

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 seventy-five percent of actual value. Neb. Rev. Stat. §77-201 (1) and (2)(R.S. Supp., 2006). 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., 2006) 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 sixty-nine to seventy-five percent of actual value; the class of agricultural land receiving special valuation be assessed within the range sixty-nine to seventy-five percent of its special value; and, when the land is disqualified for special value the recapture value be assessed at actual value.

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

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

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

Administrator regarding the level of value and quality of assessment of the classes and subclasses of real property in the county.

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

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

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

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

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

Finally, after reviewing all of the information available to the Property Tax Administrator regarding the level and quality of assessment for classes and subclasses of real property in each county, the Property Tax Administrator, pursuant to Neb. Rev. Stat. §77-5027(4) (R.S. Supp., 2005), may make recommendations for adjustments to value for classes and subclasses of property. All of the factors relating to the Property Tax Administrator's determination of level of value and quality of assessment shall be taken into account in the making of such recommendations. Such recommendations are not binding on the Commission.

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2007 Commission Summary

08 Boyd

Residential Real Property - Current

Number of Sales	43	COD	23.10
Total Sales Price	\$ 944100	PRD	116.93
Total Adj. Sales Price	\$ 944100	COV	36.37
Total Assessed Value	\$ 849980	STD	38.29
Avg. Adj. Sales Price	\$ 21955.81	Avg. Abs. Dev.	22.27
Avg. Assessed Value	\$ 19766.98	Min	45.19
Median	96.40	Max	248.10
Wgt. Mean	90.03	95% Median C.I.	94.06 to 101.13
Mean	105.27	95% Wgt. Mean C.I.	79.91 to 100.15
		95% Mean C.I.	93.83 to 116.72
% of Value of the Class of all Real Property Value in the County			11.93
% of Records Sold in the Study Period			3.46
% of Value Sold in the Study Period			3.9
Average Assessed Value of the Base			17,551

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	43	96.40	23.10	116.93
2006	42	97.49	8.67	105.00
2005	53	98.68	15.19	103.47
2004	54	99.03	15.37	104.54
2003	45	99	20.14	108.71
2002	64	97	26.22	112.98
2001	76	98	61.03	138.38

2007 Commission Summary

08 Boyd

Commercial Real Property - Current

Number of Sales	2	COD	7.76
Total Sales Price	\$ 61500	PRD	104.14
Total Adj. Sales Price	\$ 61500	COV	10.98
Total Assessed Value	\$ 65360	STD	12.15
Avg. Adj. Sales Price	\$ 30750.00	Avg. Abs. Dev.	8.59
Avg. Assessed Value	\$ 32680.00	Min	102.09
Median	110.68	Max	119.27
Wgt. Mean	106.28	95% Median C.I.	N/A
Mean	110.68	95% Wgt. Mean C.I.	N/A
		95% Mean C.I.	1.54 to 219.82
% of Value of the Class of all Real Property Value in the County			3.04
% of Records Sold in the Study Period			1
% of Value Sold in the Study Period			1.18
Average Assessed Value of the Base			27,660

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	2	110.68	7.76	104.14
2006	2	99.45	2.65	98.90
2005	5	92.43	18.12	89.15
2004	12	93.02	11.14	95.98
2003	14	93	18.01	103.21
2002	12	81	41.08	122.6
2001	9	82	58.29	149.06

2007 Commission Summary

08 Boyd

Agricultural Land - Current

Number of Sales	26	COD	22.50
Total Sales Price	\$ 2523605	PRD	108.73
Total Adj. Sales Price	\$ 2523605	COV	30.09
Total Assessed Value	\$ 1784240	STD	23.13
Avg. Adj. Sales Price	\$ 97061.73	Avg. Abs. Dev.	15.92
Avg. Assessed Value	\$ 68624.62	Min	46.26
Median	70.75	Max	152.36
Wgt. Mean	70.70	95% Median C.I.	65.39 to 84.86
Mean	76.87	95% Wgt. Mean C.I.	63.29 to 78.12
		95% Mean C.I.	67.53 to 86.22
% of Value of the Class of all Real Property Value in the County			85.44
% of Records Sold in the Study Period			1.23
% of Value Sold in the Study Period			4.4
Average Assessed Value of the Base			73,535

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	26	70.75	22.50	108.73
2006	26	74.50	17.67	97.72
2005	17	76.35	15.67	95.69
2004	17	75.16	20.70	108.72
2003	26	77	18.93	112.89
2002	27	77	25.72	117.76
2001	27	74	25.38	117.57

2007 Opinions of the Property Tax Administrator for Boyd County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Boyd County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Boyd County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

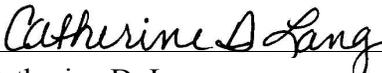
It is my opinion that the level of value of the class of commercial real property in Boyd County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Boyd County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Boyd County is 71% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Boyd County is not in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Boyd County**

Residential Real Property

I. Correlation

RESIDENTIAL: A review of the 2007 Residential statistics indicates that an accurate measurement of the residential property in Boyd County has been achieved. The median measure of central tendency is within the acceptable range while the weighted mean is slightly below and the mean is above the range. These two numbers are attributed to a number of outliers in the sales file. The Trended Preliminary Ratio also supports the median indicating the level of value county-wide is within the acceptable range. Both the coefficient of dispersion and the price related differential are above the acceptable range as qualitative measures indicating possible problems with assessment uniformity and regressivity. It should be noted a newly elected Assessor took office in January and hired a new deputy as well. The new assessor had been the deputy for many years and has already increased the technical knowledge and use in the office. The Boyd County Assessor is reviewing all sales review procedures and working on developing a plan of physical review. She is also working on procedures for all aspects of assessment. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the residential property class.

**2007 Correlation Section
for Boyd County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	80	43	53.75
2006	90	42	46.67
2005	98	53	54.08
2004	104	54	51.92
2003	93	45	48.39
2002	97	64	65.98
2001	97	76	78.35

RESIDENTIAL: A review of the table indicates that the total sales has declined, but the qualified sales has increased, thus the percent used has increased. The percent of sales utilized stayed fairly consistent with previous years indicating stability in the sales review procedures and the assessment was completed as fairly as possible.

2007 Correlation Section for Boyd County

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Boyd County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	96.84	1.14	97.95	96.40
2006	99.75	2.49	102.24	97.49
2005	98.83	-1.09	97.75	98.68
2004	100.59	0.71	101.3	99.03
2003	99	6.79	105.72	99
2002	92.16	0.61	92.72	97
2001	97	3.72	100.61	98

RESIDENTIAL: After review of the trended preliminary ratio and the Reports and Opinion median it is apparent that the two statistics are similar and support a level of value within the acceptable range.

**2007 Correlation Section
for Boyd County**

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 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 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 Changes

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.

**2007 Correlation Section
for Boyd County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
-1.37	2007	1.14
6.9	2006	2.49
-2.78	2005	-1.09
-0.4	2004	0.71
4	2003	7
4.71	2002	0.61
3.51	2001	3.72

RESIDENTIAL: The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

2007 Correlation Section for Boyd County

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

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

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

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

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

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.

**2007 Correlation Section
for Boyd County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.40	90.03	105.27

RESIDENTIAL: The measures of central tendency shown here reflect that only the median is within the acceptable level of value while the weighted mean is below the range and the mean is above the range. With the removal of outliers these statistics do improve.

**2007 Correlation Section
for Boyd County**

VI. Analysis of R&O COD and PRD

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

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

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

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

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

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

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

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

	COD	PRD
R&O Statistics	23.10	116.93
Difference	8.1	13.93

RESIDENTIAL: Both the coefficient of dispersion and the price related differential are outside of their respective parameters indicating there may be some issues with assessment uniformity and regressivity.

**2007 Correlation Section
for Boyd County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	45	43	-2
Median	96.84	96.40	-0.44
Wgt. Mean	90.71	90.03	-0.68
Mean	105.16	105.27	0.11
COD	22.39	23.10	0.71
PRD	115.93	116.93	1
Min Sales Ratio	45.19	45.19	0
Max Sales Ratio	248.10	248.10	0

RESIDENTIAL: The difference in sales between the preliminary and final statistics is attributable to the removal of two substantially changed sales from the qualified sales file as directed by the Department. The table is consistent with the Assessment Actions section of the 2007 Assessment Survey for Boyd County.

**2007 Correlation Section
for Boyd County**

Commerical Real Property

I. Correlation

COMMERCIAL: With only two sales within the commercial sales file it is believed that, with the diversity of the sales within the sales file, the representativeness of the sample to the population is unreliable, and therefore the measures of central tendency are not reliable. There is no other information available that would indicate that Boyd County has not met an acceptable level of value for the commercial class of property for assessment year 2007.

**2007 Correlation Section
for Boyd County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	20	2	10
2006	20	2	10
2005	15	5	33.33
2004	20	12	60
2003	22	14	63.64
2002	17	12	70.59
2001	16	9	56.25

COMMERCIAL: The utilization table represents the 2007 assessment year is consistent with the previous year and appears to represent a limited number of sales for the commercial class.

**2007 Correlation Section
for Boyd County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Boyd County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	102.09	-0.62	101.45	110.68
2006	96.82	1.34	98.11	99.45
2005	92.43	-3.69	89.02	92.43
2004	93.02	-8.21	85.38	93.02
2003	81	-0.77	80.38	93
2002	70.008	-8.82	63.9	81
2001	82	-8.98	74.64	82

COMMERCIAL: Other than the completion of pickup work, the assessor took no assessment actions to address the commercial property class for assessment year 2007. There is a nine-point difference between the Trended Preliminary and the R&O ratios and therefore show no support for each other. One sale was removed from the qualified sales file between the preliminary and final statistics as it was determined to no longer be used as commercial, possibly causing the dissimilarity.

2007 Correlation Section for Boyd County

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 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 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 Changes

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.

**2007 Correlation Section
for Boyd County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0	2007	-0.62
-10.31	2006	1.34
0	2005	-3.69
0	2004	-8.21
33	2003	-1
6.99	2002	-8.82
0	2001	-8.98

COMMERCIAL: As noted in Table III one sale was removed from the commercial class of property and is reflected in the percent change in assessed value of the base.

2007 Correlation Section for Boyd County

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

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

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

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

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

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.

**2007 Correlation Section
for Boyd County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	110.68	106.28	110.68

COMMERCIAL: The three measures of central tendency are not supportive of one another. These measures are based on a very small sample; its representativeness to the population is unreliable. There is no other information available that would indicate that the level of value for the commercial class of property has not been met.

**2007 Correlation Section
for Boyd County**

VI. Analysis of R&O COD and PRD

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

- Single-family residences: a COD of 15 percent or less.
- For newer and fairly homogeneous areas: a COD of 10 or less.
- Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.
- Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.
- Rural residential and seasonal properties: a COD of 20 or less.

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

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

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

	COD	PRD
R&O Statistics	7.76	104.14
Difference	0	1.14

COMMERCIAL: The coefficient of dispersion is within the acceptable range and the price related differential is slightly above the range. However, there are only two qualified sales in the sales file and therefore the statistics may not be reliable.

**2007 Correlation Section
for Boyd County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	3	2	-1
Median	102.09	110.68	8.59
Wgt. Mean	104.04	106.28	2.24
Mean	106.06	110.68	4.62
COD	7.33	7.76	0.43
PRD	101.94	104.14	2.2
Min Sales Ratio	96.82	102.09	5.27
Max Sales Ratio	119.27	119.27	0

COMMERCIAL: The difference in sales between the preliminary and final statistics is attributable to the removal of one sale that was reclassified from commercial to agricultural use for 2007. The table is consistent with the Assessment Actions section of the 2007 Assessment Survey for Boyd County.

**2007 Correlation Section
for Boyd County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: A review of the 2007 Agricultural Unimproved statistics indicates that an accurate measurement of the Agricultural Unimproved property in Boyd County has been achieved. The measures of central tendency reflect that the median and weighted mean for the qualified sales file are within the acceptable range, while the mean is slightly above the range, but is attributed to one outlier sale. Both the coefficient of dispersion and the price related differential are above the acceptable range as qualitative measures, the removal of one outlier sale brings the COD within range, but the PRD is still above. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the agricultural unimproved property class.

**2007 Correlation Section
for Boyd County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	53	26	49.06
2006	51	26	50.98
2005	47	17	36.17
2004	42	17	40.48
2003	55	26	47.27
2002	49	27	55.1
2001	45	27	60

AGRICULTURAL UNIMPROVED: A brief review of the utilization grid prepared indicates that the county has utilized an acceptable proportion of the available sales for the development of the qualified statistics. The percent of sales utilized stayed fairly consistent with the previous year. Further review of the non-qualified sales reveals nothing that would indicate excessive trimming, therefore supporting the measurement of the agricultural unimproved class of property.

