

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

11 Burt

Residential Real Property - Current

Number of Sales		268	COD	22.91
Total Sales Price	\$	16010530	PRD	112.22
Total Adj. Sales Price	\$	15905230	COV	42.37
Total Assessed Value	\$	14505015	STD	43.37
Avg. Adj. Sales Price	\$	59347.87	Avg. Abs. Dev.	22.21
Avg. Assessed Value	\$	54123.19	Min	31.01
Median		96.97	Max	421.33
Wgt. Mean		91.20	95% Median C.I.	95.22 to 98.24
Mean		102.34	95% Wgt. Mean C.I.	88.69 to 93.70
			95% Mean C.I.	97.15 to 107.53
% of Value of the Class of all Real Property Value in the County				22.6
% of Records Sold in the Study Period				8.36
% of Value Sold in the Study Period				9.63
Average Assessed Value of the Base				47,031

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	268	96.97	22.91	112.22
2006	242	96.18	22.35	106.34
2005	198	92.21	22.25	103.36
2004	212	93.75	22.14	108.24
2003	224	95	17.12	104.95
2002	273	95	18.37	108.5
2001	324	95	20.14	107.33

2007 Commission Summary

11 Burt

Commercial Real Property - Current

Number of Sales		48	COD	25.08
Total Sales Price	\$	2853240	PRD	109.60
Total Adj. Sales Price	\$	2753240	COV	43.53
Total Assessed Value	\$	2674335	STD	46.34
Avg. Adj. Sales Price	\$	57359.17	Avg. Abs. Dev.	24.40
Avg. Assessed Value	\$	55715.31	Min	33.25
Median		97.32	Max	280.00
Wgt. Mean		97.13	95% Median C.I.	95.70 to 104.97
Mean		106.46	95% Wgt. Mean C.I.	85.30 to 108.97
			95% Mean C.I.	93.35 to 119.57
% of Value of the Class of all Real Property Value in the County				5.26
% of Records Sold in the Study Period				10.28
% of Value Sold in the Study Period				7.62
Average Assessed Value of the Base				75,158

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	48	97.32	25.08	109.60
2006	49	96.75	29.25	117.72
2005	47	96.00	29.35	113.22
2004	36	94.62	35.46	118.01
2003	45	94	30.76	110.08
2002	42	94	31.32	100.22
2001	44	94	24.72	95.09

2007 Commission Summary

11 Burt

Agricultural Land - Current

Number of Sales	101	COD	18.53
Total Sales Price	\$ 23385343	PRD	104.81
Total Adj. Sales Price	\$ 23327843	COV	27.05
Total Assessed Value	\$ 16666100	STD	20.25
Avg. Adj. Sales Price	\$ 230968.74	Avg. Abs. Dev.	13.11
Avg. Assessed Value	\$ 165010.89	Min	41.71
Median	70.78	Max	182.33
Wgt. Mean	71.44	95% Median C.I.	68.17 to 72.87
Mean	74.88	95% Wgt. Mean C.I.	68.27 to 74.61
		95% Mean C.I.	70.93 to 78.83
% of Value of the Class of all Real Property Value in the County			73.68
% of Records Sold in the Study Period			3.27
% of Value Sold in the Study Period			3.36
Average Assessed Value of the Base			158,941

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	101	70.78	18.53	104.81
2006	102	75.69	19.24	104.80
2005	86	75.26	17.71	102.17
2004	87	73.74	18.31	98.90
2003	79	76	17.9	101.72
2002	76	75	18.13	103.99
2001	67	77	17.96	102.2

2007 Opinions of the Property Tax Administrator for Burt 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 Burt County is 96.97% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Burt County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

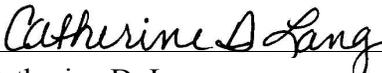
It is my opinion that the level of value of the class of commercial real property in Burt County is 97.32% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Burt County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Burt County is 70.78% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Burt County is 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 Burt County**

Residential Real Property

I. Correlation

RESIDENTIAL: Analysis of all six tables indicates that the county has achieved an acceptable level of value for the 2007 assessment year.

The county has utilized a reasonable percentage of available sales and not excessively trimmed sales. The trended preliminary median ratio and the R&O median ratio are relatively close. The difference between the percent change to the sales file and the percent change to the assessed value is minimal and supports the assessment actions as well. The measures of central tendency find the median and weighted mean within the acceptable level, while the mean is slightly above the acceptable range. The coefficient of dispersion is outside the acceptable level as well as the price related differential.

Based on the information available and the assessment practices of the county I believe that the best indicator of the level of value is the median for the 2007 assessment year.

