,115	11,180	45	0.00%		6,360	264	24	0.00%		359,843,520	432,330	832	0.00%	4.13%
1995	499,515	11,100	45	0.00%		6,290	260	24	0.00%		339,095,130	430,340	788	-5.29%	-1.38%
1996	501,090	11,395	44	-2.22%		6,290	260	24	0.00%		387,460,600	430,340	900	14.21%	12.64%
1997						511,040	11,476	45	--		386,696,025	429,377	901	0.11%	12.77%
1998						510,950	11,474	45	0.00%		420,702,505	428,969	981	8.88%	22.78%
1999						577,545	11,476	50	11.11%		452,812,260	428,968	1,056	7.65%	32.17%
2000						3,908,200	11,482	340	580.00%		441,854,815	427,304	1,034	-2.08%	29.41%
2001						2,296,930	11,505	200	-41.18%		464,491,460	428,563	1,084	4.84%	35.67%
2002						1,775,500	11,618	153	-23.50%		448,891,510	427,894	1,049	-3.23%	31.29%
2003	1,432,700	11,766	122	n/a	n/a	0	0		n/a	n/a	434,364,760	426,570	1,018	-2.96%	27.41%
2004	1,752,050	11,974	146	19.94%	n/a	0	0		n/a	n/a	450,604,920	423,984	1,063	4.40%	33.01%
2005	1,520,930	11,258	135	-7.67%	n/a	0	0		n/a	n/a	457,072,510	423,439	1,079	1.57%	35.10%

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

2.34%

78
SAUNDERS

FL area 8

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

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

County Population	County:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
19,830	SAUNDERS	51,052,541	11,190,550	17,862,998	720,534,850	91,688,300	0	195,520	455,611,600	151,286,890	43,567,560	0	1,542,990,809
<i>cnty sectorvalue % of total value:</i>		3.31%	0.73%	1.16%	46.70%	5.94%		0.01%	29.53%	9.80%	2.82%		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
2,262	ASHLAND	920,642	1,140,078	637,795	68,442,280	13,034,940	0	0	0	0	0	0	84,175,735
615	CEDAR BLUFFS	277,845	63,550	12,549	15,566,660	1,300,510	0	0	0	0	33,760	0	17,254,874
920	CERESCO	370,968	87,192	17,217	30,729,570	4,287,530	0	0	0	0	0	0	35,492,477
138	COLON	46,741	42,166	8,326	2,694,790	343,360	0	0	0	0	0	0	3,135,383
168	ITHACA	80	39,582	7,816	2,850,360	169,250	0	0	25,070	0	0	0	3,092,158
111	LESHARA	897	34,329	157,254	3,338,610	155,600	0	0	0	0	0	0	3,686,690
109	MALMO	163,164	0	0	2,816,470	313,240	0	0	0	0	0	0	3,292,874
564	MEAD	191,351	164,455	181,419	15,826,740	3,282,550	0	0	0	0	0	0	19,646,515
106	MEMPHIS	9,603	1,591	314	2,441,960	66,730	0	0	0	0	0	0	2,520,198
134	MORSE BLUFF	194,392	0	0	1,774,840	441,360	0	0	0	0	0	0	2,410,592
346	PRAGUE	160,070	0	0	8,376,630	981,420	0	0	0	0	0	0	9,518,120
563	VALPARAISO	490,592	199,248	481,205	21,971,360	2,282,200	0	0	0	0	0	0	25,424,605
3,942	WAHOO	7,133,928	599,844	593,936	133,782,920	40,404,140	0	0	108,100	0	0	0	182,622,868
310	WESTON	104,281	47,608	246,383	7,363,710	899,060	0	0	0	0	0	0	8,661,042
1,216	YUTAN	211,550	158,455	275,424	38,266,770	2,604,240	0	0	0	0	0	0	41,516,439
Total of All City Values:		10,276,104	2,578,098	2,619,638	356,243,670	70,566,130	0	0	133,170	0	33,760	0	442,450,570
<i>% total citysect of cnty sector</i>		20.13%	23.04%	14.67%	49.44%	76.96%			0.03%		0.08%		28.67%

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
11.41%	ASHLAND	1.80%	10.19%	3.57%	9.50%	14.22%							5.46%
3.10%	CEDAR BLUFFS	0.54%	0.57%	0.07%	2.16%	1.42%					0.08%		1.12%
4.64%	CERESCO	0.73%	0.78%	0.10%	4.26%	4.68%							2.30%
0.70%	COLON	0.09%	0.38%	0.05%	0.37%	0.37%							0.20%
0.85%	ITHACA	0.00%	0.35%	0.04%	0.40%	0.18%			0.01%				0.20%
0.56%	LESHARA	0.00%	0.31%	0.88%	0.46%	0.17%							0.24%
0.55%	MALMO	0.32%			0.39%	0.34%							0.21%
2.84%	MEAD	0.37%	1.47%	1.02%	2.20%	3.58%							1.27%
0.53%	MEMPHIS	0.02%	0.01%	0.00%	0.34%	0.07%							0.16%
0.68%	MORSE BLUFF	0.38%			0.25%	0.48%							0.16%
1.74%	PRAGUE	0.31%			1.16%	1.07%							0.62%
2.84%	VALPARAISO	0.96%	1.78%	2.69%	3.05%	2.49%							1.65%
19.88%	WAHOO	13.97%	5.36%	3.32%	18.57%	44.07%			0.02%				11.84%
1.56%	WESTON	0.20%	0.43%	1.38%	1.02%	0.98%							0.56%
6.13%	YUTAN	0.41%	1.42%	1.54%	5.31%	2.84%							2.69%

Cnty# **78**
County **SAUNDERS**

FL area **8**