

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions  
of the  
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

**Stanton County**  
**84**

2006 Equalization Proceedings  
before the  
Tax Equalization and Review Commission

April 2006

## Preface

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

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

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

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

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

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

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

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

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

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

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

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

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### Residential Real Property - Current

<b>Number of Sales</b>	<b>181</b>	<b>COD</b>	<b>14.46</b>
Total Sales Price	14186297	<b>PRD</b>	<b>102.48</b>
Total Adj. Sales Price	14186297	COV	22.21
Total Assessed Value	13260715	STD	21.28
Avg. Adj. Sales Price	78377.33	Avg. Abs. Dev.	13.65
Avg. Assessed Value	73263.62	Min	10.59
<b>Median</b>	<b>94.35</b>	Max	187.04
Wgt. Mean	93.48	95% Median C.I.	92.14 to 97.90
Mean	95.79	95% Wgt. Mean C.I.	90.83 to 96.13
		95% Mean C.I.	92.69 to 98.89
% of Value of the Class of all Real Property Value in the County			25.12
% of Records Sold in the Study Period			9.13
% of Value Sold in the Study Period			10.58
Average Assessed Value of the Base			63,220

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>181</b>	<b>94.35</b>	<b>14.46</b>	<b>102.48</b>
<b>2005</b>	180	93.00	13.17	101.90
<b>2004</b>	171	93.90	16.14	104.26
<b>2003</b>	164	93	23.49	112.45
<b>2002</b>	189	93	27.35	112.48
<b>2001</b>	217	93	25.31	105.5

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>9</b>	<b>COD</b>	<b>29.50</b>
Total Sales Price	492665	<b>PRD</b>	<b>87.84</b>
Total Adj. Sales Price	492665	COV	35.29
Total Assessed Value	379070	STD	23.85
Avg. Adj. Sales Price	54740.56	Avg. Abs. Dev.	17.83
Avg. Assessed Value	42118.89	Min	45.00
<b>Median</b>	<b>60.46</b>	Max	106.88
Wgt. Mean	76.94	95% Median C.I.	45.00 to 105.10
Mean	67.58	95% Wgt. Mean C.I.	61.02 to 92.86
		95% Mean C.I.	49.25 to 85.92
% of Value of the Class of all Real Property Value in the County			4.53
% of Records Sold in the Study Period			4.81
% of Value Sold in the Study Period			1.68
Average Assessed Value of the Base			120,782

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>9</b>	<b>60.46</b>	<b>29.50</b>	<b>87.84</b>
<b>2005</b>	6	62.25	10.24	89.22
<b>2004</b>	10	82.69	39.64	107.92
<b>2003</b>	15	95	30.14	117.89
<b>2002</b>	12	98	26.84	117.83
<b>2001</b>	26	96	40.32	99.01

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### Agricultural Land - Current

<b>Number of Sales</b>	<b>74</b>	<b>COD</b>	<b>17.54</b>
Total Sales Price	14336959	<b>PRD</b>	<b>103.37</b>
Total Adj. Sales Price	14326959	COV	22.18
Total Assessed Value	10340330	STD	16.54
Avg. Adj. Sales Price	193607.55	Avg. Abs. Dev.	13.11
Avg. Assessed Value	139734.19	Min	37.79
<b>Median</b>	<b>74.72</b>	Max	112.44
Wgt. Mean	72.17	95% Median C.I.	70.17 to 78.93
Mean	74.61	95% Wgt. Mean C.I.	68.57 to 75.78
		95% Mean C.I.	70.84 to 78.38
% of Value of the Class of all Real Property Value in the County			70.35
% of Records Sold in the Study Period			2.28
% of Value Sold in the Study Period			0.04
Average Assessed Value of the Base			108,221

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>74</b>	<b>74.72</b>	<b>17.54</b>	<b>103.37</b>
<b>2005</b>	63	75.88	18.84	102.22
<b>2004</b>	68	76.24	19.85	99.17
<b>2003</b>	80	75	21.02	99.67
<b>2002</b>	80	77	19.01	98.89
<b>2001</b>	80	75	17.84	100.41

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My opinions and recommendations are stated as a conclusion based on all of the factors known to me about the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While I rely primarily on the median assessment sales ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the RQ. 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 Stanton County is 94% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Stanton 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 Stanton County is 60% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Stanton County is not in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

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

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### Recommendations

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

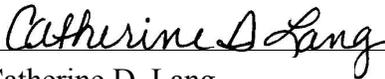
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.



  
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Catherine D. Lang  
Property Tax Administrator

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**Residential Real Property**

**I. Correlation**

Stanton: RESIDENTIAL: The qualified residential statistics support the actions taken by Stanton County. The three measures of central tendency are supportive of each other and for direct equalization purposes the median, mean and weighted mean are within the acceptable range. The coefficient of dispersion and the price-related differential are indicative of uniform and proportionate assessment of the residential property class. The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support that Stanton County has achieved an acceptable level of value.

**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>252</b>	<b>195</b>	<b>77.38</b>
<b>2002</b>	<b>233</b>	<b>189</b>	<b>81.12</b>
<b>2003</b>	<b>218</b>	<b>164</b>	<b>75.23</b>
<b>2004</b>	<b>240</b>	<b>171</b>	<b>71.25</b>
<b>2005</b>	<b>245</b>	<b>180</b>	<b>73.47</b>
<b>2006</b>	<b>242</b>	<b>181</b>	<b>74.79</b>

Stanton: RESIDENTIAL: The table will indicate a stable number of qualified sales. The county is consistent in the measurement of the residential properties, and has not excessively trimmed the sample.

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio,

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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.

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>90</b>	<b>0.87</b>	<b>90.78</b>	<b>90</b>
<b>2002</b>	<b>92</b>	<b>2.61</b>	<b>94.4</b>	<b>93</b>
<b>2003</b>	<b>90</b>	<b>4.28</b>	<b>93.85</b>	<b>93</b>
<b>2004</b>	<b>90.46</b>	<b>3.65</b>	<b>93.76</b>	<b>93.90</b>
<b>2005</b>	<b>89.21</b>	<b>3.74</b>	<b>92.55</b>	<b>93.00</b>
<b>2006</b>	<b>91.86</b>	<b>5.16</b>	<b>96.6</b>	<b>94.35</b>

Stanton: RESIDENTIAL: The Trended Preliminary Ratio is relatively close to the R & O Ratio. There is no information available to suggest that the median is not the best representation of the level of value

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for the residential class.

**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.

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0.21</b>	<b>2001</b>	<b>0.87</b>
<b>3.41</b>	<b>2002</b>	<b>2.61</b>
<b>2</b>	<b>2003</b>	<b>4</b>
<b>5.7</b>	<b>2004</b>	<b>3.65</b>
<b>8.02</b>	<b>2005</b>	<b>3.74</b>
<b>4.59</b>	<b>2006</b>	<b>5.16</b>

Stanton: RESIDENTIAL: The Trended Preliminary Ratio is relatively close to the R & O Ratio. There is no information available to suggest that the median is not the best representation of the level of value for the agricultural class.

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

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

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

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

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

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

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	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>94.35</b>	<b>93.48</b>	<b>95.79</b>

Stanton: RESIDENTIAL: The three measures of central tendency have relatively grouped the median, mean and weighted mean within the acceptable range. The median is supported by the Trended Preliminary Ratio and for direct equalization purposes will probably be used in determining the level of value for Stanton County.

**VI. Analysis of R&O COD and PRD**

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>14.46</b>	<b>102.48</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

Stanton: RESIDENTIAL: The primary measures of quality of assessment, the coefficient of dispersion

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and the price related differential, are within the acceptable parameters and indicating that the residential properties are being treated uniformly and proportionately.

**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>181</b>	<b>181</b>	<b>0</b>
<b>Median</b>	<b>91.86</b>	<b>94.35</b>	<b>2.49</b>
<b>Wgt. Mean</b>	<b>89.27</b>	<b>93.48</b>	<b>4.21</b>
<b>Mean</b>	<b>92.00</b>	<b>95.79</b>	<b>3.79</b>
<b>COD</b>	<b>15.40</b>	<b>14.46</b>	<b>-0.94</b>
<b>PRD</b>	<b>103.06</b>	<b>102.48</b>	<b>-0.58</b>
<b>Min Sales Ratio</b>	<b>10.59</b>	<b>10.59</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>166.36</b>	<b>187.04</b>	<b>20.68</b>

Stanton: RESIDENTIAL: The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support the actions taken by the county within the residential class of property.

## 2006 Correlation Section for Stanton County

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### Commerical Real Property

#### I. Correlation

Stanton: COMMERCIAL: The qualified commercial statistics support the actions taken by Stanton County. Due to insufficient sales the county did not address the commercial class for 2006. The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support that Stanton County has been inconclusive of achieving an acceptable level of value due to lack of sales.

#### II. Analysis of Percentage of Sales Used

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>32</b>	<b>17</b>	<b>53.12</b>
<b>2002</b>	<b>25</b>	<b>12</b>	<b>48</b>
<b>2003</b>	<b>27</b>	<b>15</b>	<b>55.56</b>
<b>2004</b>	<b>19</b>	<b>10</b>	<b>52.63</b>
<b>2005</b>	<b>15</b>	<b>6</b>	<b>40</b>
<b>2006</b>	<b>18</b>	<b>9</b>	<b>50</b>

Stanton: COMMERCIAL: The table will indicate a low number of qualified sales. However, upon further review it was determined that the assessor has utilized all possible sales. The county is consistent in the measurement of the commercial properties, and has not excessively trimmed the sample.

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio,

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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.

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>95</b>	<b>0.56</b>	<b>95.53</b>	<b>95</b>
<b>2002</b>	<b>98</b>	<b>-0.21</b>	<b>97.79</b>	<b>98</b>
<b>2003</b>	<b>95</b>	<b>0.02</b>	<b>95.02</b>	<b>95</b>
<b>2004</b>	<b>71.50</b>	<b>0.22</b>	<b>71.65</b>	<b>82.69</b>
<b>2005</b>	<b>62.25</b>	<b>-0.08</b>	<b>62.2</b>	<b>62.25</b>
<b>2006</b>	<b>65.78</b>	<b>-0.67</b>	<b>65.34</b>	<b>60.46</b>

Stanton: COMMERCIAL: The Trended Preliminary Ratio is relatively close to the R & O Ratio. These measures are based on a very small sample; its representativeness to the population is unreliable.

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There is no other information available that would indicate that the level of value for the commercial class of property has not been met.

**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.

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>4.4</b>	<b>2001</b>	<b>0.56</b>
<b>0</b>	<b>2002</b>	<b>-0.21</b>
<b>0</b>	<b>2003</b>	<b>0</b>
<b>0</b>	<b>2004</b>	<b>0.22</b>
<b>0</b>	<b>2005</b>	<b>-0.08</b>
<b>2.92</b>	<b>2006</b>	<b>-0.67</b>

Stanton: COMMERCIAL: The change in the Total Assessed Value in the Sales File and the Change in Assessed value is supportive of each other with minimal difference and is reflective of the assessment actions taken in the commercial class.

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

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

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

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

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

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

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	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>60.46</b>	<b>76.94</b>	<b>67.58</b>

Stanton: COMMERCIAL: The measures of central tendency, the median, mean, and weighted mean are not within the acceptable range. These measures are based on a very small sample; its representativeness to the population is unreliable. There is no other information available that would indicate that the level of value for the commercial class of property has not been met.

**VI. Analysis of R&O COD and PRD**

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>29.50</b>	<b>87.84</b>
<b>Difference</b>	<b>9.5</b>	<b>-10.16</b>

Stanton: COMMERCIAL: The coefficient of dispersion and the price related differential are both

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outside the acceptable range. These measures appear to indicate that commercial properties are not being valued uniformly and proportionately.

**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>10</b>	<b>9</b>	<b>-1</b>
<b>Median</b>	<b>65.78</b>	<b>60.46</b>	<b>-5.32</b>
<b>Wgt. Mean</b>	<b>75.82</b>	<b>76.94</b>	<b>1.12</b>
<b>Mean</b>	<b>67.98</b>	<b>67.58</b>	<b>-0.4</b>
<b>COD</b>	<b>26.09</b>	<b>29.50</b>	<b>3.41</b>
<b>PRD</b>	<b>89.66</b>	<b>87.84</b>	<b>-1.82</b>
<b>Min Sales Ratio</b>	<b>45.00</b>	<b>45.00</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>105.10</b>	<b>106.88</b>	<b>1.78</b>

Stanton: COMMERCIAL: The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support that no action was taken to the commercial class of property.

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**Agricultural Land**

**I. Correlation**

Stanton: AGRICULTURAL UNIMPROVED: The qualified unimproved agricultural statistics support the actions taken by Stanton County. The measures of central tendency within the acceptable level of value are the median and mean. The coefficient of dispersion and the price related differential are indicative of uniform and proportionate assessment of the unimproved agricultural property class. The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support that Stanton County has achieved an acceptable level of value.

**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>171</b>	<b>105</b>	<b>61.4</b>
<b>2002</b>	<b>183</b>	<b>110</b>	<b>60.11</b>
<b>2003</b>	<b>146</b>	<b>80</b>	<b>54.79</b>
<b>2004</b>	<b>151</b>	<b>68</b>	<b>45.03</b>
<b>2005</b>	<b>143</b>	<b>63</b>	<b>44.06</b>
<b>2006</b>	<b>153</b>	<b>74</b>	<b>48.37</b>

Stanton: AGRICULTURAL UNIMPROVED: The qualified unimproved agricultural statistics support the actions taken by Stanton County. The measures of central tendency within the acceptable level of value are the median and mean. The coefficient of dispersion and the price related differential are indicative of uniform and proportionate assessment of the unimproved agricultural property class. The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support that Stanton County has achieved an acceptable level of value.

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

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

Adjusting for Selective Reappraisal

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

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

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>77</b>	<b>0.24</b>	<b>77.18</b>	<b>77</b>
<b>2002</b>	<b>71</b>	<b>4.74</b>	<b>74.37</b>	<b>77</b>
<b>2003</b>	<b>74</b>	<b>0.8</b>	<b>74.06</b>	<b>75</b>
<b>2004</b>	<b>61.52</b>	<b>24.74</b>	<b>76.74</b>	<b>76.24</b>
<b>2005</b>	<b>67.95</b>	<b>12.12</b>	<b>76.19</b>	<b>75.88</b>
<b>2006</b>	<b>66.06</b>	<b>12.21</b>	<b>74.13</b>	<b>74.72</b>

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Stanton: AGRICULTURAL UNIMPROVED: The Trended Preliminary Ratio is relatively close to the R & O Ratio. There is no information available to suggest that the median is not the best representation of the level of value for the agricultural class.

**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.

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0</b>	<b>2001</b>	<b>0.24</b>
<b>7.84</b>	<b>2002</b>	<b>4.74</b>
<b>2</b>	<b>2003</b>	<b>1</b>
<b>28.16</b>	<b>2004</b>	<b>24.74</b>
<b>7.62</b>	<b>2005</b>	<b>12.12</b>
<b>14.18</b>	<b>2006</b>	<b>12.21</b>

Stanton: AGRICULTURAL UNIMPROVED: The change in the Total Assessed Value in the Sales File and the Change in Assessed value is supportive of each other with minimal difference and is reflective

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of the assessment actions taken in the agricultural class

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

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

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

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

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

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

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	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>74.72</b>	<b>72.17</b>	<b>74.61</b>

Stanton: AGRICULTURAL UNIMPROVED: The median and mean measures of central tendency are within the acceptable. The weighted mean is slightly below the acceptable range. The median is supported by the Trended Preliminary Ratio and for direct equalization purposes will be used in determining the level of value.

**VI. Analysis of R&O COD and PRD**

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>17.54</b>	<b>103.37</b>
<b>Difference</b>	<b>0</b>	<b>0.37</b>

Stanton: AGRICULTURAL UNIMPROVED: The coefficient of dispersion and the price related

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differential (when rounded) are both within the acceptable range. These measures appear to indicate the agricultural properties are being valued uniformly and proportionately.

**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>75</b>	<b>74</b>	<b>-1</b>
<b>Median</b>	<b>66.06</b>	<b>74.72</b>	<b>8.66</b>
<b>Wgt. Mean</b>	<b>65.15</b>	<b>72.17</b>	<b>7.02</b>
<b>Mean</b>	<b>67.58</b>	<b>74.61</b>	<b>7.03</b>
<b>COD</b>	<b>19.33</b>	<b>17.54</b>	<b>-1.79</b>
<b>PRD</b>	<b>103.72</b>	<b>103.37</b>	<b>-0.35</b>
<b>Min Sales Ratio</b>	<b>33.84</b>	<b>37.79</b>	<b>3.95</b>
<b>Max Sales Ratio</b>	<b>106.40</b>	<b>112.44</b>	<b>6.04</b>

Stanton: AGRICULTURAL UNIMPROVED: A review of the agricultural unimproved statistics will reflect the actions of the county in addressing the agricultural market. After studying the existing and possible market areas for 2006, the county developed a third market area in the northeast corner of the county and new agland values were set accordingly

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

84 Stanton

	<b>2005 CTL County Total</b>	<b>2006 Form 45 County Total</b>	<b>Value Difference (2006 Form 45 - 2005 CTL)</b>	<b>Percent Change</b>	<b>2006 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	116,058,710	125,302,865	9,244,155	7.97	3,260,360	5.16
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	29,644,205	30,577,045	932,840	3.15	*-----	3.15
<b>4. Total Residential (sum lines 1-3)</b>	<b>145,702,915</b>	<b>155,879,910</b>	<b>10,176,995</b>	<b>6.98</b>	<b>3,260,360</b>	<b>4.75</b>
5. Commercial	6,596,135	6,549,625	-46,510	-0.71	0	-0.71
6. Industrial	15,045,340	16,036,690	991,350	6.59	1,089,040	-0.65
7. Ag-Farmsite Land, Outbuildings	17,696,100	17,916,450	220,350	1.25	1,369,795	-6.5
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>39,337,575</b>	<b>40,502,765</b>	<b>1,165,190</b>	<b>2.96</b>	<b>1,461,520</b>	<b>-0.75</b>
<b>10. Total Non-Agland Real Property</b>	<b>185,040,490</b>	<b>196,382,675</b>	<b>11,342,185</b>	<b>6.13</b>	<b>5,719,195</b>	<b>3.04</b>
11. Irrigated	37,819,835	46,710,830	8,890,995	23.51		
12. Dryland	190,900,775	211,344,120	20,443,345	10.71		
13. Grassland	39,826,075	43,351,480	3,525,405	8.85		
14. Wasteland	904970	953,900	48,930	5.41		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>269,451,655</b>	<b>302,360,330</b>	<b>32,908,675</b>	<b>12.21</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>454,492,145</b>	<b>498,743,005</b>	<b>44,250,860</b>	<b>9.74</b>	<b>5,719,195</b>	<b>8.48</b>

\*Growth is not typically identified separately within a parcel between ag-residential dwellings (line 3) and ag outbuildings (line 7), so for this display, all growth from ag-residential dwellings and ag outbuildings is shown in line 7.