2007 Correlation Section for Boyd County

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Boyd County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	68.24	3.27	70.47	70.75
2006	60.03	13.86	68.35	74.50
2005	71.84	4.62	75.16	76.35
2004	75.16	0.18	75.3	75.16
2003	75	5.25	78.94	77
2002	72.04	12.28	80.89	77
2001	69	10.73	76.4	74

AGRICULTURAL UNIMPROVED: The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner.

**2007 Correlation Section
for Boyd County**

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 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 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 Changes

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.

**2007 Correlation Section
for Boyd County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
2.38	2007	3.27
18.57	2006	13.86
4.56	2005	4.62
-0.23	2004	0.18
3	2003	5
14.08	2002	12.28
6.42	2001	10.73

AGRICULTURAL UNIMPROVED: After review of the percent change report it appears that both sold and unsold properties were treated similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

2007 Correlation Section for Boyd County

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

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

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

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

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

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.

**2007 Correlation Section
for Boyd County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	70.75	70.70	76.87

AGRICULTURAL UNIMPROVED: The measures of central tendency shown here reflect that the median and weighted mean for the qualified sales are within the acceptable level of value. The mean measure is slightly above the acceptable range, but with removal of one outlier sale falls into the acceptable range.

**2007 Correlation Section
for Boyd County**

VI. Analysis of R&O COD and PRD

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

- Single-family residences: a COD of 15 percent or less.
- For newer and fairly homogeneous areas: a COD of 10 or less.
- Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.
- Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.
- Rural residential and seasonal properties: a COD of 20 or less.

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

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

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

	COD	PRD
R&O Statistics	22.50	108.73
Difference	2.5	5.73

AGRICULTURAL UNIMPROVED: The coefficient of dispersion and the price related differential are both above the parameters designated for each. When one outlier is hypothetically removed from the mix the effect brings the COD within the acceptable range. The PRD improves, but still is above the range.

**2007 Correlation Section
for Boyd County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	28	26	-2
Median	68.24	70.75	2.51
Wgt. Mean	68.23	70.70	2.47
Mean	74.17	76.87	2.7
COD	22.33	22.50	0.17
PRD	108.70	108.73	0.03
Min Sales Ratio	43.80	46.26	2.46
Max Sales Ratio	147.64	152.36	4.72

AGRICULTURAL UNIMPROVED: The difference in sales between the preliminary and final statistics is attributable to the removal of two substantially changed sales from the qualified sales file as directed by the Department. The table is consistent with the Assessment Actions section of the 2007 Assessment Survey for Boyd County.

**2007 County Abstract of Assessment for Real Property, Form 45 Compared with the
2006 Certificate of Taxes Levied (CTL)**

08 Boyd

	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	18,270,020	18,611,015	340,995	1.87	265,705	0.41
2. Recreational	2,993,040	3,169,365	176,325	5.89	8,830	5.6
3. Ag-Homesite Land, Ag-Res Dwellings	9,364,730	9,826,650	461,920	4.93	*-----	4.93
4. Total Residential (sum lines 1-3)	30,627,790	31,607,030	979,240	3.2	274,535	2.3
5. Commercial	5,383,300	5,559,660	176,360	3.28	210,000	-0.62
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	4,105,205	3,722,540	-382,665	-9.32	402,690	-19.13
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	9,488,505	9,282,200	-206,305	-2.17	299,000	-5.33
10. Total Non-Agland Real Property	40,116,295	40,889,230	772,935	1.93	887,225	-0.28
11. Irrigated	3,312,055	3,312,055	0	0		
12. Dryland	50,849,615	50,849,615	0	0		
13. Grassland	88,032,395	92,691,475	4,659,080	5.29		
14. Wasteland	286,225	286,225	0	0		
15. Other Agland	5,775	0	-5,775	-100		
16. Total Agricultural Land	142,486,065	147,139,370	4,653,305	3.27		
17. Total Value of All Real Property (Locally Assessed)	182,602,360	188,028,600	5,426,240	2.97	887,225	2.49

*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 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	43	MEDIAN:	96	COV:	36.37	95% Median C.I.:	94.06 to 101.13	(! : Derived)
TOTAL Sales Price:	944,100	WGT. MEAN:	90	STD:	38.29	95% Wgt. Mean C.I.:	79.91 to 100.15	
TOTAL Adj.Sales Price:	944,100	MEAN:	105	AVG.ABS.DEV:	22.27	95% Mean C.I.:	93.83 to 116.72	
TOTAL Assessed Value:	849,980							
AVG. Adj. Sales Price:	21,955	COD:	23.10	MAX Sales Ratio:	248.10			
AVG. Assessed Value:	19,766	PRD:	116.93	MIN Sales Ratio:	45.19			

Printed: 03/27/2007 22:32:39

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____											
07/01/04 TO 09/30/04	3	96.40	97.80	98.72	1.52	99.06	96.29	100.70	N/A	11,733	11,583
10/01/04 TO 12/31/04	11	99.48	108.62	98.69	12.98	110.07	91.72	164.40	93.17 to 131.33	20,095	19,831
01/01/05 TO 03/31/05	5	95.09	100.27	94.01	6.27	106.65	93.22	122.50	N/A	32,780	30,817
04/01/05 TO 06/30/05	2	98.92	98.92	100.80	3.71	98.14	95.25	102.59	N/A	12,250	12,347
07/01/05 TO 09/30/05	10	88.58	106.46	90.91	36.31	117.11	58.00	248.10	64.88 to 145.27	14,975	13,613
10/01/05 TO 12/31/05	2	136.60	136.60	57.25	66.92	238.61	45.19	228.00	N/A	45,500	26,047
01/01/06 TO 03/31/06	3	140.75	115.26	79.88	21.10	144.30	57.98	147.06	N/A	22,033	17,600
04/01/06 TO 06/30/06	7	94.06	93.67	92.04	17.14	101.77	61.97	133.93	61.97 to 133.93	27,514	25,325
____Study Years____											
07/01/04 TO 06/30/05	21	97.15	104.16	97.08	9.50	107.29	91.72	164.40	95.25 to 102.42	21,173	20,555
07/01/05 TO 06/30/06	22	93.61	106.33	83.75	36.66	126.96	45.19	248.10	77.50 to 133.93	22,702	19,013
____Calendar Yrs____											
01/01/05 TO 12/31/05	19	95.09	107.21	85.52	30.21	125.36	45.19	248.10	83.33 to 105.98	22,586	19,316
____ALL____											
	43	96.40	105.27	90.03	23.10	116.93	45.19	248.10	94.06 to 101.13	21,955	19,766

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRISTOW	1	83.33	83.33	83.33			83.33	83.33	N/A	6,000	5,000
BUTTE	13	96.55	97.64	95.96	13.56	101.76	58.00	131.33	94.94 to 108.40	12,561	12,053
GROSS	1	84.00	84.00	84.00			84.00	84.00	N/A	250	210
LYNCH	6	99.14	114.34	100.32	22.79	113.97	84.92	164.40	84.92 to 164.40	11,375	11,411
NAPER	2	98.84	98.84	101.87	3.63	97.02	95.25	102.42	N/A	39,050	39,780
SPENCER	20	95.97	110.32	85.97	32.17	128.33	45.19	248.10	91.72 to 119.45	31,410	27,002
____ALL____											
	43	96.40	105.27	90.03	23.10	116.93	45.19	248.10	94.06 to 101.13	21,955	19,766

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	42	96.47	106.30	90.58	22.78	117.37	45.19	248.10	94.94 to 101.13	22,050	19,972
2	1	61.97	61.97	61.97			61.97	61.97	N/A	18,000	11,155
____ALL____											
	43	96.40	105.27	90.03	23.10	116.93	45.19	248.10	94.06 to 101.13	21,955	19,766

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	43	MEDIAN:	96	COV:	36.37	95% Median C.I.:	94.06 to 101.13	(! : Derived)
TOTAL Sales Price:	944,100	WGT. MEAN:	90	STD:	38.29	95% Wgt. Mean C.I.:	79.91 to 100.15	
TOTAL Adj.Sales Price:	944,100	MEAN:	105	AVG.ABS.DEV:	22.27	95% Mean C.I.:	93.83 to 116.72	
TOTAL Assessed Value:	849,980							
AVG. Adj. Sales Price:	21,955	COD:	23.10	MAX Sales Ratio:	248.10			
AVG. Assessed Value:	19,766	PRD:	116.93	MIN Sales Ratio:	45.19			

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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	39	96.40	105.07	89.92	21.61	116.86	45.19	248.10	94.06 to 101.13	24,130	21,697
2	4	103.25	107.23	126.00	35.08	85.10	58.00	164.40	N/A	750	945
____ALL____											
	43	96.40	105.27	90.03	23.10	116.93	45.19	248.10	94.06 to 101.13	21,955	19,766

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	37	96.29	102.51	88.50	22.28	115.84	45.19	228.00	93.22 to 101.13	23,272	20,596
06											
07	6	97.23	122.31	105.93	28.05	115.46	93.16	248.10	93.16 to 248.10	13,833	14,654
____ALL____											
	43	96.40	105.27	90.03	23.10	116.93	45.19	248.10	94.06 to 101.13	21,955	19,766

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
08-0005	13	96.55	97.64	95.96	13.56	101.76	58.00	131.33	94.94 to 108.40	12,561	12,053
08-0036	7	97.15	109.91	98.95	21.97	111.08	83.33	164.40	83.33 to 164.40	10,607	10,495
08-0038	23	95.53	108.18	87.72	28.95	123.31	45.19	248.10	91.72 to 102.42	30,719	26,948
52-0100											
NonValid School											
____ALL____											
	43	96.40	105.27	90.03	23.10	116.93	45.19	248.10	94.06 to 101.13	21,955	19,766

PA&T 2007 R&O Statistics

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	43	MEDIAN:	96	COV:	36.37	95% Median C.I.:	94.06 to 101.13	(! : Derived)
TOTAL Sales Price:	944,100	WGT. MEAN:	90	STD:	38.29	95% Wgt. Mean C.I.:	79.91 to 100.15	
TOTAL Adj.Sales Price:	944,100	MEAN:	105	AVG.ABS.DEV:	22.27	95% Mean C.I.:	93.83 to 116.72	
TOTAL Assessed Value:	849,980							
AVG. Adj. Sales Price:	21,955	COD:	23.10	MAX Sales Ratio:	248.10			
AVG. Assessed Value:	19,766	PRD:	116.93	MIN Sales Ratio:	45.19			

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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	4	103.25	107.23	126.00	35.08	85.10	58.00	164.40	N/A	750	945
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	19	97.15	110.36	103.96	24.67	106.16	61.97	228.00	84.92 to 133.93	8,284	8,612
1920 TO 1939	3	105.98	102.52	99.38	4.79	103.15	93.17	108.40	N/A	26,000	25,840
1940 TO 1949											
1950 TO 1959	2	88.72	88.72	68.40	34.64	129.70	57.98	119.45	N/A	29,500	20,177
1960 TO 1969	1	45.19	45.19	45.19			45.19	45.19	N/A	85,000	38,415
1970 TO 1979	9	95.00	109.22	90.15	23.22	121.15	64.88	248.10	91.72 to 100.70	25,566	23,048
1980 TO 1989	2	102.51	102.51	102.46	0.08	100.05	102.42	102.59	N/A	45,300	46,412
1990 TO 1994	3	94.06	94.27	93.78	0.82	100.52	93.22	95.53	N/A	80,333	75,335
1995 TO 1999											
2000 TO Present											
ALL	43	96.40	105.27	90.03	23.10	116.93	45.19	248.10	94.06 to 101.13	21,955	19,766

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	7	101.13	108.27	109.06	25.38	99.28	58.00	164.40	58.00 to 164.40	1,814	1,978
5000 TO 9999	14	96.78	123.58	118.98	34.32	103.87	81.28	248.10	84.92 to 147.06	6,657	7,920
Total \$											
1 TO 9999	21	97.15	118.48	117.79	31.80	100.58	58.00	248.10	95.09 to 133.93	5,042	5,940
10000 TO 29999	14	100.06	99.72	98.05	11.49	101.71	61.97	140.75	93.16 to 108.40	18,078	17,725
30000 TO 59999	3	91.72	80.96	80.75	12.79	100.26	57.98	93.17	N/A	48,333	39,028
60000 TO 99999	3	64.88	70.83	69.64	29.40	101.71	45.19	102.42	N/A	72,366	50,396
100000 TO 149999	2	93.64	93.64	93.64	0.45	100.00	93.22	94.06	N/A	111,500	104,405
ALL	43	96.40	105.27	90.03	23.10	116.93	45.19	248.10	94.06 to 101.13	21,955	19,766