**2007 Correlation Section
for Burt 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	393	268	68.19
2006	369	242	65.58
2005	337	198	58.75
2004	373	212	56.84
2003	389	224	57.58
2002	405	273	67.41
2001	422	324	76.78

RESIDENTIAL: The analysis of sales grid indicates that a reasonable percentage of all available sales for the sales study were considered and indicates that the county has not excessively trimmed the residential sales.

**2007 Correlation Section
for Burt 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 Burt 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	95.92	0.22	96.13	96.97
2006	93.87	3.2	96.88	96.18
2005	90.43	-0.81	89.7	92.21
2004	90.57	2.32	92.67	93.75
2003	94	0.07	94.07	95
2002	95	1.28	96.22	95
2001	91	4.74	95.31	95

RESIDENTIAL: The trended preliminary median ratio and the R&O median ratio are relatively close. There is no information available to suggest that the median ratio is not the best representation of the level of value for the residential class.

**2007 Correlation Section
for Burt 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 Burt 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)
1.83	2007	0.22
6.33	2006	3.2
4.72	2005	-0.81
1.94	2004	2.32
0	2003	0
1.06	2002	1.28
1.85	2001	4.74

RESIDENTIAL: The difference between the percent change to the sales file and the percent change to the assessed value base is minimal and supports the assessment practices of the unsold and sold properties.

2007 Correlation Section for Burt 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 Burt County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.97	91.20	102.34

RESIDENTIAL: The three measures of central tendency indicate that the median is the only statistic within the acceptable level of value. The weighted mean is slightly below the acceptable level. The median is supported by the trended preliminary ratio.

**2007 Correlation Section
for Burt 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	22.91	112.22
Difference	7.91	9.22

RESIDENTIAL: The measures of the quality of assessment, the coefficient of dispersion and the price related differential, are outside the acceptable levels for the residential class of property. The price related differential is relatively high and suggests that the high value properties are under-assessed. Review of the statistical information does not provide information indicating that the reason for this is confined to one specific area but rather to the county as a whole.

**2007 Correlation Section
for Burt 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	277	268	-9
Median	95.92	96.97	1.05
Wgt. Mean	89.71	91.20	1.49
Mean	100.60	102.34	1.74
COD	24.05	22.91	-1.14
PRD	112.14	112.22	0.08
Min Sales Ratio	31.01	31.01	0
Max Sales Ratio	421.33	421.33	0

RESIDENTIAL: The number of qualified sales decreased between the preliminary statistics and the final statistics by nine sales in the study period. When the county was reviewing the properties they found several parcels that had been substantially changed since the preliminary statistics were ran. The county requested that these be removed from the sales file so that they do not distort the statistical analysis. The remainder of the table is a reflection of the assessment actions for the 2007 assessment year.

**2007 Correlation Section
for Burt County**

Commerical Real Property

I. Correlation

COMMERCIAL: Analysis of all six tables indicates that the county has achieved an acceptable level of value for the 2007 assessment year.

The county has utilized a reasonable percentage of available sales and not excessively trimmed sales. The trended preliminary median ratio and the R&O median ratio are relatively close. The difference between the percent change to the sales file and the percent change to the assessed value is explained in greater detail in the narrative for table four. The median and weighted mean are within the acceptable range while the mean is slightly above the acceptable level. The coefficient of dispersion is outside the acceptable level as well as the price related differential.

Based on the information available and the assessment practices of the county I believe that the best indicator of the level of value is the median for the 2007 assessment year.

**2007 Correlation Section
for Burt 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	79	48	60.76
2006	79	49	62.03
2005	75	47	62.67
2004	70	36	51.43
2003	77	45	58.44
2002	78	42	53.85
2001	85	44	51.76

COMMERCIAL: The analysis of sales grid indicates that a reasonable percentage of all available sales for the sales study were considered and indicates that the county has not excessively trimmed the commercial sales.

**2007 Correlation Section
for Burt 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 Burt 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	97.80	0.79	98.57	97.32
2006	96.59	-0.15	96.45	96.75
2005	96.49	6.83	103.08	96.00
2004	87.58	3.89	90.99	94.62
2003	91	-0.18	90.84	94
2002	94	-1.9	92.21	94
2001	94	0.3	94.28	94

COMMERCIAL: The trended preliminary median ratio and the R&O median ratio are relatively similar and supportive of each other.

**2007 Correlation Section
for Burt 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 Burt 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)
-10.91	2007	0.79
0	2006	-0.15
-1.87	2005	6.83
3.04	2004	3.89
0	2003	0
0	2002	-1.9
0	2001	0.3

COMMERCIAL: The percent change to the sales file indicates a decrease of 10.91 percent while the change to assessed value indicates less than one percent change. Review of the statistical information revealed a sale in excess of \$500,000. The impact on the sales file was huge due to the fact that the assessed value was reduced. If that sale were ignored for statistical purposes it reveals that the percent change to the sales base is less than one percent and relates closer to the percent change in the assessed value base.