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	181	<b>MEDIAN:</b>	<b>94</b>	COV:	22.21	95% Median C.I.:	92.14 to 97.90
TOTAL Sales Price:	14,186,297	WGT. MEAN:	93	STD:	21.28	95% Wgt. Mean C.I.:	90.83 to 96.13
TOTAL Adj.Sales Price:	14,186,297	MEAN:	96	AVG.ABS.DEV:	13.65	95% Mean C.I.:	92.69 to 98.89
TOTAL Assessed Value:	13,260,715						
AVG. Adj. Sales Price:	78,377	COD:	14.46	MAX Sales Ratio:	187.04		
AVG. Assessed Value:	73,263	PRD:	102.48	MIN Sales Ratio:	10.59		

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

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	26	93.54	93.63	92.49	9.48	101.23	74.79	123.84	87.39 to 100.10	77,355	71,548
10/01/03 TO 12/31/03	17	98.27	102.18	95.51	14.03	106.99	74.54	175.17	84.02 to 100.46	60,617	57,893
01/01/04 TO 03/31/04	22	93.29	93.99	90.40	15.34	103.97	40.26	156.13	84.32 to 103.58	75,832	68,552
04/01/04 TO 06/30/04	25	99.02	103.02	101.08	16.77	101.92	68.45	187.04	90.16 to 111.67	83,626	84,527
07/01/04 TO 09/30/04	21	96.74	100.26	95.94	14.49	104.51	70.79	171.00	90.54 to 100.57	83,108	79,732
10/01/04 TO 12/31/04	25	93.33	96.40	93.32	10.03	103.31	80.53	155.65	89.04 to 98.28	76,252	71,157
01/01/05 TO 03/31/05	15	85.60	82.07	82.75	15.04	99.18	43.05	108.43	67.92 to 96.15	101,926	84,349
04/01/05 TO 06/30/05	30	95.27	92.55	94.16	16.90	98.29	10.59	128.65	90.98 to 101.73	73,503	69,212
<u>Study Years</u>											
07/01/03 TO 06/30/04	90	96.29	97.94	95.08	14.03	103.02	40.26	187.04	92.72 to 98.27	75,563	71,842
07/01/04 TO 06/30/05	91	93.25	93.66	92.00	14.70	101.81	10.59	171.00	90.98 to 96.74	81,160	74,669
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	93	95.56	98.48	95.47	14.28	103.16	40.26	187.04	92.14 to 98.28	79,683	76,071
<u>ALL</u>											
	181	94.35	95.79	93.48	14.46	102.48	10.59	187.04	92.14 to 97.90	78,377	73,263

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

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**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
NORFOLK	8	90.08	91.79	89.63	9.35	102.41	80.61	109.35	80.61 to 109.35	115,511	103,536
NORFOLK V	1	10.59	10.59	10.59			10.59	10.59	N/A	51,000	5,400
PILGER	14	97.33	103.69	102.31	14.64	101.35	82.26	155.65	87.47 to 109.43	34,892	35,698
PILGER V	1	93.33	93.33	93.33			93.33	93.33	N/A	2,250	2,100
RURAL	18	95.93	106.30	94.21	30.33	112.83	63.18	187.04	74.79 to 114.88	100,270	94,468
RURAL V	1	40.26	40.26	40.26			40.26	40.26	N/A	43,000	17,310
SB Valley	3	92.72	78.37	69.80	19.95	112.27	43.44	98.94	N/A	42,166	29,433
STANTON	46	98.43	98.04	98.21	14.11	99.83	43.05	171.00	92.76 to 101.72	72,466	71,167
WILLERS COVE	6	98.27	93.21	83.27	5.15	111.94	67.92	98.28	67.92 to 98.28	74,166	61,757
WILLERS COVE V	7	98.27	98.27	98.27	0.00	100.00	98.27	98.28	98.27 to 98.28	45,357	44,573
WP	2	90.27	90.27	88.87	6.59	101.58	84.32	96.22	N/A	78,500	69,765
WP 02	2	80.45	80.45	79.79	7.34	100.82	74.54	86.36	N/A	78,750	62,837
WP 03	6	99.84	97.74	96.31	14.71	101.49	78.66	116.24	78.66 to 116.24	67,916	65,410
WP 04	6	97.23	97.69	96.82	10.97	100.89	82.64	120.67	82.64 to 120.67	71,233	68,971
WP 05	16	94.04	96.64	95.94	7.46	100.73	82.80	123.84	90.98 to 99.62	78,928	75,725
WP 06	10	90.29	86.39	85.92	5.94	100.55	62.82	93.25	77.94 to 91.56	80,779	69,402
WP 07	6	77.23	80.78	79.99	8.36	100.99	72.48	100.32	72.48 to 100.32	78,583	62,856
WP 08	6	96.95	101.43	98.08	17.43	103.41	79.84	128.65	79.84 to 128.65	68,991	67,667
WP 09	3	96.30	96.53	96.20	8.24	100.34	84.74	108.54	N/A	90,916	87,460
WP 10	6	91.20	89.53	88.94	5.65	100.66	75.93	100.04	75.93 to 100.04	118,681	105,555
WP ROY-2	3	93.28	92.71	92.79	3.08	99.91	88.12	96.74	N/A	152,333	141,351
WP ROY-0	5	96.15	93.10	95.06	6.54	97.93	80.53	103.87	N/A	120,660	114,704
WP WB	5	100.46	102.88	101.96	6.46	100.91	92.86	122.34	N/A	99,900	101,859
<u>ALL</u>											
	181	94.35	95.79	93.48	14.46	102.48	10.59	187.04	92.14 to 97.90	78,377	73,263

**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	61	98.08	99.26	98.73	14.09	100.54	43.05	171.00	93.80 to 101.13	62,691	61,894
2	101	92.85	92.37	91.23	10.77	101.25	10.59	128.65	91.26 to 96.22	84,299	76,904
3	19	91.58	102.83	92.96	33.05	110.62	40.26	187.04	71.96 to 114.88	97,256	90,407
<u>ALL</u>											
	181	94.35	95.79	93.48	14.46	102.48	10.59	187.04	92.14 to 97.90	78,377	73,263

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

Base Stat

State Stat Run

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AVG. Assessed Value:	73,263	PRD:	102.48	MIN Sales Ratio:	10.59		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	160	93.62	97.14	94.07	14.47	103.27	43.05	187.04	91.81 to 96.51	83,472	78,518
2	21	98.27	85.54	83.99	13.18	101.84	10.59	99.91	92.72 to 98.28	39,559	33,226
ALL	181	94.35	95.79	93.48	14.46	102.48	10.59	187.04	92.14 to 97.90	78,377	73,263

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	180	94.33	95.72	93.46	14.46	102.41	10.59	187.04	92.14 to 97.88	78,759	73,612
06											
07	1	109.42	109.42	109.42			109.42	109.42	N/A	9,500	10,395
ALL	181	94.35	95.79	93.48	14.46	102.48	10.59	187.04	92.14 to 97.90	78,377	73,263

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
19-0039											
19-0058	1	103.89	103.89	103.89			103.89	103.89	N/A	96,000	99,735
19-0059	2	90.66	90.66	84.17	20.63	107.71	71.96	109.35	N/A	142,433	119,882
20-0030	31	98.27	105.09	98.86	15.23	106.30	67.92	187.04	95.56 to 98.28	49,024	48,465
59-0001											
59-0002	90	91.69	91.60	90.99	11.35	100.68	10.59	128.65	89.04 to 93.28	88,880	80,868
59-0037											
59-0048											
84-0003	55	98.08	97.70	96.36	16.00	101.39	40.26	175.17	92.14 to 101.69	71,526	68,926
84-0055	2	88.58	88.58	99.21	28.67	89.29	63.18	113.98	N/A	176,250	174,855
90-0595											
NonValid School											
ALL	181	94.35	95.79	93.48	14.46	102.48	10.59	187.04	92.14 to 97.90	78,377	73,263

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

Base Stat

State Stat Run

Type: Qualified

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TOTAL Assessed Value:	13,260,715						
AVG. Adj. Sales Price:	78,377	COD:	14.46	MAX Sales Ratio:	187.04		
AVG. Assessed Value:	73,263	PRD:	102.48	MIN Sales Ratio:	10.59		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	25	98.27	85.78	86.85	14.26	98.77	10.59	109.42	92.72 to 98.28	40,350	35,042
Prior TO 1860	1	155.65	155.65	155.65			155.65	155.65	N/A	48,500	75,490
1860 TO 1899	1	90.16	90.16	90.16			90.16	90.16	N/A	15,500	13,975
1900 TO 1919	28	98.99	108.60	101.95	24.05	106.52	68.28	187.04	88.44 to 112.25	54,892	55,964
1920 TO 1939	12	86.41	87.98	83.10	12.30	105.88	68.45	110.25	74.79 to 99.99	94,155	78,239
1940 TO 1949	2	119.21	119.21	99.09	23.82	120.31	90.82	147.60	N/A	51,500	51,030
1950 TO 1959	7	98.79	98.61	93.41	13.60	105.57	74.98	141.30	74.98 to 141.30	62,285	58,183
1960 TO 1969	15	92.76	95.40	97.62	12.23	97.72	74.54	117.86	84.32 to 108.43	92,933	90,724
1970 TO 1979	35	95.89	97.19	96.80	9.68	100.41	62.82	123.84	92.14 to 100.57	76,366	73,921
1980 TO 1989	19	90.84	91.39	90.56	9.06	100.91	72.48	128.65	86.43 to 93.25	87,460	79,203
1990 TO 1994	15	84.74	89.26	87.61	13.36	101.88	63.18	121.45	77.36 to 101.13	87,886	76,999
1995 TO 1999	9	96.30	94.92	90.99	10.56	104.31	67.92	122.34	82.61 to 104.30	150,110	136,590
2000 TO Present	12	96.33	96.70	95.55	5.10	101.20	88.12	117.20	91.86 to 100.46	125,816	120,223
ALL	181	94.35	95.79	93.48	14.46	102.48	10.59	187.04	92.14 to 97.90	78,377	73,263

**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	93.33	93.33	93.33			93.33	93.33	N/A	2,250	2,100
5000 TO 9999	2	100.65	100.65	101.14	8.71	99.52	91.88	109.42	N/A	9,000	9,102
Total \$											
1 TO 9999	3	93.33	98.21	100.27	6.26	97.95	91.88	109.42	N/A	6,750	6,768
10000 TO 29999	10	94.21	101.05	101.45	29.47	99.60	43.05	175.17	57.31 to 147.60	16,750	16,993
30000 TO 59999	44	98.27	101.13	99.90	16.98	101.23	10.59	171.00	94.77 to 100.29	43,818	43,773
60000 TO 99999	85	92.86	94.83	94.17	12.33	100.70	43.44	187.04	90.84 to 98.28	77,974	73,432
100000 TO 149999	28	92.00	90.08	89.83	9.81	100.28	63.18	117.86	86.67 to 96.30	118,233	106,210
150000 TO 249999	9	88.43	89.31	88.15	13.79	101.31	67.92	113.86	71.96 to 103.87	178,351	157,225
250000 TO 499999	2	98.30	98.30	97.49	15.96	100.82	82.61	113.98	N/A	263,500	256,890
ALL	181	94.35	95.79	93.48	14.46	102.48	10.59	187.04	92.14 to 97.90	78,377	73,263

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

Base Stat

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AVG. Assessed Value:	73,263	PRD:	102.48	MIN Sales Ratio:	10.59		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	68.19	68.19	52.29	36.87	130.42	43.05	93.33	N/A	6,125	3,202
5000 TO 9999	3	57.31	53.26	29.08	47.28	183.14	10.59	91.88	N/A	24,666	7,173
Total \$											
1 TO 9999	5	57.31	59.23	32.38	45.92	182.95	10.59	93.33	N/A	17,250	5,585
10000 TO 29999	14	98.08	99.50	85.89	22.74	115.84	40.26	175.17	87.47 to 123.11	24,928	21,412
30000 TO 59999	47	98.27	95.96	93.07	11.52	103.11	62.82	171.00	92.85 to 98.28	50,978	47,443
60000 TO 99999	80	92.36	96.71	94.30	13.00	102.56	63.18	157.92	90.98 to 96.61	80,401	75,816
100000 TO 149999	29	96.15	96.31	92.19	14.05	104.47	67.92	187.04	86.67 to 101.13	127,653	117,678
150000 TO 249999	5	98.08	99.03	96.83	7.83	102.27	82.61	113.86	N/A	194,200	188,041
250000 TO 499999	1	113.98	113.98	113.98			113.98	113.98	N/A	250,000	284,950
ALL	181	94.35	95.79	93.48	14.46	102.48	10.59	187.04	92.14 to 97.90	78,377	73,263

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	25	98.27	85.78	86.85	14.26	98.77	10.59	109.42	92.72 to 98.28	40,350	35,042
10	1	100.29	100.29	100.29			100.29	100.29	N/A	45,000	45,130
20	69	92.85	96.00	93.37	13.63	102.82	62.82	175.17	88.44 to 97.88	66,384	61,979
30	75	93.28	98.60	93.64	15.59	105.30	63.18	187.04	90.84 to 99.99	92,839	86,930
40	10	96.62	99.22	100.17	9.90	99.05	75.93	122.34	86.67 to 113.98	131,210	131,433
50	1	82.61	82.61	82.61			82.61	82.61	N/A	277,000	228,830
ALL	181	94.35	95.79	93.48	14.46	102.48	10.59	187.04	92.14 to 97.90	78,377	73,263

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	24	98.27	84.80	86.63	14.38	97.88	10.59	103.87	91.88 to 98.28	41,635	36,069
100	2	86.30	86.30	67.10	26.79	128.61	63.18	109.42	N/A	56,000	37,577
101	71	96.18	95.38	94.26	11.81	101.19	62.82	141.30	91.13 to 99.76	79,636	75,062
102	11	88.12	86.18	85.49	8.99	100.81	70.79	100.46	74.79 to 96.61	140,490	120,110
103	1	86.67	86.67	86.67			86.67	86.67	N/A	119,500	103,565
104	31	99.99	110.03	102.41	22.61	107.44	68.28	187.04	90.82 to 112.25	74,822	76,624
111	40	91.98	94.13	92.60	9.64	101.66	67.92	123.84	90.54 to 95.96	85,536	79,204
304	1	147.60	147.60	147.60			147.60	147.60	N/A	15,000	22,140
ALL	181	94.35	95.79	93.48	14.46	102.48	10.59	187.04	92.14 to 97.90	78,377	73,263

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	181	<b>MEDIAN:</b>	<b>94</b>	COV:	22.21	95% Median C.I.:	92.14 to 97.90
TOTAL Sales Price:	14,186,297	WGT. MEAN:	93	STD:	21.28	95% Wgt. Mean C.I.:	90.83 to 96.13
TOTAL Adj.Sales Price:	14,186,297	MEAN:	96	AVG.ABS.DEV:	13.65	95% Mean C.I.:	92.69 to 98.89
TOTAL Assessed Value:	13,260,715						
AVG. Adj. Sales Price:	78,377	COD:	14.46	MAX Sales Ratio:	187.04		
AVG. Assessed Value:	73,263	PRD:	102.48	MIN Sales Ratio:	10.59		

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

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	25	98.27	85.78	86.85	14.26	98.77	10.59	109.42	92.72 to 98.28	40,350	35,042
20	5	112.25	130.54	119.03	27.07	109.66	87.05	175.17	N/A	34,100	40,590
30	81	93.51	100.37	97.37	15.92	103.08	68.28	187.04	91.56 to 99.76	68,738	66,932
40	60	93.50	92.52	92.15	10.23	100.41	63.18	122.34	90.54 to 96.74	98,404	90,674
50	10	89.55	85.94	85.97	12.39	99.97	62.82	101.69	67.92 to 98.08	153,500	131,966
ALL	181	94.35	95.79	93.48	14.46	102.48	10.59	187.04	92.14 to 97.90	78,377	73,263

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	9	<b>MEDIAN:</b>	<b>60</b>	COV:	35.29	95% Median C.I.:	45.00 to 105.10	(! : Derived)
TOTAL Sales Price:	492,665	WGT. MEAN:	77	STD:	23.85	95% Wgt. Mean C.I.:	61.02 to 92.86	
TOTAL Adj.Sales Price:	492,665	MEAN:	68	AVG.ABS.DEV:	17.83	95% Mean C.I.:	49.25 to 85.92	
TOTAL Assessed Value:	379,070							
AVG. Adj. Sales Price:	54,740	COD:	29.50	MAX Sales Ratio:	106.88			
AVG. Assessed Value:	42,118	PRD:	87.84	MIN Sales Ratio:	45.00			

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02	1	50.00	50.00	50.00			50.00	50.00	N/A	4,500	2,250
01/01/03 TO 03/31/03											
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03	1	60.46	60.46	60.46			60.46	60.46	N/A	6,500	3,930
10/01/03 TO 12/31/03	1	45.00	45.00	45.00			45.00	45.00	N/A	9,000	4,050
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	1	71.09	71.09	71.09			71.09	71.09	N/A	175,000	124,405
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	3	53.65	67.92	68.71	37.34	98.85	45.00	105.10	N/A	9,666	6,641
01/01/05 TO 03/31/05	1	71.09	71.09	71.09			71.09	71.09	N/A	175,000	124,405
04/01/05 TO 06/30/05	1	106.88	106.88	106.88			106.88	106.88	N/A	93,665	100,105
<u>Study Years</u>											
07/01/02 TO 06/30/03	1	50.00	50.00	50.00			50.00	50.00	N/A	4,500	2,250
07/01/03 TO 06/30/04	3	60.46	58.85	69.49	14.38	84.68	45.00	71.09	N/A	63,500	44,128
07/01/04 TO 06/30/05	5	71.09	76.34	82.12	31.88	92.97	45.00	106.88	N/A	59,533	48,887
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	2	52.73	52.73	51.48	14.66	102.42	45.00	60.46	N/A	7,750	3,990
01/01/04 TO 12/31/04	4	62.37	68.71	70.75	31.08	97.12	45.00	105.10	N/A	51,000	36,082
<u>ALL</u>	9	60.46	67.58	76.94	29.50	87.84	45.00	106.88	45.00 to 105.10	54,740	42,118

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
PILGER	3	45.00	65.03	66.46	44.52	97.85	45.00	105.10	N/A	9,333	6,203
PILGER V	1	50.00	50.00	50.00			50.00	50.00	N/A	4,500	2,250
STANTON	5	71.09	72.63	77.84	17.96	93.31	53.65	106.88	N/A	92,033	71,642
<u>ALL</u>	9	60.46	67.58	76.94	29.50	87.84	45.00	106.88	45.00 to 105.10	54,740	42,118

**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	9	60.46	67.58	76.94	29.50	87.84	45.00	106.88	45.00 to 105.10	54,740	42,118
<u>ALL</u>	9	60.46	67.58	76.94	29.50	87.84	45.00	106.88	45.00 to 105.10	54,740	42,118

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

Type: Qualified

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

NUMBER of Sales:	9	<b>MEDIAN:</b>	<b>60</b>	COV:	35.29	95% Median C.I.:	45.00 to 105.10	(!: Derived)
TOTAL Sales Price:	492,665	WGT. MEAN:	77	STD:	23.85	95% Wgt. Mean C.I.:	61.02 to 92.86	
TOTAL Adj.Sales Price:	492,665	MEAN:	68	AVG.ABS.DEV:	17.83	95% Mean C.I.:	49.25 to 85.92	
TOTAL Assessed Value:	379,070							
AVG. Adj. Sales Price:	54,740	COD:	29.50	MAX Sales Ratio:	106.88			
AVG. Assessed Value:	42,118	PRD:	87.84	MIN Sales Ratio:	45.00			

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	8	65.78	69.78	77.19	28.51	90.40	45.00	106.88	45.00 to 106.88	61,020	47,102
2	1	50.00	50.00	50.00			50.00	50.00	N/A	4,500	2,250
ALL	9	60.46	67.58	76.94	29.50	87.84	45.00	106.88	45.00 to 105.10	54,740	42,118

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
19-0039											
19-0058											
19-0059											
20-0030	4	47.50	61.28	64.18	34.26	95.47	45.00	105.10	N/A	8,125	5,215
59-0001											
59-0002											
59-0037											
59-0048											
84-0003	5	71.09	72.63	77.84	17.96	93.31	53.65	106.88	N/A	92,033	71,642
84-0055											
90-0595											
NonValid School											
ALL	9	60.46	67.58	76.94	29.50	87.84	45.00	106.88	45.00 to 105.10	54,740	42,118

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	9	<b>MEDIAN:</b>	<b>60</b>	COV:	35.29	95% Median C.I.:	45.00 to 105.10	(! : Derived)
TOTAL Sales Price:	492,665	WGT. MEAN:	77	STD:	23.85	95% Wgt. Mean C.I.:	61.02 to 92.86	
TOTAL Adj.Sales Price:	492,665	MEAN:	68	AVG.ABS.DEV:	17.83	95% Mean C.I.:	49.25 to 85.92	
TOTAL Assessed Value:	379,070							
AVG. Adj. Sales Price:	54,740	COD:	29.50	MAX Sales Ratio:	106.88			
AVG. Assessed Value:	42,118	PRD:	87.84	MIN Sales Ratio:	45.00			

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	2	78.44	78.44	104.27	36.26	75.23	50.00	106.88	N/A	49,082	51,177
Prior TO 1860											
1860 TO 1899	1	60.46	60.46	60.46			60.46	60.46	N/A	6,500	3,930
1900 TO 1919											
1920 TO 1939	3	45.00	47.88	48.09	6.41	99.57	45.00	53.65	N/A	9,333	4,488
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989	1	105.10	105.10	105.10			105.10	105.10	N/A	10,000	10,510
1990 TO 1994											
1995 TO 1999	2	71.09	71.09	71.09	0.00	100.00	71.09	71.09	N/A	175,000	124,405
2000 TO Present											
ALL	9	60.46	67.58	76.94	29.50	87.84	45.00	106.88	45.00 to 105.10	54,740	42,118

**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	50.00	50.00	50.00			50.00	50.00	N/A	4,500	2,250
5000 TO 9999	3	45.00	50.15	49.10	11.45	102.14	45.00	60.46	N/A	8,166	4,010
Total \$											
1 TO 9999	4	47.50	50.12	49.24	10.77	101.77	45.00	60.46	N/A	7,250	3,570
10000 TO 29999	2	79.38	79.38	79.38	32.41	100.00	53.65	105.10	N/A	10,000	7,937
60000 TO 99999	1	106.88	106.88	106.88			106.88	106.88	N/A	93,665	100,105
150000 TO 249999	2	71.09	71.09	71.09	0.00	100.00	71.09	71.09	N/A	175,000	124,405
ALL	9	60.46	67.58	76.94	29.50	87.84	45.00	106.88	45.00 to 105.10	54,740	42,118

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

Type: Qualified

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

NUMBER of Sales:	9	<b>MEDIAN:</b>	<b>60</b>	COV:	35.29	95% Median C.I.:	45.00 to 105.10	(! : Derived)
TOTAL Sales Price:	492,665	WGT. MEAN:	77	STD:	23.85	95% Wgt. Mean C.I.:	61.02 to 92.86	
TOTAL Adj.Sales Price:	492,665	MEAN:	68	AVG.ABS.DEV:	17.83	95% Mean C.I.:	49.25 to 85.92	
TOTAL Assessed Value:	379,070							
AVG. Adj. Sales Price:	54,740	COD:	29.50	MAX Sales Ratio:	106.88			
AVG. Assessed Value:	42,118	PRD:	87.84	MIN Sales Ratio:	45.00			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	4	47.50	50.12	49.24	10.77	101.77	45.00	60.46	N/A	7,250	3,570
5000 TO 9999	1	53.65	53.65	53.65			53.65	53.65	N/A	10,000	5,365
Total \$ _____											
1 TO 9999	5	50.00	50.82	50.37	9.64	100.89	45.00	60.46	N/A	7,800	3,929
10000 TO 29999	1	105.10	105.10	105.10			105.10	105.10	N/A	10,000	10,510
100000 TO 149999	3	71.09	83.02	78.64	16.78	105.56	71.09	106.88	N/A	147,888	116,305
ALL _____											
	9	60.46	67.58	76.94	29.50	87.84	45.00	106.88	45.00 to 105.10	54,740	42,118

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	78.44	78.44	104.27	36.26	75.23	50.00	106.88	N/A	49,082	51,177
10	5	53.65	61.84	62.71	28.17	98.62	45.00	105.10	N/A	8,900	5,581
20	2	71.09	71.09	71.09	0.00	100.00	71.09	71.09	N/A	175,000	124,405
ALL _____											
	9	60.46	67.58	76.94	29.50	87.84	45.00	106.88	45.00 to 105.10	54,740	42,118