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	43	MEDIAN:	96	COV:	36.37	95% Median C.I.:	94.06 to 101.13	(! : Derived)
TOTAL Sales Price:	944,100	WGT. MEAN:	90	STD:	38.29	95% Wgt. Mean C.I.:	79.91 to 100.15	
TOTAL Adj.Sales Price:	944,100	MEAN:	105	AVG.ABS.DEV:	22.27	95% Mean C.I.:	93.83 to 116.72	
TOTAL Assessed Value:	849,980							
AVG. Adj. Sales Price:	21,955	COD:	23.10	MAX Sales Ratio:	248.10			
AVG. Assessed Value:	19,766	PRD:	116.93	MIN Sales Ratio:	45.19			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	7	101.13	108.27	109.06	25.38	99.28	58.00	164.40	58.00 to 164.40	1,814	1,978
5000 TO 9999	11	96.29	100.80	98.94	12.53	101.87	81.28	147.06	83.33 to 133.93	6,790	6,719
Total \$											
1 TO 9999	18	96.47	103.70	100.41	18.29	103.28	58.00	164.40	84.92 to 122.50	4,855	4,875
10000 TO 29999	18	100.67	115.30	97.80	28.86	117.90	57.98	248.10	94.94 to 119.45	17,811	17,419
30000 TO 59999	4	78.30	73.74	68.89	23.89	107.04	45.19	93.17	N/A	60,250	41,505
60000 TO 99999	1	102.42	102.42	102.42			102.42	102.42	N/A	72,100	73,845
100000 TO 149999	2	93.64	93.64	93.64	0.45	100.00	93.22	94.06	N/A	111,500	104,405
ALL	43	96.40	105.27	90.03	23.10	116.93	45.19	248.10	94.06 to 101.13	21,955	19,766

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	103.25	107.23	126.00	35.08	85.10	58.00	164.40	N/A	750	945
10	5	131.33	118.00	109.81	15.73	107.46	81.28	147.06	N/A	5,740	6,303
20	18	98.32	115.67	107.43	23.69	107.67	77.50	248.10	95.25 to 105.98	10,927	11,740
30	16	93.64	89.11	84.30	16.21	105.70	45.19	140.75	64.88 to 100.70	44,731	37,710
ALL	43	96.40	105.27	90.03	23.10	116.93	45.19	248.10	94.06 to 101.13	21,955	19,766

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	103.25	107.23	126.00	35.08	85.10	58.00	164.40	N/A	750	945
100	7	98.06	121.90	107.39	26.96	113.51	93.16	248.10	93.16 to 248.10	13,285	14,267
101	23	95.00	100.80	85.43	24.31	117.99	45.19	228.00	83.33 to 100.70	31,265	26,710
104	9	99.48	102.91	102.32	9.58	100.58	84.92	140.75	93.17 to 108.40	14,333	14,666
ALL	43	96.40	105.27	90.03	23.10	116.93	45.19	248.10	94.06 to 101.13	21,955	19,766

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	103.25	107.23	126.00	35.08	85.10	58.00	164.40	N/A	750	945
10	2	107.61	107.61	101.47	24.46	106.04	81.28	133.93	N/A	7,300	7,407
20	17	97.15	111.33	107.67	20.97	103.40	77.50	228.00	95.09 to 131.33	8,605	9,266
30	19	94.94	99.16	85.85	22.08	115.50	45.19	248.10	91.72 to 100.70	40,010	34,350
40	1	105.98	105.98	105.98			105.98	105.98	N/A	20,000	21,195
ALL	43	96.40	105.27	90.03	23.10	116.93	45.19	248.10	94.06 to 101.13	21,955	19,766

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	2	MEDIAN:	111	COV:	10.98	95% Median C.I.:	N/A
TOTAL Sales Price:	61,500	WGT. MEAN:	106	STD:	12.15	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	61,500	MEAN:	111	AVG.ABS.DEV:	8.59	95% Mean C.I.:	1.54 to 219.82
TOTAL Assessed Value:	65,360						
AVG. Adj. Sales Price:	30,750	COD:	7.76	MAX Sales Ratio:	119.27		
AVG. Assessed Value:	32,680	PRD:	104.14	MIN Sales Ratio:	102.09		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	102.09	102.09	102.09			102.09	102.09	N/A	46,500	47,470
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	119.27	119.27	119.27			119.27	119.27	N/A	15,000	17,890
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/03 TO 06/30/04											
07/01/04 TO 06/30/05	1	102.09	102.09	102.09			102.09	102.09	N/A	46,500	47,470
07/01/05 TO 06/30/06	1	119.27	119.27	119.27			119.27	119.27	N/A	15,000	17,890
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04											
01/01/05 TO 12/31/05	2	110.68	110.68	106.28	7.76	104.14	102.09	119.27	N/A	30,750	32,680
<u>ALL</u>											
	2	110.68	110.68	106.28	7.76	104.14	102.09	119.27	N/A	30,750	32,680

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BUTTE	1	102.09	102.09	102.09			102.09	102.09	N/A	46,500	47,470
SPENCER	1	119.27	119.27	119.27			119.27	119.27	N/A	15,000	17,890
<u>ALL</u>											
	2	110.68	110.68	106.28	7.76	104.14	102.09	119.27	N/A	30,750	32,680

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	2	110.68	110.68	106.28	7.76	104.14	102.09	119.27	N/A	30,750	32,680
<u>ALL</u>											
	2	110.68	110.68	106.28	7.76	104.14	102.09	119.27	N/A	30,750	32,680

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	2	MEDIAN:	111	COV:	10.98	95% Median C.I.:	N/A
TOTAL Sales Price:	61,500	WGT. MEAN:	106	STD:	12.15	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	61,500	MEAN:	111	AVG.ABS.DEV:	8.59	95% Mean C.I.:	1.54 to 219.82
TOTAL Assessed Value:	65,360						
AVG. Adj. Sales Price:	30,750	COD:	7.76	MAX Sales Ratio:	119.27		
AVG. Assessed Value:	32,680	PRD:	104.14	MIN Sales Ratio:	102.09		

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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	2	110.68	110.68	106.28	7.76	104.14	102.09	119.27	N/A	30,750	32,680
____ALL____	2	110.68	110.68	106.28	7.76	104.14	102.09	119.27	N/A	30,750	32,680

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
08-0005	1	102.09	102.09	102.09			102.09	102.09	N/A	46,500	47,470
08-0036											
08-0038	1	119.27	119.27	119.27			119.27	119.27	N/A	15,000	17,890
52-0100											
NonValid School											
____ALL____	2	110.68	110.68	106.28	7.76	104.14	102.09	119.27	N/A	30,750	32,680

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											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	119.27	119.27	119.27			119.27	119.27	N/A	15,000	17,890
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	102.09	102.09	102.09			102.09	102.09	N/A	46,500	47,470
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	2	110.68	110.68	106.28	7.76	104.14	102.09	119.27	N/A	30,750	32,680

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	2	MEDIAN:	111	COV:	10.98	95% Median C.I.:	N/A
TOTAL Sales Price:	61,500	WGT. MEAN:	106	STD:	12.15	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	61,500	MEAN:	111	AVG.ABS.DEV:	8.59	95% Mean C.I.:	1.54 to 219.82
TOTAL Assessed Value:	65,360						
AVG. Adj. Sales Price:	30,750	COD:	7.76	MAX Sales Ratio:	119.27		
AVG. Assessed Value:	32,680	PRD:	104.14	MIN Sales Ratio:	102.09		

Printed: 03/27/2007 22:32:46

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	1	119.27	119.27	119.27			119.27	119.27	N/A	15,000	17,890
30000 TO 59999	1	102.09	102.09	102.09			102.09	102.09	N/A	46,500	47,470
ALL _____	2	110.68	110.68	106.28	7.76	104.14	102.09	119.27	N/A	30,750	32,680

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	1	119.27	119.27	119.27			119.27	119.27	N/A	15,000	17,890
30000 TO 59999	1	102.09	102.09	102.09			102.09	102.09	N/A	46,500	47,470
ALL _____	2	110.68	110.68	106.28	7.76	104.14	102.09	119.27	N/A	30,750	32,680

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	2	110.68	110.68	106.28	7.76	104.14	102.09	119.27	N/A	30,750	32,680
ALL _____	2	110.68	110.68	106.28	7.76	104.14	102.09	119.27	N/A	30,750	32,680

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
343	1	102.09	102.09	102.09			102.09	102.09	N/A	46,500	47,470
344	1	119.27	119.27	119.27			119.27	119.27	N/A	15,000	17,890
ALL _____	2	110.68	110.68	106.28	7.76	104.14	102.09	119.27	N/A	30,750	32,680

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	2	110.68	110.68	106.28	7.76	104.14	102.09	119.27	N/A	30,750	32,680
04											
ALL _____	2	110.68	110.68	106.28	7.76	104.14	102.09	119.27	N/A	30,750	32,680

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	26	MEDIAN:	71	COV:	30.09	95% Median C.I.:	65.39 to 84.86	(! : Derived)
(AgLand) TOTAL Sales Price:	2,523,605	WGT. MEAN:	71	STD:	23.13	95% Wgt. Mean C.I.:	63.29 to 78.12	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,523,605	MEAN:	77	AVG.ABS.DEV:	15.92	95% Mean C.I.:	67.53 to 86.22	
(AgLand) TOTAL Assessed Value:	1,784,240							
AVG. Adj. Sales Price:	97,061	COD:	22.50	MAX Sales Ratio:	152.36			
AVG. Assessed Value:	68,624	PRD:	108.73	MIN Sales Ratio:	46.26			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	4	85.61	83.06	84.56	12.68	98.23	65.39	95.63	N/A	55,193	46,670
01/01/04 TO 03/31/04	2	79.71	79.71	79.60	6.47	100.13	74.55	84.86	N/A	86,325	68,717
04/01/04 TO 06/30/04	2	82.41	82.41	80.83	13.21	101.96	71.53	93.30	N/A	41,900	33,867
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	4	69.66	67.94	68.78	10.82	98.79	51.47	81.00	N/A	119,129	81,933
01/01/05 TO 03/31/05	4	68.47	70.57	71.66	13.81	98.48	58.25	87.10	N/A	71,203	51,025
04/01/05 TO 06/30/05	2	93.86	93.86	93.06	26.12	100.85	69.34	118.37	N/A	46,500	43,275
07/01/05 TO 09/30/05	2	65.77	65.77	65.96	0.78	99.70	65.25	66.28	N/A	253,000	166,885
10/01/05 TO 12/31/05	4	58.84	79.07	67.82	51.22	116.60	46.26	152.36	N/A	89,812	60,908
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	2	76.33	76.33	60.16	35.54	126.87	49.20	103.45	N/A	163,400	98,300
<u>Study Years</u>											
07/01/03 TO 06/30/04	8	81.94	82.06	82.11	11.52	99.94	65.39	95.63	65.39 to 95.63	59,653	48,981
07/01/04 TO 06/30/05	10	69.66	74.18	72.38	16.79	102.48	51.47	118.37	58.25 to 87.10	85,433	61,838
07/01/05 TO 06/30/06	8	65.66	75.06	64.93	33.48	115.60	46.26	152.36	46.26 to 152.36	149,006	96,750
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	8	73.04	74.50	72.71	12.22	102.47	51.47	93.30	51.47 to 93.30	91,620	66,613
01/01/05 TO 12/31/05	12	66.17	76.49	69.83	27.07	109.53	46.26	152.36	58.25 to 87.10	103,588	72,337
<u>ALL</u>											
	26	70.75	76.87	70.70	22.50	108.73	46.26	152.36	65.39 to 84.86	97,061	68,624

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	26	MEDIAN:	71	COV:	30.09	95% Median C.I.:	65.39 to 84.86	(!: Derived)
(AgLand) TOTAL Sales Price:	2,523,605	WGT. MEAN:	71	STD:	23.13	95% Wgt. Mean C.I.:	63.29 to 78.12	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,523,605	MEAN:	77	AVG.ABS.DEV:	15.92	95% Mean C.I.:	67.53 to 86.22	
(AgLand) TOTAL Assessed Value:	1,784,240							
AVG. Adj. Sales Price:	97,061	COD:	22.50	MAX Sales Ratio:	152.36			
AVG. Assessed Value:	68,624	PRD:	108.73	MIN Sales Ratio:	46.26			

