

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions  
of the  
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

**Wayne County**  
**90**

2006 Equalization Proceedings  
before the  
Tax Equalization and Review Commission

April 2006

## Preface

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

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

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

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

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

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

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

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

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

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

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

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

# Table of Contents

## Commission Summary

## Property Tax Administrator's Opinions and Recommendations

## Correlation Section

### Residential Real Property

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

### Commercial Real Property

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

### Agricultural Land

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

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

## **Statistical Reports Section**

### R&O Statistical Reports

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

### Preliminary Statistical Reports

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

## **Assessment Survey Section**

## **County Reports Section**

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

## **Special Valuation Section**

## **Purpose Statements Section**

## **Glossary**

## **Technical Specification Section**

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

## **Certification**

## **Map Section**

## **Valuation History Chart Section**

## 2006 Commission Summary

90 Wayne

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### Residential Real Property - Current

<b>Number of Sales</b>	<b>220</b>	<b>COD</b>	<b>15.17</b>
Total Sales Price	17565573	<b>PRD</b>	<b>104.88</b>
Total Adj. Sales Price	17565573	COV	22.62
Total Assessed Value	16253835	STD	21.95
Avg. Adj. Sales Price	79843.51	Avg. Abs. Dev.	14.19
Avg. Assessed Value	73881.07	Min	52.21
<b>Median</b>	<b>93.51</b>	Max	237.03
Wgt. Mean	92.53	95% Median C.I.	91.73 to 95.84
Mean	97.05	95% Wgt. Mean C.I.	90.36 to 94.70
		95% Mean C.I.	94.15 to 99.95
% of Value of the Class of all Real Property Value in the County			23.69
% of Records Sold in the Study Period			9.41
% of Value Sold in the Study Period			10.37
Average Assessed Value of the Base			67,032

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>220</b>	<b>93.51</b>	<b>15.17</b>	<b>104.88</b>
<b>2005</b>	230	94.65	15.09	103.78
<b>2004</b>	234	93.86	14.99	105.42
<b>2003</b>	254	94	13.35	104.51
<b>2002</b>	287	92	14.12	103.12
<b>2001</b>	306	95	14.26	103.78

## 2006 Commission Summary

90 Wayne

### Commercial Real Property - Current

<b>Number of Sales</b>	<b>26</b>	<b>COD</b>	<b>16.31</b>
Total Sales Price	2633042	<b>PRD</b>	<b>98.08</b>
Total Adj. Sales Price	2633042	COV	22.64
Total Assessed Value	2457650	STD	20.73
Avg. Adj. Sales Price	101270.85	Avg. Abs. Dev.	15.83
Avg. Assessed Value	94525.00	Min	45.70
<b>Median</b>	<b>97.07</b>	Max	125.64
Wgt. Mean	93.34	95% Median C.I.	80.00 to 101.09
Mean	91.55	95% Wgt. Mean C.I.	75.96 to 110.72
		95% Mean C.I.	83.18 to 99.92
% of Value of the Class of all Real Property Value in the County			7.97
% of Records Sold in the Study Period			5.58
% of Value Sold in the Study Period			4.66
Average Assessed Value of the Base			113,175

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>26</b>	<b>97.07</b>	<b>16.31</b>	<b>98.08</b>
<b>2005</b>	30	96.20	24.32	106.59
<b>2004</b>	29	91.60	22.43	108.48
<b>2003</b>	26	92	18.12	109.39
<b>2002</b>	30	96	22.99	109.96
<b>2001</b>	29	92	23.6	106.56

## 2006 Commission Summary

90 Wayne

### Agricultural Land - Current

<b>Number of Sales</b>	<b>41</b>	<b>COD</b>	<b>18.71</b>
Total Sales Price	8655207	<b>PRD</b>	<b>107.35</b>
Total Adj. Sales Price	8637657	COV	21.93
Total Assessed Value	6193965	STD	16.88
Avg. Adj. Sales Price	210674.56	Avg. Abs. Dev.	14.01
Avg. Assessed Value	151072.32	Min	45.27
<b>Median</b>	<b>74.90</b>	Max	107.46
Wgt. Mean	71.71	95% Median C.I.	69.25 to 88.82
Mean	76.98	95% Wgt. Mean C.I.	64.80 to 78.62
		95% Mean C.I.	71.81 to 82.15
% of Value of the Class of all Real Property Value in the County			68.34
% of Records Sold in the Study Period			1.4
% of Value Sold in the Study Period			0.03
Average Assessed Value of the Base			154,535

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>41</b>	<b>74.90</b>	<b>18.71</b>	<b>107.35</b>
<b>2005</b>	60	74.38	16.56	105.17
<b>2004</b>	62	75.44	13.44	102.81
<b>2003</b>	71	78	12.64	100.86
<b>2002</b>	63	75	13.75	98.79
<b>2001</b>	66	75	15.25	101.86

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

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

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Wayne County is 94% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Wayne 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 Wayne County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Wayne County is in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Wayne County is 75% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Wayne County is in compliance with generally accepted mass appraisal practices.

## 2006 Opinions of the Property Tax Administrator for Wayne County

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### Recommendations

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

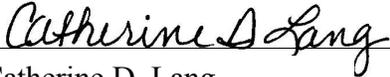
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.



  
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Catherine D. Lang  
Property Tax Administrator

**2006 Correlation Section  
for Wayne County**

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**Residential Real Property**

**I. Correlation**

Wayne: RESIDENTIAL: The qualified residential statistics support the actions taken by Wayne County. The three measures of central tendency are supportive of each other and for direct equalization purposes the median, mean and weighted mean are all within the acceptable range. The coefficient of dispersion is within the range and the price related differential is slightly outside the range.

The Location: Urban, Suburban and Rural statistical information “2” indicates that there are 13 sales with a median level of value of 84.25, a mean level of 88.68 and a weighted mean level of 82.13. Further review of statistical information reveals that the assessor location of Beverly Hills consists of six sales and of those five sales are vacant land with a ratio near or above 100%. There are six sales which are located near the city of Wayne and one identified as Paradise Hills.

At this time it would be difficult to make a recommendation based statistical information alone.

The preliminary statistics, the 2006 Assessment Survey, all support that Wayne County has achieved an acceptable over all 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>354</b>	<b>306</b>	<b>86.44</b>
<b>2002</b>	<b>336</b>	<b>287</b>	<b>85.42</b>
<b>2003</b>	<b>328</b>	<b>254</b>	<b>77.44</b>
<b>2004</b>	<b>305</b>	<b>234</b>	<b>76.72</b>
<b>2005</b>	<b>309</b>	<b>230</b>	<b>74.43</b>

**2006 Correlation Section  
for Wayne County**

<b>2006</b>	<b>320</b>	<b>220</b>	<b>68.75</b>
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Wayne: RESIDENTIAL: The table will indicate a decrease in the number of qualified sales. Review of the non qualified sales reveals nothing that would indicate excessive trimming. The county is consistent in the measurement of the residential properties.

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

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

Adjusting for Selective Reappraisal

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

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

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

	<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>0.02</b>	<b>95.02</b>	<b>95</b>

**2006 Correlation Section  
for Wayne County**

<b>2002</b>	<b>92</b>	<b>0.68</b>	<b>92.63</b>	<b>92</b>
<b>2003</b>	<b>91</b>	<b>4.04</b>	<b>94.68</b>	<b>94</b>
<b>2004</b>	<b>92.69</b>	<b>-3.6</b>	<b>89.35</b>	<b>93.86</b>
<b>2005</b>	<b>93.29</b>	<b>1.18</b>	<b>94.39</b>	<b>94.65</b>
<b>2006</b>	<b>92.18</b>	<b>0.67</b>	<b>92.8</b>	<b>93.51</b>

Wayne: RESIDENTIAL: The Trended Preliminary Ratio is relatively close to the R&O Ratio and there is no other information to suggest that the median is not the best representation of the level of value 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.

**2006 Correlation Section  
for Wayne County**

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0.01</b>	<b>2001</b>	<b>0.02</b>
<b>0.1</b>	<b>2002</b>	<b>0.68</b>
<b>5</b>	<b>2003</b>	<b>4</b>
<b>1.91</b>	<b>2004</b>	<b>-3.6</b>
<b>2.39</b>	<b>2005</b>	<b>1.18</b>
<b>1.07</b>	<b>2006</b>	<b>0.67</b>

Wayne: RESIDENTIAL: The comparison of the Total Assessed Value in the Sales File and the Change in Assessed Value represents a relatively close spread and supports the assessment actions applied to the residential class for the 2006 assessment year.

**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

**2006 Correlation Section  
for Wayne County**

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analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

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

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>93.51</b>	<b>92.53</b>	<b>97.05</b>

Wayne: RESIDENTIAL: The three measures of central tendency are 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 Wayne 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

**2006 Correlation Section  
for Wayne County**

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>15.17</b>	<b>104.88</b>
<b>Difference</b>	<b>0.17</b>	<b>1.88</b>

Wayne: RESIDENTIAL: The primary measures of quality of assessment, the coefficient of dispersion (rounded) is within the acceptable parameters, the price related differential is slightly outside the acceptable parameters and indicates that the residential properties are being treated reasonably uniform and proportionate within the residential class.

**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>220</b>	<b>220</b>	<b>0</b>
<b>Median</b>	<b>92.18</b>	<b>93.51</b>	<b>1.33</b>
<b>Wgt. Mean</b>	<b>91.65</b>	<b>92.53</b>	<b>0.88</b>
<b>Mean</b>	<b>96.07</b>	<b>97.05</b>	<b>0.98</b>
<b>COD</b>	<b>15.38</b>	<b>15.17</b>	<b>-0.21</b>
<b>PRD</b>	<b>104.82</b>	<b>104.88</b>	<b>0.06</b>
<b>Min Sales Ratio</b>	<b>52.21</b>	<b>52.21</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>237.03</b>	<b>237.03</b>	<b>0</b>

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

## 2006 Correlation Section for Wayne County

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### Commerical Real Property

#### I. Correlation

Wayne: COMMERCIAL: The qualified commercial statistics support the actions taken by Wayne County. For direct equalization purposes the median and arithmetic mean are within the acceptable range. The coefficient of dispersion and the price-related differential are indicative of uniform and proportionate assessment of the commercial property class. The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support that Wayne 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>60</b>	<b>29</b>	<b>48.33</b>
<b>2002</b>	<b>61</b>	<b>30</b>	<b>49.18</b>
<b>2003</b>	<b>60</b>	<b>26</b>	<b>43.33</b>
<b>2004</b>	<b>56</b>	<b>29</b>	<b>51.79</b>
<b>2005</b>	<b>58</b>	<b>30</b>	<b>51.72</b>
<b>2006</b>	<b>69</b>	<b>26</b>	<b>37.68</b>

Wayne: COMMERCIAL: The table will indicate a decrease in the 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

**2006 Correlation Section  
for Wayne County**

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>91</b>	<b>0.04</b>	<b>91.04</b>	<b>92</b>
<b>2002</b>	<b>86</b>	<b>0.35</b>	<b>86.3</b>	<b>96</b>
<b>2003</b>	<b>80</b>	<b>2.27</b>	<b>81.82</b>	<b>92</b>
<b>2004</b>	<b>89.16</b>	<b>7.52</b>	<b>95.86</b>	<b>91.60</b>
<b>2005</b>	<b>96.29</b>	<b>1.34</b>	<b>97.58</b>	<b>96.20</b>
<b>2006</b>	<b>97.07</b>	<b>4.67</b>	<b>101.61</b>	<b>97.07</b>

Wayne: COMMERCIAL: The Trended Preliminary Ratio and the R&O Ratio are relatively close and

**2006 Correlation Section  
for Wayne County**

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support the fact that there was minimal changes in the commercial 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>0.04</b>
<b>0.72</b>	<b>2002</b>	<b>0.35</b>
<b>14</b>	<b>2003</b>	<b>2</b>
<b>0.43</b>	<b>2004</b>	<b>7.52</b>
<b>-2.76</b>	<b>2005</b>	<b>1.34</b>
<b>0.01</b>	<b>2006</b>	<b>4.67</b>

Wayne: COMMERCIAL: The change in the Total Assessed Value in the Sales File and the Change in Assessed Value represents minimal change to the commercial class and support the assessment actions applied to the commercial class for the 2006 assessment year.

## 2006 Correlation Section for Wayne County

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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.

**2006 Correlation Section  
for Wayne County**

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>97.07</b>	<b>93.34</b>	<b>91.55</b>

Wayne: COMMERCIAL: The measures of central tendency are within the acceptable range.. 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>16.31</b>	<b>98.08</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

Wayne: COMMERCIAL: The coefficient of dispersion and the price related differential are both within the acceptable range. These measures appear to indicate that commercial properties are being

**2006 Correlation Section  
for Wayne County**

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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>26</b>	<b>26</b>	<b>0</b>
<b>Median</b>	<b>97.07</b>	<b>97.07</b>	<b>0</b>
<b>Wgt. Mean</b>	<b>93.33</b>	<b>93.34</b>	<b>0.01</b>
<b>Mean</b>	<b>91.52</b>	<b>91.55</b>	<b>0.03</b>
<b>COD</b>	<b>16.31</b>	<b>16.31</b>	<b>0</b>
<b>PRD</b>	<b>98.06</b>	<b>98.08</b>	<b>0.02</b>
<b>Min Sales Ratio</b>	<b>45.20</b>	<b>45.70</b>	<b>0.5</b>
<b>Max Sales Ratio</b>	<b>125.64</b>	<b>125.64</b>	<b>0</b>

Wayne: COMMERCIAL: The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support that minimal action was taken to the commercial class of property.

**2006 Correlation Section  
for Wayne County**

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**Agricultural Land**

**I. Correlation**

Wayne: AGRICULTURAL UNIMPROVED: The qualified unimproved agricultural statistics support the actions taken by Wayne County. All three measures of central tendency are within the acceptable level of value. 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 Wayne 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>206</b>	<b>100</b>	<b>48.54</b>
<b>2002</b>	<b>144</b>	<b>63</b>	<b>43.75</b>
<b>2003</b>	<b>153</b>	<b>71</b>	<b>46.41</b>
<b>2004</b>	<b>137</b>	<b>62</b>	<b>45.26</b>
<b>2005</b>	<b>129</b>	<b>60</b>	<b>46.51</b>
<b>2006</b>	<b>116</b>	<b>41</b>	<b>35.34</b>

Wayne: AGRICULTURAL UNIMPROVED: The table will indicate a substantial decrease in the number of qualified sales. However, upon further review it was determined that the assessor has utilized all possible sales. The county had several sales that were substantially changed due to converting dryland to irrigation or grassland to dryland. This would account for the decline in the qualified sales used. The county is consistent in the measurement of the agricultural properties, and has not excessively trimmed the sample.

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

**2006 Correlation Section  
for Wayne County**

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>70</b>	<b>6.05</b>	<b>74.24</b>	<b>75</b>
<b>2002</b>	<b>72</b>	<b>3.58</b>	<b>74.58</b>	<b>75</b>
<b>2003</b>	<b>69</b>	<b>11.04</b>	<b>76.62</b>	<b>78</b>
<b>2004</b>	<b>72.92</b>	<b>4.22</b>	<b>76</b>	<b>75.44</b>
<b>2005</b>	<b>68.40</b>	<b>10.77</b>	<b>75.76</b>	<b>74.38</b>
<b>2006</b>	<b>61.37</b>	<b>22.15</b>	<b>74.96</b>	<b>74.90</b>

**2006 Correlation Section  
for Wayne County**

Wayne: AGRICULTURAL UNIMPROVED: The Trended Preliminary Ratio and the R&O Ratio are basically the same and support the assessment actions for the 2006 assessment year of 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>Year</b>	<b>% Change in Assessed Value (excl. growth)</b>
<b>6.25</b>	<b>2001</b>	<b>6.05</b>
<b>6.52</b>	<b>2002</b>	<b>3.58</b>
<b>12</b>	<b>2003</b>	<b>11</b>
<b>3.24</b>	<b>2004</b>	<b>4.22</b>
<b>10.78</b>	<b>2005</b>	<b>10.77</b>
<b>21.95</b>	<b>2006</b>	<b>22.15</b>

Wayne: AGRICULTURAL UNIMPROVED: The change in Total Assessed Value in the Sales File and the Change in Assessed Value are relatively close and support the assessment actions of the agricultural

## 2006 Correlation Section for Wayne County

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class of property.

### **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.

**2006 Correlation Section  
for Wayne County**

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	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>74.90</b>	<b>71.71</b>	<b>76.98</b>

Wayne: AGRICULTURAL UNIMPROVED: Two measures of central tendency, the median and mean are within the acceptable. The weighted mean is slightly below the acceptable level. 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>18.71</b>	<b>107.35</b>
<b>Difference</b>	<b>0</b>	<b>4.35</b>

Wayne: AGRICULTURAL UNIMPROVED: The coefficient of dispersion is within the acceptable

**2006 Correlation Section  
for Wayne County**

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range and the price related differential is above the acceptable range. These measures appear to indicate the agricultural properties are close to 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>41</b>	<b>41</b>	<b>0</b>
<b>Median</b>	<b>61.37</b>	<b>74.90</b>	<b>13.53</b>
<b>Wgt. Mean</b>	<b>58.89</b>	<b>71.71</b>	<b>12.82</b>
<b>Mean</b>	<b>63.26</b>	<b>76.98</b>	<b>13.72</b>
<b>COD</b>	<b>18.67</b>	<b>18.71</b>	<b>0.04</b>
<b>PRD</b>	<b>107.43</b>	<b>107.35</b>	<b>-0.08</b>
<b>Min Sales Ratio</b>	<b>37.46</b>	<b>45.27</b>	<b>7.81</b>
<b>Max Sales Ratio</b>	<b>88.01</b>	<b>107.46</b>	<b>19.45</b>

Wayne: 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 increased the land classification groups approximately 22%.