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	78.44	78.44	104.27	36.26	75.23	50.00	106.88	N/A	49,082	51,177
352	2	71.09	71.09	71.09	0.00	100.00	71.09	71.09	N/A	175,000	124,405
384	1	53.65	53.65	53.65			53.65	53.65	N/A	10,000	5,365
406	3	45.00	50.15	49.10	11.45	102.14	45.00	60.46	N/A	8,166	4,010
526	1	105.10	105.10	105.10			105.10	105.10	N/A	10,000	10,510
ALL _____											
	9	60.46	67.58	76.94	29.50	87.84	45.00	106.88	45.00 to 105.10	54,740	42,118

**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	106.88	106.88	106.88			106.88	106.88	N/A	93,665	100,105
03	8	57.06	62.67	69.92	24.99	89.64	45.00	105.10	45.00 to 105.10	49,875	34,870
04											
ALL _____											
	9	60.46	67.58	76.94	29.50	87.84	45.00	106.88	45.00 to 105.10	54,740	42,118

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	74	<b>MEDIAN:</b>	<b>75</b>	COV:	22.18	95% Median C.I.:	70.17 to 78.93	(!: Derived)
(AgLand) TOTAL Sales Price:	14,336,959	WGT. MEAN:	72	STD:	16.54	95% Wgt. Mean C.I.:	68.57 to 75.78	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,326,959	MEAN:	75	AVG.ABS.DEV:	13.11	95% Mean C.I.:	70.84 to 78.38	
(AgLand) TOTAL Assessed Value:	10,340,330							
AVG. Adj. Sales Price:	193,607	COD:	17.54	MAX Sales Ratio:	112.44			
AVG. Assessed Value:	139,734	PRD:	103.37	MIN Sales Ratio:	37.79			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	73.10	73.10	73.10			73.10	73.10	N/A	67,481	49,330
10/01/02 TO 12/31/02	7	85.46	81.94	80.55	14.63	101.72	56.30	103.19	56.30 to 103.19	182,170	146,745
01/01/03 TO 03/31/03	11	78.88	82.95	80.86	17.15	102.58	59.85	112.44	65.01 to 111.93	171,215	138,451
04/01/03 TO 06/30/03	6	81.06	82.44	81.71	12.50	100.89	65.95	105.32	65.95 to 105.32	124,484	101,715
07/01/03 TO 09/30/03	1	91.01	91.01	91.01			91.01	91.01	N/A	134,371	122,285
10/01/03 TO 12/31/03	2	93.57	93.57	92.33	1.90	101.34	91.80	95.34	N/A	187,775	173,377
01/01/04 TO 03/31/04	9	74.38	72.39	72.08	17.89	100.44	37.79	98.70	57.23 to 89.98	278,458	200,701
04/01/04 TO 06/30/04	3	67.23	62.38	63.46	18.62	98.29	41.18	78.73	N/A	167,654	106,400
07/01/04 TO 09/30/04	3	75.54	73.77	76.81	13.47	96.05	57.63	88.15	N/A	110,250	84,678
10/01/04 TO 12/31/04	4	70.01	74.38	72.31	16.93	102.86	62.39	95.10	N/A	298,466	215,811
01/01/05 TO 03/31/05	17	64.77	64.00	62.68	15.69	102.10	40.84	81.43	47.62 to 75.93	217,010	136,032
04/01/05 TO 06/30/05	10	82.06	74.35	68.23	13.85	108.96	48.08	92.51	53.38 to 88.67	162,120	110,613
<u>Study Years</u>											
07/01/02 TO 06/30/03	25	78.93	82.15	80.79	15.69	101.68	56.30	112.44	73.10 to 89.21	158,918	128,392
07/01/03 TO 06/30/04	15	74.89	74.46	73.73	19.49	100.98	37.79	98.70	64.95 to 91.01	234,600	172,970
07/01/04 TO 06/30/05	34	69.18	69.13	66.36	17.58	104.16	40.84	95.10	62.39 to 78.86	201,029	133,410
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	20	84.88	84.26	82.87	14.29	101.68	59.85	112.44	73.88 to 91.80	157,010	130,115
01/01/04 TO 12/31/04	19	74.38	71.45	71.53	17.23	99.89	37.79	98.70	62.39 to 84.89	238,616	170,673
<u>ALL</u>											
	74	74.72	74.61	72.17	17.54	103.37	37.79	112.44	70.17 to 78.93	193,607	139,734

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

Base Stat

State Stat Run

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

NUMBER of Sales:	74	<b>MEDIAN:</b>	<b>75</b>	COV:	22.18	95% Median C.I.:	70.17 to 78.93	(!: Derived)
(AgLand) TOTAL Sales Price:	14,336,959	WGT. MEAN:	72	STD:	16.54	95% Wgt. Mean C.I.:	68.57 to 75.78	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,326,959	MEAN:	75	AVG.ABS.DEV:	13.11	95% Mean C.I.:	70.84 to 78.38	
(AgLand) TOTAL Assessed Value:	10,340,330							
AVG. Adj. Sales Price:	193,607	COD:	17.54	MAX Sales Ratio:	112.44			
AVG. Assessed Value:	139,734	PRD:	103.37	MIN Sales Ratio:	37.79			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1503	5	79.59	75.41	74.53	15.04	101.18	57.63	89.98	N/A	88,550	65,995	
1505	4	77.39	74.92	75.64	5.14	99.04	65.95	78.93	N/A	201,624	152,511	
1507	12	75.95	77.38	75.60	12.32	102.36	62.39	95.10	63.28 to 91.80	213,620	161,489	
1545	5	93.32	91.85	90.63	11.85	101.34	68.74	111.93	N/A	170,871	154,868	
1547	2	72.47	72.47	71.36	7.23	101.55	67.23	77.71	N/A	136,220	97,212	
1549	4	73.71	70.99	63.41	24.43	111.95	41.18	95.34	N/A	129,340	82,012	
1783	2	76.63	76.63	75.44	2.94	101.57	74.38	78.88	N/A	448,500	338,360	
1785	11	59.85	66.78	61.27	25.64	109.01	47.62	105.32	47.62 to 94.56	202,060	123,795	
1787	7	62.20	64.42	63.03	24.88	102.22	40.84	89.21	40.84 to 89.21	189,406	119,374	
1829	6	67.89	63.77	64.93	15.82	98.21	37.79	75.54	37.79 to 75.54	224,391	145,695	
1831	9	78.73	78.69	78.22	9.49	100.60	65.13	90.07	70.17 to 88.15	187,251	146,464	
1833	7	82.47	85.39	78.91	14.86	108.22	64.95	112.44	64.95 to 112.44	199,000	157,025	
ALL	74	74.72	74.61	72.17	17.54	103.37	37.79	112.44	70.17 to 78.93	193,607	139,734	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	40	74.13	72.59	69.64	20.58	104.24	40.84	111.93	64.77 to 79.59	183,472	127,773	
2	22	75.21	76.75	74.39	14.89	103.17	37.79	112.44	67.93 to 84.89	201,118	149,615	
3	12	75.95	77.38	75.60	12.32	102.36	62.39	95.10	63.28 to 91.80	213,620	161,489	
ALL	74	74.72	74.61	72.17	17.54	103.37	37.79	112.44	70.17 to 78.93	193,607	139,734	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	74	74.72	74.61	72.17	17.54	103.37	37.79	112.44	70.17 to 78.93	193,607	139,734	
ALL	74	74.72	74.61	72.17	17.54	103.37	37.79	112.44	70.17 to 78.93	193,607	139,734	

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	74	<b>MEDIAN:</b>	<b>75</b>	COV:	22.18	95% Median C.I.:	70.17 to 78.93	(!: Derived)
(AgLand) TOTAL Sales Price:	14,336,959	WGT. MEAN:	72	STD:	16.54	95% Wgt. Mean C.I.:	68.57 to 75.78	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,326,959	MEAN:	75	AVG.ABS.DEV:	13.11	95% Mean C.I.:	70.84 to 78.38	
(AgLand) TOTAL Assessed Value:	10,340,330							
AVG. Adj. Sales Price:	193,607	COD:	17.54	MAX Sales Ratio:	112.44			
AVG. Assessed Value:	139,734	PRD:	103.37	MIN Sales Ratio:	37.79			

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
19-0039	4	71.63	70.51	68.48	4.12	102.96	64.95	73.80	N/A	261,458	179,041
19-0058	11	62.20	63.72	64.68	24.18	98.51	37.79	90.07	40.84 to 88.15	198,911	128,659
19-0059	3	74.89	73.34	72.00	8.81	101.87	62.67	82.47	N/A	329,011	236,881
20-0030	14	79.39	79.48	77.76	12.75	102.22	62.39	98.70	63.28 to 92.51	211,240	164,257
59-0001	3	81.87	84.33	82.22	14.35	102.57	67.93	103.19	N/A	118,333	97,293
59-0002	4	70.38	71.77	69.78	17.56	102.84	57.63	88.67	N/A	84,687	59,098
59-0037											
59-0048											
84-0003	34	78.22	76.20	72.11	18.36	105.66	41.18	112.44	65.95 to 86.57	169,704	122,379
84-0055	1	74.38	74.38	74.38			74.38	74.38	N/A	685,000	509,490
90-0595											
NonValid School											
ALL	74	74.72	74.61	72.17	17.54	103.37	37.79	112.44	70.17 to 78.93	193,607	139,734

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	6	74.56	74.00	66.21	16.34	111.76	37.79	95.34	37.79 to 95.34	77,546	51,347
50.01 TO 100.00	26	78.32	75.83	73.38	16.68	103.35	40.84	105.32	67.93 to 86.95	125,476	92,070
100.01 TO 180.00	34	78.04	76.43	74.03	16.96	103.23	41.18	112.44	65.13 to 83.19	228,867	169,436
180.01 TO 330.00	5	74.38	69.29	71.05	7.95	97.52	56.30	75.93	N/A	439,556	312,298
330.01 TO 650.00	3	47.62	53.41	50.98	12.18	104.77	47.62	65.01	N/A	206,666	105,365
ALL	74	74.72	74.61	72.17	17.54	103.37	37.79	112.44	70.17 to 78.93	193,607	139,734

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	27	82.24	80.39	79.49	12.01	101.13	37.79	105.32	74.56 to 88.67	164,838	131,030
DRY-N/A	26	67.58	70.15	67.77	19.89	103.52	40.84	112.44	62.39 to 78.88	202,452	137,194
GRASS	8	75.38	76.02	75.82	17.62	100.26	56.30	111.93	56.30 to 111.93	117,813	89,331
GRASS-N/A	6	62.40	63.92	61.63	19.59	103.72	47.62	93.32	47.62 to 93.32	252,022	155,312
IRRGTD	3	65.90	72.66	68.22	22.92	106.50	53.38	98.70	N/A	271,250	185,053
IRRGTD-N/A	4	80.47	79.18	76.91	11.94	102.96	64.77	91.01	N/A	336,042	258,441
ALL	74	74.72	74.61	72.17	17.54	103.37	37.79	112.44	70.17 to 78.93	193,607	139,734

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	74	<b>MEDIAN:</b>	<b>75</b>	COV:	22.18	95% Median C.I.:	70.17 to 78.93	(! : Derived)
(AgLand) TOTAL Sales Price:	14,336,959	WGT. MEAN:	72	STD:	16.54	95% Wgt. Mean C.I.:	68.57 to 75.78	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,326,959	MEAN:	75	AVG.ABS.DEV:	13.11	95% Mean C.I.:	70.84 to 78.38	
(AgLand) TOTAL Assessed Value:	10,340,330							
AVG. Adj. Sales Price:	193,607	COD:	17.54	MAX Sales Ratio:	112.44			
AVG. Assessed Value:	139,734	PRD:	103.37	MIN Sales Ratio:	37.79			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	35	77.71	76.92	74.99	14.91	102.56	37.79	105.32	73.10 to 84.89	183,433	137,565
DRY-N/A	18	74.35	72.35	69.52	19.16	104.08	41.18	112.44	62.20 to 81.87	183,012	127,227
GRASS	11	70.17	70.32	66.50	20.09	105.75	47.62	111.93	47.62 to 86.95	147,416	98,035
GRASS-N/A	3	64.95	72.71	68.20	17.18	106.61	59.85	93.32	N/A	277,687	189,381
IRRGTD	5	86.57	79.11	74.94	16.27	105.56	53.38	98.70	N/A	246,584	184,797
IRRGTD-N/A	2	69.57	69.57	71.89	6.90	96.79	64.77	74.38	N/A	462,500	332,470
ALL	74	74.72	74.61	72.17	17.54	103.37	37.79	112.44	70.17 to 78.93	193,607	139,734

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	51	75.93	75.90	73.59	16.13	103.13	37.79	112.44	73.10 to 81.87	186,153	136,988
DRY-N/A	2	61.91	61.91	53.70	33.49	115.29	41.18	82.65	N/A	110,281	59,222
GRASS	14	67.59	70.83	67.08	20.47	105.60	47.62	111.93	56.30 to 86.95	175,331	117,609
IRRGTD	7	74.38	76.39	73.63	17.71	103.74	53.38	98.70	53.38 to 98.70	308,274	226,989
ALL	74	74.72	74.61	72.17	17.54	103.37	37.79	112.44	70.17 to 78.93	193,607	139,734

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	2	92.00	92.00	92.63	3.63	99.33	88.67	95.34	N/A	47,900	44,367
60000 TO 99999	10	78.60	81.92	82.98	14.69	98.72	57.63	105.32	72.02 to 103.19	79,173	65,702
100000 TO 149999	22	81.65	81.92	82.14	13.56	99.73	57.23	112.44	68.74 to 91.01	125,753	103,296
150000 TO 249999	22	70.29	67.85	69.03	18.40	98.29	37.79	98.70	58.62 to 78.86	198,813	137,232
250000 TO 499999	16	63.12	67.72	67.86	18.79	99.80	47.62	95.10	53.38 to 83.19	316,496	214,765
500000 +	2	69.66	69.66	70.18	6.77	99.27	64.95	74.38	N/A	617,500	433,347
ALL	74	74.72	74.61	72.17	17.54	103.37	37.79	112.44	70.17 to 78.93	193,607	139,734

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

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	14,326,959	MEAN:	75	AVG.ABS.DEV:	13.11	95% Mean C.I.:	70.84 to 78.38	
(AgLand) TOTAL Assessed Value:	10,340,330							
AVG. Adj. Sales Price:	193,607	COD:	17.54	MAX Sales Ratio:	112.44			
AVG. Assessed Value:	139,734	PRD:	103.37	MIN Sales Ratio:	37.79			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____ Low \$ _____	_____										
_____ Total \$ _____											
30000 TO 59999	8	74.56	73.04	67.09	16.45	108.87	37.79	95.34	37.79 to 95.34	74,828	50,200
60000 TO 99999	22	70.38	71.48	67.71	20.66	105.56	40.84	105.32	59.85 to 81.87	123,848	83,862
100000 TO 149999	17	78.73	76.63	71.77	18.93	106.77	47.62	111.93	58.62 to 92.51	169,384	121,564
150000 TO 249999	22	75.61	76.34	73.91	15.55	103.29	53.38	112.44	63.28 to 85.46	262,265	193,837
250000 TO 499999	4	75.41	76.89	75.08	9.25	102.42	64.95	91.80	N/A	417,320	313,313
500000 +	1	74.38	74.38	74.38			74.38	74.38	N/A	685,000	509,490
_____ ALL _____	74	74.72	74.61	72.17	17.54	103.37	37.79	112.44	70.17 to 78.93	193,607	139,734

**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:	181	<b>MEDIAN:</b>	<b>92</b>	COV:	22.78	95% Median C.I.:	90.28 to 93.78
TOTAL Sales Price:	14,186,297	WGT. MEAN:	89	STD:	20.95	95% Wgt. Mean C.I.:	86.67 to 91.87
TOTAL Adj.Sales Price:	14,186,297	MEAN:	92	AVG.ABS.DEV:	14.15	95% Mean C.I.:	88.95 to 95.05
TOTAL Assessed Value:	12,663,840						
AVG. Adj. Sales Price:	78,377	COD:	15.40	MAX Sales Ratio:	166.36		
AVG. Assessed Value:	69,965	PRD:	103.06	MIN Sales Ratio:	10.59		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	26	93.53	92.93	91.20	10.29	101.90	67.91	123.84	88.20 to 98.27	77,355	70,545
10/01/03 TO 12/31/03	17	98.27	94.83	90.69	15.98	104.57	52.49	142.36	80.61 to 100.46	60,617	54,972
01/01/04 TO 03/31/04	22	92.35	89.72	85.84	14.18	104.52	40.26	140.74	84.32 to 98.27	75,832	65,096
04/01/04 TO 06/30/04	25	92.86	96.85	94.06	15.51	102.96	59.96	162.33	86.43 to 100.31	83,626	78,661
07/01/04 TO 09/30/04	21	96.74	97.42	91.27	16.04	106.74	63.93	162.00	86.36 to 100.57	83,108	75,852
10/01/04 TO 12/31/04	25	91.26	92.43	90.37	11.94	102.28	42.06	166.36	87.51 to 95.89	76,252	68,905
01/01/05 TO 03/31/05	15	79.46	79.26	79.74	15.46	99.39	43.05	108.43	67.92 to 91.23	101,926	81,279
04/01/05 TO 06/30/05	30	92.29	89.43	88.96	19.36	100.53	10.59	132.21	84.74 to 100.32	73,503	65,391
<u>Study Years</u>											
07/01/03 TO 06/30/04	90	92.86	93.59	90.69	14.03	103.20	40.26	162.33	89.74 to 97.66	75,563	68,526
07/01/04 TO 06/30/05	91	91.23	90.42	87.96	16.63	102.80	10.59	166.36	87.08 to 94.30	81,160	71,389
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	93	92.14	94.10	90.60	14.67	103.86	40.26	166.36	90.47 to 94.64	79,683	72,195
<u>ALL</u>											
	181	91.86	92.00	89.27	15.40	103.06	10.59	166.36	90.28 to 93.78	78,377	69,965

**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:	181	<b>MEDIAN:</b>	<b>92</b>	COV:	22.78	95% Median C.I.:	90.28 to 93.78
TOTAL Sales Price:	14,186,297	WGT. MEAN:	89	STD:	20.95	95% Wgt. Mean C.I.:	86.67 to 91.87
TOTAL Adj.Sales Price:	14,186,297	MEAN:	92	AVG.ABS.DEV:	14.15	95% Mean C.I.:	88.95 to 95.05
TOTAL Assessed Value:	12,663,840						
AVG. Adj. Sales Price:	78,377	COD:	15.40	MAX Sales Ratio:	166.36		
AVG. Assessed Value:	69,965	PRD:	103.06	MIN Sales Ratio:	10.59		

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**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
NORFOLK	8	90.08	91.79	89.63	9.35	102.41	80.61	109.35	80.61 to 109.35	115,511	103,536
NORFOLK V	1	10.59	10.59	10.59			10.59	10.59	N/A	51,000	5,400
PILGER	14	105.77	112.47	109.96	16.43	102.28	87.08	166.36	91.38 to 132.21	34,892	38,369
PILGER V	1	93.33	93.33	93.33			93.33	93.33	N/A	2,250	2,100
RURAL	18	79.55	90.60	80.56	30.90	112.47	57.19	162.33	60.02 to 100.56	100,270	80,773
RURAL V	1	40.26	40.26	40.26			40.26	40.26	N/A	43,000	17,310
SB Valley	3	43.44	46.00	45.26	8.00	101.62	42.06	52.49	N/A	42,166	19,086
STANTON	46	89.14	88.87	87.65	15.01	101.39	43.05	153.10	82.49 to 93.16	72,466	63,518
WILLERS COVE	6	98.27	93.21	83.27	5.15	111.94	67.92	98.28	67.92 to 98.28	74,166	61,757
WILLERS COVE V	7	98.27	98.27	98.27	0.00	100.00	98.27	98.28	98.27 to 98.28	45,357	44,573
WP	2	90.27	90.27	88.87	6.59	101.58	84.32	96.22	N/A	78,500	69,765
WP 02	2	80.45	80.45	79.79	7.34	100.82	74.54	86.36	N/A	78,750	62,837
WP 03	6	99.84	97.74	96.31	14.71	101.49	78.66	116.24	78.66 to 116.24	67,916	65,410
WP 04	6	97.23	96.44	95.76	9.69	100.71	82.64	113.19	82.64 to 113.19	71,233	68,215
WP 05	16	94.04	96.64	95.94	7.46	100.73	82.80	123.84	90.98 to 99.62	78,928	75,725
WP 06	10	90.29	86.39	85.92	5.94	100.55	62.82	93.25	77.94 to 91.56	80,779	69,402
WP 07	6	77.23	80.78	79.99	8.36	100.99	72.48	100.32	72.48 to 100.32	78,583	62,856
WP 08	6	96.95	101.43	98.08	17.43	103.41	79.84	128.65	79.84 to 128.65	68,991	67,667
WP 09	3	96.30	96.53	96.20	8.24	100.34	84.74	108.54	N/A	90,916	87,460
WP 10	6	91.20	89.53	88.94	5.65	100.66	75.93	100.04	75.93 to 100.04	118,681	105,555
WP ROY-2	3	93.28	92.64	92.72	3.15	99.91	87.91	96.74	N/A	152,333	141,245
WP ROY-O	5	96.15	93.10	95.06	6.54	97.93	80.53	103.87	N/A	120,660	114,704
WP WB	5	100.46	102.88	101.96	6.46	100.91	92.86	122.34	N/A	99,900	101,859
<u>ALL</u>											
	181	91.86	92.00	89.27	15.40	103.06	10.59	166.36	90.28 to 93.78	78,377	69,965

**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	61	91.38	94.36	90.51	16.71	104.26	43.05	166.36	88.26 to 95.37	62,691	56,739
2	101	92.73	91.33	90.81	11.61	100.58	10.59	128.65	90.98 to 96.15	84,299	76,549
3	19	79.40	87.95	79.62	31.93	110.47	40.26	162.33	59.96 to 100.56	97,256	77,433
<u>ALL</u>											
	181	91.86	92.00	89.27	15.40	103.06	10.59	166.36	90.28 to 93.78	78,377	69,965