2007 Correlation Section for Burt 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 Burt County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.32	97.13	106.46

COMMERCIAL: The three measures of central tendency indicate that the median and weighted mean are within the acceptable level of value. The mean is slightly above the acceptable level. The median is supported by the trended preliminary ratio.

**2007 Correlation Section
for Burt 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	25.08	109.60
Difference	5.08	6.6

COMMERCIAL: The measures of the quality of assessment, the coefficient of dispersion and the price related differential, are outside the acceptable levels for the commercial class of property. The price related differential is slightly above the acceptable level and may suggest that the high value properties are under-assessed. Review of the statistical information does not provide information indicating that the reason for this is confined to one specific area but rather to the county as a whole.

**2007 Correlation Section
for Burt 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	48	48	0
Median	97.80	97.32	-0.48
Wgt. Mean	102.63	97.13	-5.5
Mean	108.55	106.46	-2.09
COD	26.93	25.08	-1.85
PRD	105.77	109.60	3.83
Min Sales Ratio	33.25	33.25	0
Max Sales Ratio	280.00	280.00	0

COMMERCIAL: The number of qualified sales between the preliminary statistics and the final statistics remained the same. The remainder of the table is a reflection of the assessment actions taken by the county for the 2007 assessment year and support that the county has improved the assessment of commercial property.

**2007 Correlation Section
for Burt County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: Analysis of all six tables indicates that the county has achieved an acceptable level of value for the 2007 assessment year.

The county has utilized a reasonable percentage of available sales and not excessively trimmed sales. The trended preliminary median ratio and the R&O median ratio are relatively close. The difference between the percent change to the sales file and the percent change to the assessed value are relatively close as well. All three measures of central tendency, the median, weighted mean and mean are all very closely related and support the assessment of the agricultural class of property. The coefficient of dispersion is within the acceptable level and the price related differential is slightly outside the acceptable parameter.

Based on the information available and the assessment practices of the county I believe that the best indicator of the level of value is the median for the 2007 assessment year

**2007 Correlation Section
for Burt 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	158	101	63.92
2006	151	102	67.55
2005	151	86	56.95
2004	168	87	51.79
2003	150	79	52.67
2002	143	76	53
2001	206	101	49.03

AGRICULTURAL UNIMPROVED: The percentage of sales used gives a historical background that there have been sufficient sales utilized to establish a reliable background for the sales file.

**2007 Correlation Section
for Burt 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 Burt 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	68.79	2.1	70.23	70.78
2006	67.62	9.54	74.07	75.69
2005	71.35	4.42	74.5	75.26
2004	71.32	7.76	76.85	73.74
2003	75	0.9	75.68	76
2002	75	-0.6	74.55	75
2001	71	7.12	76.06	77

AGRICULTURAL UNIMPROVED: The trended preliminary ratio is relatively close to the indicated R&O median ratio. However, both statistics are within the acceptable range for the level of value and supportive of the assessment actions.

**2007 Correlation Section
for Burt 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 Burt 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)
3.74	2007	2.1
10.93	2006	9.54
4.16	2005	4.42
3.38	2004	7.76
0	2003	1
0	2002	0.6
8.37	2001	7.12

AGRICULTURAL UNIMPROVED: The difference between the percent change to the sales file and the percent change to the assessed value base is 1.64 percentage points apart and supports the assessment practices of the unsold and sold properties.

2007 Correlation Section for Burt 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 Burt County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	70.78	71.44	74.88

AGRICULTURAL UNIMPROVED: The median, weighted mean and mean measures of central tendency are all within the range and support uniform assessment practices.

**2007 Correlation Section
for Burt 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	18.53	104.81
Difference	0	1.81

AGRICULTURAL UNIMPROVED: The coefficient of dispersion is within the acceptable level and the price related differential is slightly above the acceptable level.