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

90 Wayne

	<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	153,970,275	156,719,905	2,749,630	1.79	1,713,410	0.67
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	64,967,120	68,470,160	3,503,040	5.39	*-----	5.39
<b>4. Total Residential (sum lines 1-3)</b>	<b>218,937,395</b>	<b>225,190,065</b>	<b>6,252,670</b>	<b>2.86</b>	<b>1,713,410</b>	<b>2.07</b>
5. Commercial	42,067,320	45,035,825	2,968,505	7.06	655,910	5.5
6. Industrial	7,375,045	7,703,860	328,815	4.46	330,350	-0.02
7. Ag-Farmsite Land, Outbuildings	28,746,350	28,989,480	243,130	0.85	1,626,655	-4.81
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>78,188,715</b>	<b>81,729,165</b>	<b>3,540,450</b>	<b>4.53</b>	<b>1,474,780</b>	<b>2.64</b>
<b>10. Total Non-Agland Real Property</b>	<b>297,126,110</b>	<b>306,919,230</b>	<b>9,793,120</b>	<b>3.3</b>	<b>4,326,325</b>	<b>1.84</b>
11. Irrigated	48,733,575	61,975,815	13,242,240	27.17		
12. Dryland	222,707,765	267,835,115	45,127,350	20.26		
13. Grassland	18,670,205	24,613,555	5,943,350	31.83		
14. Wasteland	284,380	284,765	385	0.14		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>290,395,925</b>	<b>354,709,250</b>	<b>64,313,325</b>	<b>22.15</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>587,522,035</b>	<b>661,628,480</b>	<b>74,106,445</b>	<b>12.61</b>	<b>4,326,325</b>	<b>11.88</b>

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

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	220	<b>MEDIAN:</b>	<b>94</b>	COV:	22.62	95% Median C.I.:	91.73 to 95.84
TOTAL Sales Price:	17,565,573	WGT. MEAN:	93	STD:	21.95	95% Wgt. Mean C.I.:	90.36 to 94.70
TOTAL Adj.Sales Price:	17,565,573	MEAN:	97	AVG.ABS.DEV:	14.19	95% Mean C.I.:	94.15 to 99.95
TOTAL Assessed Value:	16,253,835						
AVG. Adj. Sales Price:	79,843	COD:	15.17	MAX Sales Ratio:	237.03		
AVG. Assessed Value:	73,881	PRD:	104.88	MIN Sales Ratio:	52.21		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	34	91.67	94.19	91.40	14.76	103.05	52.21	137.08	84.55 to 103.72	81,028	74,062
10/01/03 TO 12/31/03	22	96.42	94.49	92.85	13.09	101.76	68.60	141.68	82.78 to 102.74	76,280	70,827
01/01/04 TO 03/31/04	16	102.93	107.29	102.38	18.59	104.80	71.03	168.77	89.51 to 123.00	51,843	53,075
04/01/04 TO 06/30/04	35	93.95	97.73	93.46	13.95	104.57	73.58	142.67	87.53 to 103.21	83,881	78,392
07/01/04 TO 09/30/04	29	92.65	100.14	90.19	17.49	111.04	71.84	209.93	84.49 to 96.53	89,255	80,496
10/01/04 TO 12/31/04	32	94.94	97.77	91.75	15.53	106.56	61.54	237.03	90.31 to 99.26	85,889	78,805
01/01/05 TO 03/31/05	22	94.39	98.33	95.00	15.76	103.51	68.06	147.35	84.73 to 108.25	60,070	57,065
04/01/05 TO 06/30/05	30	93.02	91.20	91.30	11.24	99.89	60.34	126.45	85.49 to 97.76	90,289	82,431
____Study Years____											
07/01/03 TO 06/30/04	107	93.95	97.37	93.55	15.23	104.09	52.21	168.77	91.01 to 100.30	76,621	71,675
07/01/04 TO 06/30/05	113	93.27	96.74	91.65	15.07	105.56	60.34	237.03	91.68 to 96.39	82,894	75,969
____Calendar Yrs____											
01/01/04 TO 12/31/04	112	93.89	99.73	92.82	16.48	107.44	61.54	237.03	91.83 to 96.39	81,269	75,438
____ALL____											
	220	93.51	97.05	92.53	15.17	104.88	52.21	237.03	91.73 to 95.84	79,843	73,881

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BEVERLY HILLS	6	100.66	103.23	91.11	14.67	113.31	80.70	147.35	80.70 to 147.35	21,350	19,451
CARROLL	6	95.06	96.36	95.45	10.00	100.96	85.24	114.15	85.24 to 114.15	40,084	38,260
HOSKINS	3	91.36	91.65	87.90	11.17	104.26	76.49	107.10	N/A	112,000	98,451
PARADISE HILLS	1	81.07	81.07	81.07			81.07	81.07	N/A	160,500	130,125
RURAL	26	91.78	94.97	89.33	19.92	106.32	61.54	143.79	81.83 to 107.32	96,392	86,105
SHOLES	2	123.00	123.00	123.00	0.00	100.00	123.00	123.00	N/A	10,000	12,300
WAKEFIELD	9	91.69	87.89	88.36	12.68	99.46	64.36	113.09	68.06 to 100.45	79,011	69,815
WAYNE	147	93.82	96.76	93.22	13.71	103.79	52.21	237.03	91.94 to 96.67	85,788	79,974
WINSIDE	20	92.49	103.36	97.87	20.50	105.61	60.34	192.68	88.62 to 120.29	42,615	41,706
____ALL____											
	220	93.51	97.05	92.53	15.17	104.88	52.21	237.03	91.73 to 95.84	79,843	73,881

**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	182	93.88	97.88	93.67	14.19	104.49	60.34	237.03	92.11 to 96.67	78,575	73,601
2	13	84.25	88.68	82.13	16.84	107.98	52.21	147.35	75.86 to 100.88	65,469	53,766
3	25	91.83	95.34	89.47	20.44	106.57	61.54	143.79	81.83 to 107.32	96,548	86,377
____ALL____											
	220	93.51	97.05	92.53	15.17	104.88	52.21	237.03	91.73 to 95.84	79,843	73,881

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)  
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TOTAL Adj.Sales Price:	17,565,573	MEAN:	97	AVG.ABS.DEV:	14.19	95% Mean C.I.:	94.15 to 99.95
TOTAL Assessed Value:	16,253,835						
AVG. Adj. Sales Price:	79,843	COD:	15.17	MAX Sales Ratio:	237.03		
AVG. Assessed Value:	73,881	PRD:	104.88	MIN Sales Ratio:	52.21		

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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	210	93.57	97.31	92.64	14.96	105.04	61.54	237.03	91.73 to 95.84	82,371	76,309
2	10	92.87	91.47	85.50	19.54	106.98	52.21	147.35	60.34 to 105.79	26,760	22,880
____ALL____	220	93.51	97.05	92.53	15.17	104.88	52.21	237.03	91.73 to 95.84	79,843	73,881

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	220	93.51	97.05	92.53	15.17	104.88	52.21	237.03	91.73 to 95.84	79,843	73,881
06											
07											
____ALL____	220	93.51	97.05	92.53	15.17	104.88	52.21	237.03	91.73 to 95.84	79,843	73,881

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
14-0045	2	123.00	123.00	123.00	0.00	100.00	123.00	123.00	N/A	10,000	12,300
14-0054											
20-0030											
59-0002	11	94.06	97.23	87.58	14.27	111.01	76.49	147.35	80.70 to 107.10	63,600	55,703
70-0002	1	91.73	91.73	91.73		91.73	91.73	91.73	N/A	107,000	98,150
87-0001											
90-0017	170	92.80	95.64	92.07	13.95	103.87	52.21	237.03	91.32 to 95.84	86,069	79,244
90-0560	11	93.27	95.63	95.81	17.61	99.81	64.36	141.68	68.06 to 119.31	78,781	75,482
90-0595	25	94.47	105.32	98.06	22.36	107.40	60.34	192.68	90.31 to 120.29	49,624	48,661
NonValid School											
____ALL____	220	93.51	97.05	92.53	15.17	104.88	52.21	237.03	91.73 to 95.84	79,843	73,881

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

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	220	<b>MEDIAN:</b>	<b>94</b>	COV:	22.62	95% Median C.I.:	91.73 to 95.84
TOTAL Sales Price:	17,565,573	WGT. MEAN:	93	STD:	21.95	95% Wgt. Mean C.I.:	90.36 to 94.70
TOTAL Adj.Sales Price:	17,565,573	MEAN:	97	AVG.ABS.DEV:	14.19	95% Mean C.I.:	94.15 to 99.95
TOTAL Assessed Value:	16,253,835						
AVG. Adj. Sales Price:	79,843	COD:	15.17	MAX Sales Ratio:	237.03		
AVG. Assessed Value:	73,881	PRD:	104.88	MIN Sales Ratio:	52.21		

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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	10	92.87	91.47	85.50	19.54	106.98	52.21	147.35	60.34 to 105.79	26,760	22,880
Prior TO 1860											
1860 TO 1899	6	105.18	116.93	108.14	27.85	108.13	80.38	209.93	80.38 to 209.93	38,125	41,227
1900 TO 1919	41	93.82	100.39	93.51	17.41	107.35	68.79	192.68	89.51 to 104.67	63,648	59,519
1920 TO 1939	51	91.65	97.97	91.95	17.56	106.55	61.54	237.03	87.71 to 95.10	63,635	58,510
1940 TO 1949	7	106.76	104.48	107.36	11.40	97.32	83.91	123.66	83.91 to 123.66	50,928	54,677
1950 TO 1959	18	102.47	99.68	97.14	11.09	102.62	73.50	116.43	90.82 to 111.48	70,583	68,562
1960 TO 1969	22	98.93	99.81	96.69	11.95	103.23	73.04	138.72	87.38 to 109.26	92,497	89,439
1970 TO 1979	19	92.35	89.95	87.73	11.65	102.53	68.60	110.99	78.71 to 100.92	102,552	89,971
1980 TO 1989	17	93.95	92.83	89.75	10.08	103.44	65.81	120.29	81.07 to 98.60	111,791	100,332
1990 TO 1994	7	92.65	93.53	93.80	3.85	99.71	85.49	103.72	85.49 to 103.72	102,700	96,335
1995 TO 1999	6	85.28	90.97	92.16	10.18	98.70	81.20	108.50	81.20 to 108.50	149,208	137,514
2000 TO Present	16	88.50	88.27	88.75	10.15	99.45	64.36	117.25	78.26 to 94.19	130,575	115,889
ALL	220	93.51	97.05	92.53	15.17	104.88	52.21	237.03	91.73 to 95.84	79,843	73,881

**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	100.88	100.88	100.88			100.88	100.88	N/A	4,000	4,035
5000 TO 9999	5	100.44	97.30	100.53	23.94	96.79	52.21	147.35	N/A	7,220	7,258
Total \$											
1 TO 9999	6	100.66	97.89	100.56	19.98	97.35	52.21	147.35	52.21 to 147.35	6,683	6,720
10000 TO 29999	19	108.52	121.30	117.05	26.86	103.63	60.34	237.03	93.63 to 123.12	19,715	23,077
30000 TO 59999	44	98.49	102.97	101.75	15.67	101.20	68.06	168.77	91.09 to 111.20	43,464	44,223
60000 TO 99999	86	93.67	96.05	95.46	11.55	100.62	62.80	143.79	91.36 to 97.45	76,800	73,312
100000 TO 149999	52	87.55	87.19	87.16	11.34	100.03	61.54	123.66	81.83 to 92.35	120,626	105,141
150000 TO 249999	13	86.30	87.22	87.13	12.63	100.10	65.81	108.50	76.49 to 101.40	181,615	158,233
ALL	220	93.51	97.05	92.53	15.17	104.88	52.21	237.03	91.73 to 95.84	79,843	73,881

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

Type: Qualified

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

NUMBER of Sales:	220	<b>MEDIAN:</b>	<b>94</b>	COV:	22.62	95% Median C.I.:	91.73 to 95.84
TOTAL Sales Price:	17,565,573	WGT. MEAN:	93	STD:	21.95	95% Wgt. Mean C.I.:	90.36 to 94.70
TOTAL Adj.Sales Price:	17,565,573	MEAN:	97	AVG.ABS.DEV:	14.19	95% Mean C.I.:	94.15 to 99.95
TOTAL Assessed Value:	16,253,835						
AVG. Adj. Sales Price:	79,843	COD:	15.17	MAX Sales Ratio:	237.03		
AVG. Assessed Value:	73,881	PRD:	104.88	MIN Sales Ratio:	52.21		

(!: AVTot=0)

(!: Derived)

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	80.70	77.93	73.28	20.10	106.34	52.21	100.88	N/A	5,333	3,908
5000 TO 9999	3	100.44	88.86	82.48	15.08	107.74	60.34	105.79	N/A	10,033	8,275
Total \$ _____											
1 TO 9999	6	90.57	83.39	79.28	20.95	105.18	52.21	105.79	52.21 to 105.79	7,683	6,091
10000 TO 29999	18	101.95	106.75	99.28	18.97	107.53	68.06	192.68	89.51 to 120.43	21,200	21,047
30000 TO 59999	54	93.89	103.70	96.59	19.98	107.36	62.80	237.03	89.97 to 102.74	46,595	45,007
60000 TO 99999	96	92.30	94.19	91.72	13.10	102.70	61.54	143.79	91.01 to 97.41	85,300	78,234
100000 TO 149999	37	92.35	91.39	89.37	9.82	102.25	65.81	141.68	84.81 to 94.80	130,740	116,845
150000 TO 249999	9	101.40	100.52	98.67	11.38	101.87	77.63	123.66	86.30 to 117.25	177,277	174,920
ALL _____											
	220	93.51	97.05	92.53	15.17	104.88	52.21	237.03	91.73 to 95.84	79,843	73,881

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	92.87	91.47	85.50	19.54	106.98	52.21	147.35	60.34 to 105.79	26,760	22,880
10	7	99.42	134.54	115.99	38.86	116.00	93.82	237.03	93.82 to 237.03	29,642	34,381
20	61	95.10	99.75	91.90	19.76	108.54	62.80	192.68	89.97 to 106.76	56,435	51,863
30	135	92.35	94.60	92.71	11.32	102.04	61.54	143.79	91.01 to 95.08	93,619	86,794
40	7	91.57	91.15	89.51	13.31	101.83	70.66	120.29	70.66 to 120.29	144,178	129,054
ALL _____											
	220	93.51	97.05	92.53	15.17	104.88	52.21	237.03	91.73 to 95.84	79,843	73,881

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	92.87	91.47	85.50	19.54	106.98	52.21	147.35	60.34 to 105.79	26,760	22,880
100	2	111.63	111.63	115.39	7.76	96.74	102.97	120.29	N/A	26,500	30,577
101	118	93.85	94.46	91.69	12.81	103.02	64.36	136.32	90.82 to 97.45	88,083	80,761
102	23	91.84	101.44	95.26	18.38	106.48	61.54	192.68	88.62 to 99.16	84,680	80,670
103	8	94.97	95.21	94.87	5.04	100.36	85.72	107.64	85.72 to 107.64	105,125	99,732
104	50	92.93	101.99	92.76	20.75	109.95	62.80	237.03	89.20 to 102.74	62,766	58,219
111	2	87.36	87.36	87.27	5.18	100.10	82.83	91.89	N/A	103,000	89,892
301	7	94.19	99.62	96.09	11.61	103.68	81.20	138.72	81.20 to 138.72	102,585	98,572
ALL _____											
	220	93.51	97.05	92.53	15.17	104.88	52.21	237.03	91.73 to 95.84	79,843	73,881

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

Base Stat

State Stat Run

Type: Qualified

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(!: AVTot=0)

(!: Derived)

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<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	10	92.87	91.47	85.50	19.54	106.98	52.21	147.35	60.34 to 105.79	26,760	22,880	
20	11	120.43	132.01	123.51	30.78	106.89	78.71	237.03	83.82 to 209.93	29,636	36,602	
30	144	95.09	97.70	94.51	13.88	103.38	61.54	192.68	91.84 to 98.44	72,220	68,252	
40	38	91.52	87.62	86.35	10.31	101.48	64.36	108.70	80.88 to 93.95	118,914	102,680	
50	6	88.00	87.37	87.36	7.49	100.00	76.49	96.53	76.49 to 96.53	131,900	115,230	
60	11	91.01	96.43	95.15	12.14	101.35	80.55	120.29	82.03 to 117.25	114,736	109,169	
<u>ALL</u>	<u>220</u>	<u>93.51</u>	<u>97.05</u>	<u>92.53</u>	<u>15.17</u>	<u>104.88</u>	<u>52.21</u>	<u>237.03</u>	<u>91.73 to 95.84</u>	<u>79,843</u>	<u>73,881</u>	

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	26	<b>MEDIAN:</b>	<b>97</b>	COV:	22.64	95% Median C.I.:	80.00 to 101.09
TOTAL Sales Price:	2,633,042	WGT. MEAN:	93	STD:	20.73	95% Wgt. Mean C.I.:	75.96 to 110.72
TOTAL Adj.Sales Price:	2,633,042	MEAN:	92	AVG.ABS.DEV:	15.83	95% Mean C.I.:	83.18 to 99.92
TOTAL Assessed Value:	2,457,650						
AVG. Adj. Sales Price:	101,270	COD:	16.31	MAX Sales Ratio:	125.64		
AVG. Assessed Value:	94,525	PRD:	98.08	MIN Sales Ratio:	45.70		

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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	79.97	79.97	79.97			79.97	79.97	N/A	40,000	31,990
10/01/02 TO 12/31/02	2	112.10	112.10	120.71	9.01	92.87	102.00	122.21	N/A	270,000	325,917
01/01/03 TO 03/31/03	2	77.23	77.23	80.95	11.24	95.41	68.55	85.91	N/A	52,500	42,497
<u>Study Years</u>											
07/01/03 TO 09/30/03	1	101.09	101.09	101.09			101.09	101.09	N/A	32,000	32,350
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	4	105.93	102.73	102.37	12.33	100.35	73.41	125.64	N/A	52,625	53,873
04/01/04 TO 06/30/04	2	77.46	77.46	91.27	29.63	84.87	54.51	100.41	N/A	184,158	168,085
07/01/04 TO 09/30/04	4	87.80	79.57	92.60	19.05	85.93	45.70	97.00	N/A	35,250	32,641
10/01/04 TO 12/31/04	2	97.48	97.48	97.23	0.34	100.26	97.15	97.81	N/A	136,000	132,227
01/01/05 TO 03/31/05	4	100.07	94.52	65.38	24.74	144.58	56.02	121.94	N/A	130,056	85,028
04/01/05 TO 06/30/05	4	91.70	90.84	91.50	9.54	99.27	79.96	100.00	N/A	101,000	92,420
<u>Calendar Yrs</u>											
07/01/02 TO 06/30/03	5	85.91	91.73	112.24	17.62	81.73	68.55	122.21	N/A	137,000	153,764
07/01/03 TO 06/30/04	7	101.09	95.28	95.61	15.43	99.65	54.51	125.64	54.51 to 125.64	87,259	83,430
07/01/04 TO 06/30/05	14	96.30	89.62	82.62	15.18	108.48	45.70	121.94	79.96 to 100.00	95,516	78,915
<u>ALL</u>											
	26	97.07	91.55	93.34	16.31	98.08	45.70	125.64	80.00 to 101.09	101,270	94,525

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CARROLL	1	80.00	80.00	80.00			80.00	80.00	N/A	16,500	13,200
HOSKINS	1	121.94	121.94	121.94			121.94	121.94	N/A	17,000	20,730
WAYNE	20	96.30	90.95	92.63	15.35	98.19	54.51	125.64	79.97 to 101.09	121,077	112,157
WINSIDE	4	98.50	89.83	101.45	18.35	88.54	45.70	116.61	N/A	44,500	45,143
<u>ALL</u>											
	26	97.07	91.55	93.34	16.31	98.08	45.70	125.64	80.00 to 101.09	101,270	94,525

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	25	97.00	90.32	86.57	15.93	104.33	45.70	125.64	80.00 to 100.41	85,321	73,864
2	1	122.21	122.21	122.21			122.21	122.21	N/A	500,000	611,035
<u>ALL</u>											
	26	97.07	91.55	93.34	16.31	98.08	45.70	125.64	80.00 to 101.09	101,270	94,525

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	26	<b>MEDIAN:</b>	<b>97</b>	COV:	22.64	95% Median C.I.:	80.00 to 101.09
TOTAL Sales Price:	2,633,042	WGT. MEAN:	93	STD:	20.73	95% Wgt. Mean C.I.:	75.96 to 110.72
TOTAL Adj.Sales Price:	2,633,042	MEAN:	92	AVG.ABS.DEV:	15.83	95% Mean C.I.:	83.18 to 99.92
TOTAL Assessed Value:	2,457,650						
AVG. Adj. Sales Price:	101,270	COD:	16.31	MAX Sales Ratio:	125.64		
AVG. Assessed Value:	94,525	PRD:	98.08	MIN Sales Ratio:	45.70		

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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	26	97.07	91.55	93.34	16.31	98.08	45.70	125.64	80.00 to 101.09	101,270	94,525
____ALL____	26	97.07	91.55	93.34	16.31	98.08	45.70	125.64	80.00 to 101.09	101,270	94,525

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
14-0045											
14-0054											
20-0030											
59-0002											
70-0002											
87-0001											
90-0017	22	96.30	91.86	92.75	15.94	99.04	54.51	125.64	79.97 to 102.00	111,592	103,503
90-0560											
90-0595	4	98.50	89.83	101.45	18.35	88.54	45.70	116.61	N/A	44,500	45,143
NonValid School											
____ALL____	26	97.07	91.55	93.34	16.31	98.08	45.70	125.64	80.00 to 101.09	101,270	94,525

**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	79.66	79.66	81.00	7.84	98.35	73.41	85.91	N/A	61,750	50,017
Prior TO 1860											
1860 TO 1899	4	97.07	93.95	76.14	17.97	123.40	56.02	125.64	N/A	189,556	144,320
1900 TO 1919	4	92.66	92.80	87.85	11.56	105.63	79.96	105.92	N/A	62,750	55,128
1920 TO 1939	5	83.52	82.56	83.57	14.44	98.79	54.51	99.18	N/A	63,763	53,287
1940 TO 1949	3	100.41	95.19	99.61	15.95	95.56	68.55	116.61	N/A	122,000	121,526
1950 TO 1959	4	101.00	88.41	101.02	15.41	87.52	45.70	105.94	N/A	62,500	63,135
1960 TO 1969	3	97.81	99.92	99.59	14.29	100.33	80.00	121.94	N/A	21,833	21,743
1970 TO 1979	1	122.21	122.21	122.21			122.21	122.21	N/A	500,000	611,035
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	26	97.07	91.55	93.34	16.31	98.08	45.70	125.64	80.00 to 101.09	101,270	94,525