**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:	181	<b>MEDIAN:</b>	<b>92</b>	COV:	22.78	95% Median C.I.:	90.28 to 93.78
TOTAL Sales Price:	14,186,297	WGT. MEAN:	89	STD:	20.95	95% Wgt. Mean C.I.:	86.67 to 91.87
TOTAL Adj.Sales Price:	14,186,297	MEAN:	92	AVG.ABS.DEV:	14.15	95% Mean C.I.:	88.95 to 95.05
TOTAL Assessed Value:	12,663,840						
AVG. Adj. Sales Price:	78,377	COD:	15.40	MAX Sales Ratio:	166.36		
AVG. Assessed Value:	69,965	PRD:	103.06	MIN Sales Ratio:	10.59		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	160	91.56	93.45	89.83	14.72	104.03	43.05	166.36	89.74 to 93.25	83,472	74,982
2	21	98.27	80.91	80.25	17.82	100.82	10.59	99.91	57.31 to 98.27	39,559	31,748
ALL	181	91.86	92.00	89.27	15.40	103.06	10.59	166.36	90.28 to 93.78	78,377	69,965

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	180	91.83	91.78	89.24	15.25	102.84	10.59	166.36	90.28 to 93.73	78,759	70,284
06											
07	1	132.21	132.21	132.21			132.21	132.21	N/A	9,500	12,560
ALL	181	91.86	92.00	89.27	15.40	103.06	10.59	166.36	90.28 to 93.78	78,377	69,965

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
19-0039											
19-0058	1	97.66	97.66	97.66			97.66	97.66	N/A	96,000	93,750
19-0059	2	57.87	57.87	58.11	1.18	99.59	57.19	58.56	N/A	142,433	82,767
20-0030	31	98.27	106.41	97.87	16.44	108.73	59.96	166.36	98.27 to 106.90	49,024	47,977
59-0001											
59-0002	90	91.56	90.36	90.47	12.34	99.87	10.59	128.65	88.20 to 93.25	88,880	80,413
59-0037											
59-0048											
84-0003	55	88.56	88.27	86.02	16.51	102.62	40.26	153.10	81.61 to 92.15	71,526	61,524
84-0055	2	76.37	76.37	84.01	23.92	90.90	58.10	94.64	N/A	176,250	148,072
90-0595											
NonValid School											
ALL	181	91.86	92.00	89.27	15.40	103.06	10.59	166.36	90.28 to 93.78	78,377	69,965

**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

NUMBER of Sales:	181	<b>MEDIAN:</b>	<b>92</b>	COV:	22.78	95% Median C.I.:	90.28 to 93.78
TOTAL Sales Price:	14,186,297	WGT. MEAN:	89	STD:	20.95	95% Wgt. Mean C.I.:	86.67 to 91.87
TOTAL Adj.Sales Price:	14,186,297	MEAN:	92	AVG.ABS.DEV:	14.15	95% Mean C.I.:	88.95 to 95.05
TOTAL Assessed Value:	12,663,840						
AVG. Adj. Sales Price:	78,377	COD:	15.40	MAX Sales Ratio:	166.36		
AVG. Assessed Value:	69,965	PRD:	103.06	MIN Sales Ratio:	10.59		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	25	98.27	83.73	84.18	19.51	99.47	10.59	132.21	80.53 to 98.28	40,350	33,966
Prior TO 1860	1	166.36	166.36	166.36			166.36	166.36	N/A	48,500	80,685
1860 TO 1899	1	90.16	90.16	90.16			90.16	90.16	N/A	15,500	13,975
1900 TO 1919	28	91.32	97.89	91.04	24.34	107.53	57.19	162.33	79.42 to 106.90	54,892	49,972
1920 TO 1939	12	86.44	83.82	77.11	15.04	108.70	58.56	103.23	71.66 to 96.95	94,155	72,607
1940 TO 1949	2	120.84	120.84	91.66	34.07	131.83	79.67	162.00	N/A	51,500	47,205
1950 TO 1959	7	88.56	91.15	84.04	17.80	108.45	67.91	128.73	67.91 to 128.73	62,285	52,347
1960 TO 1969	15	90.47	91.00	90.91	10.04	100.10	74.54	116.24	82.64 to 96.22	92,933	84,487
1970 TO 1979	35	93.51	94.84	94.44	10.03	100.43	62.82	123.84	90.98 to 99.62	76,366	72,119
1980 TO 1989	19	89.74	89.51	88.37	8.55	101.29	72.48	128.65	80.61 to 92.57	87,460	77,284
1990 TO 1994	15	84.74	88.26	86.36	12.98	102.21	58.10	121.45	77.36 to 100.32	87,886	75,896
1995 TO 1999	9	92.14	90.85	85.61	12.11	106.12	67.92	122.34	71.50 to 100.04	150,110	128,514
2000 TO Present	12	96.33	95.72	94.96	4.12	100.80	87.91	105.67	91.86 to 100.46	125,816	119,476
ALL	181	91.86	92.00	89.27	15.40	103.06	10.59	166.36	90.28 to 93.78	78,377	69,965

**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	93.33	93.33	93.33			93.33	93.33	N/A	2,250	2,100
5000 TO 9999	2	123.58	123.58	124.06	6.99	99.61	114.94	132.21	N/A	9,000	11,165
Total \$											
1 TO 9999	3	114.94	113.50	120.64	11.27	94.08	93.33	132.21	N/A	6,750	8,143
10000 TO 29999	10	96.82	97.54	98.23	25.29	99.30	43.05	162.00	57.31 to 137.10	16,750	16,453
30000 TO 59999	44	98.27	95.29	94.90	19.35	100.41	10.59	166.36	90.28 to 100.56	43,818	41,583
60000 TO 99999	85	91.27	91.92	91.16	12.35	100.84	43.44	162.33	87.51 to 93.73	77,974	71,079
100000 TO 149999	28	90.76	85.80	85.43	10.97	100.42	58.10	106.42	80.61 to 93.28	118,233	101,011
150000 TO 249999	9	87.91	83.34	81.59	14.73	102.14	58.56	103.87	67.92 to 100.31	178,351	145,517
250000 TO 499999	2	88.62	88.62	88.32	6.79	100.35	82.61	94.64	N/A	263,500	232,712
ALL	181	91.86	92.00	89.27	15.40	103.06	10.59	166.36	90.28 to 93.78	78,377	69,965

**PA&T 2006 Preliminary Statistics**

Type: Qualified

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

NUMBER of Sales:	181	<b>MEDIAN:</b>	<b>92</b>	COV:	22.78	95% Median C.I.:	90.28 to 93.78
TOTAL Sales Price:	14,186,297	WGT. MEAN:	89	STD:	20.95	95% Wgt. Mean C.I.:	86.67 to 91.87
TOTAL Adj.Sales Price:	14,186,297	MEAN:	92	AVG.ABS.DEV:	14.15	95% Mean C.I.:	88.95 to 95.05
TOTAL Assessed Value:	12,663,840						
AVG. Adj. Sales Price:	78,377	COD:	15.40	MAX Sales Ratio:	166.36		
AVG. Assessed Value:	69,965	PRD:	103.06	MIN Sales Ratio:	10.59		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	68.19	68.19	52.29	36.87	130.42	43.05	93.33	N/A	6,125	3,202
5000 TO 9999	3	57.31	60.95	31.73	60.69	192.08	10.59	114.94	N/A	24,666	7,826
Total \$ _____											
1 TO 9999	5	57.31	63.84	34.65	53.96	184.26	10.59	114.94	N/A	17,250	5,977
10000 TO 29999	17	90.16	87.74	74.13	29.66	118.36	40.26	162.00	52.49 to 112.86	27,911	20,690
30000 TO 59999	47	94.35	92.64	88.74	13.35	104.40	57.19	153.10	88.56 to 98.27	53,702	47,653
60000 TO 99999	82	91.42	94.93	92.07	13.56	103.10	59.96	166.36	88.26 to 93.51	81,684	75,204
100000 TO 149999	24	92.00	89.72	87.30	10.59	102.77	58.56	109.35	83.80 to 97.90	132,602	115,760
150000 TO 249999	6	95.69	91.61	89.88	9.09	101.92	71.50	103.87	71.50 to 103.87	203,500	182,910
ALL _____											
	181	91.86	92.00	89.27	15.40	103.06	10.59	166.36	90.28 to 93.78	78,377	69,965

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	25	98.27	83.73	84.18	19.51	99.47	10.59	132.21	80.53 to 98.28	40,350	33,966
10	1	79.40	79.40	79.40			79.40	79.40	N/A	45,000	35,730
20	69	91.27	92.10	90.04	12.86	102.28	60.02	142.36	87.08 to 93.73	66,384	59,774
30	75	91.38	94.57	88.89	16.29	106.38	57.19	166.36	88.26 to 96.15	92,839	82,529
40	10	95.47	94.88	94.20	7.91	100.72	75.93	122.34	86.54 to 100.31	131,210	123,604
50	1	82.61	82.61	82.61			82.61	82.61	N/A	277,000	228,830
ALL _____											
	181	91.86	92.00	89.27	15.40	103.06	10.59	166.36	90.28 to 93.78	78,377	69,965

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	24	98.27	81.71	83.72	18.88	97.60	10.59	114.94	57.31 to 98.28	41,635	34,858
100	2	95.15	95.15	64.38	38.94	147.79	58.10	132.21	N/A	56,000	36,055
101	71	91.13	90.90	88.75	12.49	102.42	58.56	128.73	86.36 to 93.78	79,636	70,679
102	11	88.26	85.61	84.87	8.56	100.87	63.93	100.46	74.79 to 96.15	140,490	119,231
103	1	86.67	86.67	86.67			86.67	86.67	N/A	119,500	103,565
104	31	92.57	99.95	92.00	23.42	108.65	57.19	166.36	80.61 to 103.23	74,822	68,833
111	40	91.98	93.95	92.46	9.44	101.60	67.92	123.84	90.54 to 95.96	85,536	79,090
304	1	162.00	162.00	162.00			162.00	162.00	N/A	15,000	24,300
ALL _____											
	181	91.86	92.00	89.27	15.40	103.06	10.59	166.36	90.28 to 93.78	78,377	69,965

**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

NUMBER of Sales:	181	<b>MEDIAN:</b>	<b>92</b>	COV:	22.78	95% Median C.I.:	90.28 to 93.78
TOTAL Sales Price:	14,186,297	WGT. MEAN:	89	STD:	20.95	95% Wgt. Mean C.I.:	86.67 to 91.87
TOTAL Adj.Sales Price:	14,186,297	MEAN:	92	AVG.ABS.DEV:	14.15	95% Mean C.I.:	88.95 to 95.05
TOTAL Assessed Value:	12,663,840						
AVG. Adj. Sales Price:	78,377	COD:	15.40	MAX Sales Ratio:	166.36		
AVG. Assessed Value:	69,965	PRD:	103.06	MIN Sales Ratio:	10.59		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	25	98.27	83.73	84.18	19.51	99.47	10.59	132.21	80.53 to 98.28	40,350	33,966
20	5	108.18	115.86	107.67	20.21	107.60	79.17	153.10	N/A	34,100	36,716
30	81	91.56	96.58	93.38	15.57	103.42	57.19	166.36	88.56 to 94.16	68,738	64,190
40	60	91.26	89.27	88.30	10.84	101.10	58.10	122.34	87.60 to 94.30	98,404	86,895
50	10	78.58	80.00	79.35	13.04	100.82	62.82	96.51	67.92 to 96.15	153,500	121,799
<u>ALL</u>	<u>181</u>	<u>91.86</u>	<u>92.00</u>	<u>89.27</u>	<u>15.40</u>	<u>103.06</u>	<u>10.59</u>	<u>166.36</u>	<u>90.28 to 93.78</u>	<u>78,377</u>	<u>69,965</u>

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	10	<b>MEDIAN:</b>	<b>66</b>	COV:	31.67	95% Median C.I.:	45.00 to 100.00	(! : Derived)
TOTAL Sales Price:	527,665	WGT. MEAN:	76	STD:	21.53	95% Wgt. Mean C.I.:	64.02 to 87.62	
TOTAL Adj.Sales Price:	527,665	MEAN:	68	AVG.ABS.DEV:	17.16	95% Mean C.I.:	52.58 to 83.38	
TOTAL Assessed Value:	400,080							
AVG. Adj. Sales Price:	52,766	COD:	26.09	MAX Sales Ratio:	105.10			
AVG. Assessed Value:	40,008	PRD:	89.66	MIN Sales Ratio:	45.00			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02	1	50.00	50.00	50.00			50.00	50.00	N/A	4,500	2,250
01/01/03 TO 03/31/03											
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03	1	60.46	60.46	60.46			60.46	60.46	N/A	6,500	3,930
10/01/03 TO 12/31/03	1	45.00	45.00	45.00			45.00	45.00	N/A	9,000	4,050
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	1	71.09	71.09	71.09			71.09	71.09	N/A	175,000	124,405
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	3	53.65	67.92	68.71	37.34	98.85	45.00	105.10	N/A	9,666	6,641
01/01/05 TO 03/31/05	1	71.09	71.09	71.09			71.09	71.09	N/A	175,000	124,405
04/01/05 TO 06/30/05	2	89.21	89.21	94.13	12.09	94.78	78.43	100.00	N/A	64,332	60,557
<u>Study Years</u>											
07/01/02 TO 06/30/03	1	50.00	50.00	50.00			50.00	50.00	N/A	4,500	2,250
07/01/03 TO 06/30/04	3	60.46	58.85	69.49	14.38	84.68	45.00	71.09	N/A	63,500	44,128
07/01/04 TO 06/30/05	6	74.76	75.54	79.79	25.37	94.68	45.00	105.10	45.00 to 105.10	55,444	44,240
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	2	52.73	52.73	51.48	14.66	102.42	45.00	60.46	N/A	7,750	3,990
01/01/04 TO 12/31/04	4	62.37	68.71	70.75	31.08	97.12	45.00	105.10	N/A	51,000	36,082
<u>ALL</u>											
	10	65.78	67.98	75.82	26.09	89.66	45.00	105.10	45.00 to 100.00	52,766	40,008

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
PILGER	3	45.00	65.03	66.46	44.52	97.85	45.00	105.10	N/A	9,333	6,203
PILGER V	1	50.00	50.00	50.00			50.00	50.00	N/A	4,500	2,250
STANTON	6	71.09	72.45	76.58	15.08	94.61	53.65	100.00	53.65 to 100.00	82,527	63,203
<u>ALL</u>											
	10	65.78	67.98	75.82	26.09	89.66	45.00	105.10	45.00 to 100.00	52,766	40,008

**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	10	65.78	67.98	75.82	26.09	89.66	45.00	105.10	45.00 to 100.00	52,766	40,008
<u>ALL</u>											
	10	65.78	67.98	75.82	26.09	89.66	45.00	105.10	45.00 to 100.00	52,766	40,008

**PA&T 2006 Preliminary Statistics**

Type: Qualified

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

NUMBER of Sales:	10	<b>MEDIAN:</b>	<b>66</b>	COV:	31.67	95% Median C.I.:	45.00 to 100.00	(! : Derived)
TOTAL Sales Price:	527,665	WGT. MEAN:	76	STD:	21.53	95% Wgt. Mean C.I.:	64.02 to 87.62	
TOTAL Adj.Sales Price:	527,665	MEAN:	68	AVG.ABS.DEV:	17.16	95% Mean C.I.:	52.58 to 83.38	
TOTAL Assessed Value:	400,080							
AVG. Adj. Sales Price:	52,766	COD:	26.09	MAX Sales Ratio:	105.10			
AVG. Assessed Value:	40,008	PRD:	89.66	MIN Sales Ratio:	45.00			

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	9	71.09	69.98	76.04	23.52	92.03	45.00	105.10	45.00 to 100.00	58,129	44,203
2	1	50.00	50.00	50.00			50.00	50.00	N/A	4,500	2,250
<u>ALL</u>	<u>10</u>	<u>65.78</u>	<u>67.98</u>	<u>75.82</u>	<u>26.09</u>	<u>89.66</u>	<u>45.00</u>	<u>105.10</u>	<u>45.00 to 100.00</u>	<u>52,766</u>	<u>40,008</u>

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
19-0039											
19-0058											
19-0059											
20-0030	4	47.50	61.28	64.18	34.26	95.47	45.00	105.10	N/A	8,125	5,215
59-0001											
59-0002											
59-0037											
59-0048											
84-0003	6	71.09	72.45	76.58	15.08	94.61	53.65	100.00	53.65 to 100.00	82,527	63,203
84-0055											
90-0595											
NonValid School											
<u>ALL</u>	<u>10</u>	<u>65.78</u>	<u>67.98</u>	<u>75.82</u>	<u>26.09</u>	<u>89.66</u>	<u>45.00</u>	<u>105.10</u>	<u>45.00 to 100.00</u>	<u>52,766</u>	<u>40,008</u>

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	10	<b>MEDIAN:</b>	<b>66</b>	COV:	31.67	95% Median C.I.:	45.00 to 100.00	(! : Derived)
TOTAL Sales Price:	527,665	WGT. MEAN:	76	STD:	21.53	95% Wgt. Mean C.I.:	64.02 to 87.62	
TOTAL Adj.Sales Price:	527,665	MEAN:	68	AVG.ABS.DEV:	17.16	95% Mean C.I.:	52.58 to 83.38	
TOTAL Assessed Value:	400,080							
AVG. Adj. Sales Price:	52,766	COD:	26.09	MAX Sales Ratio:	105.10			
AVG. Assessed Value:	40,008	PRD:	89.66	MIN Sales Ratio:	45.00			

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	2	75.00	75.00	97.71	33.33	76.76	50.00	100.00	N/A	49,082	47,957
Prior TO 1860											
1860 TO 1899	2	69.45	69.45	75.61	12.94	91.84	60.46	78.43	N/A	20,750	15,690
1900 TO 1919											
1920 TO 1939	3	45.00	47.88	48.09	6.41	99.57	45.00	53.65	N/A	9,333	4,488
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989	1	105.10	105.10	105.10			105.10	105.10	N/A	10,000	10,510
1990 TO 1994											
1995 TO 1999	2	71.09	71.09	71.09	0.00	100.00	71.09	71.09	N/A	175,000	124,405
2000 TO Present											
ALL	10	65.78	67.98	75.82	26.09	89.66	45.00	105.10	45.00 to 100.00	52,766	40,008

**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	50.00	50.00	50.00			50.00	50.00	N/A	4,500	2,250
5000 TO 9999	3	45.00	50.15	49.10	11.45	102.14	45.00	60.46	N/A	8,166	4,010
Total \$											
1 TO 9999	4	47.50	50.12	49.24	10.77	101.77	45.00	60.46	N/A	7,250	3,570
10000 TO 29999	2	79.38	79.38	79.38	32.41	100.00	53.65	105.10	N/A	10,000	7,937
30000 TO 59999	1	78.43	78.43	78.43			78.43	78.43	N/A	35,000	27,450
60000 TO 99999	1	100.00	100.00	100.00			100.00	100.00	N/A	93,665	93,665
150000 TO 249999	2	71.09	71.09	71.09	0.00	100.00	71.09	71.09	N/A	175,000	124,405
ALL	10	65.78	67.98	75.82	26.09	89.66	45.00	105.10	45.00 to 100.00	52,766	40,008

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	10	<b>MEDIAN:</b>	<b>66</b>	COV:	31.67	95% Median C.I.:	45.00 to 100.00	(!: Derived)
TOTAL Sales Price:	527,665	WGT. MEAN:	76	STD:	21.53	95% Wgt. Mean C.I.:	64.02 to 87.62	
TOTAL Adj.Sales Price:	527,665	MEAN:	68	AVG.ABS.DEV:	17.16	95% Mean C.I.:	52.58 to 83.38	
TOTAL Assessed Value:	400,080							
AVG. Adj. Sales Price:	52,766	COD:	26.09	MAX Sales Ratio:	105.10			
AVG. Assessed Value:	40,008	PRD:	89.66	MIN Sales Ratio:	45.00			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	47.50	50.12	49.24	10.77	101.77	45.00	60.46	N/A	7,250	3,570
5000 TO 9999	1	53.65	53.65	53.65			53.65	53.65	N/A	10,000	5,365
Total \$											
1 TO 9999	5	50.00	50.82	50.37	9.64	100.89	45.00	60.46	N/A	7,800	3,929
10000 TO 29999	2	91.76	91.76	84.36	14.53	108.78	78.43	105.10	N/A	22,500	18,980
60000 TO 99999	1	100.00	100.00	100.00			100.00	100.00	N/A	93,665	93,665
100000 TO 149999	2	71.09	71.09	71.09	0.00	100.00	71.09	71.09	N/A	175,000	124,405
ALL											
	10	65.78	67.98	75.82	26.09	89.66	45.00	105.10	45.00 to 100.00	52,766	40,008

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	75.00	75.00	97.71	33.33	76.76	50.00	100.00	N/A	49,082	47,957
10	6	57.06	64.61	69.63	29.31	92.79	45.00	105.10	45.00 to 105.10	13,250	9,225
20	2	71.09	71.09	71.09	0.00	100.00	71.09	71.09	N/A	175,000	124,405
ALL											
	10	65.78	67.98	75.82	26.09	89.66	45.00	105.10	45.00 to 100.00	52,766	40,008

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	75.00	75.00	97.71	33.33	76.76	50.00	100.00	N/A	49,082	47,957
352	2	71.09	71.09	71.09	0.00	100.00	71.09	71.09	N/A	175,000	124,405
384	1	53.65	53.65	53.65			53.65	53.65	N/A	10,000	5,365
406	4	52.73	57.22	66.35	23.18	86.24	45.00	78.43	N/A	14,875	9,870
526	1	105.10	105.10	105.10			105.10	105.10	N/A	10,000	10,510
ALL											
	10	65.78	67.98	75.82	26.09	89.66	45.00	105.10	45.00 to 100.00	52,766	40,008