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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	
11	1	69.34	69.34	69.34			69.34	69.34	N/A	48,000	33,285	
13	1	152.36	152.36	152.36			152.36	152.36	N/A	45,600	69,475	
181	1	118.37	118.37	118.37			118.37	118.37	N/A	45,000	53,265	
185	2	81.08	81.08	77.97	13.72	103.99	69.96	92.21	N/A	119,667	93,307	
187	2	66.24	66.24	66.29	22.29	99.92	51.47	81.00	N/A	59,771	39,622	
189	2	65.66	65.66	65.59	0.62	100.10	65.25	66.06	N/A	133,825	87,775	
191	3	49.20	58.16	51.91	22.20	112.05	46.26	79.02	N/A	124,600	64,676	
219	4	68.91	69.44	68.03	5.23	102.07	65.39	74.55	N/A	133,650	90,922	
221	3	87.10	78.11	71.32	16.85	109.53	51.61	95.63	N/A	89,333	63,710	
223	1	93.30	93.30	93.30			93.30	93.30	N/A	35,800	33,400	
233	1	103.45	103.45	103.45			103.45	103.45	N/A	66,000	68,280	
5	1	69.35	69.35	69.35			69.35	69.35	N/A	203,815	141,340	
9	4	68.47	70.01	70.51	12.99	99.29	58.25	84.86	N/A	69,116	48,733	
ALL	26	70.75	76.87	70.70	22.50	108.73	46.26	152.36	65.39 to 84.86	97,061	68,624	

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	26	70.75	76.87	70.70	22.50	108.73	46.26	152.36	65.39 to 84.86	97,061	68,624
ALL	26	70.75	76.87	70.70	22.50	108.73	46.26	152.36	65.39 to 84.86	97,061	68,624

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	26	70.75	76.87	70.70	22.50	108.73	46.26	152.36	65.39 to 84.86	97,061	68,624
ALL	26	70.75	76.87	70.70	22.50	108.73	46.26	152.36	65.39 to 84.86	97,061	68,624

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
08-0005	3	92.21	88.54	83.48	12.11	106.06	69.96	103.45	N/A	101,778	84,965
08-0036	11	71.53	70.90	64.53	19.17	109.86	46.26	95.63	49.20 to 93.30	110,200	71,113
08-0038	12	69.35	79.44	74.26	24.58	106.97	51.47	152.36	63.99 to 84.86	83,839	62,257
52-0100											
NonValid School											
ALL	26	70.75	76.87	70.70	22.50	108.73	46.26	152.36	65.39 to 84.86	97,061	68,624

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	26	MEDIAN:	71	COV:	30.09	95% Median C.I.:	65.39 to 84.86	(!: Derived)
(AgLand) TOTAL Sales Price:	2,523,605	WGT. MEAN:	71	STD:	23.13	95% Wgt. Mean C.I.:	63.29 to 78.12	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,523,605	MEAN:	77	AVG.ABS.DEV:	15.92	95% Mean C.I.:	67.53 to 86.22	
(AgLand) TOTAL Assessed Value:	1,784,240							
AVG. Adj. Sales Price:	97,061	COD:	22.50	MAX Sales Ratio:	152.36			
AVG. Assessed Value:	68,624	PRD:	108.73	MIN Sales Ratio:	46.26			

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	10	70.44	70.31	67.51	17.28	104.15	46.26	95.63	51.47 to 93.30	50,875	34,346
100.01 TO 180.00	10	82.93	88.85	81.35	25.81	109.22	51.61	152.36	63.99 to 118.37	79,807	64,920
180.01 TO 330.00	5	69.35	68.17	64.56	12.29	105.59	49.20	87.10	N/A	173,355	111,921
330.01 TO 650.00	1	66.28	66.28	66.28			66.28	66.28	N/A	350,000	231,975
ALL	26	70.75	76.87	70.70	22.50	108.73	46.26	152.36	65.39 to 84.86	97,061	68,624

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	1	58.25	58.25	58.25			58.25	58.25	N/A	65,100	37,920
DRY-N/A	5	92.21	91.43	86.28	13.68	105.97	66.06	118.37	N/A	74,494	64,271
GRASS	7	79.02	77.10	69.36	14.90	111.16	49.20	103.45	49.20 to 103.45	93,914	65,140
GRASS-N/A	13	69.34	72.59	67.83	20.48	107.02	46.26	152.36	51.61 to 72.95	109,894	74,537
ALL	26	70.75	76.87	70.70	22.50	108.73	46.26	152.36	65.39 to 84.86	97,061	68,624

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	1	58.25	58.25	58.25			58.25	58.25	N/A	65,100	37,920
DRY-N/A	5	92.21	91.43	86.28	13.68	105.97	66.06	118.37	N/A	74,494	64,271
GRASS	15	69.34	70.21	65.87	18.55	106.60	46.26	103.45	51.61 to 81.00	110,793	72,975
GRASS-N/A	5	71.53	86.04	77.88	25.72	110.47	63.99	152.36	N/A	84,825	66,066
ALL	26	70.75	76.87	70.70	22.50	108.73	46.26	152.36	65.39 to 84.86	97,061	68,624

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	6	88.54	85.90	82.11	18.27	104.62	58.25	118.37	58.25 to 118.37	72,929	59,879
GRASS	20	69.66	74.17	68.31	20.61	108.58	46.26	152.36	65.25 to 79.02	104,301	71,248
ALL	26	70.75	76.87	70.70	22.50	108.73	46.26	152.36	65.39 to 84.86	97,061	68,624

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified
 Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	26	MEDIAN:	71	COV:	30.09	95% Median C.I.:	65.39 to 84.86	(!: Derived)
(AgLand) TOTAL Sales Price:	2,523,605	WGT. MEAN:	71	STD:	23.13	95% Wgt. Mean C.I.:	63.29 to 78.12	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,523,605	MEAN:	77	AVG.ABS.DEV:	15.92	95% Mean C.I.:	67.53 to 86.22	
(AgLand) TOTAL Assessed Value:	1,784,240							
AVG. Adj. Sales Price:	97,061	COD:	22.50	MAX Sales Ratio:	152.36			
AVG. Assessed Value:	68,624	PRD:	108.73	MIN Sales Ratio:	46.26			

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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 \$ _____	_____										
_____ Total \$ _____											
30000 TO 59999	10	75.99	86.94	85.44	27.37	101.75	51.47	152.36	65.39 to 118.37	46,225	39,497
60000 TO 99999	9	81.00	76.85	77.28	17.09	99.44	46.26	103.45	58.25 to 92.21	77,324	59,760
100000 TO 149999	2	58.84	58.84	58.29	12.28	100.94	51.61	66.06	N/A	120,825	70,425
150000 TO 249999	3	69.35	68.19	68.29	2.26	99.86	65.25	69.96	N/A	170,991	116,761
250000 TO 499999	2	57.74	57.74	58.99	14.79	97.89	49.20	66.28	N/A	305,400	180,147
_____ ALL _____											
	26	70.75	76.87	70.70	22.50	108.73	46.26	152.36	65.39 to 84.86	97,061	68,624

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____ Low \$ _____	_____										
_____ Total \$ _____											
30000 TO 59999	13	71.53	74.35	71.56	19.96	103.90	46.26	118.37	58.25 to 93.30	53,442	38,242
60000 TO 99999	8	85.98	89.02	81.77	22.98	108.88	51.61	152.36	51.61 to 152.36	88,134	72,063
100000 TO 149999	4	67.30	63.44	61.85	9.23	102.57	49.20	69.96	N/A	193,443	119,651
150000 TO 249999	1	66.28	66.28	66.28			66.28	66.28	N/A	350,000	231,975
_____ ALL _____											
	26	70.75	76.87	70.70	22.50	108.73	46.26	152.36	65.39 to 84.86	97,061	68,624

PA&T 2007 Preliminary Statistics

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	45	MEDIAN:	97	COV:	35.69	95% Median C.I.:	94.94 to 101.42	(! : Derived)
TOTAL Sales Price:	992,100	WGT. MEAN:	91	STD:	37.53	95% Wgt. Mean C.I.:	80.93 to 100.50	
TOTAL Adj.Sales Price:	992,100	MEAN:	105	AVG.ABS.DEV:	21.68	95% Mean C.I.:	94.20 to 116.13	
TOTAL Assessed Value:	899,965							
AVG. Adj. Sales Price:	22,046	COD:	22.39	MAX Sales Ratio:	248.10			
AVG. Assessed Value:	19,999	PRD:	115.93	MIN Sales Ratio:	45.19			

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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____											
07/01/04 TO 09/30/04	3	96.40	97.80	98.72	1.52	99.06	96.29	100.70	N/A	11,733	11,583
10/01/04 TO 12/31/04	11	99.45	108.62	98.68	12.99	110.07	91.73	164.40	93.16 to 131.33	20,095	19,830
01/01/05 TO 03/31/05	5	95.53	100.63	94.32	6.50	106.70	93.21	122.50	N/A	32,780	30,917
04/01/05 TO 06/30/05	3	101.42	99.75	101.06	2.41	98.71	95.25	102.59	N/A	14,166	14,316
07/01/05 TO 09/30/05	9	93.16	108.96	90.92	37.27	119.84	58.00	248.10	64.88 to 145.27	16,611	15,102
10/01/05 TO 12/31/05	3	84.00	119.06	57.32	72.54	207.71	45.19	228.00	N/A	30,416	17,435
01/01/06 TO 03/31/06	3	140.75	115.26	79.88	21.10	144.30	57.98	147.06	N/A	22,033	17,600
04/01/06 TO 06/30/06	8	94.50	94.76	93.67	17.21	101.16	57.47	133.93	57.47 to 133.93	27,825	26,063
____Study Years____											
07/01/04 TO 06/30/05	22	97.61	104.12	97.36	9.14	106.95	91.73	164.40	95.53 to 102.42	21,029	20,473
07/01/05 TO 06/30/06	23	94.06	106.16	84.91	35.69	125.03	45.19	248.10	81.28 to 108.40	23,019	19,545
____Calendar Yrs____											
01/01/05 TO 12/31/05	20	95.39	107.01	86.27	29.01	124.04	45.19	248.10	84.00 to 102.59	22,357	19,288
____ALL____											
	45	96.84	105.16	90.71	22.39	115.93	45.19	248.10	94.94 to 101.42	22,046	19,999

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRISTOW	1	83.33	83.33	83.33			83.33	83.33	N/A	6,000	5,000
BUTTE	14	98.77	98.11	97.48	13.24	100.64	57.47	131.33	94.94 to 108.40	13,807	13,459
GROSS	1	84.00	84.00	84.00			84.00	84.00	N/A	250	210
LYNCH	6	99.14	114.34	100.32	22.79	113.98	84.92	164.40	84.92 to 164.40	11,375	11,410
NAPER	2	98.84	98.84	101.87	3.63	97.02	95.25	102.42	N/A	39,050	39,780
SPENCER	21	96.40	109.89	86.40	30.74	127.20	45.19	248.10	91.73 to 119.45	30,771	26,585
____ALL____											
	45	96.84	105.16	90.71	22.39	115.93	45.19	248.10	94.94 to 101.42	22,046	19,999

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	44	97.00	106.25	91.33	21.94	116.34	45.19	248.10	94.94 to 102.42	22,138	20,218
2	1	57.47	57.47	57.47			57.47	57.47	N/A	18,000	10,345
____ALL____											
	45	96.84	105.16	90.71	22.39	115.93	45.19	248.10	94.94 to 101.42	22,046	19,999

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	45	MEDIAN:	97	COV:	35.69	95% Median C.I.:	94.94 to 101.42	(! : Derived)
TOTAL Sales Price:	992,100	WGT. MEAN:	91	STD:	37.53	95% Wgt. Mean C.I.:	80.93 to 100.50	
TOTAL Adj.Sales Price:	992,100	MEAN:	105	AVG.ABS.DEV:	21.68	95% Mean C.I.:	94.20 to 116.13	
TOTAL Assessed Value:	899,965							
AVG. Adj. Sales Price:	22,046	COD:	22.39	MAX Sales Ratio:	248.10			
AVG. Assessed Value:	19,999	PRD:	115.93	MIN Sales Ratio:	45.19			