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	26	<b>MEDIAN:</b>	<b>97</b>	COV:	22.64	95% Median C.I.:	80.00 to 101.09
TOTAL Sales Price:	2,633,042	WGT. MEAN:	93	STD:	20.73	95% Wgt. Mean C.I.:	75.96 to 110.72
TOTAL Adj.Sales Price:	2,633,042	MEAN:	92	AVG.ABS.DEV:	15.83	95% Mean C.I.:	83.18 to 99.92
TOTAL Assessed Value:	2,457,650						
AVG. Adj. Sales Price:	101,270	COD:	16.31	MAX Sales Ratio:	125.64		
AVG. Assessed Value:	94,525	PRD:	98.08	MIN Sales Ratio:	45.70		

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	1	45.70	45.70	45.70			45.70	45.70	N/A	5,000	2,285
Total \$ _____											
1 TO 9999	1	45.70	45.70	45.70			45.70	45.70	N/A	5,000	2,285
10000 TO 29999	2	100.97	100.97	101.28	20.77	99.69	80.00	121.94	N/A	16,750	16,965
30000 TO 59999	12	96.70	94.53	94.90	14.12	99.61	68.55	125.64	79.97 to 105.92	40,666	38,592
60000 TO 99999	4	91.45	85.84	85.43	17.09	100.47	54.51	105.94	N/A	70,829	60,512
100000 TO 149999	3	99.18	93.05	92.13	6.73	100.99	79.96	100.00	N/A	124,000	114,243
150000 TO 249999	1	97.15	97.15	97.15			97.15	97.15	N/A	240,000	233,155
250000 TO 499999	2	78.21	78.21	74.43	28.38	105.08	56.02	100.41	N/A	355,612	264,680
500000 +	1	122.21	122.21	122.21			122.21	122.21	N/A	500,000	611,035
ALL _____											
	26	97.07	91.55	93.34	16.31	98.08	45.70	125.64	80.00 to 101.09	101,270	94,525

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	45.70	45.70	45.70			45.70	45.70	N/A	5,000	2,285
Total \$ _____											
1 TO 9999	1	45.70	45.70	45.70			45.70	45.70	N/A	5,000	2,285
10000 TO 29999	4	82.11	88.68	85.28	17.54	103.98	68.55	121.94	N/A	23,875	20,361
30000 TO 59999	12	97.41	94.42	91.85	14.12	102.80	54.51	125.64	79.97 to 105.92	46,609	42,812
60000 TO 99999	3	99.18	97.01	97.23	6.73	99.78	85.91	105.94	N/A	83,333	81,021
100000 TO 149999	2	89.98	89.98	89.54	11.13	100.49	79.96	100.00	N/A	136,000	121,775
150000 TO 249999	2	76.58	76.58	71.06	26.85	107.77	56.02	97.15	N/A	328,112	233,155
250000 TO 499999	1	100.41	100.41	100.41			100.41	100.41	N/A	295,000	296,205
500000 +	1	122.21	122.21	122.21			122.21	122.21	N/A	500,000	611,035
ALL _____											
	26	97.07	91.55	93.34	16.31	98.08	45.70	125.64	80.00 to 101.09	101,270	94,525

**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	79.66	79.66	81.00	7.84	98.35	73.41	85.91	N/A	61,750	50,017
10	1	80.00	80.00	80.00			80.00	80.00	N/A	16,500	13,200
20	23	97.81	93.09	94.04	15.95	98.99	45.70	125.64	83.52 to 102.00	108,393	101,931
ALL _____											
	26	97.07	91.55	93.34	16.31	98.08	45.70	125.64	80.00 to 101.09	101,270	94,525

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	26	<b>MEDIAN:</b>	<b>97</b>	COV:	22.64	95% Median C.I.:	80.00 to 101.09
TOTAL Sales Price:	2,633,042	WGT. MEAN:	93	STD:	20.73	95% Wgt. Mean C.I.:	75.96 to 110.72
TOTAL Adj.Sales Price:	2,633,042	MEAN:	92	AVG.ABS.DEV:	15.83	95% Mean C.I.:	83.18 to 99.92
TOTAL Assessed Value:	2,457,650						
AVG. Adj. Sales Price:	101,270	COD:	16.31	MAX Sales Ratio:	125.64		
AVG. Assessed Value:	94,525	PRD:	98.08	MIN Sales Ratio:	45.70		

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	100.00	100.00	100.00			100.00	100.00	N/A	130,000	130,000
300	4	93.16	94.08	96.64	15.48	97.36	73.41	116.61	N/A	114,875	111,012
325	1	80.00	80.00	80.00			80.00	80.00	N/A	16,500	13,200
334	1	122.21	122.21	122.21			122.21	122.21	N/A	500,000	611,035
344	5	97.00	93.69	91.03	9.17	102.92	79.96	105.94	N/A	72,600	66,085
346	1	97.81	97.81	97.81			97.81	97.81	N/A	32,000	31,300
350	2	76.58	76.58	71.06	26.85	107.77	56.02	97.15	N/A	328,112	233,155
353	7	84.22	88.56	85.71	21.99	103.33	54.51	125.64	54.51 to 125.64	42,045	36,036
384	1	95.60	95.60	95.60			95.60	95.60	N/A	59,500	56,880
389	1	45.70	45.70	45.70			45.70	45.70	N/A	5,000	2,285
421	2	110.56	110.56	102.49	10.29	107.88	99.18	121.94	N/A	58,500	59,955
<u>ALL</u>	<u>26</u>	<u>97.07</u>	<u>91.55</u>	<u>93.34</u>	<u>16.31</u>	<u>98.08</u>	<u>45.70</u>	<u>125.64</u>	<u>80.00 to 101.09</u>	<u>101,270</u>	<u>94,525</u>

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	2	79.66	79.66	81.00	7.84	98.35	73.41	85.91	N/A	61,750	50,017
03	23	97.15	91.25	86.91	15.73	104.99	45.70	125.64	80.00 to 101.09	87,371	75,938
04	1	122.21	122.21	122.21			122.21	122.21	N/A	500,000	611,035
<u>ALL</u>	<u>26</u>	<u>97.07</u>	<u>91.55</u>	<u>93.34</u>	<u>16.31</u>	<u>98.08</u>	<u>45.70</u>	<u>125.64</u>	<u>80.00 to 101.09</u>	<u>101,270</u>	<u>94,525</u>

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	41	<b>MEDIAN:</b>	<b>75</b>	COV:	21.93	95% Median C.I.:	69.25 to 88.82	(!: Derived)
(AgLand) TOTAL Sales Price:	8,655,207	WGT. MEAN:	72	STD:	16.88	95% Wgt. Mean C.I.:	64.80 to 78.62	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,637,657	MEAN:	77	AVG.ABS.DEV:	14.01	95% Mean C.I.:	71.81 to 82.15	
(AgLand) TOTAL Assessed Value:	6,193,965							
AVG. Adj. Sales Price:	210,674	COD:	18.71	MAX Sales Ratio:	107.46			
AVG. Assessed Value:	151,072	PRD:	107.35	MIN Sales Ratio:	45.27			

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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	75.10	75.10	75.10			75.10	75.10	N/A	308,000	231,300
10/01/02 TO 12/31/02	2	91.77	91.77	91.39	2.42	100.41	89.55	93.99	N/A	115,710	105,750
01/01/03 TO 03/31/03	5	74.73	79.55	80.27	12.95	99.11	64.17	95.46	N/A	156,890	125,936
04/01/03 TO 06/30/03	3	93.11	90.14	90.56	11.38	99.53	72.75	104.55	N/A	133,333	120,745
07/01/03 TO 09/30/03	2	85.95	85.95	87.66	10.10	98.05	77.28	94.63	N/A	10,737	9,412
10/01/03 TO 12/31/03	4	78.69	81.26	79.77	14.99	101.87	69.25	98.41	N/A	153,736	122,636
01/01/04 TO 03/31/04	7	74.90	81.18	79.05	13.18	102.69	65.25	107.46	65.25 to 107.46	217,054	171,589
04/01/04 TO 06/30/04	1	81.39	81.39	81.39			81.39	81.39	N/A	275,000	223,815
07/01/04 TO 09/30/04	1	96.03	96.03	96.03			96.03	96.03	N/A	100,000	96,025
10/01/04 TO 12/31/04	2	96.12	96.12	96.69	2.17	99.42	94.04	98.21	N/A	153,500	148,412
01/01/05 TO 03/31/05	8	56.65	61.45	61.61	18.20	99.74	45.27	100.93	45.27 to 100.93	316,725	195,147
04/01/05 TO 06/30/05	5	56.30	60.59	56.47	11.83	107.29	51.24	76.08	N/A	308,437	174,182
<u>Study Years</u>											
07/01/02 TO 06/30/03	11	89.55	84.26	83.23	11.92	101.24	64.17	104.55	72.75 to 95.46	156,715	130,428
07/01/03 TO 06/30/04	14	79.33	81.90	79.58	12.62	102.92	65.25	107.46	69.67 to 94.63	173,628	138,165
07/01/04 TO 06/30/05	16	59.13	67.68	63.01	24.60	107.40	45.27	100.93	55.42 to 94.04	280,186	176,558
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	14	82.49	83.22	82.45	14.12	100.94	64.17	104.55	69.67 to 95.46	130,062	107,234
01/01/04 TO 12/31/04	11	84.95	85.26	82.58	12.43	103.26	65.25	107.46	72.15 to 98.21	200,125	165,253
<u>ALL</u>											
	41	74.90	76.98	71.71	18.71	107.35	45.27	107.46	69.25 to 88.82	210,674	151,072

**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:	41	<b>MEDIAN:</b>	<b>75</b>	COV:	21.93	95% Median C.I.:	69.25 to 88.82	(!: Derived)
(AgLand) TOTAL Sales Price:	8,655,207	WGT. MEAN:	72	STD:	16.88	95% Wgt. Mean C.I.:	64.80 to 78.62	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,637,657	MEAN:	77	AVG.ABS.DEV:	14.01	95% Mean C.I.:	71.81 to 82.15	
(AgLand) TOTAL Assessed Value:	6,193,965							
AVG. Adj. Sales Price:	210,674	COD:	18.71	MAX Sales Ratio:	107.46			
AVG. Assessed Value:	151,072	PRD:	107.35	MIN Sales Ratio:	45.27			

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<b>GEO CODE / TOWNSHIP #</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1227	2	97.02	97.02	99.38	4.03	97.63	93.11	100.93	N/A	252,650	251,082	
1229	3	67.89	71.04	72.62	14.82	97.83	57.52	87.70	N/A	143,558	104,246	
1233	6	78.05	73.85	77.55	16.31	95.23	47.93	89.55	47.93 to 89.55	123,278	95,600	
1235	6	68.16	67.98	66.42	13.72	102.35	55.42	84.95	55.42 to 84.95	324,110	215,265	
1261	4	78.97	77.24	63.62	22.17	121.42	55.58	95.46	N/A	290,625	184,883	
1263	2	50.53	50.53	50.53	10.40	100.00	45.27	55.78	N/A	432,000	218,270	
1265	2	84.36	84.36	83.13	11.42	101.47	74.73	93.99	N/A	110,000	91,447	
1267	4	87.14	87.02	86.22	16.47	100.93	69.25	104.55	N/A	178,331	153,748	
1269	3	98.41	100.63	101.95	3.87	98.70	96.03	107.46	N/A	124,000	126,423	
989	2	73.92	73.92	74.36	1.59	99.41	72.75	75.10	N/A	224,000	166,572	
991	4	75.22	74.08	57.64	15.78	128.52	51.24	94.63	N/A	153,943	88,735	
993	3	69.67	75.06	76.00	11.96	98.76	65.25	90.25	N/A	207,250	157,513	
<u>ALL</u>												
	41	74.90	76.98	71.71	18.71	107.35	45.27	107.46	69.25 to 88.82	210,674	151,072	

<b>AREA (MARKET)</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	41	74.90	76.98	71.71	18.71	107.35	45.27	107.46	69.25 to 88.82	210,674	151,072	
<u>ALL</u>												
	41	74.90	76.98	71.71	18.71	107.35	45.27	107.46	69.25 to 88.82	210,674	151,072	

<b>STATUS: IMPROVED, UNIMPROVED &amp; IOLL</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	41	74.90	76.98	71.71	18.71	107.35	45.27	107.46	69.25 to 88.82	210,674	151,072	
<u>ALL</u>												
	41	74.90	76.98	71.71	18.71	107.35	45.27	107.46	69.25 to 88.82	210,674	151,072	

**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:	41	<b>MEDIAN:</b>	<b>75</b>	COV:	21.93	95% Median C.I.:	69.25 to 88.82	(! : Derived)
(AgLand) TOTAL Sales Price:	8,655,207	WGT. MEAN:	72	STD:	16.88	95% Wgt. Mean C.I.:	64.80 to 78.62	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,637,657	MEAN:	77	AVG.ABS.DEV:	14.01	95% Mean C.I.:	71.81 to 82.15	
(AgLand) TOTAL Assessed Value:	6,193,965							
AVG. Adj. Sales Price:	210,674	COD:	18.71	MAX Sales Ratio:	107.46			
AVG. Assessed Value:	151,072	PRD:	107.35	MIN Sales Ratio:	45.27			

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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)											
14-0045	2	79.96	79.96	85.10	12.86	93.96	69.67	90.25	N/A	168,360	143,272
14-0054	3	72.75	71.03	70.82	4.51	100.30	65.25	75.10	N/A	244,343	173,046
20-0030	1	45.27	45.27	45.27			45.27	45.27	N/A	432,000	195,565
59-0002	4	97.22	98.75	100.08	4.30	98.67	93.11	107.46	N/A	118,000	118,096
70-0002	1	100.93	100.93	100.93			100.93	100.93	N/A	405,300	409,050
87-0001	3	55.78	58.42	56.12	4.97	104.11	55.58	63.90	N/A	457,500	256,726
90-0017	12	73.94	71.08	66.44	16.16	106.98	47.93	95.46	57.52 to 81.39	140,397	93,280
90-0560	8	79.93	77.02	70.46	15.42	109.30	55.42	94.04	55.42 to 94.04	266,166	187,551
90-0595	7	87.70	85.38	85.94	13.61	99.34	67.89	104.55	67.89 to 104.55	153,143	131,618
NonValid School											
ALL	41	74.90	76.98	71.71	18.71	107.35	45.27	107.46	69.25 to 88.82	210,674	151,072

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	77.28	77.28	77.28			77.28	77.28	N/A	8,625	6,665
10.01 TO 30.00	2	71.28	71.28	56.17	32.76	126.90	47.93	94.63	N/A	36,425	20,460
30.01 TO 50.00	5	67.89	71.21	71.19	11.46	100.02	60.73	88.82	N/A	83,850	59,697
50.01 TO 100.00	14	82.81	82.05	80.27	14.88	102.21	57.52	98.41	69.67 to 95.46	120,429	96,674
100.01 TO 180.00	17	74.90	75.01	69.57	20.34	107.81	45.27	107.46	55.78 to 90.25	304,889	212,119
180.01 TO 330.00	2	78.25	78.25	70.08	28.97	111.67	55.58	100.93	N/A	633,900	444,207
ALL	41	74.90	76.98	71.71	18.71	107.35	45.27	107.46	69.25 to 88.82	210,674	151,072

**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	22	74.71	76.12	72.17	16.26	105.47	55.42	100.93	64.17 to 89.55	193,810	139,879
DRY-N/A	14	84.54	80.86	77.88	19.68	103.83	45.27	107.46	63.90 to 98.21	177,996	138,622
GRASS	1	77.28	77.28	77.28			77.28	77.28	N/A	8,625	6,665
IRRGTD-N/A	4	65.34	68.04	62.42	22.39	109.01	51.24	90.25	N/A	468,312	292,311
ALL	41	74.90	76.98	71.71	18.71	107.35	45.27	107.46	69.25 to 88.82	210,674	151,072

**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:	41	<b>MEDIAN:</b>	<b>75</b>	COV:	21.93	95% Median C.I.:	69.25 to 88.82	(!: Derived)
(AgLand) TOTAL Sales Price:	8,655,207	WGT. MEAN:	72	STD:	16.88	95% Wgt. Mean C.I.:	64.80 to 78.62	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,637,657	MEAN:	77	AVG.ABS.DEV:	14.01	95% Mean C.I.:	71.81 to 82.15	
(AgLand) TOTAL Assessed Value:	6,193,965							
AVG. Adj. Sales Price:	210,674	COD:	18.71	MAX Sales Ratio:	107.46			
AVG. Assessed Value:	151,072	PRD:	107.35	MIN Sales Ratio:	45.27			

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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	31	74.90	78.33	75.52	18.71	103.73	47.93	107.46	67.89 to 89.55	182,242	137,623
DRY-N/A	5	72.15	75.68	67.95	21.17	111.38	45.27	98.21	N/A	221,254	150,348
GRASS	1	77.28	77.28	77.28			77.28	77.28	N/A	8,625	6,665
IRRGTD	3	75.10	73.64	65.95	15.39	111.66	55.58	90.25	N/A	474,316	312,831
IRRGTD-N/A	1	51.24	51.24	51.24			51.24	51.24	N/A	450,300	230,750
ALL	41	74.90	76.98	71.71	18.71	107.35	45.27	107.46	69.25 to 88.82	210,674	151,072

**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	36	74.81	77.97	74.28	19.07	104.97	45.27	107.46	69.25 to 89.55	187,660	139,390
GRASS	1	77.28	77.28	77.28			77.28	77.28	N/A	8,625	6,665
IRRGTD	4	65.34	68.04	62.42	22.39	109.01	51.24	90.25	N/A	468,312	292,311
ALL	41	74.90	76.98	71.71	18.71	107.35	45.27	107.46	69.25 to 88.82	210,674	151,072

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	77.28	77.28	77.28			77.28	77.28	N/A	8,625	6,665
Total \$											
1 TO 9999	1	77.28	77.28	77.28			77.28	77.28	N/A	8,625	6,665
10000 TO 29999	1	94.63	94.63	94.63			94.63	94.63	N/A	12,850	12,160
60000 TO 99999	7	69.67	72.42	74.30	15.95	97.46	47.93	93.99	47.93 to 93.99	79,645	59,178
100000 TO 149999	11	89.55	84.00	83.30	12.14	100.85	60.73	98.41	72.75 to 96.03	116,886	97,361
150000 TO 249999	7	87.70	84.12	83.81	19.43	100.37	57.52	107.46	57.52 to 107.46	182,810	153,212
250000 TO 499999	13	72.15	69.92	67.77	19.00	103.18	45.27	100.93	55.42 to 84.95	356,210	241,388
500000 +	1	55.58	55.58	55.58			55.58	55.58	N/A	862,500	479,365
ALL	41	74.90	76.98	71.71	18.71	107.35	45.27	107.46	69.25 to 88.82	210,674	151,072

**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:	41	<b>MEDIAN:</b>	<b>75</b>	COV:	21.93	95% Median C.I.:	69.25 to 88.82	(!: Derived)
(AgLand) TOTAL Sales Price:	8,655,207	WGT. MEAN:	72	STD:	16.88	95% Wgt. Mean C.I.:	64.80 to 78.62	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,637,657	MEAN:	77	AVG.ABS.DEV:	14.01	95% Mean C.I.:	71.81 to 82.15	
(AgLand) TOTAL Assessed Value:	6,193,965							
AVG. Adj. Sales Price:	210,674	COD:	18.71	MAX Sales Ratio:	107.46			
AVG. Assessed Value:	151,072	PRD:	107.35	MIN Sales Ratio:	45.27			