**2007 Correlation Section
for Burt 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	101	101	0
Median	68.79	70.78	1.99
Wgt. Mean	69.44	71.44	2
Mean	72.28	74.88	2.6
COD	19.70	18.53	-1.17
PRD	104.09	104.81	0.72
Min Sales Ratio	0.00	41.71	41.71
Max Sales Ratio	182.33	182.33	0

AGRICULTURAL UNIMPROVED: Review of Table 7 indicates that the county improved the quality of assessment and achieved the acceptable level of value. The county has improved the quality of statistics and the above table is reflective of the assessment actions for 2007

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

11 Burt

	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	143,621,305	145,624,125	2,002,820	1.39	1,767,751	0.16
2. Recreational	4,969,713	5,063,208	93,495	1.88	0	1.88
3. Ag-Homesite Land, Ag-Res Dwellings	51,090,425	51,301,915	211,490	0.41	*-----	0.41
4. Total Residential (sum lines 1-3)	199,681,443	201,989,248	2,307,805	1.16	1,767,751	0.27
5. Commercial	26,001,305	26,308,645	307,340	1.18	375,860	-0.26
6. Industrial	962,235	8,790,125	7,827,890	813.51	7,545,990	29.3
7. Ag-Farmsite Land, Outbuildings	27,071,839	27,087,695	15,856	0.06	457,660	-1.63
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	54,035,379	62,186,465	8,151,086	15.08	7,951,575	0.37
10. Total Non-Agland Real Property	253,716,822	264,175,713	10,458,891	4.12	10,147,261	0.12
11. Irrigated	87,486,690	89,652,705	2,166,015	2.48		
12. Dryland	295,465,480	301,373,845	5,908,365	2		
13. Grassland	24,898,930	25,238,150	339,220	1.36		
14. Wasteland	180,140	179,145	-995	-0.55		
15. Other Agland	4,149,390	4,380,405	231,015	5.57		
16. Total Agricultural Land	412,180,630	420,824,250	8,643,620	2.1		
17. Total Value of All Real Property (Locally Assessed)	665,897,452	684,999,963	19,102,511	2.87	10,147,261	1.34

*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

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

NUMBER of Sales:	268	MEDIAN:	97	COV:	42.37	95% Median C.I.:	95.22 to 98.24
TOTAL Sales Price:	16,010,530	WGT. MEAN:	91	STD:	43.37	95% Wgt. Mean C.I.:	88.69 to 93.70
TOTAL Adj.Sales Price:	15,905,230	MEAN:	102	AVG.ABS.DEV:	22.21	95% Mean C.I.:	97.15 to 107.53
TOTAL Assessed Value:	14,505,015						
AVG. Adj. Sales Price:	59,347	COD:	22.91	MAX Sales Ratio:	421.33		
AVG. Assessed Value:	54,123	PRD:	112.22	MIN Sales Ratio:	31.01		

Printed: 03/29/2007 20:04:37

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>											
07/01/04 TO 09/30/04	33	107.43	111.64	100.59	18.43	110.99	57.15	183.23	97.32 to 124.88	38,509	38,735
10/01/04 TO 12/31/04	22	92.47	115.75	90.63	41.32	127.72	44.30	398.33	83.06 to 114.49	56,927	51,593
01/01/05 TO 03/31/05	29	91.16	97.18	92.78	21.72	104.74	60.86	155.53	81.72 to 103.95	66,755	61,933
04/01/05 TO 06/30/05	46	95.44	91.82	88.88	24.62	103.31	31.01	187.00	79.28 to 102.15	61,224	54,414
07/01/05 TO 09/30/05	46	97.87	97.62	91.99	12.68	106.12	58.93	149.23	94.53 to 102.29	61,997	57,032
10/01/05 TO 12/31/05	28	95.13	106.45	90.31	25.59	117.87	56.00	421.33	89.49 to 98.65	66,703	60,238
01/01/06 TO 03/31/06	32	97.17	112.37	92.00	30.41	122.14	48.59	386.63	90.38 to 104.68	55,728	51,268
04/01/06 TO 06/30/06	32	96.91	96.49	86.60	17.26	111.43	57.64	231.20	85.56 to 100.00	66,465	57,555
<u>Study Years</u>											
07/01/04 TO 06/30/05	130	97.26	102.10	92.26	25.42	110.66	31.01	398.33	91.16 to 100.02	55,965	51,634
07/01/05 TO 06/30/06	138	96.66	102.57	90.30	20.53	113.59	48.59	421.33	94.94 to 98.63	62,534	56,467
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	149	96.08	97.40	90.89	20.43	107.16	31.01	421.33	93.17 to 98.00	63,569	57,780
<u>ALL</u>											
	268	96.97	102.34	91.20	22.91	112.22	31.01	421.33	95.22 to 98.24	59,347	54,123

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	268	MEDIAN:	97	COV:	42.37	95% Median C.I.:	95.22 to 98.24
TOTAL Sales Price:	16,010,530	WGT. MEAN:	91	STD:	43.37	95% Wgt. Mean C.I.:	88.69 to 93.70
TOTAL Adj.Sales Price:	15,905,230	MEAN:	102	AVG.ABS.DEV:	22.21	95% Mean C.I.:	97.15 to 107.53
TOTAL Assessed Value:	14,505,015						
AVG. Adj. Sales Price:	59,347	COD:	22.91	MAX Sales Ratio:	421.33		
AVG. Assessed Value:	54,123	PRD:	112.22	MIN Sales Ratio:	31.01		