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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	41	96.84	104.96	90.61	20.92	115.84	45.19	248.10	94.94 to 101.42	24,124	21,858
2	4	103.25	107.23	126.00	35.08	85.10	58.00	164.40	N/A	750	945
____ALL____											
	45	96.84	105.16	90.71	22.39	115.93	45.19	248.10	94.94 to 101.42	22,046	19,999

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	39	96.84	102.52	89.32	21.50	114.78	45.19	228.00	93.21 to 102.42	23,310	20,821
06											
07	6	97.23	122.31	105.93	28.05	115.46	93.16	248.10	93.16 to 248.10	13,833	14,654
____ALL____											
	45	96.84	105.16	90.71	22.39	115.93	45.19	248.10	94.94 to 101.42	22,046	19,999

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
08-0005	14	98.77	98.11	97.48	13.24	100.64	57.47	131.33	94.94 to 108.40	13,807	13,459
08-0036	7	97.15	109.91	98.94	21.97	111.08	83.33	164.40	83.33 to 164.40	10,607	10,495
08-0038	24	95.97	107.89	88.06	27.87	122.52	45.19	248.10	91.73 to 102.42	30,189	26,586
52-0100											
NonValid School											
____ALL____											
	45	96.84	105.16	90.71	22.39	115.93	45.19	248.10	94.94 to 101.42	22,046	19,999

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	45	MEDIAN:	97	COV:	35.69	95% Median C.I.:	94.94 to 101.42	(! : Derived)
TOTAL Sales Price:	992,100	WGT. MEAN:	91	STD:	37.53	95% Wgt. Mean C.I.:	80.93 to 100.50	
TOTAL Adj.Sales Price:	992,100	MEAN:	105	AVG.ABS.DEV:	21.68	95% Mean C.I.:	94.20 to 116.13	
TOTAL Assessed Value:	899,965							
AVG. Adj. Sales Price:	22,046	COD:	22.39	MAX Sales Ratio:	248.10			
AVG. Assessed Value:	19,999	PRD:	115.93	MIN Sales Ratio:	45.19			

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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	4	103.25	107.23	126.00	35.08	85.10	58.00	164.40	N/A	750	945
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	19	97.15	110.13	103.45	24.91	106.46	57.47	228.00	84.92 to 133.93	8,284	8,569
1920 TO 1939	3	105.98	102.51	99.38	4.79	103.15	93.16	108.40	N/A	26,000	25,838
1940 TO 1949											
1950 TO 1959	3	101.42	92.95	76.12	20.20	122.11	57.98	119.45	N/A	25,666	19,536
1960 TO 1969	1	45.19	45.19	45.19			45.19	45.19	N/A	85,000	38,415
1970 TO 1979	10	96.62	109.16	92.27	21.67	118.31	64.88	248.10	91.73 to 106.82	26,010	23,999
1980 TO 1989	2	102.51	102.51	102.46	0.08	100.05	102.42	102.59	N/A	45,300	46,412
1990 TO 1994	3	94.06	94.27	93.78	0.82	100.52	93.21	95.53	N/A	80,333	75,333
1995 TO 1999											
2000 TO Present											
ALL	45	96.84	105.16	90.71	22.39	115.93	45.19	248.10	94.94 to 101.42	22,046	19,999

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	7	101.13	108.27	109.06	25.38	99.28	58.00	164.40	58.00 to 164.40	1,814	1,978
5000 TO 9999	14	96.78	123.58	118.98	34.32	103.87	81.28	248.10	84.92 to 147.06	6,657	7,920
Total \$											
1 TO 9999	21	97.15	118.48	117.79	31.80	100.58	58.00	248.10	95.09 to 133.93	5,042	5,940
10000 TO 29999	15	100.64	99.65	98.16	10.89	101.53	57.47	140.75	94.94 to 105.98	18,073	17,740
30000 TO 59999	4	92.44	87.42	85.22	13.59	102.59	57.98	106.82	N/A	43,750	37,282
60000 TO 99999	3	64.88	70.83	69.64	29.40	101.71	45.19	102.42	N/A	72,366	50,396
100000 TO 149999	2	93.63	93.63	93.63	0.45	100.00	93.21	94.06	N/A	111,500	104,402
ALL	45	96.84	105.16	90.71	22.39	115.93	45.19	248.10	94.94 to 101.42	22,046	19,999

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	45	MEDIAN:	97	COV:	35.69	95% Median C.I.:	94.94 to 101.42	(! : Derived)
TOTAL Sales Price:	992,100	WGT. MEAN:	91	STD:	37.53	95% Wgt. Mean C.I.:	80.93 to 100.50	
TOTAL Adj.Sales Price:	992,100	MEAN:	105	AVG.ABS.DEV:	21.68	95% Mean C.I.:	94.20 to 116.13	
TOTAL Assessed Value:	899,965							
AVG. Adj. Sales Price:	22,046	COD:	22.39	MAX Sales Ratio:	248.10			
AVG. Assessed Value:	19,999	PRD:	115.93	MIN Sales Ratio:	45.19			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	7	101.13	108.27	109.06	25.38	99.28	58.00	164.40	58.00 to 164.40	1,814	1,978
5000 TO 9999	11	96.29	100.80	98.94	12.53	101.87	81.28	147.06	83.33 to 133.93	6,790	6,719
Total \$ _____											
1 TO 9999	18	96.47	103.70	100.41	18.29	103.28	58.00	164.40	84.92 to 122.50	4,855	4,875
10000 TO 29999	19	100.70	114.43	97.90	27.52	116.88	57.47	248.10	94.94 to 119.45	17,821	17,446
30000 TO 59999	5	91.73	80.36	73.09	19.60	109.95	45.19	106.82	N/A	54,200	39,613
60000 TO 99999	1	102.42	102.42	102.42			102.42	102.42	N/A	72,100	73,845
100000 TO 149999	2	93.63	93.63	93.63	0.45	100.00	93.21	94.06	N/A	111,500	104,402
ALL _____											
	45	96.84	105.16	90.71	22.39	115.93	45.19	248.10	94.94 to 101.42	22,046	19,999

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	103.25	107.23	126.00	35.08	85.10	58.00	164.40	N/A	750	945
10	5	131.33	118.00	109.81	15.73	107.46	81.28	147.06	N/A	5,740	6,303
20	18	98.30	115.67	107.43	23.69	107.67	77.50	248.10	95.25 to 105.98	10,927	11,739
30	18	94.50	90.63	85.55	15.83	105.94	45.19	140.75	83.33 to 101.42	42,427	36,297
ALL _____											
	45	96.84	105.16	90.71	22.39	115.93	45.19	248.10	94.94 to 101.42	22,046	19,999

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	103.25	107.23	126.00	35.08	85.10	58.00	164.40	N/A	750	945
100	7	98.06	121.90	107.39	26.96	113.51	93.16	248.10	93.16 to 248.10	13,285	14,267
101	25	96.29	100.96	86.60	23.03	116.57	45.19	228.00	91.73 to 101.42	30,684	26,573
104	9	99.45	102.91	102.31	9.58	100.58	84.92	140.75	93.16 to 108.40	14,333	14,665
ALL _____											
	45	96.84	105.16	90.71	22.39	115.93	45.19	248.10	94.94 to 101.42	22,046	19,999

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	103.25	107.23	126.00	35.08	85.10	58.00	164.40	N/A	750	945
10	2	107.61	107.61	101.47	24.46	106.04	81.28	133.93	N/A	7,300	7,407
20	17	97.15	111.33	107.67	20.97	103.40	77.50	228.00	95.09 to 131.33	8,605	9,266
30	21	96.29	99.50	86.94	20.85	114.45	45.19	248.10	93.16 to 101.42	38,485	33,459
40	1	105.98	105.98	105.98			105.98	105.98	N/A	20,000	21,195
ALL _____											
	45	96.84	105.16	90.71	22.39	115.93	45.19	248.10	94.94 to 101.42	22,046	19,999

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	3	MEDIAN:	102	COV:	11.07	95% Median C.I.:	N/A
TOTAL Sales Price:	80,500	WGT. MEAN:	104	STD:	11.74	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	80,500	MEAN:	106	AVG.ABS.DEV:	7.48	95% Mean C.I.:	76.89 to 135.23
TOTAL Assessed Value:	83,755						
AVG. Adj. Sales Price:	26,833	COD:	7.33	MAX Sales Ratio:	119.27		
AVG. Assessed Value:	27,918	PRD:	101.94	MIN Sales Ratio:	96.82		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	2	99.46	99.46	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	119.27	119.27	119.27			119.27	119.27	N/A	15,000	17,890
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/03 TO 06/30/04											
07/01/04 TO 06/30/05	2	99.46	99.46	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932
07/01/05 TO 06/30/06	1	119.27	119.27	119.27			119.27	119.27	N/A	15,000	17,890
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04											
01/01/05 TO 12/31/05	3	102.09	106.06	104.04	7.33	101.94	96.82	119.27	N/A	26,833	27,918
<u>ALL</u>											
	3	102.09	106.06	104.04	7.33	101.94	96.82	119.27	N/A	26,833	27,918

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BUTTE	2	99.46	99.46	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932
SPENCER	1	119.27	119.27	119.27			119.27	119.27	N/A	15,000	17,890
<u>ALL</u>											
	3	102.09	106.06	104.04	7.33	101.94	96.82	119.27	N/A	26,833	27,918

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	3	102.09	106.06	104.04	7.33	101.94	96.82	119.27	N/A	26,833	27,918
<u>ALL</u>											
	3	102.09	106.06	104.04	7.33	101.94	96.82	119.27	N/A	26,833	27,918

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	3	MEDIAN:	102	COV:	11.07	95% Median C.I.:	N/A
TOTAL Sales Price:	80,500	WGT. MEAN:	104	STD:	11.74	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	80,500	MEAN:	106	AVG.ABS.DEV:	7.48	95% Mean C.I.:	76.89 to 135.23
TOTAL Assessed Value:	83,755						
AVG. Adj. Sales Price:	26,833	COD:	7.33	MAX Sales Ratio:	119.27		
AVG. Assessed Value:	27,918	PRD:	101.94	MIN Sales Ratio:	96.82		

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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	3	102.09	106.06	104.04	7.33	101.94	96.82	119.27	N/A	26,833	27,918
ALL	3	102.09	106.06	104.04	7.33	101.94	96.82	119.27	N/A	26,833	27,918

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
08-0005	2	99.46	99.46	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932
08-0036											
08-0038	1	119.27	119.27	119.27			119.27	119.27	N/A	15,000	17,890
52-0100											
NonValid School											
ALL	3	102.09	106.06	104.04	7.33	101.94	96.82	119.27	N/A	26,833	27,918

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											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	119.27	119.27	119.27			119.27	119.27	N/A	15,000	17,890
1920 TO 1939	1	96.82	96.82	96.82			96.82	96.82	N/A	19,000	18,395
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	102.09	102.09	102.09			102.09	102.09	N/A	46,500	47,470
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	3	102.09	106.06	104.04	7.33	101.94	96.82	119.27	N/A	26,833	27,918

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	3	MEDIAN:	102	COV:	11.07	95% Median C.I.:	N/A
TOTAL Sales Price:	80,500	WGT. MEAN:	104	STD:	11.74	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	80,500	MEAN:	106	AVG.ABS.DEV:	7.48	95% Mean C.I.:	76.89 to 135.23
TOTAL Assessed Value:	83,755						
AVG. Adj. Sales Price:	26,833	COD:	7.33	MAX Sales Ratio:	119.27		
AVG. Assessed Value:	27,918	PRD:	101.94	MIN Sales Ratio:	96.82		

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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 \$ _____											
Total \$ _____											
10000 TO 29999	2	108.05	108.05	106.72	10.39	101.24	96.82	119.27	N/A	17,000	18,142
30000 TO 59999	1	102.09	102.09	102.09			102.09	102.09	N/A	46,500	47,470
ALL _____	3	102.09	106.06	104.04	7.33	101.94	96.82	119.27	N/A	26,833	27,918

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	2	108.05	108.05	106.72	10.39	101.24	96.82	119.27	N/A	17,000	18,142
30000 TO 59999	1	102.09	102.09	102.09			102.09	102.09	N/A	46,500	47,470
ALL _____	3	102.09	106.06	104.04	7.33	101.94	96.82	119.27	N/A	26,833	27,918

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	3	102.09	106.06	104.04	7.33	101.94	96.82	119.27	N/A	26,833	27,918
ALL _____	3	102.09	106.06	104.04	7.33	101.94	96.82	119.27	N/A	26,833	27,918