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<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	1	77.28	77.28	77.28			77.28	77.28	N/A	8,625	6,665	
Total \$ _____												
1 TO 9999	1	77.28	77.28	77.28			77.28	77.28	N/A	8,625	6,665	
10000 TO 29999	2	71.28	71.28	56.17	32.76	126.90	47.93	94.63	N/A	36,425	20,460	
30000 TO 59999	4	68.78	69.04	69.04	4.58	100.00	63.90	74.70	N/A	77,567	53,552	
60000 TO 99999	10	82.45	80.36	77.92	16.63	103.12	57.52	98.41	60.73 to 96.03	115,357	89,891	
100000 TO 149999	5	89.55	84.99	84.00	9.73	101.18	72.75	95.46	N/A	128,284	107,761	
150000 TO 249999	15	74.90	75.59	69.89	20.50	108.17	45.27	107.46	55.78 to 90.25	295,355	206,415	
250000 TO 499999	4	70.63	74.44	69.20	26.19	107.57	55.58	100.93	N/A	505,145	349,553	
ALL _____												
	41	74.90	76.98	71.71	18.71	107.35	45.27	107.46	69.25 to 88.82	210,674	151,072	

**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:	220	<b>MEDIAN:</b>	<b>92</b>	COV:	22.82	95% Median C.I.:	90.62 to 95.43
TOTAL Sales Price:	17,565,573	WGT. MEAN:	92	STD:	21.92	95% Wgt. Mean C.I.:	89.46 to 93.83
TOTAL Adj.Sales Price:	17,565,573	MEAN:	96	AVG.ABS.DEV:	14.18	95% Mean C.I.:	93.17 to 98.96
TOTAL Assessed Value:	16,098,110						
AVG. Adj. Sales Price:	79,843	COD:	15.38	MAX Sales Ratio:	237.03		
AVG. Assessed Value:	73,173	PRD:	104.82	MIN Sales Ratio:	52.21		

Printed: 02/27/2006 15:22:11

<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Qrtrs</u>												
07/01/03 TO 09/30/03	34	91.33	93.47	90.48	15.24	103.31	52.21	137.08	83.91 to 103.72	81,028	73,314	
10/01/03 TO 12/31/03	22	94.23	93.59	92.06	13.89	101.66	68.60	141.68	82.78 to 102.52	76,280	70,224	
01/01/04 TO 03/31/04	16	102.93	106.82	101.62	18.63	105.11	71.03	168.77	87.61 to 123.00	51,843	52,685	
04/01/04 TO 06/30/04	35	92.11	96.57	92.76	13.92	104.10	73.58	136.32	86.30 to 101.55	83,881	77,812	
07/01/04 TO 09/30/04	29	92.18	99.63	89.66	17.87	111.11	71.84	209.93	84.49 to 99.42	89,255	80,028	
10/01/04 TO 12/31/04	32	93.63	96.72	90.79	16.22	106.53	59.69	237.03	87.01 to 99.26	85,889	77,980	
01/01/05 TO 03/31/05	22	91.98	96.41	93.18	15.07	103.47	64.81	147.35	84.73 to 106.76	60,070	55,973	
04/01/05 TO 06/30/05	30	92.05	90.12	90.32	11.07	99.77	59.17	126.45	85.49 to 97.41	90,289	81,548	
<u>Study Years</u>												
07/01/03 TO 06/30/04	107	92.11	96.51	92.75	15.67	104.05	52.21	168.77	89.42 to 100.00	76,621	71,065	
07/01/04 TO 06/30/05	113	92.18	95.65	90.68	15.12	105.48	59.17	237.03	90.23 to 95.43	82,894	75,168	
<u>Calendar Yrs</u>												
01/01/04 TO 12/31/04	112	92.80	98.87	92.09	16.78	107.36	59.69	237.03	91.09 to 96.53	81,269	74,844	
<u>ALL</u>												
	220	92.18	96.07	91.65	15.38	104.82	52.21	237.03	90.62 to 95.43	79,843	73,173	

<b>ASSESSOR LOCATION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
BEVERLY HILLS	6	100.66	103.23	91.11	14.67	113.31	80.70	147.35	80.70 to 147.35	21,350	19,451	
CARROLL	6	95.06	95.95	95.02	9.57	100.98	85.24	111.68	85.24 to 111.68	40,084	38,086	
HOSKINS	3	87.01	82.82	80.37	6.04	103.05	72.84	88.62	N/A	112,000	90,015	
PARADISE HILLS	1	81.07	81.07	81.07			81.07	81.07	N/A	160,500	130,125	
RURAL	26	89.40	91.75	86.56	19.54	106.00	59.69	141.68	79.45 to 101.55	96,392	83,439	
SHOLES	2	123.00	123.00	123.00	0.00	100.00	123.00	123.00	N/A	10,000	12,300	
WAKEFIELD	9	87.32	83.70	84.15	12.68	99.46	61.30	107.71	64.81 to 95.67	79,011	66,491	
WAYNE	147	93.82	96.58	93.12	13.69	103.72	52.21	237.03	91.89 to 96.67	85,788	79,882	
WINSIDE	20	90.54	101.42	95.92	20.68	105.73	59.17	188.90	86.88 to 118.76	42,615	40,876	
<u>ALL</u>												
	220	92.18	96.07	91.65	15.38	104.82	52.21	237.03	90.62 to 95.43	79,843	73,173	

<b>LOCATIONS: URBAN, SUBURBAN &amp; RURAL</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	182	93.51	97.19	93.09	14.27	104.40	59.17	237.03	91.68 to 96.39	78,575	73,148	
2	13	84.25	88.16	81.65	17.44	107.98	52.21	147.35	73.79 to 100.88	65,469	53,455	
3	25	90.10	91.99	86.59	19.97	106.24	59.69	141.68	79.45 to 101.55	96,548	83,605	
<u>ALL</u>												
	220	92.18	96.07	91.65	15.38	104.82	52.21	237.03	90.62 to 95.43	79,843	73,173	

**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:	220	<b>MEDIAN:</b>	<b>92</b>	COV:	22.82	95% Median C.I.:	90.62 to 95.43
TOTAL Sales Price:	17,565,573	WGT. MEAN:	92	STD:	21.92	95% Wgt. Mean C.I.:	89.46 to 93.83
TOTAL Adj.Sales Price:	17,565,573	MEAN:	96	AVG.ABS.DEV:	14.18	95% Mean C.I.:	93.17 to 98.96
TOTAL Assessed Value:	16,098,110						
AVG. Adj. Sales Price:	79,843	COD:	15.38	MAX Sales Ratio:	237.03		
AVG. Assessed Value:	73,173	PRD:	104.82	MIN Sales Ratio:	52.21		

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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	210	92.18	96.29	91.74	15.17	104.96	59.69	237.03	90.62 to 95.43	82,371	75,568
2	10	92.87	91.35	85.44	19.66	106.93	52.21	147.35	59.17 to 105.79	26,760	22,863
ALL	220	92.18	96.07	91.65	15.38	104.82	52.21	237.03	90.62 to 95.43	79,843	73,173

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	220	92.18	96.07	91.65	15.38	104.82	52.21	237.03	90.62 to 95.43	79,843	73,173
06											
07											
ALL	220	92.18	96.07	91.65	15.38	104.82	52.21	237.03	90.62 to 95.43	79,843	73,173

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
14-0045	2	123.00	123.00	123.00	0.00	100.00	123.00	123.00	N/A	10,000	12,300
14-0054											
20-0030											
59-0002	11	88.62	94.47	83.55	14.24	113.06	72.84	147.35	80.70 to 105.79	63,600	53,140
70-0002	1	87.61	87.61	87.61			87.61	87.61	N/A	107,000	93,745
87-0001											
90-0017	170	92.56	95.18	91.66	14.01	103.84	52.21	237.03	91.09 to 95.84	86,069	78,888
90-0560	11	88.83	92.32	92.47	19.00	99.83	61.30	141.68	64.81 to 120.51	78,781	72,852
90-0595	25	92.11	102.65	95.34	22.10	107.67	59.17	188.90	88.54 to 118.76	49,624	47,311
NonValid School											
ALL	220	92.18	96.07	91.65	15.38	104.82	52.21	237.03	90.62 to 95.43	79,843	73,173

**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:	220	<b>MEDIAN:</b>	<b>92</b>	COV:	22.82	95% Median C.I.:	90.62 to 95.43
TOTAL Sales Price:	17,565,573	WGT. MEAN:	92	STD:	21.92	95% Wgt. Mean C.I.:	89.46 to 93.83
TOTAL Adj.Sales Price:	17,565,573	MEAN:	96	AVG.ABS.DEV:	14.18	95% Mean C.I.:	93.17 to 98.96
TOTAL Assessed Value:	16,098,110						
AVG. Adj. Sales Price:	79,843	COD:	15.38	MAX Sales Ratio:	237.03		
AVG. Assessed Value:	73,173	PRD:	104.82	MIN Sales Ratio:	52.21		

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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	10	92.87	91.35	85.44	19.66	106.93	52.21	147.35	59.17 to 105.79	26,760	22,863
Prior TO 1860											
1860 TO 1899	6	100.19	114.83	107.36	28.91	106.95	76.55	209.93	76.55 to 209.93	38,125	40,930
1900 TO 1919	41	92.18	98.78	91.88	17.42	107.50	65.67	188.90	87.61 to 102.74	63,648	58,482
1920 TO 1939	51	91.09	96.94	90.68	17.64	106.90	59.69	237.03	87.51 to 93.38	63,635	57,706
1940 TO 1949	7	106.76	104.48	107.36	11.40	97.32	83.91	123.66	83.91 to 123.66	50,928	54,677
1950 TO 1959	18	99.38	98.62	96.13	11.34	102.59	71.77	116.43	89.04 to 110.34	70,583	67,848
1960 TO 1969	22	98.93	99.11	96.17	11.50	103.06	73.04	135.93	87.38 to 104.13	92,497	88,957
1970 TO 1979	19	91.81	89.46	87.46	11.98	102.29	68.60	110.99	75.86 to 100.92	102,552	89,696
1980 TO 1989	17	92.18	92.39	89.35	10.47	103.41	64.52	120.11	81.07 to 98.60	111,791	99,880
1990 TO 1994	7	88.83	91.65	92.23	5.32	99.37	85.49	103.72	85.49 to 103.72	102,700	94,718
1995 TO 1999	6	85.28	90.97	92.16	10.18	98.70	81.20	108.50	81.20 to 108.50	149,208	137,514
2000 TO Present	16	88.50	87.12	87.67	10.77	99.37	61.30	117.25	78.26 to 94.19	130,575	114,479
ALL	220	92.18	96.07	91.65	15.38	104.82	52.21	237.03	90.62 to 95.43	79,843	73,173

**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	100.88	100.88	100.88			100.88	100.88	N/A	4,000	4,035
5000 TO 9999	5	100.44	97.30	100.53	23.94	96.79	52.21	147.35	N/A	7,220	7,258
Total \$											
1 TO 9999	6	100.66	97.89	100.56	19.98	97.35	52.21	147.35	52.21 to 147.35	6,683	6,720
10000 TO 29999	19	106.38	119.83	115.55	27.62	103.71	59.17	237.03	93.63 to 123.00	19,715	22,781
30000 TO 59999	44	99.70	102.09	100.91	15.16	101.17	64.81	168.77	89.97 to 111.20	43,464	43,859
60000 TO 99999	86	92.02	94.77	94.17	11.67	100.64	59.83	141.68	90.23 to 97.41	76,800	72,323
100000 TO 149999	52	87.50	86.56	86.56	11.30	100.00	59.69	123.66	81.20 to 91.89	120,626	104,410
150000 TO 249999	13	86.30	86.74	86.66	13.18	100.10	64.52	108.50	72.84 to 101.40	181,615	157,380
ALL	220	92.18	96.07	91.65	15.38	104.82	52.21	237.03	90.62 to 95.43	79,843	73,173

**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:	220	<b>MEDIAN:</b>	<b>92</b>	COV:	22.82	95% Median C.I.:	90.62 to 95.43
TOTAL Sales Price:	17,565,573	WGT. MEAN:	92	STD:	21.92	95% Wgt. Mean C.I.:	89.46 to 93.83
TOTAL Adj.Sales Price:	17,565,573	MEAN:	96	AVG.ABS.DEV:	14.18	95% Mean C.I.:	93.17 to 98.96
TOTAL Assessed Value:	16,098,110						
AVG. Adj. Sales Price:	79,843	COD:	15.38	MAX Sales Ratio:	237.03		
AVG. Assessed Value:	73,173	PRD:	104.82	MIN Sales Ratio:	52.21		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	80.70	77.93	73.28	20.10	106.34	52.21	100.88	N/A	5,333	3,908
5000 TO 9999	3	100.44	88.47	81.91	15.47	108.00	59.17	105.79	N/A	10,033	8,218
Total \$ _____											
1 TO 9999	6	90.57	83.20	78.92	21.17	105.43	52.21	105.79	52.21 to 105.79	7,683	6,063
10000 TO 29999	18	100.46	105.06	97.43	19.06	107.83	64.81	188.90	89.51 to 119.97	21,200	20,655
30000 TO 59999	54	93.60	102.83	95.67	20.05	107.49	59.83	237.03	89.04 to 101.55	46,595	44,576
60000 TO 99999	97	91.32	92.84	90.37	13.05	102.73	59.69	139.18	87.61 to 95.08	85,657	77,407
100000 TO 149999	36	92.41	91.19	89.09	9.99	102.36	64.52	141.68	84.81 to 95.43	131,038	116,736
150000 TO 249999	9	101.40	100.38	98.51	11.52	101.90	76.41	123.66	86.30 to 117.25	177,277	174,642
ALL _____											
	220	92.18	96.07	91.65	15.38	104.82	52.21	237.03	90.62 to 95.43	79,843	73,173

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	92.87	91.35	85.44	19.66	106.93	52.21	147.35	59.17 to 105.79	26,760	22,863
10	7	99.42	133.12	115.02	37.42	115.73	93.82	237.03	93.82 to 237.03	29,642	34,096
20	61	93.38	98.55	90.61	20.00	108.77	59.83	188.90	89.97 to 103.59	56,435	51,134
30	135	91.68	93.67	91.86	11.43	101.97	59.69	141.68	88.83 to 94.79	93,619	86,000
40	7	91.57	90.42	89.33	14.05	101.21	70.66	120.11	70.66 to 120.11	144,178	128,797
ALL _____											
	220	92.18	96.07	91.65	15.38	104.82	52.21	237.03	90.62 to 95.43	79,843	73,173

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	92.87	91.35	85.44	19.66	106.93	52.21	147.35	59.17 to 105.79	26,760	22,863
100	2	110.52	110.52	114.68	8.67	96.37	100.93	120.11	N/A	26,500	30,390
101	118	93.36	93.62	90.99	12.90	102.89	61.30	136.32	89.04 to 97.43	88,083	80,151
102	23	90.10	99.90	94.13	18.30	106.13	59.69	188.90	86.88 to 99.16	84,680	79,713
103	8	92.70	94.10	93.97	6.27	100.14	85.72	107.64	85.72 to 107.64	105,125	98,781
104	50	92.00	100.66	91.10	20.88	110.50	59.83	237.03	87.61 to 100.00	62,766	57,177
111	2	87.36	87.36	87.27	5.18	100.10	82.83	91.89	N/A	103,000	89,892
301	7	94.19	99.22	95.88	11.18	103.49	81.20	135.93	81.20 to 135.93	102,585	98,356
ALL _____											
	220	92.18	96.07	91.65	15.38	104.82	52.21	237.03	90.62 to 95.43	79,843	73,173

**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:	220	<b>MEDIAN:</b>	<b>92</b>	COV:	22.82	95% Median C.I.:	90.62 to 95.43
TOTAL Sales Price:	17,565,573	WGT. MEAN:	92	STD:	21.92	95% Wgt. Mean C.I.:	89.46 to 93.83
TOTAL Adj.Sales Price:	17,565,573	MEAN:	96	AVG.ABS.DEV:	14.18	95% Mean C.I.:	93.17 to 98.96
TOTAL Assessed Value:	16,098,110						
AVG. Adj. Sales Price:	79,843	COD:	15.38	MAX Sales Ratio:	237.03		
AVG. Assessed Value:	73,173	PRD:	104.82	MIN Sales Ratio:	52.21		

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	92.87	91.35	85.44	19.66	106.93	52.21	147.35	59.17 to 105.79	26,760	22,863
20	11	119.97	130.35	121.33	30.29	107.43	73.79	237.03	83.82 to 209.93	29,636	35,956
30	144	94.94	96.75	93.61	13.93	103.36	59.69	188.90	91.32 to 98.44	72,220	67,605
40	38	87.55	86.30	85.32	10.13	101.14	61.30	108.70	80.52 to 92.65	118,914	101,460
50	6	87.17	86.48	86.51	8.57	99.97	72.84	96.53	72.84 to 96.53	131,900	114,105
60	11	91.01	96.08	94.97	12.12	101.18	80.55	120.11	82.03 to 117.25	114,736	108,960
<u>ALL</u>	<u>220</u>	<u>92.18</u>	<u>96.07</u>	<u>91.65</u>	<u>15.38</u>	<u>104.82</u>	<u>52.21</u>	<u>237.03</u>	<u>90.62 to 95.43</u>	<u>79,843</u>	<u>73,173</u>

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	26	<b>MEDIAN:</b>	<b>97</b>	COV:	22.68	95% Median C.I.:	80.00 to 101.09
TOTAL Sales Price:	2,633,042	WGT. MEAN:	93	STD:	20.76	95% Wgt. Mean C.I.:	75.95 to 110.72
TOTAL Adj.Sales Price:	2,633,042	MEAN:	92	AVG.ABS.DEV:	15.84	95% Mean C.I.:	83.13 to 99.91
TOTAL Assessed Value:	2,457,515						
AVG. Adj. Sales Price:	101,270	COD:	16.31	MAX Sales Ratio:	125.64		
AVG. Assessed Value:	94,519	PRD:	98.06	MIN Sales Ratio:	45.20		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	79.97	79.97	79.97			79.97	79.97	N/A	40,000	31,990
10/01/02 TO 12/31/02	2	112.10	112.10	120.71	9.01	92.87	102.00	122.21	N/A	270,000	325,917
01/01/03 TO 03/31/03	2	77.23	77.23	80.95	11.24	95.41	68.55	85.91	N/A	52,500	42,497
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03	1	101.09	101.09	101.09			101.09	101.09	N/A	32,000	32,350
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	4	105.93	102.73	102.37	12.33	100.35	73.41	125.64	N/A	52,625	53,873
04/01/04 TO 06/30/04	2	77.46	77.46	91.27	29.63	84.87	54.51	100.41	N/A	184,158	168,085
07/01/04 TO 09/30/04	4	87.80	79.45	92.58	19.19	85.82	45.20	97.00	N/A	35,250	32,635
10/01/04 TO 12/31/04	2	97.48	97.48	97.23	0.34	100.26	97.15	97.81	N/A	136,000	132,227
01/01/05 TO 03/31/05	4	99.93	94.46	65.36	24.70	144.52	56.02	121.94	N/A	130,056	85,001
04/01/05 TO 06/30/05	4	91.70	90.84	91.50	9.54	99.27	79.96	100.00	N/A	101,000	92,420
<u>Study Years</u>											
07/01/02 TO 06/30/03	5	85.91	91.73	112.24	17.62	81.73	68.55	122.21	N/A	137,000	153,764
07/01/03 TO 06/30/04	7	101.09	95.28	95.61	15.43	99.65	54.51	125.64	54.51 to 125.64	87,259	83,430
07/01/04 TO 06/30/05	14	96.30	89.57	82.61	15.20	108.42	45.20	121.94	79.96 to 100.00	95,516	78,905
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	3	85.91	85.18	85.65	12.63	99.45	68.55	101.09	N/A	45,666	39,115
01/01/04 TO 12/31/04	12	97.07	89.88	95.45	16.07	94.17	45.20	125.64	73.41 to 105.92	82,651	78,888
<u>ALL</u>	26	97.07	91.52	93.33	16.31	98.06	45.20	125.64	80.00 to 101.09	101,270	94,519