**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	100.00	100.00	100.00			100.00	100.00	N/A	93,665	93,665
03	9	60.46	64.42	70.60	24.27	91.25	45.00	105.10	45.00 to 78.43	48,222	34,046
04											
ALL											
	10	65.78	67.98	75.82	26.09	89.66	45.00	105.10	45.00 to 100.00	52,766	40,008

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

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

NUMBER of Sales:	75	<b>MEDIAN:</b>	<b>66</b>	COV:	23.96	95% Median C.I.:	60.17 to 71.40	(!: Derived)
(AgLand) TOTAL Sales Price:	14,432,959	WGT. MEAN:	65	STD:	16.19	95% Wgt. Mean C.I.:	61.60 to 68.71	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,422,959	MEAN:	68	AVG.ABS.DEV:	12.77	95% Mean C.I.:	63.91 to 71.24	
(AgLand) TOTAL Assessed Value:	9,397,170							
AVG. Adj. Sales Price:	192,306	COD:	19.33	MAX Sales Ratio:	106.40			
AVG. Assessed Value:	125,295	PRD:	103.72	MIN Sales Ratio:	33.84			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	66.06	66.06	66.06			66.06	66.06	N/A	67,481	44,575
10/01/02 TO 12/31/02	8	80.67	78.36	76.12	10.70	102.94	57.83	91.51	57.83 to 91.51	171,399	130,474
01/01/03 TO 03/31/03	11	73.45	78.70	75.73	19.12	103.92	51.27	106.40	60.10 to 100.39	171,215	129,660
04/01/03 TO 06/30/03	6	73.02	72.86	72.50	13.41	100.49	58.27	92.25	58.27 to 92.25	124,484	90,250
07/01/03 TO 09/30/03	1	91.20	91.20	91.20			91.20	91.20	N/A	134,371	122,545
10/01/03 TO 12/31/03	2	78.93	78.93	78.68	0.44	100.31	78.58	79.28	N/A	187,775	147,747
01/01/04 TO 03/31/04	9	67.30	66.81	67.04	20.67	99.66	33.84	98.28	50.90 to 80.98	278,458	186,671
04/01/04 TO 06/30/04	3	58.01	52.93	53.82	17.90	98.35	34.81	65.96	N/A	167,654	90,225
07/01/04 TO 09/30/04	3	68.24	65.24	68.45	15.09	95.31	48.30	79.20	N/A	110,250	75,470
10/01/04 TO 12/31/04	4	60.98	62.15	60.62	14.29	102.51	49.91	76.72	N/A	298,466	180,941
01/01/05 TO 03/31/05	17	57.78	56.44	56.27	10.72	100.30	35.92	70.67	52.26 to 62.65	217,010	122,108
04/01/05 TO 06/30/05	10	68.58	65.97	58.37	18.73	113.02	41.52	101.44	43.45 to 74.67	162,120	94,625
<u>Study Years</u>											
07/01/02 TO 06/30/03	26	75.37	76.76	75.11	15.58	102.20	51.27	106.40	66.45 to 84.76	156,498	117,543
07/01/03 TO 06/30/04	15	67.30	67.27	67.31	21.35	99.94	33.84	98.28	56.12 to 79.28	234,600	157,917
07/01/04 TO 06/30/05	34	58.01	60.69	58.12	16.52	104.43	35.92	101.44	56.96 to 65.76	201,029	116,831
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	20	76.73	77.59	75.98	15.58	102.13	51.27	106.40	69.79 to 85.24	157,010	119,290
01/01/04 TO 12/31/04	19	65.00	63.39	63.99	19.00	99.07	33.84	98.28	50.90 to 76.31	238,616	152,678
<u>ALL</u>											
	75	66.06	67.58	65.15	19.33	103.72	33.84	106.40	60.17 to 71.40	192,306	125,295

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	75	<b>MEDIAN:</b>	<b>66</b>	COV:	23.96	95% Median C.I.:	60.17 to 71.40	(!: Derived)
(AgLand) TOTAL Sales Price:	14,432,959	WGT. MEAN:	65	STD:	16.19	95% Wgt. Mean C.I.:	61.60 to 68.71	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,422,959	MEAN:	68	AVG.ABS.DEV:	12.77	95% Mean C.I.:	63.91 to 71.24	
(AgLand) TOTAL Assessed Value:	9,397,170							
AVG. Adj. Sales Price:	192,306	COD:	19.33	MAX Sales Ratio:	106.40			
AVG. Assessed Value:	125,295	PRD:	103.72	MIN Sales Ratio:	33.84			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1503	5	65.61	70.81	67.62	23.29	104.71	48.30	101.44	N/A	88,550	59,881	
1505	4	69.19	66.95	67.56	5.73	99.10	58.27	71.16	N/A	201,624	136,222	
1507	12	60.22	62.08	61.30	13.18	101.27	49.91	78.58	52.26 to 71.40	213,620	130,952	
1545	5	85.24	86.43	86.45	11.83	99.99	63.51	100.39	N/A	170,871	147,714	
1547	2	63.90	63.90	62.65	9.22	101.99	58.01	69.79	N/A	136,220	85,345	
1549	4	67.42	62.23	56.59	21.87	109.98	34.81	79.28	N/A	129,340	73,190	
1783	2	72.64	72.64	73.37	1.90	99.01	71.26	74.02	N/A	448,500	329,065	
1785	11	60.10	69.19	61.70	29.98	112.13	41.52	106.40	43.45 to 92.25	202,060	124,678	
1787	7	56.17	58.13	56.91	26.53	102.15	35.92	80.81	35.92 to 80.81	189,406	107,782	
1829	6	61.51	57.46	58.52	15.82	98.20	33.84	68.24	33.84 to 68.24	224,391	131,304	
1831	9	65.96	68.37	68.48	11.42	99.84	57.83	81.06	58.25 to 79.20	187,251	128,227	
1833	8	75.13	77.40	70.75	15.41	109.40	56.12	96.59	56.12 to 96.59	186,125	131,685	
ALL	75	66.06	67.58	65.15	19.33	103.72	33.84	106.40	60.17 to 71.40	192,306	125,295	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	52	65.68	67.10	64.65	20.77	103.78	34.81	106.40	58.01 to 71.40	190,429	123,111	
2	23	67.30	68.67	66.26	15.93	103.63	33.84	96.59	59.77 to 74.87	196,548	130,232	
ALL	75	66.06	67.58	65.15	19.33	103.72	33.84	106.40	60.17 to 71.40	192,306	125,295	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	75	66.06	67.58	65.15	19.33	103.72	33.84	106.40	60.17 to 71.40	192,306	125,295	
ALL	75	66.06	67.58	65.15	19.33	103.72	33.84	106.40	60.17 to 71.40	192,306	125,295	

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	75	<b>MEDIAN:</b>	<b>66</b>	COV:	23.96	95% Median C.I.:	60.17 to 71.40	(!: Derived)
(AgLand) TOTAL Sales Price:	14,432,959	WGT. MEAN:	65	STD:	16.19	95% Wgt. Mean C.I.:	61.60 to 68.71	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,422,959	MEAN:	68	AVG.ABS.DEV:	12.77	95% Mean C.I.:	63.91 to 71.24	
(AgLand) TOTAL Assessed Value:	9,397,170							
AVG. Adj. Sales Price:	192,306	COD:	19.33	MAX Sales Ratio:	106.40			
AVG. Assessed Value:	125,295	PRD:	103.72	MIN Sales Ratio:	33.84			

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
19-0039	4	61.39	61.24	59.16	6.94	103.52	56.12	66.06	N/A	261,458	154,673
19-0058	11	56.17	57.02	57.92	24.63	98.45	33.84	81.06	35.92 to 79.20	198,911	115,205
19-0059	3	67.30	66.07	64.90	8.42	101.80	56.96	73.95	N/A	329,011	213,536
20-0030	14	63.83	65.96	64.98	16.62	101.51	49.91	98.28	52.26 to 78.58	211,240	137,267
59-0001	4	82.06	79.06	76.98	15.17	102.70	60.62	91.51	N/A	112,750	86,800
59-0002	4	61.66	68.26	63.52	24.74	107.46	48.30	101.44	N/A	84,687	53,797
59-0037											
59-0048											
84-0003	34	70.92	70.91	67.24	18.16	105.47	34.81	106.40	60.17 to 79.28	169,704	114,100
84-0055	1	74.02	74.02	74.02			74.02	74.02	N/A	685,000	507,050
90-0595											
NonValid School											
ALL	75	66.06	67.58	65.15	19.33	103.72	33.84	106.40	60.17 to 71.40	192,306	125,295

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	6	61.92	66.03	57.55	26.21	114.74	33.84	101.44	33.84 to 101.44	77,546	44,626
50.01 TO 100.00	27	68.24	67.40	65.09	18.06	103.54	35.92	92.25	58.27 to 76.31	124,384	80,967
100.01 TO 180.00	34	65.78	67.35	64.88	19.56	103.80	34.81	100.39	58.01 to 74.87	228,867	148,488
180.01 TO 330.00	5	67.71	68.21	67.30	7.82	101.34	56.12	75.88	N/A	439,556	295,825
330.01 TO 650.00	3	57.57	73.85	67.02	28.27	110.18	57.57	106.40	N/A	206,666	138,515
ALL	75	66.06	67.58	65.15	19.33	103.72	33.84	106.40	60.17 to 71.40	192,306	125,295

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	27	70.67	70.48	69.54	13.94	101.36	33.84	101.44	63.51 to 78.58	164,838	114,622
DRY-N/A	27	60.62	62.74	59.67	22.00	105.14	34.81	96.59	52.26 to 71.26	198,509	118,454
GRASS	8	69.71	74.47	75.75	20.89	98.31	48.30	106.40	48.30 to 106.40	117,813	89,243
GRASS-N/A	6	57.70	62.33	59.57	9.07	104.62	56.12	84.76	56.12 to 84.76	252,022	150,133
IRRGTD	3	51.27	63.69	58.07	36.90	109.67	41.52	98.28	N/A	271,250	157,528
IRRGTD-N/A	4	79.63	77.66	75.64	13.26	102.66	60.17	91.20	N/A	336,042	254,188
ALL	75	66.06	67.58	65.15	19.33	103.72	33.84	106.40	60.17 to 71.40	192,306	125,295

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	75	<b>MEDIAN:</b>	<b>66</b>	COV:	23.96	95% Median C.I.:	60.17 to 71.40	(!: Derived)
(AgLand) TOTAL Sales Price:	14,432,959	WGT. MEAN:	65	STD:	16.19	95% Wgt. Mean C.I.:	61.60 to 68.71	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,422,959	MEAN:	68	AVG.ABS.DEV:	12.77	95% Mean C.I.:	63.91 to 71.24	
(AgLand) TOTAL Assessed Value:	9,397,170							
AVG. Adj. Sales Price:	192,306	COD:	19.33	MAX Sales Ratio:	106.40			
AVG. Assessed Value:	125,295	PRD:	103.72	MIN Sales Ratio:	33.84			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	35	67.71	67.25	65.11	16.53	103.29	33.84	101.44	60.62 to 74.87	183,433	119,428
DRY-N/A	19	65.00	65.43	62.33	20.79	104.97	34.81	96.59	56.17 to 74.67	178,433	111,214
GRASS	11	65.61	69.89	68.17	19.54	102.52	48.30	106.40	57.57 to 100.39	147,416	100,488
GRASS-N/A	3	60.10	66.99	61.15	15.88	109.56	56.12	84.76	N/A	277,687	169,793
IRRGTD	5	85.24	73.50	67.96	22.69	108.16	41.52	98.28	N/A	246,584	167,577
IRRGTD-N/A	2	67.10	67.10	70.43	10.32	95.27	60.17	74.02	N/A	462,500	325,727
ALL	75	66.06	67.58	65.15	19.33	103.72	33.84	106.40	60.17 to 71.40	192,306	125,295

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	52	66.87	67.07	64.54	17.58	103.91	33.84	101.44	60.62 to 71.40	184,419	119,033
DRY-N/A	2	54.74	54.74	46.85	36.41	116.85	34.81	74.67	N/A	110,281	51,662
GRASS	14	62.85	69.27	65.78	19.91	105.29	48.30	106.40	57.57 to 84.76	175,331	115,339
IRRGTD	7	74.02	71.67	69.02	23.50	103.85	41.52	98.28	41.52 to 98.28	308,274	212,762
ALL	75	66.06	67.58	65.15	19.33	103.72	33.84	106.40	60.17 to 71.40	192,306	125,295

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	2	90.36	90.36	88.30	12.26	102.33	79.28	101.44	N/A	47,900	42,295
60000 TO 99999	11	73.45	72.17	73.31	17.46	98.45	48.30	92.25	57.78 to 91.51	80,703	59,164
100000 TO 149999	22	71.28	74.45	74.52	15.91	99.91	50.90	106.40	63.51 to 83.86	125,753	93,710
150000 TO 249999	22	62.55	61.76	62.64	19.53	98.58	33.84	98.28	57.19 to 71.26	198,813	124,542
250000 TO 499999	16	57.27	60.44	60.12	17.91	100.53	41.52	85.24	49.91 to 74.87	316,496	190,279
500000 +	2	65.07	65.07	66.05	13.75	98.52	56.12	74.02	N/A	617,500	407,862
ALL	75	66.06	67.58	65.15	19.33	103.72	33.84	106.40	60.17 to 71.40	192,306	125,295

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	75	<b>MEDIAN:</b>	<b>66</b>	COV:	23.96	95% Median C.I.:	60.17 to 71.40	(!: Derived)
(AgLand) TOTAL Sales Price:	14,432,959	WGT. MEAN:	65	STD:	16.19	95% Wgt. Mean C.I.:	61.60 to 68.71	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,422,959	MEAN:	68	AVG.ABS.DEV:	12.77	95% Mean C.I.:	63.91 to 71.24	
(AgLand) TOTAL Assessed Value:	9,397,170							
AVG. Adj. Sales Price:	192,306	COD:	19.33	MAX Sales Ratio:	106.40			
AVG. Assessed Value:	125,295	PRD:	103.72	MIN Sales Ratio:	33.84			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
30000 TO 59999	11	59.77	63.14	56.36	25.81	112.03	33.84	101.44	34.81 to 80.81	83,591	47,112
60000 TO 99999	23	65.61	65.89	63.20	16.39	104.25	35.92	92.25	58.27 to 71.40	128,414	81,161
100000 TO 149999	20	65.48	70.28	64.74	24.09	108.55	41.52	106.40	57.57 to 83.86	195,337	126,461
150000 TO 249999	16	70.97	69.31	67.07	15.36	103.34	49.91	98.28	56.17 to 80.27	268,055	179,780
250000 TO 499999	4	67.50	67.43	65.86	8.47	102.37	56.12	78.58	N/A	417,320	274,857
500000 +	1	74.02	74.02	74.02			74.02	74.02	N/A	685,000	507,050
ALL _____	75	66.06	67.58	65.15	19.33	103.72	33.84	106.40	60.17 to 71.40	192,306	125,295

**2006 Assessment Survey for Stanton County**  
**March 19, 2006**

**I. General Office**

**A. Staffing and Funding Information**

1. Deputy(ies) on staff: 1
2. Appraiser(s) on staff: 0
3. Other full-time employees: 1
4. Other part-time employees: 2
5. Number of shared employees:
6. Assessor's requested budget for current fiscal year: \$92,987.54
  - a. Does this include employee benefits? No
7. Part of the budget that is dedicated to the computer system: 0,
8. Adopted budget, or granted budget if different from above: \$92,987.54
  - a. Does this amount include employee benefits? No
9. Amount of total budget set aside for appraisal work: \$7,000
10. Amount of the total budget set aside for education/workshops: \$1,000
11. Appraisal/Reappraisal budget, if not part of the total budget: The County does not have a separate budget for the appraisal functions.
12. Other miscellaneous funds: \$0
13. Total budget \$92,987.54
  - a. Was any of last year's budget not used? Yes, \$6,367.32

**B. Residential Appraisal Information**

- 1. Data collection done by: Staff
- 2. Valuation done by: Staff
- 3. Date of last appraisal: <sup>1</sup> 2004 Stanton, 2005 Pilger and Woodland Park in the process.
- 4. Date of last “update”: <sup>2</sup> Percentage factors applied to various areas to achieve level of valu. Pilger had new pictures in 2000 and Stanton in 2004.
- 5. Pickup work done by: <sup>3</sup> Lister, Staff

Property Type	# of Permits	# of Info. Statements	Other		Total
Residential	71		7		78

- 6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 2004
- 7. What was the last year the depreciation schedule for this property class was developed using market-derived information? 2005
- 8. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? <sup>4</sup>Not unless needed to support value during protest process.
- 9. Number of market areas/neighborhoods for this property class: 12
- 10. How are these defined? By the villages, subdivisions and the development areas outside the village boundaries.

**C. Commercial/Industrial Appraisal Information**

- 1. Data collection done by: Appraisers – Kaiser Appraisal,  
Wayne Kubert – Nucor only
- 2. Valuation done by: Appraiser
- 3. Date of last appraisal: <sup>1</sup> 1985
- 4. Date of last “update”: <sup>2</sup> A review of the statistics indicated not enough sales to warrant an update. Stanton and Pilger are too close to Norfolk and the commercial properties are declining.

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

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Commercial	7			7

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 1988

7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? 1998

8. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? <sup>5</sup> NA

9. When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? <sup>4</sup> NA

10. Number of market areas/neighborhoods for this property class? 3

11. How are these defined? Stanton, Pilger and Rural

#### **D. Agricultural Appraisal Information**

1. Data collection done by: Staff

2. Valuation done by: Staff

3. Date of last appraisal: <sup>1</sup> 1981, houses and outbuildings

4. Date of last "update": <sup>2</sup> Aerial flights were flown in 1993-1994 to assist in review of properties

5. Pickup work done by whom: <sup>3</sup> Listers, Staff

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Agricultural	40			40

6. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class? <sup>5</sup> NA

7. When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? <sup>4</sup> NA
8. What is the date of the soil survey currently used? 1979, conversion date 8/23/95
9. What date was the last countywide land use study completed? 1981
  - a. By what method? New FSA maps from the FSA office are being utilized to update land use for 2006.
  - b. By whom? Staff
  - c. What proportion is complete / implemented at this time? Unable to determine, in the process of utilizing the new maps.
10. Number of market areas/neighborhoods for this property class: 3
11. How are these defined? Location and market activity.
12. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? NA

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

1. Administrative software: MIPS Inc.
2. CAMA software: MIPS Inc.
3. Cadastral maps or GIS software: Cadastral Maps 1963, county has and Autocad mapping program.
  - a. Who maintains the Cadastral Maps? Staff
  - b. Who maintains the GIS software and maps? NA
4. Personal Property software: MIPS Inc.

## **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? Pilger, Stanton
  - c. When was zoning implemented? 1998

## **G. Contracted Services**

1. Appraisal Services – Contracted to Kaiser Appraisal and Kubert (Nucor only) when needed.
2. Other Services

**H. Additional comments** or further explanations on any listed item from A through G:  
The residential and agricultural appraisal services are completed in house by staff.

## **II. Assessment Actions**

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

1. Residential – Continue review of Woodland Park and putting on the changes as found through the new pictures and returned questionnaires. Updated the costing for the towns of Pilger, Stanton and the rural.
2. Commercial – Pick up work. No major changes.

3. Agricultural – Implementing changes found through the FSA maps, completed a market analysis of the land classification groups and developed a third market area.