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
343	1	102.09	102.09	102.09			102.09	102.09	N/A	46,500	47,470
344	1	119.27	119.27	119.27			119.27	119.27	N/A	15,000	17,890
399	1	96.82	96.82	96.82			96.82	96.82	N/A	19,000	18,395
ALL _____	3	102.09	106.06	104.04	7.33	101.94	96.82	119.27	N/A	26,833	27,918

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	3	102.09	106.06	104.04	7.33	101.94	96.82	119.27	N/A	26,833	27,918
04											
ALL _____	3	102.09	106.06	104.04	7.33	101.94	96.82	119.27	N/A	26,833	27,918

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified
 Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	28	MEDIAN:	68	COV:	29.93	95% Median C.I.:	63.09 to 81.72	(! : Derived)
(AgLand) TOTAL Sales Price:	2,748,225	WGT. MEAN:	68	STD:	22.20	95% Wgt. Mean C.I.:	61.30 to 75.16	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,748,225	MEAN:	74	AVG.ABS.DEV:	15.24	95% Mean C.I.:	65.56 to 82.78	
(AgLand) TOTAL Assessed Value:	1,875,110							
AVG. Adj. Sales Price:	98,150	COD:	22.33	MAX Sales Ratio:	147.64			
AVG. Assessed Value:	66,968	PRD:	108.70	MIN Sales Ratio:	43.80			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	4	83.16	80.71	82.65	15.19	97.64	62.00	94.52	N/A	55,193	45,620
01/01/04 TO 03/31/04	2	77.27	77.27	77.13	9.11	100.18	70.23	84.31	N/A	86,325	66,582
04/01/04 TO 06/30/04	2	78.88	78.88	77.49	12.09	101.79	69.34	88.41	N/A	41,900	32,467
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	4	66.83	64.88	65.90	10.01	98.46	49.87	76.00	N/A	119,129	78,502
01/01/05 TO 03/31/05	4	66.04	67.98	68.83	12.14	98.77	58.13	81.72	N/A	71,203	49,006
04/01/05 TO 06/30/05	3	66.06	82.56	74.60	26.52	110.67	64.54	117.09	N/A	80,756	60,248
07/01/05 TO 09/30/05	2	62.58	62.58	62.78	0.82	99.68	62.06	63.09	N/A	253,000	158,825
10/01/05 TO 12/31/05	5	64.83	78.26	68.97	43.46	113.47	43.80	147.64	N/A	86,920	59,951
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	2	73.01	73.01	57.02	36.73	128.03	46.19	99.82	N/A	163,400	93,172
<u>Study Years</u>											
07/01/03 TO 06/30/04	8	79.23	79.39	79.75	13.20	99.55	62.00	94.52	62.00 to 94.52	59,653	47,572
07/01/04 TO 06/30/05	11	66.52	70.83	68.83	15.28	102.91	49.87	117.09	58.13 to 81.72	91,236	62,798
07/01/05 TO 06/30/06	9	63.09	73.61	63.42	34.74	116.07	43.80	147.64	46.19 to 99.82	140,822	89,305
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	8	69.79	71.48	69.87	11.84	102.30	49.87	88.41	49.87 to 88.41	91,620	64,013
01/01/05 TO 12/31/05	14	64.69	74.00	67.74	25.53	109.25	43.80	147.64	58.13 to 86.03	104,834	71,012
<u>ALL</u>											
	28	68.24	74.17	68.23	22.33	108.70	43.80	147.64	63.09 to 81.72	98,150	66,968

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	28	MEDIAN:	68	COV:	29.93	95% Median C.I.:	63.09 to 81.72	(!: Derived)
(AgLand) TOTAL Sales Price:	2,748,225	WGT. MEAN:	68	STD:	22.20	95% Wgt. Mean C.I.:	61.30 to 75.16	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,748,225	MEAN:	74	AVG.ABS.DEV:	15.24	95% Mean C.I.:	65.56 to 82.78	
(AgLand) TOTAL Assessed Value:	1,875,110							
AVG. Adj. Sales Price:	98,150	COD:	22.33	MAX Sales Ratio:	147.64			
AVG. Assessed Value:	66,968	PRD:	108.70	MIN Sales Ratio:	43.80			

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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	
11	1	66.06	66.06	66.06			66.06	66.06	N/A	48,000	31,710	
13	1	147.64	147.64	147.64			147.64	147.64	N/A	45,600	67,325	
181	1	117.09	117.09	117.09			117.09	117.09	N/A	45,000	52,690	
185	2	79.34	79.34	75.75	16.16	104.74	66.52	92.16	N/A	119,667	90,645	
187	2	62.94	62.94	62.99	20.76	99.92	49.87	76.00	N/A	59,771	37,647	
189	3	64.54	63.81	63.69	1.43	100.19	62.06	64.83	N/A	138,973	88,515	
191	3	46.19	54.71	48.80	21.90	112.13	43.80	74.15	N/A	124,600	60,800	
219	4	66.22	66.17	64.73	5.47	102.22	62.00	70.23	N/A	133,650	86,511	
221	4	83.88	77.82	71.95	14.85	108.15	49.00	94.52	N/A	85,837	61,762	
223	1	88.41	88.41	88.41			88.41	88.41	N/A	35,800	31,650	
233	1	99.82	99.82	99.82			99.82	99.82	N/A	66,000	65,880	
5	1	67.14	67.14	67.14			67.14	67.14	N/A	203,815	136,840	
9	4	66.04	68.63	69.23	13.12	99.13	58.13	84.31	N/A	69,116	47,847	
ALL	28	68.24	74.17	68.23	22.33	108.70	43.80	147.64	63.09 to 81.72	98,150	66,968	

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	28	68.24	74.17	68.23	22.33	108.70	43.80	147.64	63.09 to 81.72	98,150	66,968
ALL	28	68.24	74.17	68.23	22.33	108.70	43.80	147.64	63.09 to 81.72	98,150	66,968

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	28	68.24	74.17	68.23	22.33	108.70	43.80	147.64	63.09 to 81.72	98,150	66,968
ALL	28	68.24	74.17	68.23	22.33	108.70	43.80	147.64	63.09 to 81.72	98,150	66,968

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
08-0005	3	92.16	86.17	80.95	12.04	106.44	66.52	99.82	N/A	101,778	82,390
08-0036	12	69.79	69.04	62.69	19.30	110.13	43.80	94.52	49.00 to 86.03	107,295	67,262
08-0038	13	66.06	76.13	71.04	23.43	107.17	49.87	147.64	61.80 to 84.31	88,872	63,138
52-0100											
NonValid School											
ALL	28	68.24	74.17	68.23	22.33	108.70	43.80	147.64	63.09 to 81.72	98,150	66,968

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified
 Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	28	MEDIAN:	68	COV:	29.93	95% Median C.I.:	63.09 to 81.72	(!: Derived)
(AgLand) TOTAL Sales Price:	2,748,225	WGT. MEAN:	68	STD:	22.20	95% Wgt. Mean C.I.:	61.30 to 75.16	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,748,225	MEAN:	74	AVG.ABS.DEV:	15.24	95% Mean C.I.:	65.56 to 82.78	
(AgLand) TOTAL Assessed Value:	1,875,110							
AVG. Adj. Sales Price:	98,150	COD:	22.33	MAX Sales Ratio:	147.64			
AVG. Assessed Value:	66,968	PRD:	108.70	MIN Sales Ratio:	43.80			

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	10	67.70	67.66	65.04	17.26	104.02	43.80	94.52	49.87 to 88.41	50,875	33,091
100.01 TO 180.00	11	84.31	86.26	79.57	23.82	108.41	49.00	147.64	61.80 to 117.09	79,402	63,184
180.01 TO 330.00	6	65.53	64.69	61.84	10.83	104.61	46.19	81.72	46.19 to 81.72	169,340	104,724
330.01 TO 650.00	1	63.09	63.09	63.09			63.09	63.09	N/A	350,000	220,830
ALL	28	68.24	74.17	68.23	22.33	108.70	43.80	147.64	63.09 to 81.72	98,150	66,968

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	1	58.13	58.13	58.13			58.13	58.13	N/A	65,100	37,845
DRY-N/A	5	92.16	90.58	85.48	13.56	105.97	64.83	117.09	N/A	74,494	63,677
GRASS	7	74.15	72.87	65.45	15.24	111.34	46.19	99.82	46.19 to 99.82	93,914	61,467
GRASS-N/A	15	66.06	70.37	65.85	20.30	106.87	43.80	147.64	61.80 to 70.27	110,216	72,573
ALL	28	68.24	74.17	68.23	22.33	108.70	43.80	147.64	63.09 to 81.72	98,150	66,968

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	1	58.13	58.13	58.13			58.13	58.13	N/A	65,100	37,845
DRY-N/A	5	92.16	90.58	85.48	13.56	105.97	64.83	117.09	N/A	74,494	63,677
GRASS	15	66.06	66.59	62.46	18.25	106.61	43.80	99.82	49.87 to 76.00	110,793	69,205
GRASS-N/A	7	69.34	80.97	74.11	22.76	109.25	61.80	147.64	61.80 to 147.64	92,678	68,685
ALL	28	68.24	74.17	68.23	22.33	108.70	43.80	147.64	63.09 to 81.72	98,150	66,968

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	6	88.24	85.17	81.41	18.23	104.62	58.13	117.09	58.13 to 117.09	72,929	59,371
GRASS	22	66.83	71.17	65.73	20.12	108.27	43.80	147.64	62.00 to 76.00	105,029	69,040
ALL	28	68.24	74.17	68.23	22.33	108.70	43.80	147.64	63.09 to 81.72	98,150	66,968

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified
 Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	28	MEDIAN:	68	COV:	29.93	95% Median C.I.:	63.09 to 81.72	(!: Derived)
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(AgLand) TOTAL Adj.Sales Price:	2,748,225	MEAN:	74	AVG.ABS.DEV:	15.24	95% Mean C.I.:	65.56 to 82.78	
(AgLand) TOTAL Assessed Value:	1,875,110							
AVG. Adj. Sales Price:	98,150	COD:	22.33	MAX Sales Ratio:	147.64			
AVG. Assessed Value:	66,968	PRD:	108.70	MIN Sales Ratio:	43.80			

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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 \$ _____											
Total \$ _____											
30000 TO 59999	10	72.21	83.94	82.54	28.29	101.69	49.87	147.64	62.00 to 117.09	46,225	38,154
60000 TO 99999	10	78.86	75.40	75.76	17.00	99.53	43.80	99.82	58.13 to 92.16	77,127	58,431
100000 TO 149999	3	64.54	59.46	59.45	8.18	100.00	49.00	64.83	N/A	130,306	77,473
150000 TO 249999	3	66.52	65.24	65.41	2.55	99.74	62.06	67.14	N/A	170,991	111,845
250000 TO 499999	2	54.64	54.64	55.88	15.46	97.79	46.19	63.09	N/A	305,400	170,647
ALL											
	28	68.24	74.17	68.23	22.33	108.70	43.80	147.64	63.09 to 81.72	98,150	66,968

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	1	49.87	49.87	49.87			49.87	49.87	N/A	59,542	29,695
30000 TO 59999	12	69.81	73.46	70.77	19.02	103.80	43.80	117.09	61.80 to 88.41	52,934	37,463
60000 TO 99999	11	81.72	82.03	75.15	22.17	109.16	49.00	147.64	62.06 to 99.82	98,699	74,167
100000 TO 149999	3	66.52	59.95	58.14	10.50	103.11	46.19	67.14	N/A	205,925	119,726
150000 TO 249999	1	63.09	63.09	63.09			63.09	63.09	N/A	350,000	220,830
ALL											
	28	68.24	74.17	68.23	22.33	108.70	43.80	147.64	63.09 to 81.72	98,150	66,968

2007 Assessment Survey for Boyd County
March 19, 2007

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff:

0

2. Appraiser(s) on staff:

0

3. Other full-time employees:

(Does not include anyone counted in 1 and 2 above)

1 – This employee will be working towards her Deputy Assessors License.

4. Other part-time employees:

(Does not include anyone counted in 1 through 3 above)

0

5. Number of shared employees:

(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).

0

6. Assessor's requested budget for current fiscal year: \$69,262.

(This would be the "total budget" for the assessor's office)

7. Part of the budget that is dedicated to the computer system: \$8,000.

(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?):

8. Adopted budget, or granted budget if different from above: same as above.

9. Amount of total budget set aside for appraisal work: \$2,500.

10. Amount of the total budget set aside for education/workshops: \$1,500.

11. Appraisal/Reappraisal budget, if not part of the total budget: None.

12. Other miscellaneous funds: None.

(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)

13. Total budget: \$69,262.

a. Was any of last year’s budget not used?