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CARROLL	1	80.00	80.00	80.00			80.00	80.00	N/A	16,500	13,200
HOSKINS	1	121.94	121.94	121.94			121.94	121.94	N/A	17,000	20,730
WAYNE	20	96.30	90.95	92.63	15.35	98.19	54.51	125.64	79.97 to 101.09	121,077	112,157
WINSIDE	4	98.50	89.63	101.37	18.40	88.42	45.20	116.34	N/A	44,500	45,110
<u>ALL</u>	26	97.07	91.52	93.33	16.31	98.06	45.20	125.64	80.00 to 101.09	101,270	94,519

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	25	97.00	90.29	86.57	15.94	104.30	45.20	125.64	80.00 to 100.41	85,321	73,859
2	1	122.21	122.21	122.21			122.21	122.21	N/A	500,000	611,035
<u>ALL</u>	26	97.07	91.52	93.33	16.31	98.06	45.20	125.64	80.00 to 101.09	101,270	94,519

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	26	<b>MEDIAN:</b>	<b>97</b>	COV:	22.68	95% Median C.I.:	80.00 to 101.09
TOTAL Sales Price:	2,633,042	WGT. MEAN:	93	STD:	20.76	95% Wgt. Mean C.I.:	75.95 to 110.72
TOTAL Adj.Sales Price:	2,633,042	MEAN:	92	AVG.ABS.DEV:	15.84	95% Mean C.I.:	83.13 to 99.91
TOTAL Assessed Value:	2,457,515						
AVG. Adj. Sales Price:	101,270	COD:	16.31	MAX Sales Ratio:	125.64		
AVG. Assessed Value:	94,519	PRD:	98.06	MIN Sales Ratio:	45.20		

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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	26	97.07	91.52	93.33	16.31	98.06	45.20	125.64	80.00 to 101.09	101,270	94,519
____ALL____	26	97.07	91.52	93.33	16.31	98.06	45.20	125.64	80.00 to 101.09	101,270	94,519

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
14-0045											
14-0054											
20-0030											
59-0002											
70-0002											
87-0001											
90-0017	22	96.30	91.86	92.75	15.94	99.04	54.51	125.64	79.97 to 102.00	111,592	103,503
90-0560											
90-0595	4	98.50	89.63	101.37	18.40	88.42	45.20	116.34	N/A	44,500	45,110
NonValid School											
____ALL____	26	97.07	91.52	93.33	16.31	98.06	45.20	125.64	80.00 to 101.09	101,270	94,519

**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	79.66	79.66	81.00	7.84	98.35	73.41	85.91	N/A	61,750	50,017
Prior TO 1860											
1860 TO 1899	4	97.07	93.95	76.14	17.97	123.40	56.02	125.64	N/A	189,556	144,320
1900 TO 1919	4	92.66	92.80	87.85	11.56	105.63	79.96	105.92	N/A	62,750	55,128
1920 TO 1939	5	83.52	82.56	83.57	14.44	98.79	54.51	99.18	N/A	63,763	53,287
1940 TO 1949	3	100.41	95.10	99.58	15.87	95.50	68.55	116.34	N/A	122,000	121,490
1950 TO 1959	4	101.00	88.29	101.01	15.53	87.41	45.20	105.94	N/A	62,500	63,128
1960 TO 1969	3	97.81	99.92	99.59	14.29	100.33	80.00	121.94	N/A	21,833	21,743
1970 TO 1979	1	122.21	122.21	122.21			122.21	122.21	N/A	500,000	611,035
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	26	97.07	91.52	93.33	16.31	98.06	45.20	125.64	80.00 to 101.09	101,270	94,519

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	26	<b>MEDIAN:</b>	<b>97</b>	COV:	22.68	95% Median C.I.:	80.00 to 101.09
TOTAL Sales Price:	2,633,042	WGT. MEAN:	93	STD:	20.76	95% Wgt. Mean C.I.:	75.95 to 110.72
TOTAL Adj.Sales Price:	2,633,042	MEAN:	92	AVG.ABS.DEV:	15.84	95% Mean C.I.:	83.13 to 99.91
TOTAL Assessed Value:	2,457,515						
AVG. Adj. Sales Price:	101,270	COD:	16.31	MAX Sales Ratio:	125.64		
AVG. Assessed Value:	94,519	PRD:	98.06	MIN Sales Ratio:	45.20		

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	1	45.20	45.20	45.20			45.20	45.20	N/A	5,000	2,260
Total \$ _____											
1 TO 9999	1	45.20	45.20	45.20			45.20	45.20	N/A	5,000	2,260
10000 TO 29999	2	100.97	100.97	101.28	20.77	99.69	80.00	121.94	N/A	16,750	16,965
30000 TO 59999	12	96.70	94.51	94.88	14.09	99.61	68.55	125.64	79.97 to 105.92	40,666	38,582
60000 TO 99999	4	91.45	85.84	85.43	17.09	100.47	54.51	105.94	N/A	70,829	60,512
100000 TO 149999	3	99.18	93.05	92.13	6.73	100.99	79.96	100.00	N/A	124,000	114,243
150000 TO 249999	1	97.15	97.15	97.15			97.15	97.15	N/A	240,000	233,155
250000 TO 499999	2	78.21	78.21	74.43	28.38	105.08	56.02	100.41	N/A	355,612	264,680
500000 +	1	122.21	122.21	122.21			122.21	122.21	N/A	500,000	611,035
ALL _____											
	26	97.07	91.52	93.33	16.31	98.06	45.20	125.64	80.00 to 101.09	101,270	94,519

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	45.20	45.20	45.20			45.20	45.20	N/A	5,000	2,260
Total \$ _____											
1 TO 9999	1	45.20	45.20	45.20			45.20	45.20	N/A	5,000	2,260
10000 TO 29999	4	82.11	88.68	85.28	17.54	103.98	68.55	121.94	N/A	23,875	20,361
30000 TO 59999	12	97.41	94.40	91.83	14.10	102.80	54.51	125.64	79.97 to 105.92	46,609	42,803
60000 TO 99999	3	99.18	97.01	97.23	6.73	99.78	85.91	105.94	N/A	83,333	81,021
100000 TO 149999	2	89.98	89.98	89.54	11.13	100.49	79.96	100.00	N/A	136,000	121,775
150000 TO 249999	2	76.58	76.58	71.06	26.85	107.77	56.02	97.15	N/A	328,112	233,155
250000 TO 499999	1	100.41	100.41	100.41			100.41	100.41	N/A	295,000	296,205
500000 +	1	122.21	122.21	122.21			122.21	122.21	N/A	500,000	611,035
ALL _____											
	26	97.07	91.52	93.33	16.31	98.06	45.20	125.64	80.00 to 101.09	101,270	94,519

**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	79.66	79.66	81.00	7.84	98.35	73.41	85.91	N/A	61,750	50,017
10	1	80.00	80.00	80.00			80.00	80.00	N/A	16,500	13,200
20	23	97.81	93.05	94.03	15.96	98.96	45.20	125.64	83.52 to 102.00	108,393	101,925
ALL _____											
	26	97.07	91.52	93.33	16.31	98.06	45.20	125.64	80.00 to 101.09	101,270	94,519

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	26	<b>MEDIAN:</b>	<b>97</b>	COV:	22.68	95% Median C.I.:	80.00 to 101.09
TOTAL Sales Price:	2,633,042	WGT. MEAN:	93	STD:	20.76	95% Wgt. Mean C.I.:	75.95 to 110.72
TOTAL Adj.Sales Price:	2,633,042	MEAN:	92	AVG.ABS.DEV:	15.84	95% Mean C.I.:	83.13 to 99.91
TOTAL Assessed Value:	2,457,515						
AVG. Adj. Sales Price:	101,270	COD:	16.31	MAX Sales Ratio:	125.64		
AVG. Assessed Value:	94,519	PRD:	98.06	MIN Sales Ratio:	45.20		

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	100.00	100.00	100.00			100.00	100.00	N/A	130,000	130,000
300	4	93.16	94.02	96.61	15.41	97.31	73.41	116.34	N/A	114,875	110,985
325	1	80.00	80.00	80.00			80.00	80.00	N/A	16,500	13,200
334	1	122.21	122.21	122.21			122.21	122.21	N/A	500,000	611,035
344	5	97.00	93.69	91.03	9.17	102.92	79.96	105.94	N/A	72,600	66,085
346	1	97.81	97.81	97.81			97.81	97.81	N/A	32,000	31,300
350	2	76.58	76.58	71.06	26.85	107.77	56.02	97.15	N/A	328,112	233,155
353	7	84.22	88.56	85.71	21.99	103.33	54.51	125.64	54.51 to 125.64	42,045	36,036
384	1	95.60	95.60	95.60			95.60	95.60	N/A	59,500	56,880
389	1	45.20	45.20	45.20			45.20	45.20	N/A	5,000	2,260
421	2	110.56	110.56	102.49	10.29	107.88	99.18	121.94	N/A	58,500	59,955
ALL	26	97.07	91.52	93.33	16.31	98.06	45.20	125.64	80.00 to 101.09	101,270	94,519

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	2	79.66	79.66	81.00	7.84	98.35	73.41	85.91	N/A	61,750	50,017
03	23	97.15	91.22	86.91	15.74	104.96	45.20	125.64	80.00 to 101.09	87,371	75,932
04	1	122.21	122.21	122.21			122.21	122.21	N/A	500,000	611,035
ALL	26	97.07	91.52	93.33	16.31	98.06	45.20	125.64	80.00 to 101.09	101,270	94,519

**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:	41	<b>MEDIAN:</b>	<b>61</b>	COV:	21.87	95% Median C.I.:	56.86 to 73.37	(!: Derived)
(AgLand) TOTAL Sales Price:	8,655,207	WGT. MEAN:	59	STD:	13.84	95% Wgt. Mean C.I.:	53.21 to 64.57	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,637,657	MEAN:	63	AVG.ABS.DEV:	11.46	95% Mean C.I.:	59.03 to 67.50	
(AgLand) TOTAL Assessed Value:	5,086,700							
AVG. Adj. Sales Price:	210,674	COD:	18.67	MAX Sales Ratio:	88.01			
AVG. Assessed Value:	124,065	PRD:	107.43	MIN Sales Ratio:	37.46			

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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	61.54	61.54	61.54			61.54	61.54	N/A	308,000	189,535
10/01/02 TO 12/31/02	2	75.19	75.19	74.88	2.43	100.42	73.37	77.02	N/A	115,710	86,647
01/01/03 TO 03/31/03	5	61.23	65.19	65.78	12.98	99.11	52.57	78.27	N/A	156,890	103,203
04/01/03 TO 06/30/03	3	76.24	73.83	74.18	11.39	99.53	59.60	85.65	N/A	133,333	98,908
07/01/03 TO 09/30/03	2	70.39	70.39	71.78	10.06	98.06	63.30	77.47	N/A	10,737	7,707
10/01/03 TO 12/31/03	4	68.04	68.39	66.99	14.11	102.09	56.86	80.63	N/A	153,736	102,988
01/01/04 TO 03/31/04	7	61.37	66.50	64.76	13.19	102.68	53.44	88.01	53.44 to 88.01	217,054	140,567
04/01/04 TO 06/30/04	1	66.67	66.67	66.67			66.67	66.67	N/A	275,000	183,330
07/01/04 TO 09/30/04	1	78.73	78.73	78.73			78.73	78.73	N/A	100,000	78,730
10/01/04 TO 12/31/04	2	78.76	78.76	79.22	2.20	99.41	77.02	80.49	N/A	153,500	121,610
01/01/05 TO 03/31/05	8	46.40	50.44	50.55	18.03	99.77	37.46	82.70	37.46 to 82.70	316,725	160,116
04/01/05 TO 06/30/05	5	46.14	49.63	46.27	11.81	107.27	41.99	62.32	N/A	308,437	142,715
<u>Study Years</u>											
07/01/02 TO 06/30/03	11	73.37	69.04	68.19	11.93	101.23	52.57	85.65	59.60 to 78.27	156,715	106,870
07/01/03 TO 06/30/04	14	64.98	67.61	65.60	12.59	103.06	53.44	88.01	59.10 to 77.47	173,628	113,905
07/01/04 TO 06/30/05	16	48.43	55.49	51.67	24.52	107.40	37.46	82.70	45.40 to 77.02	280,186	144,778
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	14	68.64	68.70	68.11	13.88	100.87	52.57	85.65	59.60 to 78.27	130,062	88,579
01/01/04 TO 12/31/04	11	69.62	69.85	67.65	12.44	103.26	53.44	88.01	59.10 to 80.49	200,125	135,386
<u>ALL</u>											
	41	61.37	63.26	58.89	18.67	107.43	37.46	88.01	56.86 to 73.37	210,674	124,065

**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:	41	<b>MEDIAN:</b>	<b>61</b>	COV:	21.87	95% Median C.I.:	56.86 to 73.37	(!: Derived)
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(AgLand) TOTAL Adj.Sales Price:	8,637,657	MEAN:	63	AVG.ABS.DEV:	11.46	95% Mean C.I.:	59.03 to 67.50	
(AgLand) TOTAL Assessed Value:	5,086,700							
AVG. Adj. Sales Price:	210,674	COD:	18.67	MAX Sales Ratio:	88.01			
AVG. Assessed Value:	124,065	PRD:	107.43	MIN Sales Ratio:	37.46			

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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	
1227	2	79.47	79.47	81.42	4.06	97.60	76.24	82.70	N/A	252,650	205,705	
1229	3	55.65	59.37	61.04	16.92	97.26	47.11	75.36	N/A	143,558	87,633	
1233	6	63.93	60.56	63.56	16.23	95.28	39.61	73.37	39.61 to 73.37	123,278	78,350	
1235	6	55.84	55.70	54.42	13.72	102.35	45.40	69.62	45.40 to 69.62	324,110	176,379	
1261	4	64.67	63.29	52.13	22.20	121.40	45.55	78.27	N/A	290,625	151,508	
1263	2	41.57	41.57	41.57	9.90	100.00	37.46	45.68	N/A	432,000	179,580	
1265	2	69.12	69.12	68.12	11.43	101.48	61.23	77.02	N/A	110,000	74,930	
1267	4	71.40	71.33	70.68	16.44	100.92	56.86	85.65	N/A	178,331	126,052	
1269	3	80.63	82.46	83.53	3.84	98.71	78.73	88.01	N/A	124,000	103,580	
989	2	60.57	60.57	60.93	1.60	99.40	59.60	61.54	N/A	224,000	136,487	
991	4	61.62	60.67	47.23	15.76	128.48	41.99	77.47	N/A	153,943	72,701	
993	3	60.71	62.71	62.76	11.27	99.91	53.44	73.97	N/A	207,250	130,075	
<u>ALL</u>												
	41	61.37	63.26	58.89	18.67	107.43	37.46	88.01	56.86 to 73.37	210,674	124,065	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	41	61.37	63.26	58.89	18.67	107.43	37.46	88.01	56.86 to 73.37	210,674	124,065	
<u>ALL</u>												
	41	61.37	63.26	58.89	18.67	107.43	37.46	88.01	56.86 to 73.37	210,674	124,065	

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	41	61.37	63.26	58.89	18.67	107.43	37.46	88.01	56.86 to 73.37	210,674	124,065	
<u>ALL</u>												
	41	61.37	63.26	58.89	18.67	107.43	37.46	88.01	56.86 to 73.37	210,674	124,065	

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	8,637,657	MEAN:	63	AVG.ABS.DEV:	11.46	95% Mean C.I.:	59.03 to 67.50	
(AgLand) TOTAL Assessed Value:	5,086,700							
AVG. Adj. Sales Price:	210,674	COD:	18.67	MAX Sales Ratio:	88.01			
AVG. Assessed Value:	124,065	PRD:	107.43	MIN Sales Ratio:	37.46			

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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)											
14-0045	2	67.34	67.34	70.65	9.84	95.32	60.71	73.97	N/A	168,360	118,950
14-0054	3	59.60	58.19	58.02	4.53	100.30	53.44	61.54	N/A	244,343	141,766
20-0030	1	37.46	37.46	37.46			37.46	37.46	N/A	432,000	161,810
59-0002	4	79.68	80.90	81.99	4.29	98.68	76.24	88.01	N/A	118,000	96,745
70-0002	1	82.70	82.70	82.70			82.70	82.70	N/A	405,300	335,170
87-0001	3	45.68	47.85	45.98	4.94	104.07	45.55	52.31	N/A	457,500	210,341
90-0017	12	60.56	58.26	54.45	16.12	107.00	39.61	78.27	47.11 to 66.67	140,397	76,440
90-0560	8	65.49	63.10	57.73	15.41	109.29	45.40	77.02	45.40 to 77.02	266,166	153,665
90-0595	7	75.36	70.48	71.07	12.95	99.16	55.65	85.65	55.65 to 85.65	153,143	108,843
NonValid School											
ALL	41	61.37	63.26	58.89	18.67	107.43	37.46	88.01	56.86 to 73.37	210,674	124,065

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	63.30	63.30	63.30			63.30	63.30	N/A	8,625	5,460
10.01 TO 30.00	2	58.54	58.54	46.29	32.34	126.47	39.61	77.47	N/A	36,425	16,860
30.01 TO 50.00	5	55.65	58.33	58.32	11.46	100.02	49.76	72.76	N/A	83,850	48,905
50.01 TO 100.00	14	67.84	67.48	65.95	14.51	102.32	47.11	80.63	59.60 to 78.27	120,429	79,423
100.01 TO 180.00	17	61.37	61.69	57.17	20.63	107.91	37.46	88.01	45.68 to 75.36	304,889	174,295
180.01 TO 330.00	2	64.12	64.12	57.43	28.96	111.66	45.55	82.70	N/A	633,900	364,020
ALL	41	61.37	63.26	58.89	18.67	107.43	37.46	88.01	56.86 to 73.37	210,674	124,065

**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	22	61.21	62.36	59.13	16.26	105.47	45.40	82.70	52.57 to 73.37	193,810	114,598
DRY-N/A	14	71.01	66.82	64.28	19.11	103.95	37.46	88.01	52.31 to 80.49	177,996	114,416
GRASS	1	63.30	63.30	63.30			63.30	63.30	N/A	8,625	5,460
IRRGTD-N/A	4	53.54	55.76	51.15	22.39	109.01	41.99	73.97	N/A	468,312	239,557
ALL	41	61.37	63.26	58.89	18.67	107.43	37.46	88.01	56.86 to 73.37	210,674	124,065

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

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

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(AgLand) TOTAL Adj.Sales Price:	8,637,657	MEAN:	63	AVG.ABS.DEV:	11.46	95% Mean C.I.:	59.03 to 67.50	
(AgLand) TOTAL Assessed Value:	5,086,700							
AVG. Adj. Sales Price:	210,674	COD:	18.67	MAX Sales Ratio:	88.01			
AVG. Assessed Value:	124,065	PRD:	107.43	MIN Sales Ratio:	37.46			

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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	31	61.37	64.30	62.00	18.88	103.72	39.61	88.01	55.65 to 75.36	182,242	112,983
DRY-N/A	5	60.71	62.80	56.09	19.82	111.96	37.46	80.49	N/A	221,254	124,105
GRASS	1	63.30	63.30	63.30			63.30	63.30	N/A	8,625	5,460
IRRGTD	3	61.54	60.35	54.05	15.39	111.65	45.55	73.97	N/A	474,316	256,380
IRRGTD-N/A	1	41.99	41.99	41.99			41.99	41.99	N/A	450,300	189,090
ALL	41	61.37	63.26	58.89	18.67	107.43	37.46	88.01	56.86 to 73.37	210,674	124,065

**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	36	61.30	64.10	61.03	19.03	105.02	37.46	88.01	56.86 to 75.36	187,660	114,528
GRASS	1	63.30	63.30	63.30			63.30	63.30	N/A	8,625	5,460
IRRGTD	4	53.54	55.76	51.15	22.39	109.01	41.99	73.97	N/A	468,312	239,557
ALL	41	61.37	63.26	58.89	18.67	107.43	37.46	88.01	56.86 to 73.37	210,674	124,065