Endnotes:

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

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

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

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

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

**County 84 - Stanton**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 5,411	<b>Value</b> 498,743,005	<b>Total Growth</b> 5,719,195 (Sum 17, 25, & 41)
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**Schedule I: Non-Agricultural Records (Res and Rec)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>1. Res UnImp Land</b>	120	454,050	123	983,810	24	729,985	267	2,167,845	
<b>2. Res Improv Land</b>	749	4,087,155	679	6,715,175	153	1,981,660	1,581	12,783,990	
<b>3. Res Improvements</b>	794	41,147,280	767	55,703,585	154	13,500,165	1,715	110,351,030	
<b>4. Res Total</b>	914	45,688,485	890	63,402,570	178	16,211,810	1,982	125,302,865	3,260,360
<b>% of Total</b>	46.11	36.46	44.90	50.59	8.98	12.93	36.62	25.12	57.00
<b>5. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>6. Rec Improv Land</b>	0	0	0	0	0	0	0	0	
<b>7. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>8. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res+Rec Total</b>	914	45,688,485	890	63,402,570	178	16,211,810	1,982	125,302,865	3,260,360
<b>% of Total</b>	46.11	36.46	44.90	50.59	8.98	12.93	36.62	25.12	57.00

**County 84 - Stanton**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 5,411	<b>Value</b> 498,743,005	<b>Total Growth</b> 5,719,195 (Sum 17, 25, & 41)
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**Schedule I: Non-Agricultural Records (Com and Ind)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	21	53,545	2	39,490	4	38,365	27	131,400	
10. Comm Improv Land	119	611,790	7	163,690	13	99,905	139	875,385	
11. Comm Improvements	119	3,822,325	7	998,765	20	721,750	146	5,542,840	
12. Comm Total	140	4,487,660	9	1,201,945	24	860,020	173	6,549,625	0
% of Total	80.92	68.51	5.20	18.35	13.87	13.13	3.19	1.31	0.00
13. Ind UnImp Land	0	0	0	0	5	69,215	5	69,215	
14. Ind Improv Land	0	0	0	0	8	362,490	8	362,490	
15. Ind Improvements	0	0	0	0	9	15,604,985	9	15,604,985	
16. Ind Total	0	0	0	0	14	16,036,690	14	16,036,690	1,089,040
% of Total	0.00	0.00	0.00	0.00	***	***	0.25	3.21	19.04
Comm+Ind Total	140	4,487,660	9	1,201,945	38	16,896,710	14	16,036,690	1,089,040
% of Total	74.86	19.86	4.81	5.32	20.32	74.80	3.45	4.52	19.04
17. Taxable Total	1,054	50,176,145	899	64,604,515	216	33,108,520	2,169	147,889,180	4,349,400
% of Total	48.59	33.92	41.44	42.87	9.95	10.96	40.08	29.65	76

**County 84 - Stanton**

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**Schedule II: Tax Increment Financing (TIF)**

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

**Schedule III: Mineral Interest Records**

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

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	107	21	116	<b>244</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	2,198	196,004,115	2,198	196,004,115
28. Ag-Improved Land	0	0	0	0	965	108,710,115	965	108,710,115
29. Ag-Improvements	0	0	0	0	1,044	46,139,595	1,044	46,139,595
<b>30. Ag-Total Taxable</b>							<b>3,242</b>	<b>350,853,825</b>

**County 84 - Stanton**

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**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	722	740.220	2,353,900	722	740.220	2,353,900	
33. HomeSite Improvements	755		28,223,145	755		28,223,145	997,315
<b>34. HomeSite Total</b>				<b>755</b>	<b>740.220</b>	<b>30,577,045</b>	
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	947		17,916,450	947		17,916,450	372,480
<b>38. FarmSite Total</b>				<b>947</b>	<b>0.000</b>	<b>17,916,450</b>	
39. Road & Ditches		6,620.930			6,620.930		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>1,702</b>	<b>7,361.150</b>	<b>48,493,495</b>	<b>1,369,795</b>

**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	19	1,889.880	659,345	19	1,889.880	659,345

**Schedule VIII: Agricultural Records:**

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

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	2,226.790	4,676,260	2,226.790	4,676,260
46. 1A	0.000	0	0.000	0	2,369.150	4,382,995	2,369.150	4,382,995
47. 2A1	0.000	0	0.000	0	5,223.350	9,141,060	5,223.350	9,141,060
48. 2A	0.000	0	0.000	0	3,345.290	5,101,740	3,345.290	5,101,740
49. 3A1	0.000	0	0.000	0	5,467.820	7,928,490	5,467.820	7,928,490
50. 3A	0.000	0	0.000	0	6,554.780	8,160,780	6,554.780	8,160,780
51. 4A1	0.000	0	0.000	0	2,216.670	2,316,460	2,216.670	2,316,460
52. 4A	0.000	0	0.000	0	333.130	244,855	333.130	244,855
53. Total	0.000	0	0.000	0	27,736.980	41,952,640	27,736.980	41,952,640
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	3,577.480	6,708,020	3,577.480	6,708,020
55. 1D	0.000	0	0.000	0	14,824.530	24,832,605	14,824.530	24,832,605
56. 2D1	0.000	0	0.000	0	7,634.510	12,215,235	7,634.510	12,215,235
57. 2D	0.000	0	0.000	0	3,949.780	5,628,860	3,949.780	5,628,860
58. 3D1	0.000	0	0.000	0	10,119.790	12,397,925	10,119.790	12,397,925
59. 3D	0.000	0	0.000	0	18,952.040	20,485,620	18,952.040	20,485,620
60. 4D1	0.000	0	0.000	0	24,997.560	22,926,830	24,997.560	22,926,830
61. 4D	0.000	0	0.000	0	1,989.070	1,392,355	1,989.070	1,392,355
62. Total	0.000	0	0.000	0	86,044.760	106,587,450	86,044.760	106,587,450
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	311.590	358,350	311.590	358,350
64. 1G	0.000	0	0.000	0	3,081.260	3,235,520	3,081.260	3,235,520
65. 2G1	0.000	0	0.000	0	3,078.170	3,078,185	3,078.170	3,078,185
66. 2G	0.000	0	0.000	0	1,888.290	1,699,455	1,888.290	1,699,455
67. 3G1	0.000	0	0.000	0	6,169.820	5,399,320	6,169.820	5,399,320
68. 3G	0.000	0	0.000	0	10,058.390	7,603,630	10,058.390	7,603,630
69. 4G1	0.000	0	0.000	0	13,877.960	6,534,025	13,877.960	6,534,025
70. 4G	0.000	0	0.000	0	8,073.730	3,548,470	8,073.730	3,548,470
71. Total	0.000	0	0.000	0	46,539.210	31,456,955	46,539.210	31,456,955
72. Waste	0.000	0	0.000	0	11,122.610	834,625	11,122.610	834,625
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		58.050		58.050	
75. Total	0.000	0	0.000	0	171,443.560	180,831,670	171,443.560	180,831,670

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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	0.000	0	190.670	406,130	190.670	406,130
46. 1A	0.000	0	0.000	0	144.140	270,980	144.140	270,980
47. 2A1	0.000	0	0.000	0	72.970	132,800	72.970	132,800
48. 2A	0.000	0	0.000	0	15.620	24,600	15.620	24,600
49. 3A1	0.000	0	0.000	0	60.150	90,830	60.150	90,830
50. 3A	0.000	0	0.000	0	297.980	385,885	297.980	385,885
51. 4A1	0.000	0	0.000	0	181.270	193,955	181.270	193,955
52. 4A	0.000	0	0.000	0	26.200	20,175	26.200	20,175
53. Total	0.000	0	0.000	0	989.000	1,525,355	989.000	1,525,355
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	3,237.030	6,328,390	3,237.030	6,328,390
55. 1D	0.000	0	0.000	0	10,778.500	20,210,360	10,778.500	20,210,360
56. 2D1	0.000	0	0.000	0	2,957.020	5,026,955	2,957.020	5,026,955
57. 2D	0.000	0	0.000	0	406.740	634,515	406.740	634,515
58. 3D1	0.000	0	0.000	0	2,774.400	4,050,630	2,774.400	4,050,630
59. 3D	0.000	0	0.000	0	14,880.000	20,088,730	14,880.000	20,088,730
60. 4D1	0.000	0	0.000	0	17,632.390	19,924,765	17,632.390	19,924,765
61. 4D	0.000	0	0.000	0	488.750	405,695	488.750	405,695
62. Total	0.000	0	0.000	0	53,154.830	76,670,040	53,154.830	76,670,040
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	276.100	349,275	276.100	349,275
64. 1G	0.000	0	0.000	0	1,524.620	1,844,865	1,524.620	1,844,865
65. 2G1	0.000	0	0.000	0	2,807.720	3,285,075	2,807.720	3,285,075
66. 2G	0.000	0	0.000	0	95.380	85,840	95.380	85,840
67. 3G1	0.000	0	0.000	0	443.930	366,295	443.930	366,295
68. 3G	0.000	0	0.000	0	2,012.620	1,569,875	2,012.620	1,569,875
69. 4G1	0.000	0	0.000	0	3,589.050	2,602,350	3,589.050	2,602,350
70. 4G	0.000	0	0.000	0	691.790	390,875	691.790	390,875
71. Total	0.000	0	0.000	0	11,441.210	10,494,450	11,441.210	10,494,450
72. Waste	0.000	0	0.000	0	1,114.250	83,625	1,114.250	83,625
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	66,699.290	88,773,470	66,699.290	88,773,470

County 84 - Stanton

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	0.000	0	600.060	1,278,125	600.060	1,278,125
46. 1A	0.000	0	0.000	0	226.780	426,350	226.780	426,350
47. 2A1	0.000	0	0.000	0	306.990	558,735	306.990	558,735
48. 2A	0.000	0	0.000	0	338.850	533,705	338.850	533,705
49. 3A1	0.000	0	0.000	0	77.100	116,420	77.100	116,420
50. 3A	0.000	0	0.000	0	245.290	317,645	245.290	317,645
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	2.410	1,855	2.410	1,855
53. Total	0.000	0	0.000	0	1,797.480	3,232,835	1,797.480	3,232,835
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	1,460.510	2,994,080	1,460.510	2,994,080
55. 1D	0.000	0	0.000	0	3,893.080	7,299,845	3,893.080	7,299,845
56. 2D1	0.000	0	0.000	0	1,406.420	2,615,970	1,406.420	2,615,970
57. 2D	0.000	0	0.000	0	299.020	538,260	299.020	538,260
58. 3D1	0.000	0	0.000	0	2,648.140	4,038,695	2,648.140	4,038,695
59. 3D	0.000	0	0.000	0	7,191.320	9,708,390	7,191.320	9,708,390
60. 4D1	0.000	0	0.000	0	707.360	760,540	707.360	760,540
61. 4D	0.000	0	0.000	0	174.460	130,850	174.460	130,850
62. Total	0.000	0	0.000	0	17,780.310	28,086,630	17,780.310	28,086,630
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	33.050	38,840	33.050	38,840
64. 1G	0.000	0	0.000	0	282.480	310,770	282.480	310,770
65. 2G1	0.000	0	0.000	0	246.090	252,280	246.090	252,280
66. 2G	0.000	0	0.000	0	26.200	24,235	26.200	24,235
67. 3G1	0.000	0	0.000	0	140.900	116,270	140.900	116,270
68. 3G	0.000	0	0.000	0	684.960	510,380	684.960	510,380
69. 4G1	0.000	0	0.000	0	68.450	42,530	68.450	42,530
70. 4G	0.000	0	0.000	0	177.600	104,770	177.600	104,770
71. Total	0.000	0	0.000	0	1,659.730	1,400,075	1,659.730	1,400,075
72. Waste	0.000	0	0.000	0	474.780	35,650	474.780	35,650
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	21,712.300	32,755,190	21,712.300	32,755,190

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	30,523.460	46,710,830	30,523.460	46,710,830
77.Dry Land	0.000	0	0.000	0	156,979.900	211,344,120	156,979.900	211,344,120
78.Grass	0.000	0	0.000	0	59,640.150	43,351,480	59,640.150	43,351,480
79.Waste	0.000	0	0.000	0	12,711.640	953,900	12,711.640	953,900
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	58.050	0	58.050	0
<b>82.Total</b>	<b>0.000</b>	<b>0</b>	<b>0.000</b>	<b>0</b>	<b>259,855.150</b>	<b>302,360,330</b>	<b>259,855.150</b>	<b>302,360,330</b>

## 2006 Agricultural Land Detail

### County 84 - Stanton

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,226.790	8.03%	4,676,260	11.15%	2,100.000
1A	2,369.150	8.54%	4,382,995	10.45%	1,850.028
2A1	5,223.350	18.83%	9,141,060	21.79%	1,750.037
2A	3,345.290	12.06%	5,101,740	12.16%	1,525.051
3A1	5,467.820	19.71%	7,928,490	18.90%	1,450.027
3A	6,554.780	23.63%	8,160,780	19.45%	1,245.012
4A1	2,216.670	7.99%	2,316,460	5.52%	1,045.017
4A	333.130	1.20%	244,855	0.58%	735.013
<b>Irrigated Total</b>	<b>27,736.980</b>	<b>100.00%</b>	<b>41,952,640</b>	<b>100.00%</b>	<b>1,512.516</b>

**Dry:**

1D1	3,577.480	4.16%	6,708,020	6.29%	1,875.068
1D	14,824.530	17.23%	24,832,605	23.30%	1,675.102
2D1	7,634.510	8.87%	12,215,235	11.46%	1,600.002
2D	3,949.780	4.59%	5,628,860	5.28%	1,425.107
3D1	10,119.790	11.76%	12,397,925	11.63%	1,225.116
3D	18,952.040	22.03%	20,485,620	19.22%	1,080.918
4D1	24,997.560	29.05%	22,926,830	21.51%	917.162
4D	1,989.070	2.31%	1,392,355	1.31%	700.003
<b>Dry Total</b>	<b>86,044.760</b>	<b>100.00%</b>	<b>106,587,450</b>	<b>100.00%</b>	<b>1,238.744</b>

**Grass:**

1G1	311.590	0.67%	358,350	1.14%	1,150.069
1G	3,081.260	6.62%	3,235,520	10.29%	1,050.063
2G1	3,078.170	6.61%	3,078,185	9.79%	1,000.004
2G	1,888.290	4.06%	1,699,455	5.40%	899.996
3G1	6,169.820	13.26%	5,399,320	17.16%	875.117
3G	10,058.390	21.61%	7,603,630	24.17%	755.949
4G1	13,877.960	29.82%	6,534,025	20.77%	470.820
4G	8,073.730	17.35%	3,548,470	11.28%	439.508
<b>Grass Total</b>	<b>46,539.210</b>	<b>100.00%</b>	<b>31,456,955</b>	<b>100.00%</b>	<b>675.923</b>

<b>Irrigated Total</b>	<b>27,736.980</b>	<b>16.18%</b>	<b>41,952,640</b>	<b>23.20%</b>	<b>1,512.516</b>
<b>Dry Total</b>	<b>86,044.760</b>	<b>50.19%</b>	<b>106,587,450</b>	<b>58.94%</b>	<b>1,238.744</b>
<b>Grass Total</b>	<b>46,539.210</b>	<b>27.15%</b>	<b>31,456,955</b>	<b>17.40%</b>	<b>675.923</b>
Waste	11,122.610	6.49%	834,625	0.46%	75.038
Other	0.000	0.00%	0	0.00%	0.000
Exempt	58.050	0.03%			
<b>Market Area Total</b>	<b>171,443.560</b>	<b>100.00%</b>	<b>180,831,670</b>	<b>100.00%</b>	<b>1,054.759</b>

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

<b>Irrigated Total</b>	<b>27,736.980</b>	<b>90.87%</b>	<b>41,952,640</b>	<b>89.81%</b>	
<b>Dry Total</b>	<b>86,044.760</b>	<b>54.81%</b>	<b>106,587,450</b>	<b>50.43%</b>	
<b>Grass Total</b>	<b>46,539.210</b>	<b>78.03%</b>	<b>31,456,955</b>	<b>72.56%</b>	
Waste	11,122.610	87.50%	834,625	87.50%	
Other	0.000	0.00%	0	0.00%	
Exempt	58.050	100.00%			
<b>Market Area Total</b>	<b>171,443.560</b>	<b>65.98%</b>	<b>180,831,670</b>	<b>59.81%</b>	

## 2006 Agricultural Land Detail

### County 84 - Stanton

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	190.670	19.28%	406,130	26.63%	2,130.015
1A	144.140	14.57%	270,980	17.77%	1,879.977
2A1	72.970	7.38%	132,800	8.71%	1,819.926
2A	15.620	1.58%	24,600	1.61%	1,574.903
3A1	60.150	6.08%	90,830	5.95%	1,510.058
3A	297.980	30.13%	385,885	25.30%	1,295.003
4A1	181.270	18.33%	193,955	12.72%	1,069.978
4A	26.200	2.65%	20,175	1.32%	770.038
<b>Irrigated Total</b>	<b>989.000</b>	<b>100.00%</b>	<b>1,525,355</b>	<b>100.00%</b>	<b>1,542.320</b>

**Dry:**

1D1	3,237.030	6.09%	6,328,390	8.25%	1,954.998
1D	10,778.500	20.28%	20,210,360	26.36%	1,875.062
2D1	2,957.020	5.56%	5,026,955	6.56%	1,700.007
2D	406.740	0.77%	634,515	0.83%	1,560.001
3D1	2,774.400	5.22%	4,050,630	5.28%	1,460.002
3D	14,880.000	27.99%	20,088,730	26.20%	1,350.049
4D1	17,632.390	33.17%	19,924,765	25.99%	1,130.009
4D	488.750	0.92%	405,695	0.53%	830.066
<b>Dry Total</b>	<b>53,154.830</b>	<b>100.00%</b>	<b>76,670,040</b>	<b>100.00%</b>	<b>1,442.390</b>

**Grass:**

1G1	276.100	2.41%	349,275	3.33%	1,265.030
1G	1,524.620	13.33%	1,844,865	17.58%	1,210.049
2G1	2,807.720	24.54%	3,285,075	31.30%	1,170.015
2G	95.380	0.83%	85,840	0.82%	899.979
3G1	443.930	3.88%	366,295	3.49%	825.118
3G	2,012.620	17.59%	1,569,875	14.96%	780.015
4G1	3,589.050	31.37%	2,602,350	24.80%	725.080
4G	691.790	6.05%	390,875	3.72%	565.019
<b>Grass Total</b>	<b>11,441.210</b>	<b>100.00%</b>	<b>10,494,450</b>	<b>100.00%</b>	<b>917.250</b>

<b>Irrigated Total</b>	<b>989.000</b>	<b>1.48%</b>	<b>1,525,355</b>	<b>1.72%</b>	<b>1,542.320</b>
<b>Dry Total</b>	<b>53,154.830</b>	<b>79.69%</b>	<b>76,670,040</b>	<b>86.37%</b>	<b>1,442.390</b>
<b>Grass Total</b>	<b>11,441.210</b>	<b>17.15%</b>	<b>10,494,450</b>	<b>11.82%</b>	<b>917.250</b>
Waste	1,114.250	1.67%	83,625	0.09%	75.050
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>66,699.290</b>	<b>100.00%</b>	<b>88,773,470</b>	<b>100.00%</b>	<b>1,330.950</b>

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

<b>Irrigated Total</b>	<b>989.000</b>	<b>3.24%</b>	<b>1,525,355</b>	<b>3.27%</b>	
<b>Dry Total</b>	<b>53,154.830</b>	<b>33.86%</b>	<b>76,670,040</b>	<b>36.28%</b>	
<b>Grass Total</b>	<b>11,441.210</b>	<b>19.18%</b>	<b>10,494,450</b>	<b>24.21%</b>	
Waste	1,114.250	8.77%	83,625	8.77%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>66,699.290</b>	<b>25.67%</b>	<b>88,773,470</b>	<b>29.36%</b>	

## 2006 Agricultural Land Detail

### County 84 - Stanton

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	600.060	33.38%	1,278,125	39.54%	2,129.995
1A	226.780	12.62%	426,350	13.19%	1,880.015
2A1	306.990	17.08%	558,735	17.28%	1,820.043
2A	338.850	18.85%	533,705	16.51%	1,575.047
3A1	77.100	4.29%	116,420	3.60%	1,509.987
3A	245.290	13.65%	317,645	9.83%	1,294.977
4A1	0.000	0.00%	0	0.00%	0.000
4A	2.410	0.13%	1,855	0.06%	769.709
<b>Irrigated Total</b>	<b>1,797.480</b>	<b>100.00%</b>	<b>3,232,835</b>	<b>100.00%</b>	<b>1,798.537</b>

**Dry:**

1D1	1,460.510	8.21%	2,994,080	10.66%	2,050.023
1D	3,893.080	21.90%	7,299,845	25.99%	1,875.082
2D1	1,406.420	7.91%	2,615,970	9.31%	1,860.020
2D	299.020	1.68%	538,260	1.92%	1,800.080
3D1	2,648.140	14.89%	4,038,695	14.38%	1,525.106
3D	7,191.320	40.45%	9,708,390	34.57%	1,350.015
4D1	707.360	3.98%	760,540	2.71%	1,075.180
4D	174.460	0.98%	130,850	0.47%	750.028
<b>Dry Total</b>	<b>17,780.310</b>	<b>100.00%</b>	<b>28,086,630</b>	<b>100.00%</b>	<b>1,579.647</b>

**Grass:**

1G1	33.050	1.99%	38,840	2.77%	1,175.189
1G	282.480	17.02%	310,770	22.20%	1,100.148
2G1	246.090	14.83%	252,280	18.02%	1,025.153
2G	26.200	1.58%	24,235	1.73%	925.000
3G1	140.900	8.49%	116,270	8.30%	825.195
3G	684.960	41.27%	510,380	36.45%	745.123
4G1	68.450	4.12%	42,530	3.04%	621.329
4G	177.600	10.70%	104,770	7.48%	589.921
<b>Grass Total</b>	<b>1,659.730</b>	<b>100.00%</b>	<b>1,400,075</b>	<b>100.00%</b>	<b>843.555</b>

<b>Irrigated Total</b>	<b>1,797.480</b>	<b>8.28%</b>	<b>3,232,835</b>	<b>9.87%</b>	<b>1,798.537</b>
<b>Dry Total</b>	<b>17,780.310</b>	<b>81.89%</b>	<b>28,086,630</b>	<b>85.75%</b>	<b>1,579.647</b>
<b>Grass Total</b>	<b>1,659.730</b>	<b>7.64%</b>	<b>1,400,075</b>	<b>4.27%</b>	<b>843.555</b>
Waste	474.780	2.19%	35,650	0.11%	75.087
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>21,712.300</b>	<b>100.00%</b>	<b>32,755,190</b>	<b>100.00%</b>	<b>1,508.600</b>

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

<b>Irrigated Total</b>	<b>1,797.480</b>	<b>5.89%</b>	<b>3,232,835</b>	<b>6.92%</b>	
<b>Dry Total</b>	<b>17,780.310</b>	<b>11.33%</b>	<b>28,086,630</b>	<b>13.29%</b>	
<b>Grass Total</b>	<b>1,659.730</b>	<b>2.78%</b>	<b>1,400,075</b>	<b>3.23%</b>	
Waste	474.780	3.74%	35,650	3.74%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>21,712.300</b>	<b>8.36%</b>	<b>32,755,190</b>	<b>10.83%</b>	

## 2006 Agricultural Land Detail

### County 84 - Stanton

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	30,523.460	46,710,830
Dry	0.000	0	0.000	0	156,979.900	211,344,120
Grass	0.000	0	0.000	0	59,640.150	43,351,480
Waste	0.000	0	0.000	0	12,711.640	953,900
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	58.050	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>0.000</b>	<b>0</b>	<b>259,855.150</b>	<b>302,360,330</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	30,523.460	46,710,830	30,523.460	11.75%	46,710,830	15.45%	1,530.325
Dry	156,979.900	211,344,120	156,979.900	60.41%	211,344,120	69.90%	1,346.313
Grass	59,640.150	43,351,480	59,640.150	22.95%	43,351,480	14.34%	726.884
Waste	12,711.640	953,900	12,711.640	4.89%	953,900	0.32%	75.041
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	58.050	0	58.050	0.02%	0	0.00%	0.000
<b>Total</b>	<b>259,855.150</b>	<b>302,360,330</b>	<b>259,855.150</b>	<b>100.00%</b>	<b>302,360,330</b>	<b>100.00%</b>	<b>1,163.572</b>

\* Department of Property Assessment & Taxation Calculates

**2005 Plan of Assessment for Stanton County  
Assessment Years 2006, 2007, and 2008  
June 15, 2005**

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

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

## General Description of Real Property in Stanton County:

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	1949	36%	25%
Commercial	177	3%	1%
Industrial	14	.003%	3%
Recreational	0	0%	0%
Agricultural **	3276	60%	70%
Special Value	0	0%	0%

\*\* includes Game & Parks

Agricultural land – consists of 260,042 taxable acres. 70% of Stanton County is agricultural and of that 62% consists primarily of dryland.