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1519	1	153.72	153.72	153.72			153.72	153.72	N/A	35,500	54,570
1533	3	76.21	88.06	70.19	33.63	125.45	55.54	132.43	N/A	76,358	53,598
1797	3	89.49	86.10	85.99	4.39	100.12	78.51	90.29	N/A	111,033	95,476
1799	10	96.38	90.09	86.70	10.19	103.91	62.30	102.36	78.00 to 102.29	124,200	107,682
1801	1	88.55	88.55	88.55			88.55	88.55	N/A	265,000	234,655
1811	1	90.03	90.03	90.03			90.03	90.03	N/A	30,000	27,010
1813	4	97.04	97.16	97.39	1.41	99.76	95.49	99.06	N/A	82,575	80,417
1815	5	82.38	81.09	86.19	22.17	94.08	41.57	103.95	N/A	102,403	88,264
1817	3	102.05	88.03	89.23	13.94	98.65	59.67	102.36	N/A	118,000	105,295
1819	1	90.56	90.56	90.56			90.56	90.56	N/A	75,000	67,920
2083	1	93.17	93.17	93.17			93.17	93.17	N/A	182,000	169,565
2085	1	90.60	90.60	90.60			90.60	90.60	N/A	135,000	122,315
CRAIG	8	95.25	94.69	75.30	32.21	125.74	31.01	139.60	31.01 to 139.60	44,168	33,260
CRAIG V	1	63.64	63.64	63.64			63.64	63.64	N/A	1,100	700
DECATUR	23	97.32	111.74	88.14	35.08	126.78	57.64	236.31	84.66 to 111.41	39,875	35,146
DECATUR V	4	64.21	82.11	62.22	38.77	131.95	56.00	144.00	N/A	12,150	7,560
HARBOR 671	4	85.38	95.33	71.74	50.52	132.88	37.46	173.08	N/A	87,325	62,646
LYONS	45	97.68	103.43	91.60	23.96	112.91	57.15	213.43	86.26 to 105.42	38,213	35,005
LYONS V	4	107.45	101.22	89.41	17.17	113.20	66.04	123.92	N/A	5,218	4,666
OAKLAND	50	95.80	102.90	92.50	19.26	111.24	59.35	386.63	92.15 to 99.10	68,587	63,443
OAKLAND V	5	61.29	133.23	68.70	141.71	193.94	39.32	421.33	N/A	9,350	6,423
TEKAMAH	85	98.63	104.56	95.79	17.59	109.16	48.59	398.33	95.47 to 100.94	61,969	59,358
TEKAMAH V	5	91.15	96.08	91.83	13.41	104.64	77.00	123.20	N/A	5,750	5,280
ALL	268	96.97	102.34	91.20	22.91	112.22	31.01	421.33	95.22 to 98.24	59,347	54,123

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	229	97.35	104.35	93.13	23.62	112.05	31.01	421.33	95.74 to 99.10	51,065	47,558
2	3	78.06	78.14	75.65	14.79	103.29	60.86	95.49	N/A	125,666	95,063
3	36	91.88	91.55	86.82	18.63	105.45	37.46	173.08	87.39 to 99.06	106,508	92,470
ALL	268	96.97	102.34	91.20	22.91	112.22	31.01	421.33	95.22 to 98.24	59,347	54,123

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	268	MEDIAN:	97	COV:	42.37	95% Median C.I.:	95.22 to 98.24
TOTAL Sales Price:	16,010,530	WGT. MEAN:	91	STD:	43.37	95% Wgt. Mean C.I.:	88.69 to 93.70
TOTAL Adj.Sales Price:	15,905,230	MEAN:	102	AVG.ABS.DEV:	22.21	95% Mean C.I.:	97.15 to 107.53
TOTAL Assessed Value:	14,505,015						
AVG. Adj. Sales Price:	59,347	COD:	22.91	MAX Sales Ratio:	421.33		
AVG. Assessed Value:	54,123	PRD:	112.22	MIN Sales Ratio:	31.01		

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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	246	97.19	102.40	91.47	20.92	111.94	31.01	398.33	95.49 to 98.53	63,808	58,365
2	22	83.43	101.72	70.57	50.12	144.15	39.32	421.33	61.29 to 115.40	9,467	6,681
ALL											
	268	96.97	102.34	91.20	22.91	112.22	31.01	421.33	95.22 to 98.24	59,347	54,123