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	63.30	63.30	63.30			63.30	63.30	N/A	8,625	5,460
Total \$											
1 TO 9999	1	63.30	63.30	63.30			63.30	63.30	N/A	8,625	5,460
10000 TO 29999	1	77.47	77.47	77.47			77.47	77.47	N/A	12,850	9,955
60000 TO 99999	7	60.71	59.89	61.46	14.92	97.46	39.61	77.02	39.61 to 77.02	79,645	48,948
100000 TO 149999	11	73.37	68.83	68.25	12.15	100.85	49.76	80.63	59.60 to 78.73	116,886	79,770
150000 TO 249999	7	75.36	69.44	69.21	18.50	100.33	47.11	88.01	47.11 to 88.01	182,810	126,521
250000 TO 499999	13	59.10	57.31	55.56	18.97	103.16	37.46	82.70	45.40 to 69.62	356,210	197,896
500000 +	1	45.55	45.55	45.55			45.55	45.55	N/A	862,500	392,870
ALL	41	61.37	63.26	58.89	18.67	107.43	37.46	88.01	56.86 to 73.37	210,674	124,065

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Base Stat

State Stat Run

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<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	2	70.39	70.39	71.78	10.06	98.06	63.30	77.47	N/A	10,737	7,707	
Total \$ _____												
1 TO 9999	2	70.39	70.39	71.78	10.06	98.06	63.30	77.47	N/A	10,737	7,707	
10000 TO 29999	1	39.61	39.61	39.61			39.61	39.61	N/A	60,000	23,765	
30000 TO 59999	5	55.65	55.93	55.62	7.13	100.55	49.76	61.19	N/A	82,454	45,859	
60000 TO 99999	14	73.06	68.34	66.58	12.29	102.65	47.11	80.63	59.60 to 78.27	120,928	80,511	
100000 TO 149999	3	75.36	72.62	70.63	12.73	102.82	56.86	85.65	N/A	196,891	139,068	
150000 TO 249999	14	60.24	59.35	55.44	20.45	107.06	37.46	88.01	45.40 to 73.97	328,031	181,844	
250000 TO 499999	2	64.12	64.12	57.43	28.96	111.66	45.55	82.70	N/A	633,900	364,020	
ALL _____												
	41	61.37	63.26	58.89	18.67	107.43	37.46	88.01	56.86 to 73.37	210,674	124,065	

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

**I. General Office**

**A. Staffing and Funding Information**

1. Deputy(ies) on staff: 1
2. Appraiser(s) on staff: The county assessor and the deputy assessor both have a registered appraiser's license.
3. Other full-time employees: 1
4. Other part-time employees: 0
5. Number of shared employees: 1
6. Assessor's requested budget for current fiscal year: \$92,458
  - 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: \$92,458
  - a. Does this amount include employee benefits? No
9. Amount of total budget set aside for appraisal work: 0
10. Amount of the total budget set aside for education/workshops: \$1000
11. Appraisal/Reappraisal budget, if not part of the total budget: \$40,016
12. Other miscellaneous funds: \$ 0
13. Total General and Appraisal budget is \$132,474
  - a. Was any of last year's budgets not used? Yes, approximately \$3,000 in Assessor budget and \$35,934.88 left over in Appraisal budget.

**B. Residential Appraisal Information**

- 1. Data collection done by: Assessor, Clerk
- 2. Valuation done by: Clerk
- 3. Date of last appraisal: <sup>1</sup> 1987
- 4. Date of last “update”: <sup>2</sup> 2004

The County Assessor has been doing reviews of the property within the residential class. In 2002 the county took all new digital photos of the parcels. Comparisons were made with the current property record card and updated the patcel when a change was evident. Currently the county has completed a review of the small towns and the northwest quadrant of Wayne by walking around each property with the current measurement drawing and checking to make sure the quality, condition, and any other pertinent information is correct.

The county has CAMA software but has not implemented it. Currently the replacement cost of the residential class is a t a 1981 level with several factors applied to achieve level of value.

- 5. Pickup work done by: <sup>3</sup> Assessor and Clerk

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	73	24	345	442

- 6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 1979 trended to 1981
- 7. What was the last year the depreciation schedule for this property class was developed using market-derived information? 2002
- 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> 2005
- 9. Number of market areas/neighborhoods for this property class: 5
- 10. How are these defined? Towns and villages

### **C. Commercial/Industrial Appraisal Information**

1. Data collection done by: Assessor, Clerk
2. Valuation done by: Clerk
3. Date of last appraisal: <sup>1</sup> 1986
4. Date of last “update”: <sup>2</sup> An exterior review was started in 1999 and completed in 2003. The assessor has since monitored the sales and made adjustments where necessary to achieve the current level of value.
5. Pickup work done by whom: <sup>3</sup> Assessor and Clerk

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Commercial	11	3	29	43

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 1979
7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? 1987
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> 2005
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> Not done
10. Number of market areas/neighborhoods for this property class? 5
11. How are these defined? Towns and villages

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

1. Data collection done by: Clerk
2. Valuation done by: Clerk
3. Date of last appraisal: <sup>1</sup> 1987
4. Date of last “update”: <sup>2</sup> 2005

The county had aerial flights taken in 2001 to assist in the review of the rural improvements.

5. Pickup work done by whom: <sup>3</sup> Assessor and Clerk

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Agricultural	6	62	149	217

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> None

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> 2005

8. What is the date of the soil survey currently used? 1968  
Current soil conversion is 8/23/95

9. What date was the last countywide land use study completed? 1987/CRP-2005

a. By what method? Had some use of the FSA maps but mostly physical review.

b. By whom? Assessor

c. What proportion is complete / implemented at this time? All

10. Number of market areas/neighborhoods for this property class: 1

11. How are these defined? Countywide

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

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

1. Administrative software: MIPS Inc.

2. CAMA software: CAMA 2000

3. Cadastral maps or GIS software: The Cadastral maps are dated 1965, the county does not have GIS at this time.

a. Who maintains the Cadastral Maps? Deputy

b. Who maintains the GIS software and maps?

4. Personal Property software: MIPS

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

1. Does the county have zoning? No

a. If so, is the zoning county wide?

b. What municipalities in the county are zoned? Wayne, Wakefield, Carroll and Hoskins, Winside

c. When was zoning implemented? NA

#### **G. Contracted Services**

1. Appraisal Services: None

2. Other Services None

**H. Additional comments** or further explanations on any listed item from A through G:  
All appraisal functions are done in house, no outside services contracted.

## **II. Assessment Actions**

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

1. Residential – Review towns and made adjustments to the town of Hoskins, the Rural Residential land, Wakefield and Winside.

2. Commercial – Minimal changes. The income approach done on two Section 42 properties and two other low income apartments.

3. Agricultural – Completed a market analysis and increased the agland valuations approximately 22%.

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 90 - Wayne**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 5,730	<b>Value</b> 661,628,480	<b>Total Growth</b> 4,326,325 (Sum 17, 25, & 41)
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**Schedule I: Non-Agricultural Records (Res and Rec)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	160	2,223,595	29	249,405	1	90	190	2,473,090	
2. Res Improv Land	1,924	15,857,675	100	991,035	1	150	2,025	16,848,860	
3. Res Improvements	2,021	128,075,475	104	8,750,260	23	572,220	2,148	137,397,955	
4. Res Total	2,181	146,156,745	133	9,990,700	24	572,460	2,338	156,719,905	1,713,410
% of Total	93.28	93.25	5.68	6.37	1.02	0.36	40.80	23.68	39.60
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	2,181	146,156,745	133	9,990,700	24	572,460	2,338	156,719,905	1,713,410
% of Total	93.28	93.25	5.68	6.37	1.02	0.36	40.80	23.68	39.60

**County 90 - Wayne**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 5,730	<b>Value</b> 661,628,480	<b>Total Growth</b> 4,326,325 (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	64	1,215,485	5	32,070	4	30,335	73	1,277,890	
10. Comm Improv Land	321	3,378,810	32	563,535	15	432,275	368	4,374,620	
11. Comm Improvements	330	28,874,525	32	2,383,740	21	8,125,050	383	39,383,315	
12. Comm Total	394	33,468,820	37	2,979,345	25	8,587,660	456	45,035,825	655,910
% of Total	86.40	74.31	8.11	6.61	5.48	19.06	7.95	6.80	15.16
13. Ind UnImp Land	0	0	1	36,600	0	0	1	36,600	
14. Ind Improv Land	0	0	8	360,490	1	23,850	9	384,340	
15. Ind Improvements	0	0	8	7,133,505	1	149,415	9	7,282,920	
16. Ind Total	0	0	9	7,530,595	1	173,265	10	7,703,860	330,350
% of Total	0.00	0.00	90.00	97.75	10.00	2.24	0.17	1.16	7.63
Comm+Ind Total	394	33,468,820	46	10,509,940	26	8,760,925	10	7,703,860	330,350
% of Total	84.54	63.46	9.87	19.92	5.57	16.61	8.13	7.97	22.79
17. Taxable Total	2,575	179,625,565	179	20,500,640	50	9,333,385	2,804	209,459,590	2,699,670
% of Total	91.83	85.75	6.38	4.76	1.78	0.27	48.93	31.65	62

**County 90 - Wayne**

**2006 County Abstract of Assessment for Real Property, Form 45**

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

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	2	69,610	565,295	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	69,610	565,295
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>2</b>	<b>69,610</b>	<b>565,295</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
	Records	Total Value	Growth			
23. Mineral Interest-Producing	0	0	0			
24. Mineral Interest-Non-Producing	0	0	0			
<b>25. Mineral Interest Total</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	231	7	96	334

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	6	201,335	1,562	204,191,790	1,568	204,393,125
28. Ag-Improved Land	0	0	25	273,440	1,267	166,292,060	1,292	166,565,500
29. Ag-Improvements	0	0	25	1,968,915	1,333	79,241,350	1,358	81,210,265
<b>30. Ag-Total Taxable</b>							<b>2,926</b>	<b>452,168,890</b>

**County 90 - Wayne**

**2006 County Abstract of Assessment for Real Property, Form 45**

**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	17	16.650	124,875	
33. HomeSite Improvements	0		0	17		1,851,190	
<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	14	26.880	40,320	
37. FarmSite Improv	0		0	17		117,725	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			3.750		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	1	1.000	7,500	1	1.000	7,500	
32. HomeSite Improv Land	968	1,000.800	7,506,045	985	1,017.450	7,630,920	
33. HomeSite Improvements	975		58,980,550	992		60,831,740	1,138,135
<b>34. HomeSite Total</b>				993	1,018.450	68,470,160	
35. FarmSite UnImp Land	9	20.470	30,710	9	20.470	30,710	
36. FarmSite Impr Land	1,117	5,693.240	8,539,925	1,131	5,720.120	8,580,245	
37. FarmSite Improv	1,266		20,260,800	1,283		20,378,525	488,520
<b>38. FarmSite Total</b>				1,292	5,740.590	28,989,480	
39. Road & Ditches		6,105.020			6,108.770		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>2,285</b>	<b>12,867.810</b>	<b>97,459,640</b>	<b>1,626,655</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	1	0.000	96,605	1	0.000	96,605

**Schedule VIII: Agricultural Records:**

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

County 90 - Wayne

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	2,136.620	4,551,015	2,136.620	4,551,015
46. 1A	0.000	0	0.000	0	7,554.060	15,297,080	7,554.060	15,297,080
47. 2A1	0.000	0	0.000	0	2,130.030	4,057,735	2,130.030	4,057,735
48. 2A	0.000	0	0.000	0	2,291.300	3,963,995	2,291.300	3,963,995
49. 3A1	0.000	0	0.000	0	10,206.110	16,380,880	10,206.110	16,380,880
50. 3A	0.000	0	0.000	0	8,882.930	14,035,040	8,882.930	14,035,040
51. 4A1	0.000	0	0.000	0	3,387.130	3,556,510	3,387.130	3,556,510
52. 4A	0.000	0	0.000	0	159.000	133,560	159.000	133,560
53. Total	0.000	0	0.000	0	36,747.180	61,975,815	36,747.180	61,975,815
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	13,672.490	25,636,310	13,672.490	25,636,310
55. 1D	0.000	0	59.520	103,865	40,467.120	70,615,680	40,526.640	70,719,545
56. 2D1	0.000	0	0.000	0	9,852.960	14,730,310	9,852.960	14,730,310
57. 2D	0.000	0	0.000	0	8,124.300	11,861,540	8,124.300	11,861,540
58. 3D1	0.000	0	70.830	97,750	60,711.470	83,782,080	60,782.300	83,879,830
59. 3D	0.000	0	7.020	7,165	40,649.800	41,462,970	40,656.820	41,470,135
60. 4D1	0.000	0	40.500	35,035	21,664.830	18,740,165	21,705.330	18,775,200
61. 4D	0.000	0	0.000	0	1,096.750	762,245	1,096.750	762,245
62. Total	0.000	0	177.870	243,815	196,239.720	267,591,300	196,417.590	267,835,115
<b>Grass:</b>								
63. 1G1	0.000	0	1.000	1,230	1,479.000	1,827,330	1,480.000	1,828,560
64. 1G	0.000	0	23.620	27,515	3,511.780	4,165,675	3,535.400	4,193,190
65. 2G1	0.000	0	2.000	1,870	6,843.600	6,441,710	6,845.600	6,443,580
66. 2G	0.000	0	0.000	0	3,703.680	3,185,660	3,703.680	3,185,660
67. 3G1	0.000	0	36.700	27,160	5,078.770	4,077,525	5,115.470	4,104,685
68. 3G	0.000	0	11.500	6,960	3,899.950	2,478,015	3,911.450	2,484,975
69. 4G1	0.000	0	1.750	870	4,178.410	2,169,150	4,180.160	2,170,020
70. 4G	0.000	0	0.000	0	540.170	202,885	540.170	202,885
71. Total	0.000	0	76.570	65,605	29,235.360	24,547,950	29,311.930	24,613,555
72. Waste	0.000	0	1.580	160	2,846.010	284,605	2,847.590	284,765
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	256.020	309,580	265,068.270	354,399,670	265,324.290	354,709,250

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	36,747.180	61,975,815	36,747.180	61,975,815
77.Dry Land	0.000	0	177.870	243,815	196,239.720	267,591,300	196,417.590	267,835,115
78.Grass	0.000	0	76.570	65,605	29,235.360	24,547,950	29,311.930	24,613,555
79.Waste	0.000	0	1.580	160	2,846.010	284,605	2,847.590	284,765
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
<b>82.Total</b>	0.000	0	256.020	309,580	265,068.270	354,399,670	<b>265,324.290</b>	<b>354,709,250</b>

## 2006 Agricultural Land Detail

### County 90 - Wayne

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,136.620	5.81%	4,551,015	7.34%	2,130.006
1A	7,554.060	20.56%	15,297,080	24.68%	2,025.014
2A1	2,130.030	5.80%	4,057,735	6.55%	1,905.013
2A	2,291.300	6.24%	3,963,995	6.40%	1,730.020
3A1	10,206.110	27.77%	16,380,880	26.43%	1,605.007
3A	8,882.930	24.17%	14,035,040	22.65%	1,580.001
4A1	3,387.130	9.22%	3,556,510	5.74%	1,050.006
4A	159.000	0.43%	133,560	0.22%	840.000
<b>Irrigated Total</b>	<b>36,747.180</b>	<b>100.00%</b>	<b>61,975,815</b>	<b>100.00%</b>	<b>1,686.546</b>
<b>Dry:</b>					
1D1	13,672.490	6.96%	25,636,310	9.57%	1,875.028
1D	40,526.640	20.63%	70,719,545	26.40%	1,745.013
2D1	9,852.960	5.02%	14,730,310	5.50%	1,495.013
2D	8,124.300	4.14%	11,861,540	4.43%	1,460.007
3D1	60,782.300	30.95%	83,879,830	31.32%	1,380.004
3D	40,656.820	20.70%	41,470,135	15.48%	1,020.004
4D1	21,705.330	11.05%	18,775,200	7.01%	865.004
4D	1,096.750	0.56%	762,245	0.28%	695.003
<b>Dry Total</b>	<b>196,417.590</b>	<b>100.00%</b>	<b>267,835,115</b>	<b>100.00%</b>	<b>1,363.600</b>
<b>Grass:</b>					
1G1	1,480.000	5.05%	1,828,560	7.43%	1,235.513
1G	3,535.400	12.06%	4,193,190	17.04%	1,186.058
2G1	6,845.600	23.35%	6,443,580	26.18%	941.273
2G	3,703.680	12.64%	3,185,660	12.94%	860.133
3G1	5,115.470	17.45%	4,104,685	16.68%	802.406
3G	3,911.450	13.34%	2,484,975	10.10%	635.307
4G1	4,180.160	14.26%	2,170,020	8.82%	519.123
4G	540.170	1.84%	202,885	0.82%	375.594
<b>Grass Total</b>	<b>29,311.930</b>	<b>100.00%</b>	<b>24,613,555</b>	<b>100.00%</b>	<b>839.711</b>
<b>Irrigated Total</b>	<b>36,747.180</b>	<b>13.85%</b>	<b>61,975,815</b>	<b>17.47%</b>	<b>1,686.546</b>
<b>Dry Total</b>	<b>196,417.590</b>	<b>74.03%</b>	<b>267,835,115</b>	<b>75.51%</b>	<b>1,363.600</b>
<b>Grass Total</b>	<b>29,311.930</b>	<b>11.05%</b>	<b>24,613,555</b>	<b>6.94%</b>	<b>839.711</b>
Waste	2,847.590	1.07%	284,765	0.08%	100.002
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>265,324.290</b>	<b>100.00%</b>	<b>354,709,250</b>	<b>100.00%</b>	<b>1,336.889</b>

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

<b>Irrigated Total</b>	<b>36,747.180</b>	<b>100.00%</b>	<b>61,975,815</b>	<b>100.00%</b>
<b>Dry Total</b>	<b>196,417.590</b>	<b>100.00%</b>	<b>267,835,115</b>	<b>100.00%</b>
<b>Grass Total</b>	<b>29,311.930</b>	<b>100.00%</b>	<b>24,613,555</b>	<b>100.00%</b>
Waste	2,847.590	100.00%	284,765	100.00%
Other	0.000	0.00%	0	0.00%
Exempt	0.000	0.00%		
<b>Market Area Total</b>	<b>265,324.290</b>	<b>100.00%</b>	<b>354,709,250</b>	<b>100.00%</b>

## 2006 Agricultural Land Detail

### County 90 - Wayne

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	36,747.180	61,975,815
Dry	0.000	0	177.870	243,815	196,239.720	267,591,300
Grass	0.000	0	76.570	65,605	29,235.360	24,547,950
Waste	0.000	0	1.580	160	2,846.010	284,605
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	0.000	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>256.020</b>	<b>309,580</b>	<b>265,068.270</b>	<b>354,399,670</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	36,747.180	61,975,815	36,747.180	13.85%	61,975,815	17.47%	1,686.546
Dry	196,417.590	267,835,115	196,417.590	74.03%	267,835,115	75.51%	1,363.600
Grass	29,311.930	24,613,555	29,311.930	11.05%	24,613,555	6.94%	839.711
Waste	2,847.590	284,765	2,847.590	1.07%	284,765	0.08%	100.002
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
<b>Total</b>	<b>265,324.290</b>	<b>354,709,250</b>	<b>265,324.290</b>	<b>100.00%</b>	<b>354,709,250</b>	<b>100.00%</b>	<b>1,336.889</b>

\* Department of Property Assessment & Taxation Calculates

2005 Plan of Assessment for Wayne County  
Assessment Years 2006, 2007 and 2008  
Date: June 15, 2005

This Plan of assessment is required by law, pursuant to Neb. Laws 2005, LB 263, Section 9. On or before June 15 each year the county assessor shall prepare a plan of assessment and shall present the plan of assessment to the county board of equalization on or before July 31. The plan of assessment prepared each year, shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter.

**2006**

All **residential** property is entered into our CAMA program.

We will begin the process of developing a depreciation study with the assistance of the field liaison.

Residential property pick up work has been reviewed on-site for 2005 and the same will happen in 2006.

Interior inspections will be set up with owners of property if it is necessary to arrive at our value.