New Property: For assessment year 2005, an estimated 102 building permits and/or information statements were filed for new property construction/additions in the county.

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

### Current Resources

#### A. Staff/Budget/Training

1. The Assessors Office consists of 3 full time employees-County Assessor, Deputy Assessor and Office Clerk. The Assessor and Deputy have held Assessor Certificates since 1978.
2. The Assessors Office has a part time appraiser, Bill Kaiser, for commercial properties and a part time appraiser, Wayne Kubert, for industrial properties (Nucor Steel).
3. The Assessors Office has 2 part time employees for assistance with listing work each year. These employees assist with the measuring process and information needed to complete the pricing for Residential and Agricultural improvements.
4. The Assessor and Deputy continue with educational classes each year for credit hours to keep their certification updated and current.
5. The 2004/2005 budget for the Assessors Office was \$91,485. The appraisal portion of this budget was \$7,000. With limited full time staff and limited budget, the appraisal and reappraisal of property within Stanton County is a slow, ongoing process.

#### B. Cadastral Maps

The County Assessors office maintains a set of Cadastral maps pursuant to Reg. 10-004.03. The office staff keeps the maps updated by ownerships. The Cadastral maps are dated 1963. The County is in the process of implementing the AutoCad mapping computer program. At this time the City of Stanton, Village of Pilger and Woodland Park have been completed. It is the intention of the office to replace all Cadastral maps within the County. The mapping process is an extended and limited project due to funding and staff. The project is an in house project without any outside sources hired to do the updating.

#### C. Property Record Cards

The Assessors Office maintains Property Record Cards pursuant to Reg. 10-004. The property record cards contain all of the required information concerning ownership, legal description, classification codes, measurements, building lists and valuation. The office staff maintains and updates the Property Record Cards.

#### D. Computer Software

Administrative software and Personal property software used within the office is contracted with MIPS/County Solutions. GIS software used is AutoCad. The Assessors Office is using CAMA computer pricing software for the revaluing of all improvements for Residential, Commercial and Agricultural properties. This is an in house project. This project will be over an extended period of time due to lack of staff and funding. At this time the City of Stanton and Village of Pilger residential properties have been revalued with updated photos and computer drawings, and rural residential has been revalued, along with computer drawings.

E. At this time Stanton County does not have a Web based site for property record information access.

### Current Assessment Procedures for Real Property

#### A. Pick Up Work

Pursuant to Reg. 50-001.06, pick up work or new construction is an ongoing process within the county. New construction is located with permits and information sheets completed by property owners. Some improvements are found from drive by reviews. Pick up work on new construction or alterations are started the mid-month of September with completed work deadline set for March 1.

#### B. Sales Review

Pursuant to Reg. 12-003, the Real Estate Transfer Statements (521's) are completed and filed with the Department of Property Assessment and Taxation on a monthly basis. Upon receipt of the 521 the Deputy Assessor completes the supplemental information forms. The Assessor and Deputy determine if the sale is an arm's length transaction and qualify it for use in the sales file. The county completes a review of the sales for the residential class only. The County previously relied on the Dept of Property Assessment and Taxation reviewer to complete the review on the commercial and agricultural class of property. Now with the elimination of this process the Assessor must look for a different method of review for these properties. Since Stanton County is a small county and familiar to the Assessor and Deputy, some information is readily available for certain properties. Some assistance has been provided from the Commissioners and Taxpayers. Due to limited staff and funds, to hire a reviewer is not feasible, and limited time due to office duties, in house reviewers are not possible at this time. The Assessor is trying to develop a method of review, but at this time nothing is in place.

The office has sales file books with the 521's for the public to review. The office has a sales file map of agricultural sales for the public to review. In regard to qualifying a sale, the county considers the 12 no reasons listed in Statute 77-1371. The county defines actual or market value for the sale

Review process as the most probable price between a willing buyer and seller on an open market. Documentation will be made concerning changing market influences in the county. Adjustments may be made to the sale if Personal Property is found to be part of the sale price.

### C. Real Estate

The Assessors office purchase of the CAMA computer pricing software started the repricing of all improvements for Residential, Commercial and Agricultural properties. The CAMA program allows for sketches of the property. The sketches are being implemented into the program along with the pricing. Along with implementing updated pricing, the process of updating photos along with a visual review of the properties was started. Information questionnaires are being mailed to each property owner as the review process progresses.

#### 1. Residential

The Assessor did a visual inspection review of residential properties in the Village of Pilger and City of Stanton. New photos of properties were taken for the property records cards. Questionnaires were sent to each property owner for completion of more detailed information. Lots were revalued utilizing the square foot method. At this time, updated pricing with new photos have been applied and implemented for the City of Stanton and Village of Pilger. Rural Residential have updated pricing and sketches. Questionnaires were mailed to property owners of Woodland Park and the review process has started for this Suburban development in Stanton County.

#### 2. Commercial

The Assessor did a visual inspection and review of commercial properties in the Village of Pilger and City of Stanton in 1999. Lots were repriced by the square foot method. Revaluing of commercial lots in Woodland Park by square foot was done in 2001. Within the next 5 years the Assessor has plans to have computer software to reprice all commercial improvements in Stanton County. At this time 1988 pricing is still used for commercial property. Due to Stanton being a distance of only 10 miles from Norfolk, it is considered a bedroom community and there is little, if any commercial activity within Stanton County. Most commercial buildings are purchased for personal use. This causes a problem with the current statistical measures and quality of assessment for commercial property within the county.

#### 3. Agricultural

- a. The County developed market areas in 2000 due to sales of agricultural land. Land use was verified in 1981. Land use has always been an ongoing analysis. The Assessor obtains land use maps from the FSA to review with property record cards.
- b. The last physical reappraisal was conducted in 1981. A visual inspection and review of agricultural improvements along with new photos is planned, with computer pricing implemented. This lengthy process is planned with a projected 3 year completion date.

The revaluing with updated computer pricing and review process has been an ongoing project for Stanton County. This is an in house project with limited time, staff and budget. Each year market studies are performed for each type of property-Residential, Commercial and Agricultural. With the help of our State Liaison, the market study and sales ratios help to determine the market value of Stanton County properties.

Once the market study and sales ratio study have been completed, the valuations for each type of property are set. After the values are set, the Abstract of Assessment certified, the Assessor then certifies the completion of the assessment roll to the County Clerk. The Assessor puts a Public Notice in the local newspaper of the certification. The Notice of Valuation Change is mailed to each property owner with a change in value. The Assessor mails assessment/sales ratio statistics (as determined by TERC) to media and posts it in the Assessor's office.

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

<u>Property Class</u>	<u>Median</u>	<u>COD**</u>	<u>PRD**</u>
Residential	95	11.90	101.23
*Commercial	NA	NA	NA
Agricultural Land	76	18.84	102.22

\*commercial sales are insufficient to provide reliable statistical studies

\*\*COD means coefficient of dispersion and PRD means price related differential

For more information regarding statistical measures see 2005 Reports & Opinions.

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

**Residential**

Finish with visual review of Woodland Park and implement current computer pricing. Send questionnaire to remaining suburban property within County and start review process. Start depreciation study of residential properties, starting with urban properties-City of Stanton and Village of Pilger. Pickup new improvements or additions. Conduct market study and sales ratio study of all residential properties.

**Agricultural**

Start review process of agricultural areas with review and inventory of buildings for all rural properties. Pickup new improvements or additions. Conduct market study and sales ratio study of agricultural land.

**Commercial**

Pickup new improvements or additions. Conduct market study and sales ratio study of all commercial property.

**Assessment Actions Planned for Assessment Year 2007:**

Residential

Our plans include having all residential property revalued with CAMA software. Start depreciation study for Suburban properties. Pickup new improvements or additions. Conduct market study and sales ratio study of all residential property.

Agricultural

Continue with review process of agricultural properties and the revaluing of these properties with CAMA. Pickup new improvements or additions. Conduct market study and sales ratio study of all agricultural land.

Commercial

Start the review and revaluing of commercial property throughout Stanton County with the CAMA software. Pickup new improvements or additions. Conduct market study and sale ratio study of all commercial property.

**Assessment Actions Planned for Assessment Year 2008:**

Residential

Our plans are to have all depreciation studies for residential property completed. Pickup new improvements or additions. Conduct market study and sales ratio study of all residential property.

Agricultural

Continue with review process of agricultural properties and the revaluing with CAMA. Pickup new improvements or additions. Conduct market study and sales ratio study of all agricultural land.

Commercial

Continue with review process of commercial property and start revaluing with CAMA. Pickup new improvements or additions. Conduct market study and sales ratio study of all commercial property.

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

1. Record Maintenance, Mapping updates & Ownership changes.
2. Annually prepare and file Assessor Administrative Reports required by law/regulations:
  - a. Abstracts (real & personal property)
  - b. Assessor Survey
  - c. Sale information to PA&T rosters & annual Assessed Value Update w/abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Value Report
  - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
  - g. Certificate of Taxes Levied Report

- h. Report of current values for properties owned by Board of Educational Lands & Funds
  - i. Report of all Exempt Property and Taxable Government Owned Property
  - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 842 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as require.
  4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
  5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax and value.
  6. Homestead Exemptions; administer 213 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
  7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
  8. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information: input/review of tax rates used for tax billing process.
  9. Tax Lists: prepare and certify tax lists to County Treasurer for real property, personal property, and centrally assessed.
  10. Tax List Corrections – prepare tax list corrections documents for county board approval.
  11. County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
  12. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
  13. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
  14. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license. 60 credit hours every 4 years.

In order for the Assessor to do a complete and thorough job of valuing and locating property for taxing purposes it takes time, staff and budget. The Stanton County Assessor has always had a good working relationship with the Stanton County Commissioners. They have always given support to the Assessors Office. Due to tight budgets, it is hard for the Assessors Office to hire additional employees to help with the updating and revaluing of real property in Stanton County. Although Stanton County is not a large county compared to some others, with only 3 full time staff members, it is still a large workload for 3 people to try and revalue the entire county and still complete regular full time duties within the office.

Respectfully submitted:

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County Assessor

July 12, 2005

# **Purpose Statements**

## **Commission Summary**

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

## **Property Tax Administrator's Opinions & Recommendations**

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

## **Correlation Section**

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

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

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

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

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

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

### **Statistical Reports Section**

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

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

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

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

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

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

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

### **County Assessment Survey**

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

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

## **County Reports Section**

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

### **County Abstract of Assessment for Real Property, Form 45**

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

### **County Agricultural Land Detail**

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

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

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

## **Special Valuation Section**

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

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

### **Nebraska Constitutional Provisions:**

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

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

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

### **Nebraska Statutory Provisions for Agricultural Land:**

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

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

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

### **Nebraska Statutory Provisions for Special Valuation:**

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

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

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

### **Nebraska Statutory Provisions for Measurement of Level of Value:**

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

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

## **Discussion of the Constitutional and Statutory Provisions:**

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

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

## **Discussion of Special Valuation:**

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

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

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

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

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

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

### **Measurement of Special Valuation**

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

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

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

#### Rent Data

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

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

#### Rate Data

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

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

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

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

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

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

#### Valuation Calculation

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

#### Measurement Calculation

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

### **Measurement of Recapture Valuation**

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

### **Measurement of Agricultural Land Valuation**

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

### **Purpose Statements Section**

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

### **Glossary**

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

### **Technical Specifications Section**

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

### **Certification**

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

### **Map Section**

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

### **Valuation History Charts Section**

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

## Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Commission Summary Calculations

### For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

### For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

### For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

### For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

## Correlation Table Calculations

### I. Correlation - Text only

### II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

**VI. Analysis of R&O COD and PRD**

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

## Statistical Reports Query

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

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

### **Residential:**

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

### **Commercial:**

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

### **Unimproved Agricultural:**

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

### **Agricultural: (Optional)**

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

**Minimally Improved Agricultural: (Optional)**

Property Class Code: Property Type 05, All Statuses

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

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

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

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

## Statistical Calculations

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

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

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

## Coding Information & Calculations

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

### Number of Sales

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

### Total Sales Price

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

### Total Adj. Sales Price

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

### Total Assessed Value

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

### Avg. Adj. Sales Price

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

### **Avg. Assessed Value**

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

### **Median**

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

### **Weighted Mean**

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

### **Mean**

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

### **COD**

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

**PRD**

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

**COV**

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

**STD**

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

**Avg. Abs. Dev.**

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

**Max Sales Ratio**

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

**Min Sales Ratio**

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

**95% Median C.I.**

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

**95% Wgt. Mean C.I.**

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

- The actual calculation:

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

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

### 95% Mean C.I.

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

### Ratio Formulas

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

## Map Source Documentation

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

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

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

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

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

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

## Valuation History Chart Specifications

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

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

*Source: Certificate of Taxes Levied Reports CTL.*

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

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

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

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

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

*Source: Certificate of Taxes Levied Reports CTL.*

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

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

*Source: County Abstract of Assessment Report for Real Property*

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

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

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

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

*City Class, Population, & Zoning Authority:*

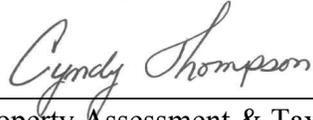
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

## Certification

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

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Stanton County County Assessor, by certified mail, return receipt requested, 7088 1160 0001 1212 9219.

Dated this 10th day of April, 2006.

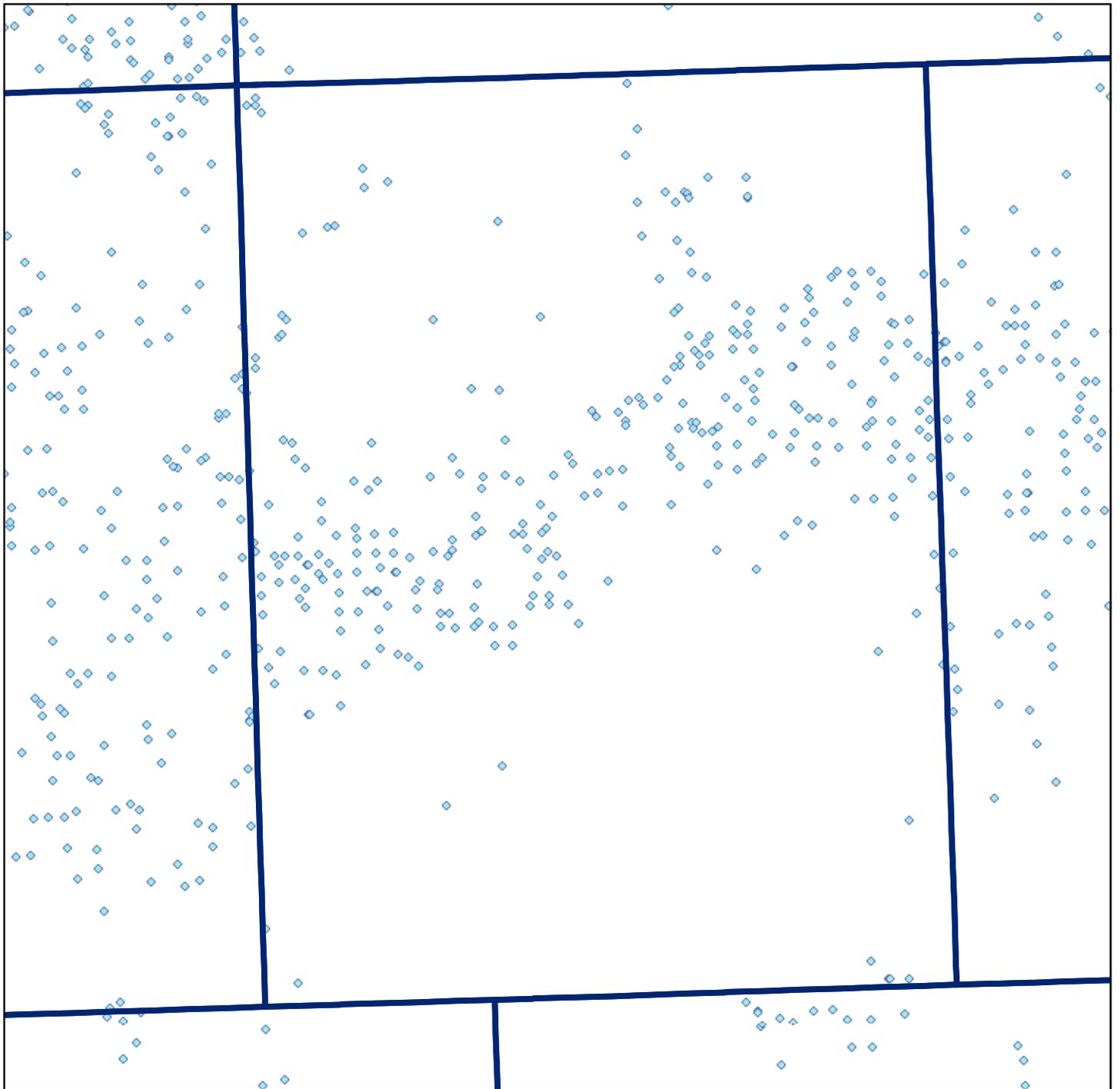
  

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Property Assessment & Taxation



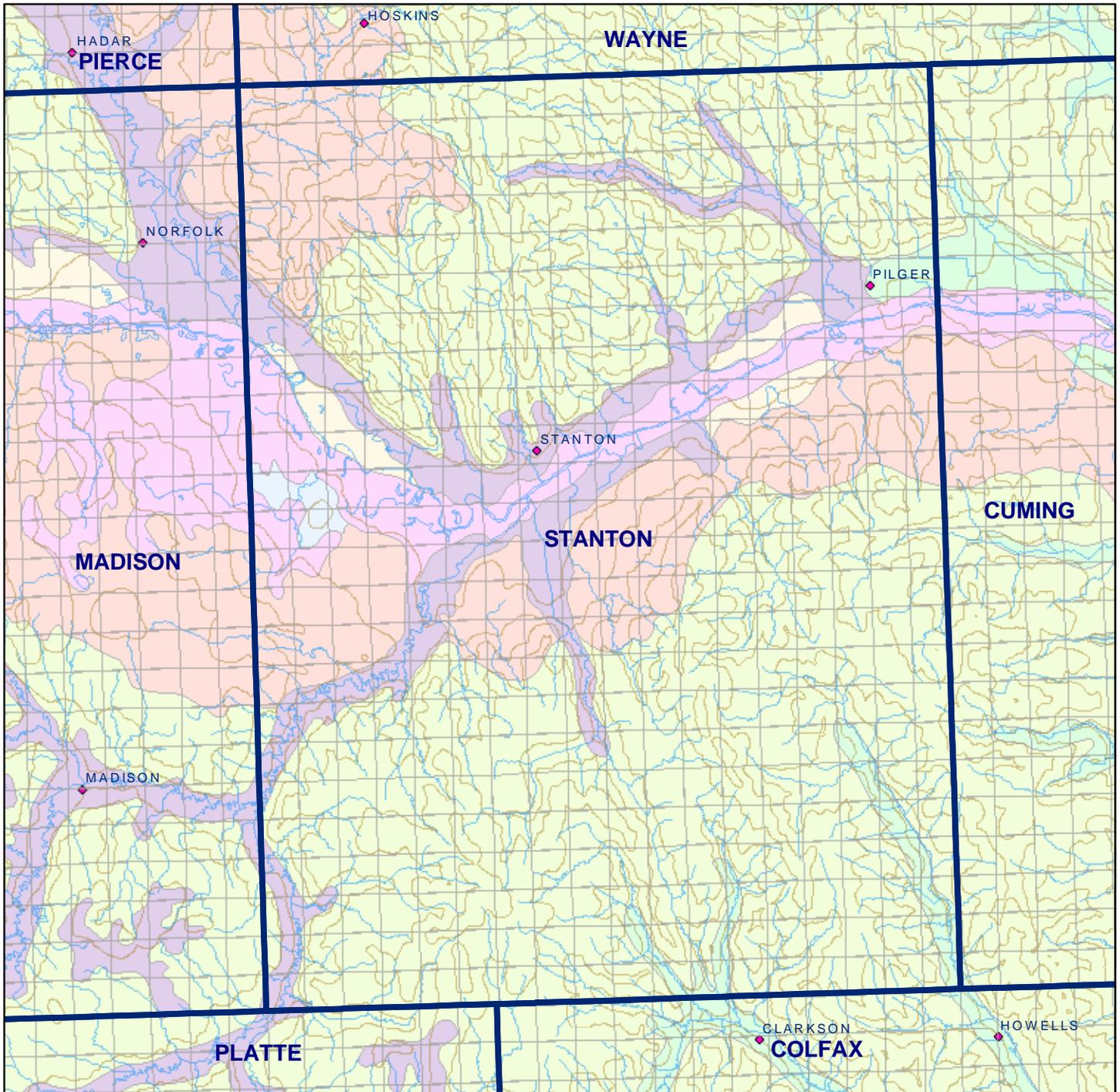




● Registered Wells > 500 GPM

	1271	1269	1267	1265	1263
1499	1501	1503	1505	1507	1509
1553	1551	1549	1547	1545	1543
1779	1781	1783	1785	1787	1789
1837	1835	1833	1831	1829	1827
2063	2065	2067	2069	2071	2073