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	256	96.97	101.80	91.82	21.60	110.86	31.01	421.33	95.22 to 98.24	59,585	54,713
06	4	85.38	95.33	71.74	50.52	132.88	37.46	173.08	N/A	87,325	62,646
07	8	111.33	123.26	82.04	46.91	150.24	57.64	236.31	57.64 to 236.31	37,750	30,970
ALL											
	268	96.97	102.34	91.20	22.91	112.22	31.01	421.33	95.22 to 98.24	59,347	54,123

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0001	106	97.68	102.00	93.54	17.82	109.05	37.46	398.33	95.22 to 99.78	65,957	61,695
11-0014	79	94.94	100.99	90.11	24.34	112.08	31.01	421.33	90.56 to 98.05	69,834	62,925
11-0020	82	97.46	104.09	87.66	28.30	118.74	55.54	236.31	87.97 to 103.58	40,010	35,071
20-0020											
27-0594	1	102.05	102.05	102.05			102.05	102.05	N/A	116,000	118,375
NonValid School											
ALL											
	268	96.97	102.34	91.20	22.91	112.22	31.01	421.33	95.22 to 98.24	59,347	54,123

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	268	MEDIAN:	97	COV:	42.37	95% Median C.I.:	95.22 to 98.24
TOTAL Sales Price:	16,010,530	WGT. MEAN:	91	STD:	43.37	95% Wgt. Mean C.I.:	88.69 to 93.70
TOTAL Adj.Sales Price:	15,905,230	MEAN:	102	AVG.ABS.DEV:	22.21	95% Mean C.I.:	97.15 to 107.53
TOTAL Assessed Value:	14,505,015						
AVG. Adj. Sales Price:	59,347	COD:	22.91	MAX Sales Ratio:	421.33		
AVG. Assessed Value:	54,123	PRD:	112.22	MIN Sales Ratio:	31.01		

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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	24	86.50	101.22	73.10	45.25	138.47	39.32	421.33	63.64 to 105.42	10,312	7,537
Prior TO 1860											
1860 TO 1899	6	91.04	95.19	90.27	13.70	105.45	78.51	126.53	78.51 to 126.53	70,600	63,729
1900 TO 1919	92	98.12	104.38	90.74	23.98	115.03	31.01	398.33	95.92 to 102.36	55,374	50,247
1920 TO 1939	45	93.50	103.61	88.97	24.61	116.47	65.99	386.63	86.98 to 98.53	58,622	52,153
1940 TO 1949	16	97.04	104.03	96.96	15.82	107.29	76.47	213.43	87.39 to 107.95	63,358	61,433
1950 TO 1959	19	99.70	107.57	103.72	14.61	103.72	76.56	168.57	96.53 to 111.98	51,134	53,035
1960 TO 1969	16	97.65	98.08	90.52	17.93	108.35	37.46	134.81	85.56 to 117.26	62,062	56,180
1970 TO 1979	28	99.18	105.25	93.10	22.72	113.05	58.93	236.31	89.28 to 107.75	64,876	60,397
1980 TO 1989	7	90.02	85.15	82.75	8.66	102.91	57.64	98.00	57.64 to 98.00	82,757	68,478
1990 TO 1994	5	93.17	91.33	90.94	6.71	100.43	73.44	102.15	N/A	166,240	151,180
1995 TO 1999	8	93.75	89.72	88.70	9.40	101.15	67.70	103.84	67.70 to 103.84	138,562	122,907
2000 TO Present	2	82.88	82.88	91.99	15.65	90.10	69.91	95.86	N/A	93,950	86,427
ALL	268	96.97	102.34	91.20	22.91	112.22	31.01	421.33	95.22 to 98.24	59,347	54,123

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	13	105.42	147.80	156.93	69.77	94.18	56.00	421.33	63.64 to 187.00	2,378	3,733
5000 TO 9999	22	137.83	156.92	154.33	36.10	101.68	66.04	398.33	108.29 to 199.17	7,009	10,817
Total \$											
1 TO 9999	35	128.00	153.54	154.76	47.34	99.21	56.00	421.33	105.42 to 154.67	5,289	8,185
10000 TO 29999	48	101.67	106.03	105.51	21.44	100.49	39.32	213.43	96.48 to 110.60	18,833	19,871
30000 TO 59999	72	96.77	94.06	92.54	15.75	101.65	31.01	153.72	88.02 to 99.10	43,240	40,014
60000 TO 99999	67	95.92	93.77	93.40	11.28	100.39	37.46	133.45	92.15 to 98.19	77,529	72,413
100000 TO 149999	33	90.29	84.82	84.84	13.82	99.98	55.54	103.95	78.00 to 95.22	119,750	101,591
150000 TO 249999	12	85.22	85.11	84.87	12.91	100.29	62.30	102.36	73.44 to 95.86	190,966	162,065
250000 TO 499999	1	88.55	88.55	88.55			88.55	88.55	N/A	265,000	234,655
ALL	268	96.97	102.34	91.20	22.91	112.22	31.01	421.33	95.22 to 98.24	59,347	54,123