Yes, \$3,776.21 was not used and was put back into the county general fund.

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by:

The assessor has a verbal agreement with an appraiser, Jerry Hanefeldt.
On occasion the assessor and deputy will do the data collecting.

2. Valuation done by:

Assessor

3. Pickup work done by:

The assessor has a verbal agreement with an appraiser, Jerry Hanefeldt.

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	23	0	7	30

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

2000 Marshall-Swift

5. What was the last year the depreciation schedule for this property class was developed using market-derived information?

2003

6. 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?

The assessor does not currently use the sales comparison approach.

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

9 – Bristow, Butte, Lynch, Monowi, Naper, Spencer, Anoka, Gross and Rec.

8. How are these defined?

These are defined by location.

9. Is “Assessor Location” a usable valuation identity?

Yes

10. Does the assessor location “suburban” mean something other than rural residential? (that is, does the “suburban” location have its own market?)

Yes

11. Are the county’s ag residential and rural residential improvements classified and valued in the same manner?

Yes

C. Commercial/Industrial Appraisal Information

1. Data collection done by:

The assessor has a verbal agreement with an appraiser, Jerry Hanefeldt.

2. Valuation done by:

Assessor

3. Pickup work done by whom:

The assessor has a verbal agreement with an appraiser, Jerry Hanefeldt.

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	1	0	1	2

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

2000 Marshall-Swift

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

2005

6. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?

The income approach has not been utilized.

7. 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?

The assessor does not currently use the sales comparison approach.

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

6 – Bristow, Butte, Lynch, Spencer, Naper and Rural.

9. How are these defined?

These are defined by location.

10. Is “Assessor Location” a usable valuation identity?

Yes

11. Does the assessor location “suburban” mean something other than rural commercial? (that is, does the “suburban” location have its own market?)

Yes

D. Agricultural Appraisal Information

1. Data collection done by:

The assessor has a verbal agreement with an appraiser, Jerry Hanefeldt.

2. Valuation done by:

Assessor

3. Pickup work done by whom:

The assessor has a verbal agreement with an appraiser, Jerry Hanefeldt.

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	13	0	1	14

4. Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?

At this time the County does not have a written policy, but plans to develop one for future use.

How is your agricultural land defined?

Agricultural land is defined according to Neb. Rev. Stat. 77-1359.

5. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?

The income approach has never been utilized.

6. What is the date of the soil survey currently used?

1976

7. What date was the last countywide land use study completed?

1990

a. By what method? (Physical inspection, FSA maps, etc.)

FSA maps and physical inspection

b. By whom?

Assessor staff

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

100%

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

1

9. How are these defined?

Boyd County has determined there are not different market areas for agricultural land in the county.

10. 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:

MIPS Inc.

3. Cadastral maps: Are they currently being used?

Yes

a. Who maintains the Cadastral Maps?

Assessor and Staff

4. Does the county have GIS software?

No

a. Who maintains the GIS software and maps?

N/A

4. Personal Property software:

MIPS Inc.

F. Zoning Information

1. Does the county have zoning?

Yes

a. If so, is the zoning countywide?

Yes

b. What municipalities in the county are zoned?

Butte

c. When was zoning implemented?

2003

G. Contracted Services

1. Appraisal Services: (*are these contracted, or conducted "in-house?"*)

None, however the assessor has a verbal agreement with a local appraiser, Jerry Hanefelt for data collecting and pick up work

2. Other Services:

None

H. Additional comments or further explanations on any item from A through G:

II. Assessment Actions

2007 Assessment Actions taken to address the following property classes/subclasses:

1. Residential

The Boyd County Assessor reviews all residential sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible.

For assessment year 2007 all the rural residential properties have been entered into the new MIPS Inc. computer system.

All pick up work was completed and placed on the 2007 assessment roll.

2. Commercial

The Boyd County Assessor reviewed all commercial sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible.

All pick up work was completed and placed on the 2007 assessment roll.

3. Agricultural

For the assessment year 2007, the Boyd County Assessor completed a spreadsheet analysis of the unimproved agricultural land sales and made adjustments accordingly. Changes in land valuation were made to the bottom grass land capability groups.

The Boyd County Assessor reviewed all agricultural sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible.

All pick up work was completed and placed on the 2007 assessment roll.

County 8 - Boyd

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 3,565	Value 188,028,600	Total Growth 887,225 (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	255	230,420	12	20,370	2	33,655	269	284,445	
2. Res Improv Land	766	1,079,650	33	116,245	28	35,825	827	1,231,720	
3. Res Improvements	767	15,501,760	30	965,055	28	628,035	825	17,094,850	
4. Res Total	1,022	16,811,830	42	1,101,670	30	697,515	1,094	18,611,015	265,705
% of Total	93.41	90.33	3.83	5.91	2.74	3.74	30.68	9.89	29.94
5. Rec UnImp Land	0	0	0	0	13	215,995	13	215,995	
6. Rec Improv Land	0	0	0	0	133	496,625	133	496,625	
7. Rec Improvements	0	0	0	0	134	2,456,745	134	2,456,745	
8. Rec Total	0	0	0	0	147	3,169,365	147	3,169,365	8,830
% of Total	0.00	0.00	0.00	0.00	***	***	4.12	1.68	0.99
Res+Rec Total	1,022	16,811,830	42	1,101,670	177	3,866,880	1,241	21,780,380	274,535
% of Total	82.35	77.18	3.38	5.05	14.26	17.75	34.81	11.58	30.94

County 8 - Boyd

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 3,565	Value 188,028,600	Total Growth 887,225 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	21	18,475	1	320	2	2,605	24	21,400	
10. Comm Improv Land	160	188,600	17	74,355	0	0	177	262,955	
11. Comm Improvements	160	4,673,880	17	601,425	0	0	177	5,275,305	
12. Comm Total	181	4,880,955	18	676,100	2	2,605	201	5,559,660	210,000
% of Total	90.04	87.79	8.95	12.16	0.99	0.04	5.63	2.95	23.66
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind 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
Comm+Ind Total	181	4,880,955	18	676,100	2	2,605	201	5,559,660	210,000
% of Total	90.04	87.79	8.95	12.16	0.99	0.04	5.63	2.95	23.66
17. Taxable Total	1,203	21,692,785	60	1,777,770	179	3,869,485	1,442	27,340,040	484,535
% of Total	83.42	79.34	4.16	4.02	12.41	14.14	40.44	14.54	54.61

County 8 - Boyd

2007 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	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	150	1	21	172

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	7	71,470	1,516	96,781,810	1,523	96,853,280
28. Ag-Improved Land	2	4,220	6	50,065	592	51,597,545	600	51,651,830
29. Ag-Improvements	2	6,920	6	96,240	592	12,080,290	600	12,183,450
30. Ag-Total Taxable							2,123	160,688,560

County 8 - Boyd

2007 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	1	0.300	420	
32. HomeSite Improv Land	0	0.000	0	1	1.000	1,400	
33. HomeSite Improvements	0		0	4		85,960	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	1	3.000	1,050	1	1.000	350	
37. FarmSite Improv	2		6,920	6		10,280	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	27	27.450	38,430	28	27.750	38,850	
32. HomeSite Improv Land	394	404.730	566,620	395	405.730	568,020	
33. HomeSite Improvements	405		9,133,820	409		9,219,780	313,690
34. HomeSite Total				437	433.480	9,826,650	
35. FarmSite UnImp Land	85	191.230	66,930	85	191.230	66,930	
36. FarmSite Impr Land	488	1,972.970	690,540	490	1,976.970	691,940	
37. FarmSite Improv	579		2,946,470	587		2,963,670	89,000
38. FarmSite Total				672	2,168.200	3,722,540	
39. Road & Ditches		2,789.300			2,789.300		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,109	5,390.980	13,549,190	402,690

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	3	230.240	58,050	3	230.240	58,050

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 8 - Boyd

2007 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	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	857.400	583,030	857.400	583,030
47. 2A1	0.000	0	0.000	0	737.000	493,790	737.000	493,790
48. 2A	0.000	0	0.000	0	952.700	638,310	952.700	638,310
49. 3A1	0.000	0	0.000	0	16.000	9,760	16.000	9,760
50. 3A	0.000	0	0.000	0	1,592.300	971,305	1,592.300	971,305
51. 4A1	0.000	0	0.000	0	291.000	154,230	291.000	154,230
52. 4A	0.000	0	0.000	0	871.000	461,630	871.000	461,630
53. Total	0.000	0	0.000	0	5,317.400	3,312,055	5,317.400	3,312,055
Dryland:								
54. 1D1	0.000	0	0.000	0	2,364.160	1,288,465	2,364.160	1,288,465
55. 1D	0.000	0	12.000	6,540	34,943.950	19,044,475	34,955.950	19,051,015
56. 2D1	0.000	0	37.000	18,685	5,644.450	2,850,455	5,681.450	2,869,140
57. 2D	0.000	0	0.000	0	32,731.820	16,529,615	32,731.820	16,529,615
58. 3D1	0.000	0	3.000	1,485	2,663.620	1,318,490	2,666.620	1,319,975
59. 3D	0.000	0	0.000	0	1,821.470	901,625	1,821.470	901,625
60. 4D1	0.000	0	0.000	0	15,122.500	7,485,660	15,122.500	7,485,660
61. 4D	0.000	0	0.000	0	2,836.590	1,404,120	2,836.590	1,404,120
62. Total	0.000	0	52.000	26,710	98,128.560	50,822,905	98,180.560	50,849,615
Grass:								
63. 1G1	0.000	0	0.000	0	725.480	366,365	725.480	366,365
64. 1G	0.000	0	34.920	17,635	9,812.000	4,955,110	9,846.920	4,972,745
65. 2G1	0.000	0	48.050	23,545	5,130.640	2,514,010	5,178.690	2,537,555
66. 2G	6.470	3,170	6.490	3,180	19,020.960	9,320,285	19,033.920	9,326,635
67. 3G1	0.000	0	10.360	4,195	3,080.160	1,247,465	3,090.520	1,251,660
68. 3G	0.000	0	11.590	4,695	11,429.740	4,629,035	11,441.330	4,633,730
69. 4G1	0.000	0	27.000	10,935	35,038.600	14,190,670	35,065.600	14,201,605
70. 4G	0.000	0	67.210	27,220	136,725.690	55,373,960	136,792.900	55,401,180
71. Total	6.470	3,170	205.620	91,405	220,963.270	92,596,900	221,175.360	92,691,475
72. Waste	0.000	0	24.960	1,250	6,080.220	284,975	6,105.180	286,225
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	6.470	3,170	282.580	119,365	330,489.450	147,016,835	330,778.500	147,139,370

County 8 - Boyd

2007 County Abstract of Assessment for Real Property, Form 45

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	5,317.400	3,312,055	5,317.400	3,312,055
77.Dry Land	0.000	0	52.000	26,710	98,128.560	50,822,905	98,180.560	50,849,615
78.Grass	6.470	3,170	205.620	91,405	220,963.270	92,596,900	221,175.360	92,691,475
79.Waste	0.000	0	24.960	1,250	6,080.220	284,975	6,105.180	286,225
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
82.Total	6.470	3,170	282.580	119,365	330,489.450	147,016,835	330,778.500	147,139,370

2007 Agricultural Land Detail

County 8 - Boyd

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	857.400	16.12%	583,030	17.60%	679.997
2A1	737.000	13.86%	493,790	14.91%	670.000
2A	952.700	17.92%	638,310	19.27%	670.001
3A1	16.000	0.30%	9,760	0.29%	610.000
3A	1,592.300	29.95%	971,305	29.33%	610.001
4A1	291.000	5.47%	154,230	4.66%	530.000
4A	871.000	16.38%	461,630	13.94%	530.000
Irrigated Total	5,317.400	100.00%	3,312,055	100.00%	622.871
Dry:					
1D1	2,364.160	2.41%	1,288,465	2.53%	544.999
1D	34,955.950	35.60%	19,051,015	37.47%	545.000
2D1	5,681.450	5.79%	2,869,140	5.64%	505.001
2D	32,731.820	33.34%	16,529,615	32.51%	505.001
3D1	2,666.620	2.72%	1,319,975	2.60%	494.999
3D	1,821.470	1.86%	901,625	1.77%	494.998
4D1	15,122.500	15.40%	7,485,660	14.72%	495.001
4D	2,836.590	2.89%	1,404,120	2.76%	495.002
Dry Total	98,180.560	100.00%	50,849,615	100.00%	517.919
Grass:					
1G1	725.480	0.33%	366,365	0.40%	504.996
1G	9,846.920	4.45%	4,972,745	5.36%	505.005
2G1	5,178.690	2.34%	2,537,555	2.74%	489.999
2G	19,033.920	8.61%	9,326,635	10.06%	490.000
3G1	3,090.520	1.40%	1,251,660	1.35%	404.999
3G	11,441.330	5.17%	4,633,730	5.00%	404.999
4G1	35,065.600	15.85%	14,201,605	15.32%	405.001
4G	136,792.900	61.85%	55,401,180	59.77%	405.000
Grass Total	221,175.360	100.00%	92,691,475	100.00%	419.085
Irrigated Total	5,317.400	1.61%	3,312,055	2.25%	622.871
Dry Total	98,180.560	29.68%	50,849,615	34.56%	517.919
Grass Total	221,175.360	66.87%	92,691,475	63.00%	419.085
Waste	6,105.180	1.85%	286,225	0.19%	46.882
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	330,778.500	100.00%	147,139,370	100.00%	444.827