We will continue reviewing residential property in the city of Wayne. Our start up date is estimated to be September 2005 and continue into 2006.

All **commercial** land values in Carroll were increased by 10% in 2005 based on a study of the sales ratios. We will do drive by reviews of the commercials in the other small villages and the city of Wayne.

**Agricultural** irrigated land and dry land in Wayne were raised 10% each in 2005. Grass land was increased 15% in 2005. The "authorization to release information" statements were sent out to land owners and the change from dry land to grass land on the CRP acres are being counted for 2006.

**Rural residential** properties were raised 14% in 2005 and we will watch the sales statistics to determine the increase in 2006.

On **all properties** in Wayne County I started to verify sales that had a high percent of deviation or sales that I don't understand. The questionnaires are attached to the copies of the 521's. I had been making phone calls on these sales but had no documentation.

## 2007

The **residential** properties in the city of Wayne will continue to be reviewed. I will be working on a depreciation schedule and reviewing the information in CAMA.

**Rural residential** properties will be monitored using the sales/assessment ratio and photos will be taken. 8x10 photos will be printed and then compared with the previous photos taken in 2002. If necessary we will go out to the property and do the listing.

**Commercials** will be monitored using the sales/assessment ratio, building permits and drive by reviews.

**Agricultural** lands will be adjusted according to the assessment sales ratio. Land use will be studied using the depreciation worksheets, drive-bys and road men and individuals in the county that inform us of changes.

## 2008

We will implement the CAMA program for all **residential** properties and send out early notices to taxpayers so they can come into the office and talk about the new value and the information on the CAMA sheet.

We will continue to review the 8x10 photos of the residences in the villages and in the rural. When necessary we will go to the property and list the changes.

**Commercials** will be reviewed again just as soon as Wayne residential is complete.

**Agriculture** land will be adjusted using the sales assessment ratio. Land use will be updated as it is every year.

### Residential Real Property

<b>2005:</b> Assessment Ratio:	95%
Coefficient of Dispersion	15.09
Price-Related Differential	103.78

### Commercial Real Property

Assessment Ratio:	96%
Coefficient of Dispersion	24.32
Price-Related Differential	106.59

### **Agricultural Land**

Assessment Ratio:	74%
Coefficient of Dispersion	16.56
Price-Related Differential	105.17

The state allows for the COD to be 15 or less on residential and on commercial and agricultural the COD should be 20 or less.

The state allows for a PRD range from 98-103 except for small samples.

**2006, 2007 & 2008:** I will work to improve the quality of assessment to stay in compliance with generally accepted mass appraisal practices.

### **Staff, Budgeting and Training**

The staff of the Wayne County Assessor's office consists of the assessor, who is a registered appraiser, the deputy, also a registered appraiser and one clerk. The deputy has been in the office about 10 years. The deeds and cadastral maps are her primary concern as well as making sure we meet deadlines throughout the year. The clerk is a December 2002 graduate of WSC and has been employed in the office since January 2003. Her job is to list and value property. I also had a part time shared individual who worked about 80% of her time in my office. Her pay came from the Highway Supt. Office and her job was entering information into the CAMA program, counting CRP acres and updating records by the yearly percentage. She no longer works in the office even on a parat time basis.

The budget for the assessor's office has always been adequate to handle our needs. GIS is something we need to consider in the coming years.

All continuing ed. is paid for by the county. Appraisal licenses are renewed and paid through the county. Workshops and meetings are paid out of the assessor's budget.

### **Definitions**

**Reappraisal** – going on the CAMA system purchased from MIPS

**Update** – applying a percentage adjustment to a class or subclass

**Review** – physically walking around the property. Taking notes on various aspects of the property so as to make pricing-out possible. Not necessarily an interior inspection.

**Drive-by** – We do not get out of the car. We take adequate notes so it is possible to price out the property. It is best to have a driver and a passenger but that is not always the case.

### **Conclusion**

It is my goal to follow the five subsystems of mass appraisal, data collection and maintenance, market analysis, the development of mass appraisal models and tables, quality control, and defense of values. All five subsystems are in place in Wayne County

The sales comparison approach to value is used in determining yearly adjustments to individual villages and neighborhoods. The cost approach to value is used in arriving at the assessed value of the individual properties and the income approach in the valuation system is not being used in Wayne County. The Marshall & Swift manual is used for costing and the market analysis statistics are used in the sales comparison approach.

If Wayne County sticks to the plan of assessment that is outlined in this proposal, we should be able to accomplish better quality of value, better uniformity of value and consistency in valuations over the next three years. “The greatest asset to the appraiser is uniformity and consistency in ad valorem appraisal.”

# **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:*

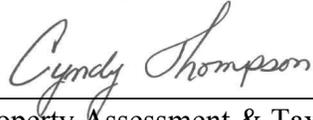
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101 & 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 Wayne County County Assessor, by certified mail, return receipt requested, 7094 1160 0001 1212 9271.

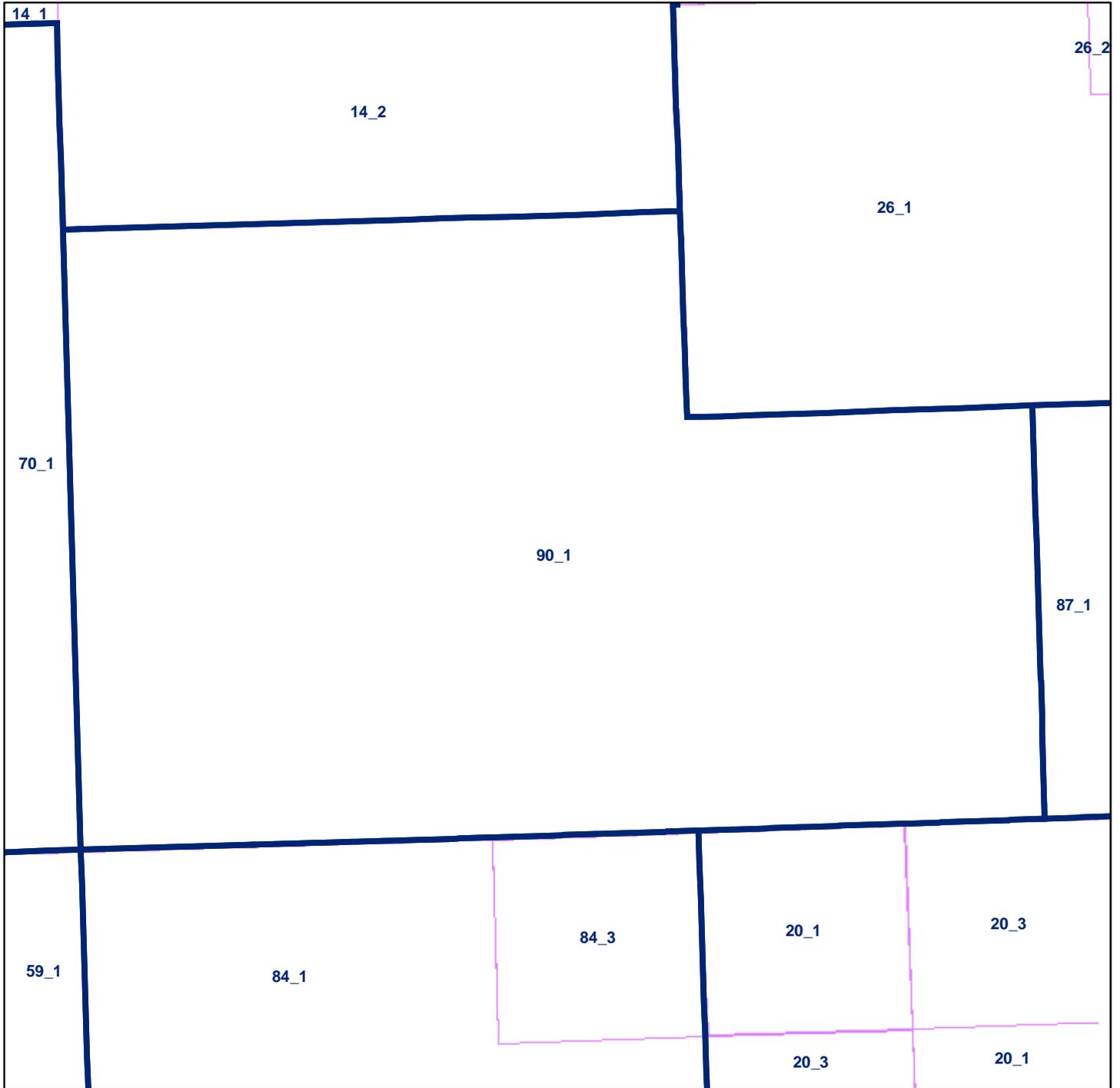
Dated this 10th day of April, 2006.

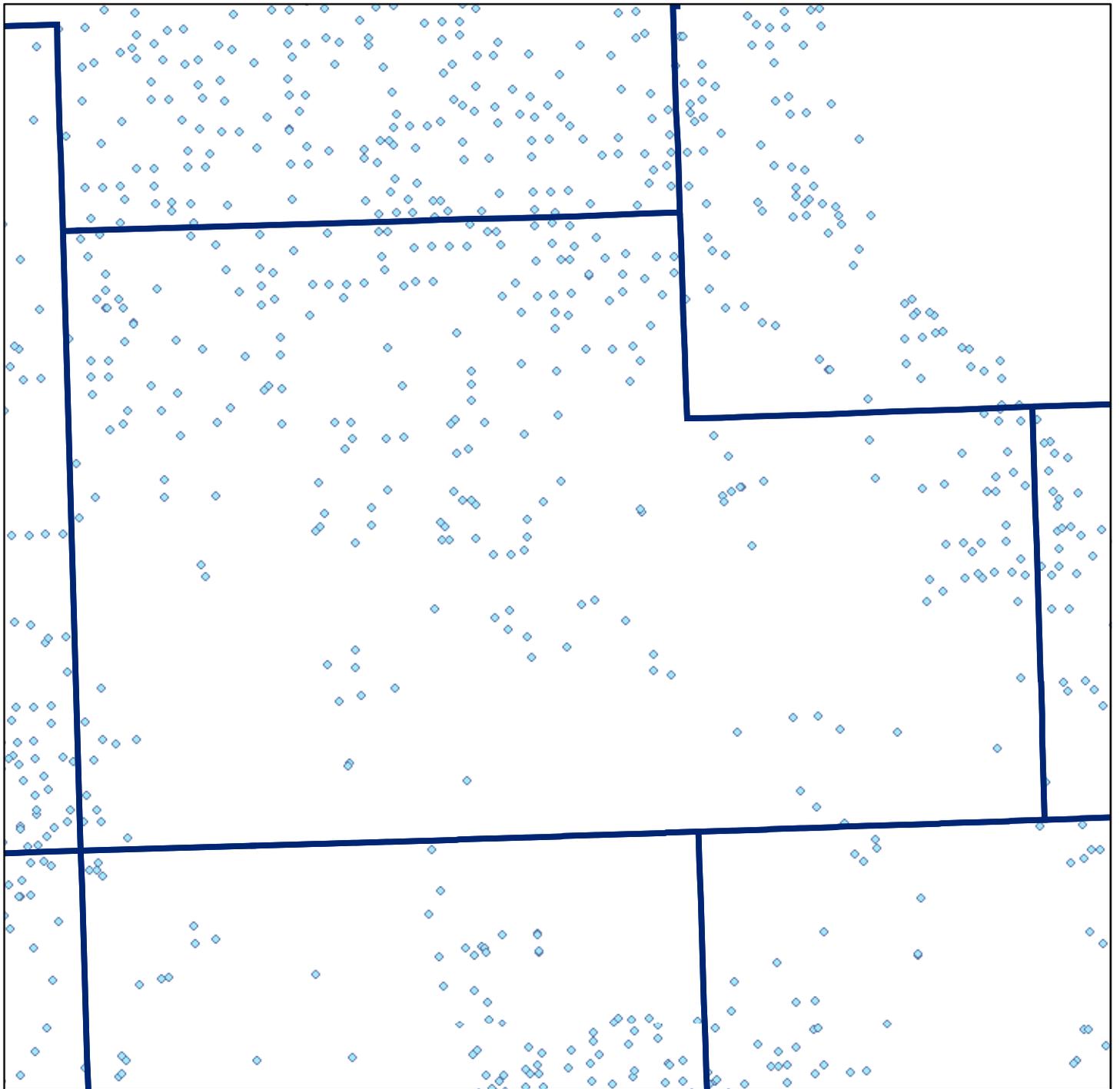
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Property Assessment & Taxation





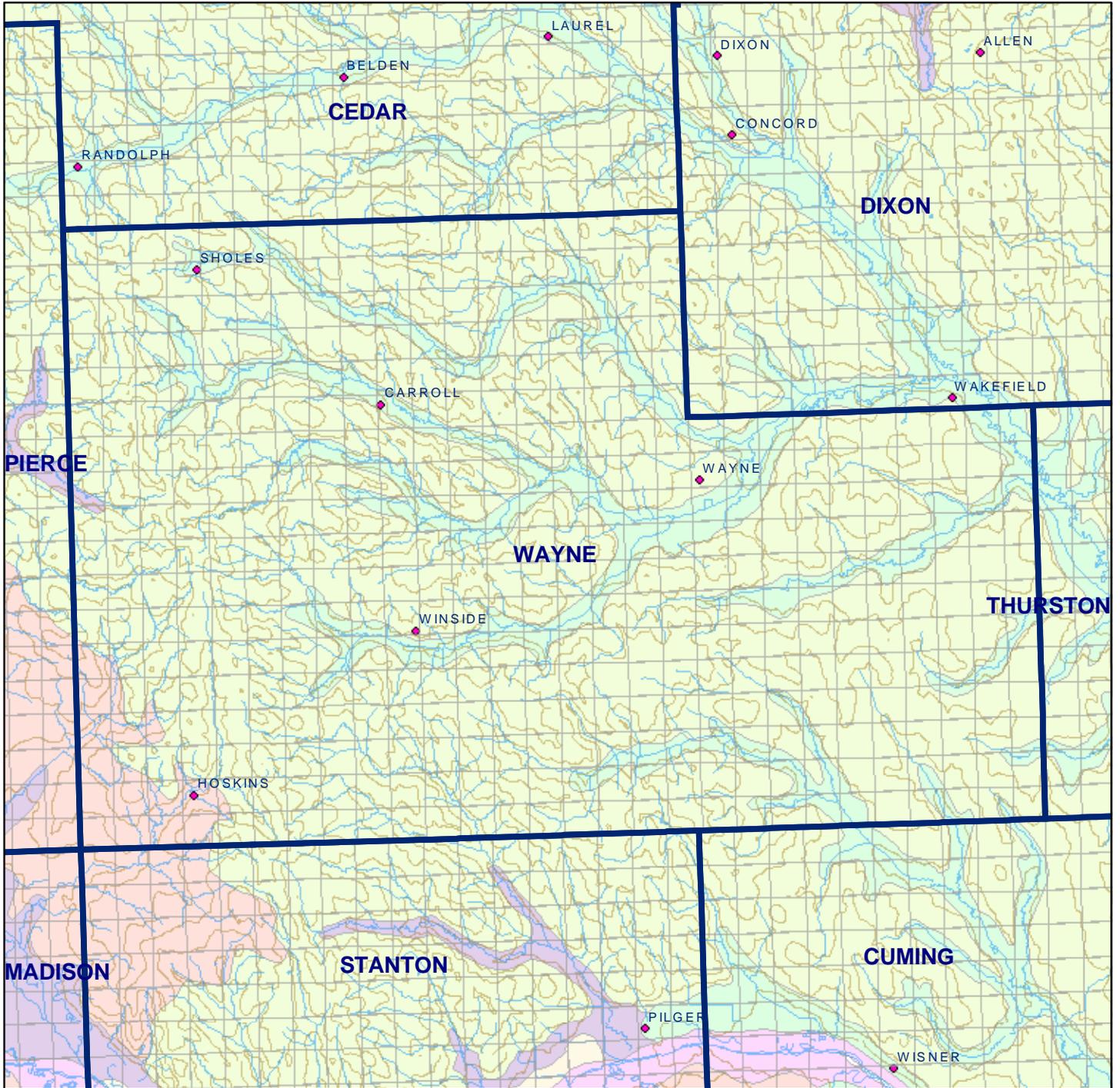
 Market Areas



● Registered Wells > 500 GPM

721	719	717	715			
949	951	953	955	957	959	961
995	993	991	989	987	985	983
1225	1227	1229	1231	1233	1235	1237
1271	1269	1267	1265	1263	1261	1259
1501	1503	1505	1507	1509	1511	
1551	1549	1547	1545	1543	1541	

 Geo Codes



**Legend**

Sections

Towns

Rivers and Streams

Topography

**Soil Classes**

0 - Lakes and Ponds

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

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

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

4 - Well drained silty soils formed in loess on uplands

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

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

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

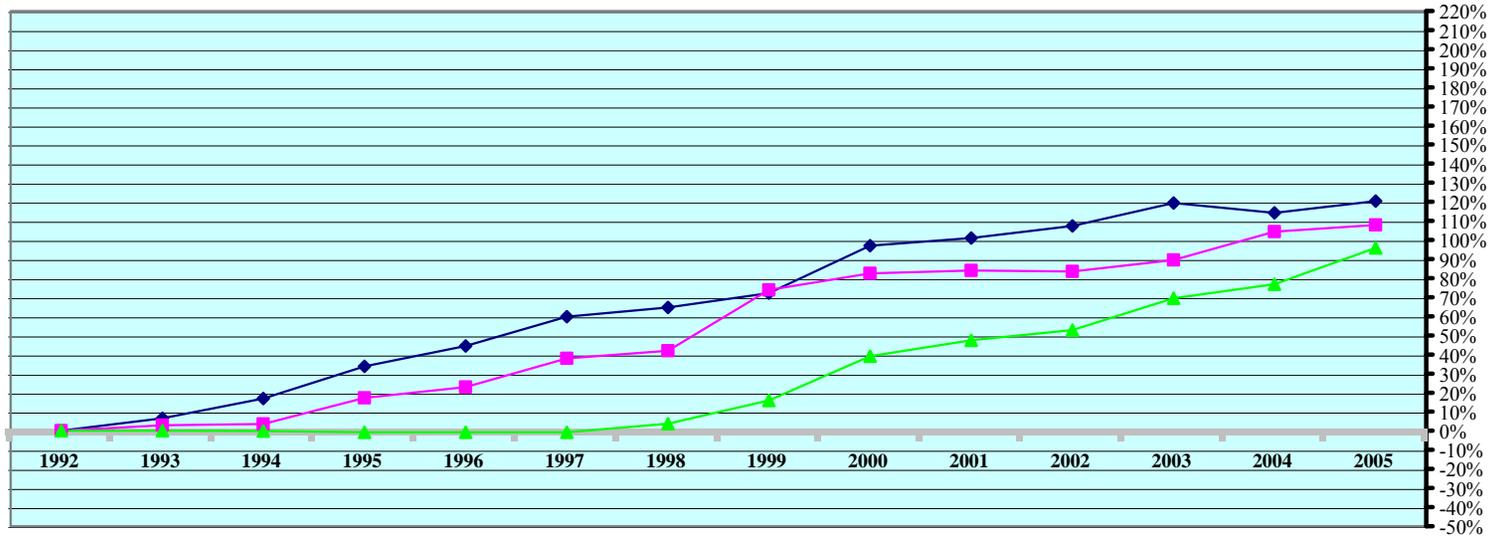
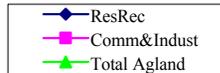
8 - Moderately well drained silty soils with clayey subsoils on uplands