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	268	MEDIAN:	97	COV:	42.37	95% Median C.I.:	95.22 to 98.24
TOTAL Sales Price:	16,010,530	WGT. MEAN:	91	STD:	43.37	95% Wgt. Mean C.I.:	88.69 to 93.70
TOTAL Adj.Sales Price:	15,905,230	MEAN:	102	AVG.ABS.DEV:	22.21	95% Mean C.I.:	97.15 to 107.53
TOTAL Assessed Value:	14,505,015						
AVG. Adj. Sales Price:	59,347	COD:	22.91	MAX Sales Ratio:	421.33		
AVG. Assessed Value:	54,123	PRD:	112.22	MIN Sales Ratio:	31.01		

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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	11	99.50	93.27	91.73	24.72	101.68	56.00	144.00	61.29 to 123.92	2,402	2,203
5000 TO 9999	13	100.00	123.20	89.73	51.24	137.31	39.32	421.33	66.04 to 128.00	7,888	7,078
Total \$											
1 TO 9999	24	99.80	109.48	90.14	39.13	121.46	39.32	421.33	70.00 to 123.20	5,373	4,843
10000 TO 29999	66	101.67	118.73	92.74	39.92	128.02	31.01	398.33	94.53 to 119.93	20,202	18,735
30000 TO 59999	76	97.77	99.15	93.99	15.85	105.48	44.30	213.43	93.64 to 99.72	46,040	43,275
60000 TO 99999	71	95.45	92.73	90.18	11.93	102.83	55.54	133.45	90.56 to 97.32	86,904	78,369
100000 TO 149999	23	92.29	91.74	89.43	10.51	102.58	62.30	123.45	87.39 to 99.70	135,086	120,809
150000 TO 249999	8	94.46	91.79	91.23	7.66	100.61	73.44	102.36	73.44 to 102.36	208,325	190,058
ALL	268	96.97	102.34	91.20	22.91	112.22	31.01	421.33	95.22 to 98.24	59,347	54,123

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	25	85.93	99.97	72.77	44.47	137.37	39.32	421.33	66.04 to 102.00	11,019	8,019
10	19	119.93	145.74	109.66	45.10	132.90	57.15	386.63	88.70 to 187.00	15,846	17,376
20	99	98.00	103.29	90.90	24.61	113.64	31.01	398.33	94.53 to 103.23	50,586	45,981
25	2	94.33	94.33	92.73	5.35	101.73	89.28	99.38	N/A	37,950	35,190
30	109	95.97	95.51	90.67	13.04	105.34	44.30	155.53	92.69 to 97.86	74,652	67,689
40	12	94.52	94.73	92.49	7.56	102.42	82.04	110.28	87.39 to 103.49	148,075	136,948
45	1	102.15	102.15	102.15			102.15	102.15	N/A	229,700	234,650
50	1	94.66	94.66	94.66			94.66	94.66	N/A	101,000	95,610
ALL	268	96.97	102.34	91.20	22.91	112.22	31.01	421.33	95.22 to 98.24	59,347	54,123

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	24	86.50	101.22	73.10	45.25	138.47	39.32	421.33	63.64 to 105.42	10,312	7,537
100	17	95.49	104.56	81.77	34.51	127.86	37.46	236.31	65.93 to 128.00	45,968	37,589
101	101	98.63	110.50	94.75	24.12	116.62	57.15	398.33	95.86 to 101.55	60,948	57,750
102	42	96.07	94.94	89.40	13.14	106.19	44.30	137.32	90.29 to 100.00	87,459	78,189
103	2	101.60	101.60	101.62	1.87	99.98	99.70	103.49	N/A	102,750	104,412
104	79	96.66	96.40	90.17	18.70	106.91	31.01	199.17	88.02 to 99.63	60,058	54,154
106	2	83.02	83.02	79.44	15.79	104.50	69.91	96.13	N/A	22,000	17,477
111	1	87.33	87.33	87.33			87.33	87.33	N/A	53,000	46,285
ALL	268	96.97	102.34	91.20	22.91	112.22	31.01	421.33	95.22 to 98.24	59,347	54,123