As Related to the County as a Whole

Irrigated Total	5,317.400	100.00%	3,312,055	100.00%
Dry Total	98,180.560	100.00%	50,849,615	100.00%
Grass Total	221,175.360	100.00%	92,691,475	100.00%
Waste	6,105.180	100.00%	286,225	100.00%
Other	0.000	0.00%	0	0.00%
Exempt	0.000	0.00%		
Market Area Total	330,778.500	100.00%	147,139,370	100.00%

2007 Agricultural Land Detail

County 8 - Boyd

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	5,317.400	3,312,055
Dry	0.000	0	52.000	26,710	98,128.560	50,822,905
Grass	6.470	3,170	205.620	91,405	220,963.270	92,596,900
Waste	0.000	0	24.960	1,250	6,080.220	284,975
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	0.000	0
Total	6.470	3,170	282.580	119,365	330,489.450	147,016,835

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	5,317.400	3,312,055	5,317.400	1.61%	3,312,055	2.25%	622.871
Dry	98,180.560	50,849,615	98,180.560	29.68%	50,849,615	34.56%	517.919
Grass	221,175.360	92,691,475	221,175.360	66.87%	92,691,475	63.00%	419.085
Waste	6,105.180	286,225	6,105.180	1.85%	286,225	0.19%	46.882
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
Total	330,778.500	147,139,370	330,778.500	100.00%	147,139,370	100.00%	444.827

* Department of Property Assessment & Taxation Calculates

2006 Plan of Assessment for Boyd County
Assessment Years 2007, 2008, and 2009
June 15, 2006

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land;
2. 80% of actual value for agricultural and horticultural land; and
3. 80% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 805 of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

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

General Description of Real Property in Boyd County.

Total value of real property is \$182,625,760 for 2006. Per the 2006 county abstract, Boyd County consists of the following real property types:

	Parcels	% of Total	Land Only	Improvements	Total Value	% of Base
Residential	1,085	30%	1,501,340	16,682,100	18,183,440	10%
Commercial	203	6%	293,060	5,110,820	5,403,880	3%
Recreational	148	4%	710,045	2,287,425	2,997,470	2%
Agricultural	<u>2,122</u>	<u>60%</u>	<u>143,862,395</u>	<u>12,178,575</u>	<u>156,040,970</u>	<u>85%</u>
	3,558	100%	146,366,840	36,258,920	182,625,760	100%

Agricultural Land Summary as it is predominant property type in Boyd County.

	Total Taxable Acres	% of Total Acres	Taxable Value	% of Total Agricultural Value
Irrigated	5,369.4	1.6%	3,345,925	2.3%
Dryland	98,128.56	29.6%	50,823,325	35.6%
Grassland	221,178.45	66.8%	88,032,395	61.7%
Waste	<u>6,105.18</u>	<u>1.8%</u>	<u>286,225</u>	<u>.2%</u>
	330,781.59	99.8%	142,487,870	99.8%

New Property: For assessment year 2006, an estimated 41 building permits and /or information statements were filed for new property construction/additions in the county.

2006 Reports & Opinions Statistics

Property Class	Median	*C.O.D	*P.R.D.
Residential	97.49	8.67	105
Commercial	99.45	2.65	98.9
Agricultural Unimproved	74.5	17.67	97.72

*C.O.D. means coefficient of dispersion and P.R.D. means price related differential.

All medians are within required range. Each year we must analyze our statistics and determine what steps should be taken to better our quality and uniformity of assessment.

3 YEAR APPRAISAL PLAN

2007

Residential

Sales ratio study will be done in all villages. This will include approximately 760 parcels. We will analyze each village separately to decide if we need to do a percentage increase or decrease to keep our values within required statistical measures. Sales review and pickup work will also be completed. We also plan to put situs of property and cadastral map book and page on record cards to comply with the standard requirements.

Commercial

Sales ratio study will be done on the commercial properties to be certain our values are still in compliance with required statistical measures. An appraisal adjustment would be a percentage increase or decrease applied to all properties within a subclass if the need is discovered. We have 200 commercial parcels county-wide. Sales review and pickup work will also be completed. We plan to put situs of property and cadastral map book and page on record cards to comply with the standard requirements.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustment to comply with statistical measures. Sales will also be platted on a map to determine if the current market areas are supported by the current sales. The market analysis is conducted in-house by utilizing the county's current Cama system. Sales review and pickup work will also be completed for agricultural properties.

2008

Residential

Sales ratio study will be conducted for all villages. We will determine if any percentage adjustments need to be applied to retain the required statistical measures. There are approximately 760 parcels in the 8 villages. Sales review and pickup work will be completed. We plan to review rural residential properties. This will include acreages and farms along with any outbuildings. There are approximately 480 parcels in the rural area. The physical inspection will include verifying all information located on the property record card along with taking new pictures. Interior inspections will be completed whenever possible. These properties will be valued using the cost approach using market-derived depreciation.

Commercial

Sales ratio study will be done on the commercial properties to be certain our values are in compliance with required statistical measures. A percentage adjustment will be applied to all properties within a subclass if the need is discovered. We have 200 commercial parcels county-wide. Sales review and pick-up work will be completed.

Agriculture

A market analysis of agricultural sales by land classification groups will be conducted to determine any possible adjustments to comply with statistical measures. Sales will also be platted on a map to determine if the current market areas are supported by the current sales. The market analysis is conducted in-house by utilizing the county's current Cama system. Sales review and pickup work will also be completed for agricultural properties. As stated under residential portion of 2008 plans, all agricultural homes will be reappraised. Also all rural outbuildings will be reviewed. The physical inspection will include verifying all information on the record card along with taking new pictures.

2009

Residential

Sales ratio study will be done in all villages. We will analyze each village to decide if any percentage adjustments need to be made to retain the required statistical measures. We have approximately 760 village parcels. Sales review and pickup work will be completed.

Commercial

Sales ratio study will be done on the commercial properties to be certain our values are in compliance with required statistical measures. A percentage adjustment will be applied to all properties within each subclass if the need is discovered. We have 200 commercial parcels county-wide. Sales review and pickup work will be completed.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustment to comply with statistical measures. Sales will also be platted on a map to determine if the current market areas are supported by the current sales. The market analysis is conducted in-house by utilizing the county's current Cama system. Sales review and pickup work will also be completed for agricultural properties. New data from the 2008 review will be added to the rural residences and outbuildings.

TIMETABLE OF NARRATIVE PORTION OF THE PLAN

2007

1. Sales review study on residential
2. Sales review study on commercial
3. Agricultural market analysis by land classification groupings
4. Situs of property and cadastral map book and page put on record cards for residential and commercial
5. Sales review and pickup work

2008

1. Hire an appraiser to review rural residences and outbuildings
2. Sales ratio study in villages on residential
3. Market study of agland
4. Sales ratio study on commercial

5. Sales review and pickup work.

2009

1. Sales ratio study in village on residential
2. Sales ratio study on commercials
3. Market study of agland
4. Add new data from review to rural residences and outbuildings
5. Sales review and pickup work

STAFF

1. Assessor
2. Deputy Assessor

Both the Assessor and the Deputy hold their assessor's certification and have taken IAAO and other courses of instruction for the assessment field to complete the required hours to maintain them. We will continue to attend workshops and sessions that will give us required certification hours. Should the occasion occur that we need further training in a specific area, we will find somewhere to receive instruction. Both Assessor and Deputy Assessor must be knowledgeable to complete all office responsibilities and reports. Reports are filed accurately and in a timely manner. The following list is the reports we annually prepare and file required by law/regulation.

1. Abstracts (Real & Personal Property)
2. Assessor Survey
3. Sales information to PA&T rosters and annual Assessed Value Update with Abstract
4. Certification of Value Political Subdivisions
5. School District Taxable Report
6. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
7. Certificate of Taxes Levied Report
8. Report of current values for properties owned by Board of Educational Lands and Funds
9. Report of all Exempt Property and Taxable Government Owned Property
10. Annual Plan of Assessment Report

The data on the cadastral maps is 1973. Consideration should be given to replace them as all the highways have changed their right-of-ways since they were published. Also the edges are getting tattered even though we have them in good book binders. The cadastral maps are kept current as to ownership when we do monthly transfers.

The soil maps that show the land usage are in excellent condition. They are updated when land use changes are made.

The property record cards contain all information required by Regulation 10-004, which include the legal description, property owner, classification codes, and supporting documentation. The supporting documentation includes any field notes, a sketch of the property, a photograph of the property, and if agricultural land is involved, an inventory of the soil types by land use. The cards are in good condition and are updated and/or replaced as needed. Our plan in 2007 is to put

situs of property and cadastral map book and page on residential and commercial property as the Standard requires.

All personal property is handled according to Regulation 20. All schedules are to be filed by May 1 to be considered timely. From May 1 to July 31, all schedules received by the office receive a 10% penalty. After July 31, a 25% penalty is assessed. Reminder postcards are sent at the beginning of the personal property season to remind taxpayers that it is personal property filing time. The taxpayer's federal income tax depreciation schedule is used as a basis for the personal property schedule. The Deputy Assessor does the personal property file maintenance. We maintain personal property books and also in the computer. The deputy sends all notices if schedules are late and applies penalties.

The Assessor maintains the homestead exemption files. Pre-types applications with a letter of explanation and income guidelines are mailed to each applicant a week before the filing date begins. The Assessor does the work with the applications to get them ready to be submitted to the State. She checks the list to remind the ones who forgot to come in and submit applications.

The Assessor tends to the 521 Transfer Statements. She has 7 steps to complete the information on the transfers.

1. Change ownership on real estate books.
2. Change ownership on the real estate cards.
3. Change ownership in the computer.
4. Update cadastral maps.
5. Update address index.
6. Do State reports on each sale.
7. Send informational questionnaire to both the buyer and the seller on each sale

Physical review of residential property sales are done by the Assessor. She takes pictures of qualified residential, commercial and recreational sales. Information is generally attained from realtors, attorneys, buyers and sellers previous to a sale. Now we send the questionnaire.

Real property is updated annually through maintenance and pickup work. We review the building permits obtained from the zoning director and informational statements received in our office. We do our pickup work in the fall. We hire an appraiser on a yearly basis for listing new construction. We have the calculations completed and put in the computer, on the cards, and in the books by January 1st.

When we need to do reappraisals we will hire an appraiser to physically inspect the property to verify all information in the property record card along with taking new photos. They will re-measure and re-list on a worksheet construction data where necessary. We will expect a sketch to show shapes and square footage of homes where there are changes or a new structure. These properties will be valued using Marshall & Swift's cost approach and using market derived depreciation.

MIPS/County Solutions is our vendor for Cama software, administrative software and personal property software.

The Assessor does all the work with the sales rosters that are submitted from the State.

The Deputy Assessor makes new address changes in the address index and in the computer when Treasurer submits address changes to us.

We both make tax list corrections, as to which one of us is available when the circumstance occurs.

The Assessor provides all information for Boyd County Board of Equalization when they have protests during July. The Assessor and Deputy review all protested property and take pictures. The County Supervisors inspect protested property in their own districts.

The Assessor, with assistance from County Attorney, puts together all information for TERC board hearings and attends the hearings and testifies for the County Board.

Budget Request for 2006 is \$69,262.

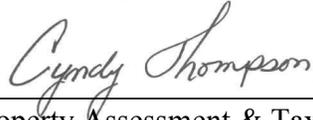
Wilma J. Audiss
Boyd County Assessor

Certification

This is to certify that the 2007 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 Boyd County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8068.

Dated this 9th day of April, 2007.



Property Assessment & Taxation