 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

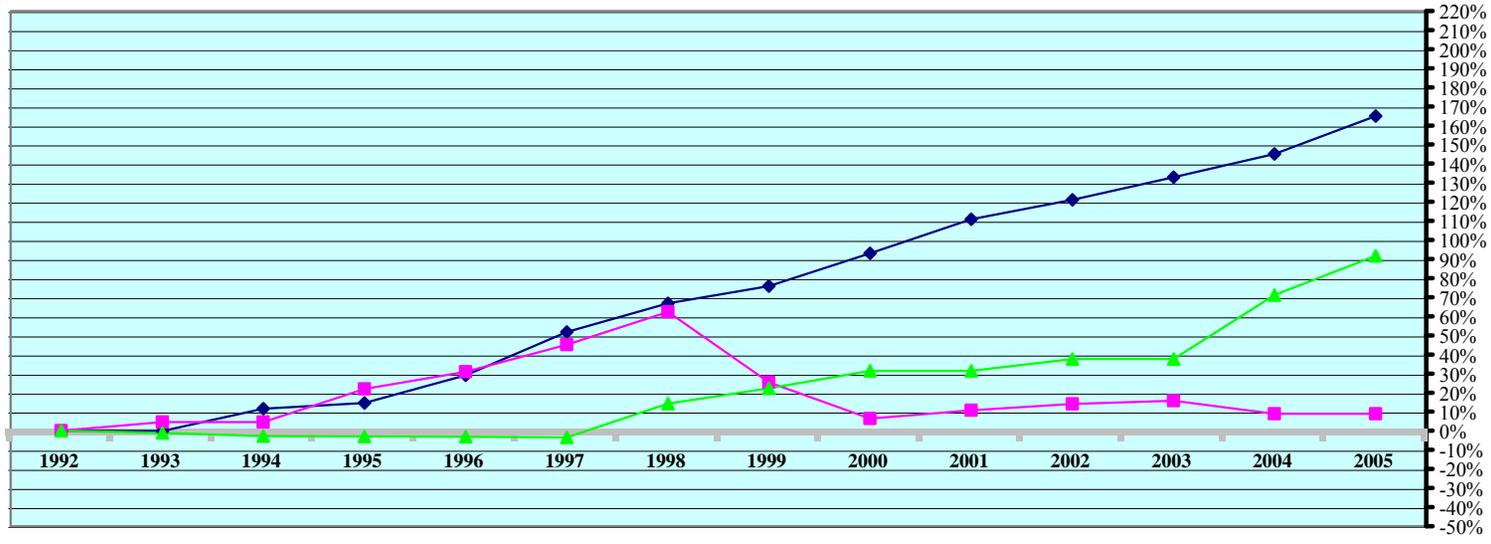
7 - Somewhat poorly drained soils formed in alluvium on bottom lands

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

**Stanton County**



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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	43,795,000	--	--	--	19,872,855	--	--	--	140,565,435	--	--	--
1993	43,776,620	-18,380	-0.04%	-0.04%	20,774,150	901,295	4.54%	4.54%	138,959,625	-1,605,810	-1.14%	-1.14%
1994	48,849,930	5,073,310	11.59%	11.54%	20,785,120	10,970	0.05%	4.59%	136,569,525	-2,390,100	-1.72%	-2.84%
1995	50,168,825	1,318,895	2.70%	14.55%	24,238,725	3,453,605	16.62%	21.97%	136,464,925	-104,600	-0.08%	-2.92%
1996	56,546,590	6,377,765	12.71%	29.12%	26,033,900	1,795,175	7.41%	31.00%	136,205,160	-259,765	-0.19%	-3.10%
1997	66,476,075	9,929,485	17.56%	51.79%	28,847,650	2,813,750	10.81%	45.16%	135,699,390	-505,770	-0.37%	-3.46%
1998	73,022,905	6,546,830	9.85%	66.74%	32,251,760	3,404,110	11.80%	62.29%	160,482,565	24,783,175	18.26%	14.17%
1999	76,988,965	3,966,060	5.43%	75.79%	24,941,305	-7,310,455	-22.67%	25.50%	171,919,240	11,436,675	7.13%	22.31%
2000	84,509,850	7,520,885	9.77%	92.97%	21,138,530	-3,802,775	-15.25%	6.37%	184,772,705	12,853,465	7.48%	31.45%
2001	92,318,480	7,808,630	9.24%	110.80%	22,009,855	871,325	4.12%	10.75%	184,812,940	40,235	0.02%	31.48%
2002	96,788,845	4,470,365	4.84%	121.00%	22,657,645	647,790	2.94%	14.01%	193,414,005	8,601,065	4.65%	37.60%
2003	102,017,850	5,229,005	5.40%	132.94%	22,996,805	339,160	1.50%	15.72%	193,378,170	-35,835	-0.02%	37.57%
2004	107,358,010	5,340,160	5.23%	145.14%	21,627,025	-1,369,780	-5.96%	8.83%	240,640,705	47,262,535	24.44%	71.19%
2005	116,058,710	8,700,700	8.10%	165.00%	21,641,475	14,450	0.07%	8.90%	269,451,655	28,810,950	11.97%	91.69%

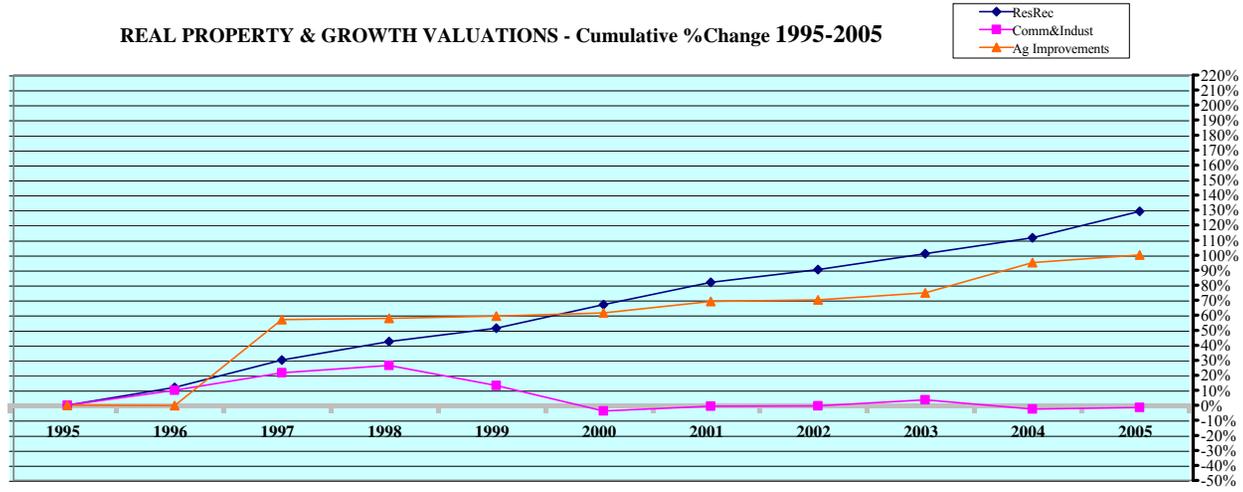
1992-2005 Rate Ann. %chg: Resid & Rec. **7.78%**      Comm & Indust **0.66%**      Agland **5.13%**

Cnty# **84**  
County **STANTON**

FL area **4**

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	43,795,000	not avail.	--	--	--	--	19,872,855	not avail.	--	--	--	--
1993	43,776,620	not avail.	--	--	--	--	20,774,150	not avail.	--	--	--	--
1994	48,849,930	not avail.	--	--	--	--	20,785,120	not avail.	--	--	--	--
1995	50,168,825	315,870	0.63%	49,852,955	--	--	24,238,725	2,376,940	9.81%	21,861,785	--	--
1996	56,546,590	791,260	1.40%	55,755,330	11.14%	11.84%	26,033,900	1,983,440	7.62%	24,050,460	-0.78%	10.01%
1997	66,476,075	1,535,190	2.31%	64,940,885	14.84%	30.26%	28,847,650	2,241,300	7.77%	26,606,350	2.20%	21.70%
1998	73,022,905	1,955,025	2.68%	71,067,880	6.91%	42.55%	32,251,760	4,600,875	14.27%	27,650,885	-4.15%	26.48%
1999	76,988,965	1,479,425	1.92%	75,509,540	3.41%	51.46%	24,941,305	194,500	0.78%	24,746,805	-23.27%	13.20%
2000	84,509,850	1,226,970	1.45%	83,282,880	8.18%	67.06%	21,138,530	120,385	0.57%	21,018,145	-15.73%	-3.86%
2001	92,318,480	1,618,400	1.75%	90,700,080	7.32%	81.94%	22,009,855	264,745	1.20%	21,745,110	2.87%	-0.53%
2002	96,788,845	1,895,285	1.96%	94,893,560	2.79%	90.35%	22,657,645	889,295	3.92%	21,768,350	-1.10%	-0.43%
2003	102,017,850	1,762,805	1.73%	100,255,045	3.58%	101.10%	22,996,805	335,645	1.46%	22,661,160	0.02%	3.66%
2004	107,358,010	1,880,475	1.75%	105,477,535	3.39%	111.58%	21,627,025	305,405	1.41%	21,321,620	-7.28%	-2.47%
2005	116,058,710	1,812,200	1.56%	114,246,510	6.42%	129.17%	21,641,475	72,400	0.33%	21,569,075	-0.27%	-1.34%

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

Resid & Rec. **8.65%**

Comm & Indust **-0.13%**

Tax Year	Ag Imprvmts & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmts Total Value					
1992	not avail	not avail	22,840,785					
1993	not avail	not avail	23,173,275					
1994	not avail	not avail	22,418,370					
1995	12,406,735	11,152,220	23,558,955	341,220	1.45%	23,217,735	--	--
1996	11,484,050	11,886,215	23,370,265	175,025	0.75%	23,195,240	-1.54%	-0.10%
1997	26,106,585	10,937,080	37,043,665	546,165	1.47%	36,497,500	56.17%	57.20%
1998	23,902,260	13,389,290	37,291,550	606,390	1.63%	36,685,160	-0.97%	58.00%
1999	24,660,825	13,116,915	37,777,740	737,225	1.95%	37,040,515	-0.67%	59.54%
2000	25,101,755	14,055,645	39,157,400	1,623,180	4.15%	37,534,220	-0.64%	61.66%
2001	25,871,305	14,440,400	40,311,705	1,044,895	2.59%	39,266,810	0.28%	69.12%
2002	26,439,525	14,546,795	40,986,320	1,473,071	3.59%	39,513,249	-1.98%	70.19%
2003	27,203,460	16,429,935	43,633,395	3,025,777	6.93%	40,607,618	-0.92%	74.90%
2004	28,990,290	17,551,450	46,541,740	1,243,470	2.67%	45,298,270	3.82%	95.10%
2005	29,644,205	17,696,100	47,340,305	891,155	1.88%	46,449,150	-0.20%	100.06%

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

Ag Imprvmts **7.18%**

(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# **84**  
County **STANTON**

FL area **4**

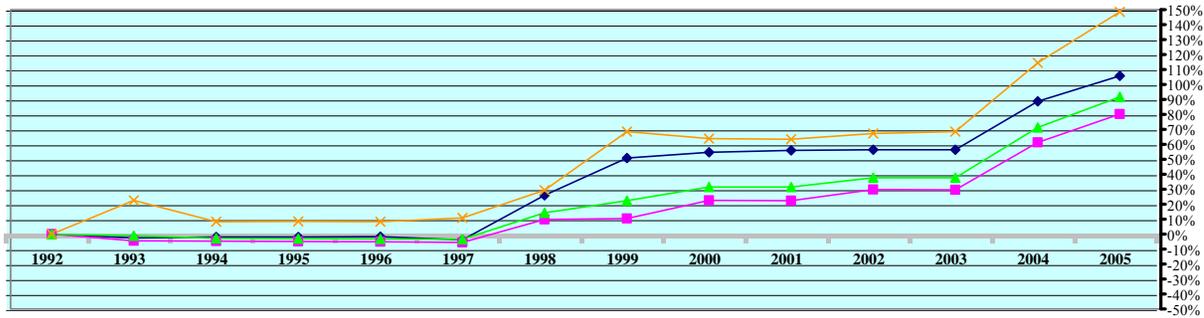
CHART 2

EXHIBIT

84B

Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992	18,379,975	--	--	--	105,944,395	--	--	--	16,022,355	--	--	--
1993	17,898,665	-481,310	-2.62%	-2.62%	101,186,680	-4,757,715	-4.49%	-4.49%	19,641,805	3,619,450	22.59%	22.59%
1994	18,042,335	143,670	0.80%	-1.84%	100,919,010	-267,670	-0.26%	-4.74%	17,367,035	-2,274,770	-11.58%	8.39%
1995	18,035,165	-7,170	-0.04%	-1.88%	100,806,495	-112,515	-0.11%	-4.85%	17,379,020	11,985	0.07%	8.47%
1996	18,075,720	40,555	0.22%	-1.66%	100,513,240	-293,255	-0.29%	-5.13%	17,359,185	-19,835	-0.11%	8.34%
1997	17,670,215	-405,505	-2.24%	-3.86%	99,986,830	-526,410	-0.52%	-5.62%	17,777,830	418,645	2.41%	10.96%
1998	23,133,165	5,462,950	30.92%	25.86%	116,331,520	16,344,690	16.35%	9.80%	20,722,580	2,944,750	16.56%	29.34%
1999	27,712,415	4,579,250	19.80%	50.78%	116,906,855	575,335	0.49%	10.35%	26,989,090	6,266,510	30.24%	68.45%
2000	28,425,475	713,060	2.57%	54.65%	129,782,750	12,875,895	11.01%	22.50%	26,247,950	-741,140	-2.75%	63.82%
2001	28,671,050	245,575	0.86%	55.99%	129,646,545	-136,205	-0.10%	22.37%	26,185,960	-61,990	-0.24%	63.43%
2002	28,754,960	83,910	0.29%	56.45%	137,563,345	7,916,800	6.11%	29.84%	26,785,385	599,425	2.29%	67.18%
2003	28,750,920	-4,040	-0.01%	56.43%	137,304,510	-258,835	-0.19%	29.60%	27,007,815	222,430	0.83%	68.56%
2004	34,700,380	5,949,460	20.69%	88.79%	170,919,755	33,615,245	24.48%	61.33%	34,375,045	7,367,230	27.28%	114.54%
2005	37,819,835	3,119,455	8.99%	105.77%	190,900,775	19,981,020	11.69%	80.19%	39,826,075	5,451,030	15.86%	148.57%

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

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992	--	--	--	--	218,710	--	--	--	140,565,435	--	--	--
1993	--	--	--	--	232,475	13,765	6.29%	6.29%	138,959,625	-1,605,810	-1.14%	-1.14%
1994	--	--	--	--	241,145	--	0.00%	10.26%	136,569,525	-2,390,100	-1.72%	-2.84%
1995	--	--	--	--	244,245	3,100	1.29%	11.68%	136,464,925	-104,600	-0.08%	-2.92%
1996	--	--	--	--	257,015	12,770	5.23%	17.51%	136,205,160	-259,765	-0.19%	-3.10%
1997	--	--	--	--	264,515	7,500	2.92%	20.94%	135,699,390	-505,770	-0.37%	-3.46%
1998	--	--	--	--	295,300	30,785	11.64%	35.02%	160,482,565	24,783,175	18.26%	14.17%
1999	--	--	--	--	310,880	15,580	5.28%	42.14%	171,919,240	11,436,675	7.13%	22.31%
2000	--	--	--	--	316,530	5,650	1.82%	44.73%	184,772,705	12,853,465	7.48%	31.45%
2001	--	--	--	--	309,385	-7,145	-2.26%	41.46%	184,812,940	40,235	0.02%	31.48%
2002	--	--	--	--	310,315	930	0.30%	41.88%	193,414,005	8,601,065	4.65%	37.60%
2003	314,925	n/a	n/a	n/a	0	n/a	n/a	n/a	193,378,170	-35,835	-0.02%	37.57%
2004	645,525	330,600	104.98%	104.98%	0	0	0	0	240,640,705	47,262,535	24.44%	71.19%
2005	904,970	259,445	40.19%	187.36%	0	0	0	0	269,451,655	28,810,950	11.97%	91.69%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#   
County

FL area

CHART 3 EXHIBIT 84B 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)<sup>(1)</sup>**

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	18,382,095	22,362	822	--	--	105,617,535	166,657	634	--	--	15,971,095	63,067	253	--	--
1993	17,898,665	22,817	784	-4.62%	-4.62%	100,860,660	166,214	607	-4.26%	-4.26%	19,577,270	62,483	313	23.72%	23.72%
1994	18,042,335	22,944	786	0.26%	-4.38%	100,942,780	166,398	607	0.00%	-4.26%	17,372,115	62,054	280	-10.54%	10.67%
1995	18,035,165	22,976	785	-0.13%	-4.50%	100,806,500	166,150	607	0.00%	-4.26%	17,379,020	62,073	280	0.00%	10.67%
1996	18,044,120	23,006	784	-0.13%	-4.62%	100,794,975	166,062	607	0.00%	-4.26%	17,372,475	62,068	280	0.00%	10.67%
1997	17,695,075	23,300	759	-3.19%	-7.66%	100,092,640	165,272	606	-0.16%	-4.42%	17,782,975	61,960	287	2.50%	13.44%
1998	23,285,210	23,608	986	29.91%	19.95%	116,873,090	164,083	712	17.49%	12.30%	20,630,040	62,037	333	16.03%	31.62%
1999	27,754,520	23,834	1,164	18.05%	41.61%	117,290,095	163,362	718	0.84%	13.25%	27,101,450	61,923	438	31.53%	73.12%
2000	28,143,190	24,088	1,168	0.34%	42.09%	130,483,835	162,998	801	11.56%	26.34%	26,279,125	62,218	422	-3.65%	66.80%
2001	28,673,305	24,526	1,169	0.09%	42.21%	129,825,775	162,161	801	0.00%	26.34%	26,381,500	62,519	422	0.00%	66.80%
2002	28,663,220	24,516	1,169	0.00%	42.21%	137,706,230	162,074	850	6.12%	34.07%	26,895,360	62,286	432	2.37%	70.75%
2003	28,726,320	24,600	1,168	-0.09%	42.09%	137,497,650	161,643	851	0.12%	34.23%	27,029,910	61,609	439	1.62%	73.52%
2004	34,917,600	25,745	1,356	16.12%	65.00%	171,273,130	160,864	1,065	25.11%	67.93%	34,403,025	61,074	563	28.31%	122.65%
2005	37,788,120	26,396	1,432	5.55%	74.16%	191,265,330	160,241	1,194	12.11%	88.27%	39,817,220	60,437	659	16.96%	160.41%

1992-2005 Rate Ann.%chg AvgVal/Acre: **4.36%**

**4.99%**

**7.64%**

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	217,380	8,682	25	--	--	0	0		--	--	140,188,105	260,768	538	--	--
1993	231,435	9,242	25	0.00%		0	0				138,568,030	260,756	531	-1.30%	-1.30%
1994	241,365	9,639	25	0.00%		0	0				136,598,595	261,035	523	-1.51%	-2.79%
1995	244,245	9,754	25	0.00%		0	0				136,464,930	260,953	523	0.00%	-2.79%
1996	249,820	9,977	25	0.00%		0	0				136,461,390	261,113	523	0.00%	-2.79%
1997						258,255	10,314	25	--		135,828,945	260,847	521	-0.38%	-3.16%
1998						267,040	10,665	25	0.00%		161,055,380	260,393	619	18.81%	15.06%
1999						294,905	11,777	25	0.00%		172,440,970	260,896	661	6.79%	22.86%
2000						313,080	12,503	25	0.00%		185,219,230	261,806	707	6.96%	31.41%
2001						316,755	12,649	25	0.00%		185,197,335	261,855	707	0.00%	31.41%
2002						309,465	12,357	25	0.00%		193,574,275	261,234	741	4.81%	37.73%
2003	313,415	12,515	25	n/a	n/a	0	0		n/a	n/a	193,567,295	260,367	743	0.27%	38.10%
2004	625,610	12,508	50	100.07%	n/a	0	0		n/a	n/a	241,219,365	260,191	927	24.78%	122.32%
2005	896,090	12,956	69	38.28%	n/a	0	0		n/a	n/a	269,766,760	260,030	1,037	11.90%	92.83%

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

**5.18%**

**84**  
**STANTON**

FL area **4**

**CHART 4 EXHIBIT 84B Page 4**

(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	Agdwel & Homesite	AgImprvmts Farmsite	Minerals	Total Value
6,455	STANTON	87,856,825	4,410,090	879,473	116,058,710	6,596,135	15,045,340	0	269,451,655	29,644,205	17,696,100	0	547,638,533
<i>cnty sectorvalue % of total value:</i>		16.04%	0.81%	0.16%	21.19%	1.20%	2.75%		49.20%	5.41%	3.23%		100.00%

**City's Sector Values:**

City Population	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel & Homesite	AgImprvmts Farmsite	Minerals	Total Value
378	PILGER	437,176	235,271	56,864	8,304,515	971,810	0	0	0	0	0	0	10,005,636
1,627	STANTON	310,960	1,109,299	72,656	34,310,595	3,515,850	0	0	57,485	0	0	0	39,376,845
<b>Total of All City Values:</b>		<b>748,136</b>	<b>1,344,570</b>	<b>129,520</b>	<b>42,615,110</b>	<b>4,487,660</b>	<b>0</b>	<b>0</b>	<b>57,485</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>49,382,481</b>
<i>% total citysect of cnty sector</i>		0.85%	30.49%	14.73%	36.72%	68.03%			0.02%				9.02%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel & Homesite	AgImprvmts Farmsite	Minerals	Total Value
5.86%	PILGER	0.50%	5.33%	6.47%	7.16%	14.73%							1.83%
25.21%	STANTON	0.35%	25.15%	8.26%	29.56%	53.30%			0.02%				7.19%

Cnty#   
 County

FL area