Exhibit 90A - page 5

**Wayne 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	69,843,750	--	--	--	23,792,155	--	--	--	148,253,245	--	--	--
1993	74,466,940	4,623,190	6.62%	6.62%	24,484,420	692,265	2.91%	2.91%	148,383,690	130,445	0.09%	0.09%
1994	81,627,160	7,160,220	9.62%	16.87%	24,641,120	156,700	0.64%	3.57%	148,205,880	-177,810	-0.12%	-0.03%
1995	93,468,635	11,841,475	14.51%	33.83%	27,883,935	3,242,815	13.16%	17.20%	146,998,545	-1,207,335	-0.81%	-0.85%
1996	100,915,830	7,447,195	7.97%	44.49%	29,265,090	1,381,155	4.95%	23.00%	147,020,460	21,915	0.01%	-0.83%
1997	111,606,595	10,690,765	10.59%	59.79%	32,808,595	3,543,505	12.11%	37.90%	147,144,970	124,510	0.08%	-0.75%
1998	114,984,420	3,377,825	3.03%	64.63%	33,773,770	965,175	2.94%	41.95%	153,813,645	6,668,675	4.53%	3.75%
1999	120,205,310	5,220,890	4.54%	72.11%	41,365,285	7,591,515	22.48%	73.86%	171,783,180	17,969,535	11.68%	15.87%
2000	137,629,365	17,424,055	14.50%	97.05%	43,412,075	2,046,790	4.95%	82.46%	206,134,970	34,351,790	20.00%	39.04%
2001	140,444,505	2,815,140	2.05%	101.08%	43,792,440	380,365	0.88%	84.06%	218,596,585	12,461,615	6.05%	47.45%
2002	144,831,850	4,387,345	3.12%	107.37%	43,641,110	-151,330	-0.35%	83.43%	226,423,950	7,827,365	3.58%	52.73%
2003	153,268,280	8,436,430	5.82%	119.44%	45,080,815	1,439,705	3.30%	89.48%	251,326,010	24,902,060	11.00%	69.52%
2004	149,556,960	-3,711,320	-2.42%	114.13%	48,617,425	3,536,610	7.85%	104.34%	262,142,980	10,816,970	4.30%	76.82%
2005	153,970,275	4,413,315	2.95%	120.45%	49,442,365	824,940	1.70%	107.81%	290,395,925	28,252,945	10.78%	95.88%

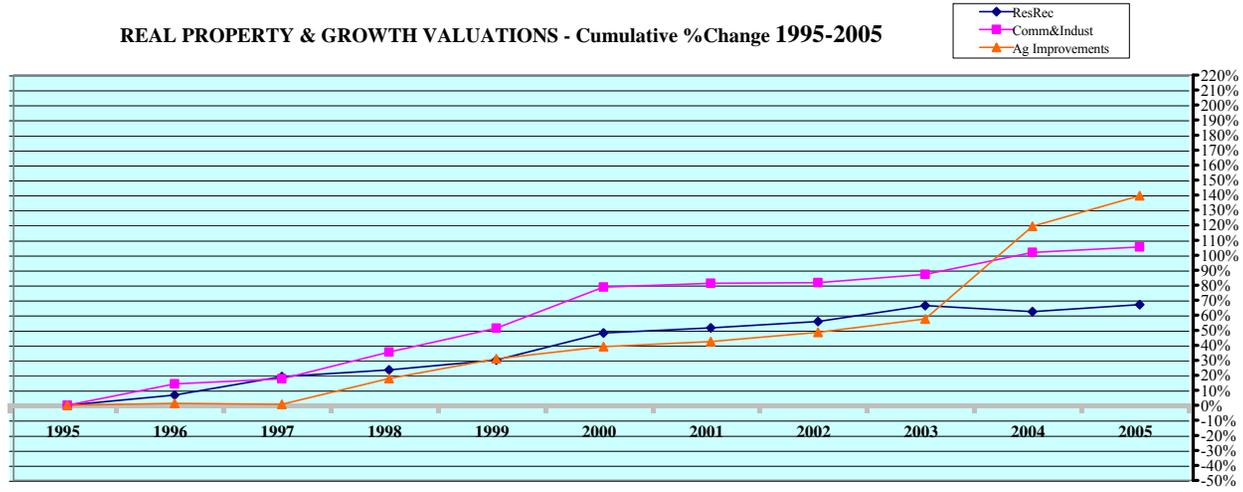
1992-2005 Rate Ann. %chg: Resid & Rec. **6.27%**      Comm & Indust **5.79%**      Agland **5.31%**

Cnty# **90**  
County **WAYNE**

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	69,843,750	not avail.	--	--	--	--	23,792,155	not avail.	--	--	--	--
1993	74,466,940	not avail.	--	--	--	--	24,484,420	not avail.	--	--	--	--
1994	81,627,160	not avail.	--	--	--	--	24,641,120	not avail.	--	--	--	--
1995	93,468,635	2,645,125	2.83%	90,823,510	--	--	27,883,935	3,946,605	14.15%	23,937,330	--	--
1996	100,915,830	3,967,625	3.93%	96,948,205	3.72%	6.74%	29,265,090	1,910,955	6.53%	27,354,135	-1.90%	14.27%
1997	111,606,595	3,324,520	2.98%	108,282,075	7.30%	19.22%	32,808,595	4,644,770	14.16%	28,163,825	-3.76%	17.66%
1998	114,984,420	2,769,100	2.41%	112,215,320	0.55%	23.55%	33,773,770	1,342,500	3.97%	32,431,270	-1.15%	35.48%
1999	120,205,310	1,887,845	1.57%	118,317,465	2.90%	30.27%	41,365,285	5,140,510	12.43%	36,224,775	7.26%	51.33%
2000	137,629,365	2,970,440	2.16%	134,658,925	12.02%	48.26%	43,412,075	614,460	1.42%	42,797,615	3.46%	78.79%
2001	140,444,505	2,711,200	1.93%	137,733,305	0.08%	51.65%	43,792,440	415,985	0.95%	43,376,455	-0.08%	81.21%
2002	144,831,850	3,359,760	2.32%	141,472,090	0.73%	55.77%	43,641,110	121,140	0.28%	43,519,970	-0.62%	81.81%
2003	153,268,280	2,089,190	1.36%	151,179,090	4.38%	66.45%	45,080,815	274,770	0.61%	44,806,045	2.67%	87.18%
2004	149,556,960	2,016,895	1.35%	147,540,065	-3.74%	62.45%	48,617,425	275,825	0.57%	48,341,600	7.23%	101.95%
2005	153,970,275	2,294,750	1.49%	151,675,525	1.42%	67.00%	49,442,365	262,645	0.53%	49,179,720	1.16%	105.45%

1995-2005 Rate Annual %chg w/o growth > Resid & Rec. **5.26%**

Comm & Indust **7.47%**

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	37,592,035					
1993	not avail	not avail	37,821,075					
1994	not avail	not avail	37,842,735					
1995	20,453,170	18,123,675	38,576,845	634,345	1.64%	37,942,500	--	--
1996	23,015,280	15,874,965	38,890,245	432,245	1.11%	38,458,000	-0.31%	1.36%
1997	20,761,330	19,024,890	39,786,220	1,547,095	3.89%	38,239,125	-1.67%	0.78%
1998	21,451,190	24,018,495	45,469,685	764,755	1.68%	44,704,930	12.36%	17.82%
1999	25,154,330	26,463,300	51,617,630	1,920,405	3.72%	49,697,225	9.30%	30.98%
2000	27,360,350	26,964,565	54,324,915	1,527,910	2.81%	52,797,005	2.28%	39.15%
2001	27,809,090	27,096,230	54,905,320	810,090	1.48%	54,095,230	-0.42%	42.57%
2002	30,542,035	27,090,050	57,632,085	1,204,240	2.09%	56,427,845	2.77%	48.72%
2003	34,686,360	27,139,390	61,825,750	2,053,825	3.32%	59,771,925	3.71%	57.53%
2004	55,744,425	28,622,000	84,366,425	1,194,180	1.42%	83,172,245	34.53%	119.21%
2005	64,967,120	28,746,350	93,713,470	2,818,720	3.01%	90,894,750	7.74%	139.56%

1995-2005 Rate Annual %chg w/o growth > Ag Imprvmts **9.13%**

(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.

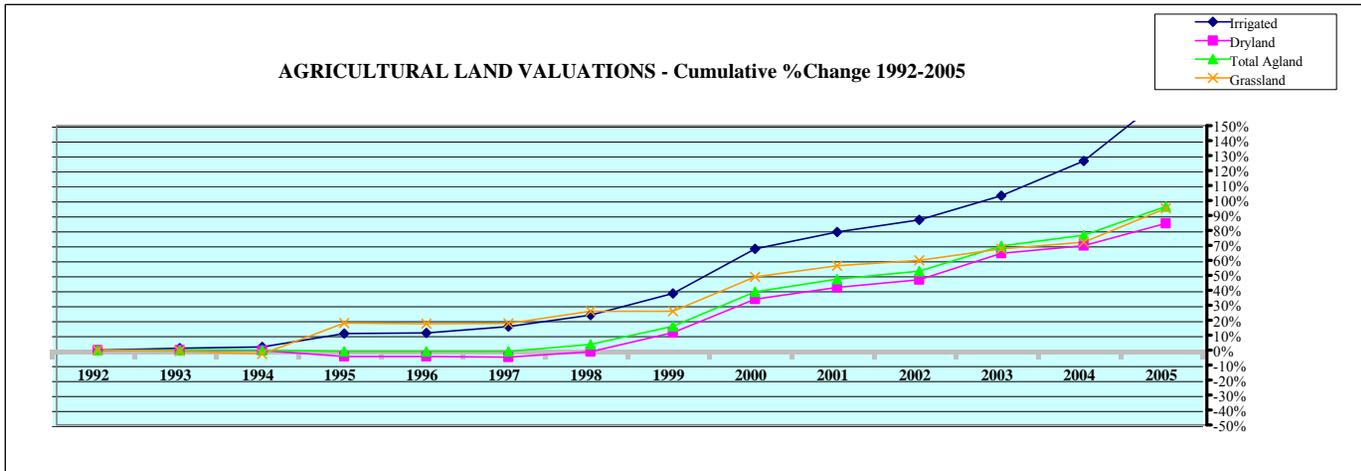
State of Nebraska  
Dept. of Property Assessment & Taxation  
Prepared as of 03/01/2006

Cnty# **90**  
County **WAYNE**

FL area **4**

CHART 2

EXHIBIT **90B** Page 2



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992	18,066,655	--	--	--	120,524,025	--	--	--	9,590,870	--	--	--
1993	18,306,725	240,070	1.33%	1.33%	120,472,785	-51,240	-0.04%	-0.04%	9,532,480	-58,390	-0.61%	-0.61%
1994	18,455,470	148,745	0.81%	2.15%	120,337,960	-134,825	-0.11%	-0.15%	9,340,990	-191,490	-2.01%	-2.61%
1995	20,072,885	1,617,415	8.76%	11.10%	115,519,655	-4,818,305	-4.00%	-4.15%	11,334,970	1,993,980	21.35%	18.19%
1996	20,156,645	83,760	0.42%	11.57%	115,501,510	-18,145	-0.02%	-4.17%	11,291,175	-43,795	-0.39%	17.73%
1997	20,919,585	762,940	3.79%	15.79%	114,859,675	-641,835	-0.56%	-4.70%	11,294,945	3,770	0.03%	17.77%
1998	22,302,805	1,383,220	6.61%	23.45%	119,352,730	4,493,055	3.91%	-0.97%	12,087,490	792,545	7.02%	26.03%
1999	24,910,325	2,607,520	11.69%	37.88%	134,720,635	15,367,905	12.88%	11.78%	12,080,930	-6,560	-0.05%	25.96%
2000	30,299,000	5,388,675	21.63%	67.71%	161,473,850	26,753,215	19.86%	33.98%	14,290,690	2,209,760	18.29%	49.00%
2001	32,338,005	2,039,005	6.73%	78.99%	171,124,620	9,650,770	5.98%	41.98%	14,990,685	699,995	4.90%	56.30%
2002	33,773,910	1,435,905	4.44%	86.94%	177,169,480	6,044,860	3.53%	47.00%	15,336,995	346,310	2.31%	59.91%
2003	36,704,835	2,930,925	8.68%	103.16%	198,408,395	21,238,915	11.99%	64.62%	16,070,445	733,450	4.78%	67.56%
2004	40,896,575	4,191,740	11.42%	126.36%	204,531,495	6,123,100	3.09%	69.70%	16,500,670	430,225	2.68%	72.05%
2005	48,733,575	7,837,000	19.16%	169.74%	222,707,765	18,176,270	8.89%	84.78%	18,670,205	2,169,535	13.15%	94.67%

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

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992	--	--	--	--	71,695	--	--	--	148,253,245	--	--	--
1993	--	--	--	--	71,700	5	0.01%	0.01%	148,383,690	130,445	0.09%	0.09%
1994	--	--	--	--	71,460	-240	0.00%	-0.33%	148,205,880	-177,810	-0.12%	-0.03%
1995	--	--	--	--	71,035	-425	-0.59%	-0.92%	146,998,545	-1,207,335	-0.81%	-0.85%
1996	--	--	--	--	71,130	95	0.13%	-0.79%	147,020,460	21,915	0.01%	-0.83%
1997	--	--	--	--	70,765	-365	-0.51%	-1.30%	147,144,970	124,510	0.08%	-0.75%
1998	--	--	--	--	70,620	-145	-0.20%	-1.50%	153,813,645	6,668,675	4.53%	3.75%
1999	--	--	--	--	71,290	670	0.95%	-0.56%	171,783,180	17,969,535	11.68%	15.87%
2000	--	--	--	--	71,430	140	0.20%	-0.37%	206,134,970	34,351,790	20.00%	39.04%
2001	--	--	--	--	143,275	71,845	100.58%	99.84%	218,596,585	12,461,615	6.05%	47.45%
2002	--	--	--	--	143,565	290	0.20%	100.24%	226,423,950	7,827,365	3.58%	52.73%
2003	142,335	n/a	n/a	n/a	0	n/a	n/a	n/a	251,326,010	24,902,060	11.00%	69.52%
2004	214,240	71,905	50.52%	50.52%	0	0			262,142,980	10,816,970	4.30%	76.82%
2005	284,380	70,140	32.74%	99.80%	0	0			290,395,925	28,252,945	10.78%	95.88%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#   
County

FL area

CHART 3 EXHIBIT 90B 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	17,986,945	24,682	729	--	--	120,601,330	208,119	579	--	--	9,571,865	30,294	316	--	--
1993	18,066,655	24,795	729	0.00%	0.00%	120,601,880	208,015	580	0.17%	0.17%	9,556,235	30,236	316	0.00%	0.00%
1994	18,456,550	25,352	728	-0.14%	-0.14%	120,453,750	207,699	580	0.00%	0.17%	9,344,795	30,132	310	-1.90%	-1.90%
1995	19,978,360	25,240	792	8.79%	8.64%	115,571,895	207,904	556	-4.14%	-3.97%	11,345,210	29,763	381	22.90%	20.57%
1996	20,156,645	25,490	791	-0.13%	8.50%	115,505,060	207,781	556	0.00%	-3.97%	11,294,150	29,638	381	0.00%	20.57%
1997	20,919,235	26,492	790	-0.13%	8.37%	114,914,090	206,688	556	0.00%	-3.97%	11,295,540	29,649	381	0.00%	20.57%
1998	22,209,325	27,860	797	0.89%	9.33%	119,529,415	205,458	582	4.68%	0.52%	12,001,285	29,422	408	7.09%	29.11%
1999	24,845,635	29,313	848	6.40%	16.32%	134,853,595	203,838	662	13.75%	14.34%	12,031,560	29,491	408	0.00%	29.11%
2000	30,299,595	29,776	1,018	20.05%	39.64%	161,553,635	203,668	793	19.79%	36.96%	14,299,780	29,193	490	20.10%	55.06%
2001	32,340,240	29,973	1,079	5.99%	48.01%	171,123,535	203,643	840	5.93%	45.08%	14,989,040	28,895	519	5.92%	64.24%
2002	33,772,485	30,264	1,116	3.43%	53.09%	177,217,130	203,764	870	3.57%	50.26%	15,297,995	28,533	536	3.28%	69.62%
2003	36,787,985	30,400	1,210	8.42%	65.98%	198,478,795	203,849	974	11.95%	68.22%	16,007,395	28,437	563	5.04%	78.16%
2004	40,737,405	32,430	1,256	3.82%	72.31%	204,491,475	201,720	1,014	4.08%	75.08%	16,491,140	28,199	585	3.87%	85.07%
2005	48,437,365	35,083	1,381	9.91%	89.39%	222,974,220	199,769	1,116	10.10%	92.77%	18,671,200	27,714	674	15.20%	113.20%

1992-2005 Rate Ann.%chg AvgVal/Acre: 5.04%

5.18%

6.00%

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	71,845	2,871	25	--	--	0	0		--	--	148,231,985	265,966	557	--	--
1993	71,745	2,867	25	0.00%		0	0				148,296,515	265,912	558	0.18%	0.18%
1994	71,510	2,857	25	0.00%		0	0				148,326,605	266,040	558	0.00%	0.18%
1995	71,035	2,836	25	0.00%		0	0				146,966,500	265,743	553	-0.90%	-0.72%
1996	71,090	2,838	25	0.00%		0	0				147,026,945	265,747	553	0.00%	-0.72%
1997						71,110	2,839	25	--	--	147,199,975	265,668	554	0.18%	-0.54%
1998						70,445	2,813	25	0.00%		153,810,470	265,553	579	4.51%	3.95%
1999						71,200	2,843	25	0.00%		171,801,990	265,486	647	11.74%	16.16%
2000						71,290	2,847	25	0.00%		206,224,300	265,484	777	20.09%	39.50%
2001						143,375	2,864	50	100.00%		218,596,190	265,375	824	6.05%	47.94%
2002						143,720	2,871	50	0.00%		226,431,330	265,432	853	3.52%	53.14%
2003	0	0		n/a	n/a	142,485	2,846	50	n/a	n/a	251,416,660	265,534	947	11.02%	70.02%
2004	214,595	2,859	75		n/a	0	0		n/a	n/a	261,934,615	265,209	988	4.29%	77.32%
2005	284,380	2,844	100	33.25%	n/a	0	0		n/a	n/a	290,367,165	265,410	1,094	10.77%	96.42%

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

5.33%

**90**  
**WAYNE**

FL area 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	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
9,851	WAYNE	33,990,469	2,779,840	703,816	153,970,275	42,067,320	7,375,045	0	290,395,925	64,967,120	28,746,350	0	624,996,160
cnty sectorvalue % of total value:		5.44%	0.44%	0.11%	24.64%	6.73%	1.18%		46.46%	10.39%	4.60%		100.00%

**City's Sector Values:**

City Population	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
238	CARROLL	314,476	82,050	9,238	5,697,535	808,000	0	0	0	0	0	0	6,911,299
283	HOSKINS	111,734	41,687	4,109	5,939,195	1,135,765	0	0	0	0	0	0	7,232,490
1,411	WAKEFIELD *	22,008	29,552	2,055	6,894,330	383,075	0	0	0	0	0	0	7,331,020
5,583	WAYNE	3,799,328	1,109,312	215,931	116,141,170	27,289,955	0	0	17,555	0	0	0	148,573,251
468	WINSIDE	385,406	44,319	1,386	8,709,020	778,260	0	0	0	0	0	0	9,918,391
* Population displayed for Wakefield is for the total village which is located in #26 Dixon & #90 Wayne Counties.													
* Valuation displayed for Wakefield is for the portion of the village located within #90 Wayne County.													
<b>Total of All City Values:</b>		<b>4,632,952</b>	<b>1,306,920</b>	<b>232,719</b>	<b>143,381,250</b>	<b>30,395,055</b>	<b>0</b>	<b>0</b>	<b>17,555</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>179,966,451</b>
% total citysect of cnty sector		13.63%	47.01%	33.07%	93.12%	72.25%			0.01%				28.79%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
2.42%	CARROLL	0.93%	2.95%	1.31%	3.70%	1.92%							1.11%
2.87%	HOSKINS	0.33%	1.50%	0.58%	3.86%	2.70%							1.16%
14.32%	WAKEFIELD *	0.06%	1.06%	0.29%	4.48%	0.91%							1.17%
56.67%	WAYNE	11.18%	39.91%	30.68%	75.43%	64.87%			0.01%				23.77%
4.75%	WINSIDE	1.13%	1.59%	0.20%	5.66%	1.85%							1.59%

Cnty# **90**  
County **WAYNE**

FL area **4**