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

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

NUMBER of Sales:	268	MEDIAN:	97	COV:	42.37	95% Median C.I.:	95.22 to 98.24
TOTAL Sales Price:	16,010,530	WGT. MEAN:	91	STD:	43.37	95% Wgt. Mean C.I.:	88.69 to 93.70
TOTAL Adj.Sales Price:	15,905,230	MEAN:	102	AVG.ABS.DEV:	22.21	95% Mean C.I.:	97.15 to 107.53
TOTAL Assessed Value:	14,505,015						
AVG. Adj. Sales Price:	59,347	COD:	22.91	MAX Sales Ratio:	421.33		
AVG. Assessed Value:	54,123	PRD:	112.22	MIN Sales Ratio:	31.01		

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	25	85.93	99.97	72.77	44.47	137.37	39.32	421.33	66.04 to 102.00	11,019	8,019
10	8	118.70	126.28	116.85	19.84	108.06	86.89	202.80	86.89 to 202.80	13,834	16,165
20	64	101.11	112.62	99.20	26.75	113.52	31.01	236.31	97.85 to 110.39	36,607	36,315
25	14	90.22	90.05	88.22	16.37	102.07	59.35	126.53	69.30 to 103.58	54,107	47,735
30	145	95.97	99.45	90.74	18.46	109.59	44.30	398.33	93.17 to 97.89	74,768	67,844
35	1	88.55	88.55	88.55			88.55	88.55	N/A	265,000	234,655
40	11	92.00	85.57	84.63	10.31	101.11	58.93	97.86	70.11 to 95.86	119,300	100,961
<u>ALL</u>	<u>268</u>	<u>96.97</u>	<u>102.34</u>	<u>91.20</u>	<u>22.91</u>	<u>112.22</u>	<u>31.01</u>	<u>421.33</u>	<u>95.22 to 98.24</u>	<u>59,347</u>	<u>54,123</u>

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

(!: AVTot=0)

NUMBER of Sales:	48	MEDIAN:	97	COV:	43.53	95% Median C.I.:	95.70 to 104.97
TOTAL Sales Price:	2,853,240	WGT. MEAN:	97	STD:	46.34	95% Wgt. Mean C.I.:	85.30 to 108.97
TOTAL Adj.Sales Price:	2,753,240	MEAN:	106	AVG.ABS.DEV:	24.40	95% Mean C.I.:	93.35 to 119.57
TOTAL Assessed Value:	2,674,335						
AVG. Adj. Sales Price:	57,359	COD:	25.08	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	55,715	PRD:	109.60	MIN Sales Ratio:	33.25		

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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	7	96.44	95.65	95.70	12.37	99.94	72.21	123.75	72.21 to 123.75	38,971	37,297
10/01/03 TO 12/31/03	1	33.25	33.25	33.25			33.25	33.25	N/A	30,000	9,975
01/01/04 TO 03/31/04	9	104.97	118.65	99.23	21.21	119.57	94.75	210.67	94.76 to 159.60	35,928	35,652
04/01/04 TO 06/30/04	1	69.80	69.80	69.80			69.80	69.80	N/A	10,000	6,980
07/01/04 TO 09/30/04	5	81.04	70.97	59.46	24.42	119.37	41.73	96.01	N/A	78,926	46,926
10/01/04 TO 12/31/04	3	96.75	94.23	95.76	4.66	98.41	86.21	99.74	N/A	76,000	72,775
01/01/05 TO 03/31/05	1	136.30	136.30	136.30			136.30	136.30	N/A	45,000	61,335
04/01/05 TO 06/30/05	9	99.76	143.13	111.75	51.19	128.08	82.88	280.00	87.47 to 280.00	32,466	36,282
07/01/05 TO 09/30/05	3	97.75	88.65	95.27	14.24	93.06	63.22	104.99	N/A	35,333	33,661
10/01/05 TO 12/31/05	1	96.04	96.04	96.04			96.04	96.04	N/A	27,000	25,930
01/01/06 TO 03/31/06	2	97.30	97.30	97.21	1.64	100.09	95.70	98.89	N/A	9,500	9,235
04/01/06 TO 06/30/06	6	107.74	108.51	108.35	11.59	100.14	84.29	131.03	84.29 to 131.03	167,541	181,535
<u>Study Years</u>											
07/01/03 TO 06/30/04	18	96.71	102.25	94.14	22.02	108.61	33.25	210.67	94.75 to 105.17	35,342	33,272
07/01/04 TO 06/30/05	18	96.59	114.56	87.60	37.18	130.77	41.73	280.00	86.21 to 112.69	53,323	46,712
07/01/05 TO 06/30/06	12	98.72	100.64	106.68	11.53	94.33	63.22	131.03	95.70 to 110.24	96,437	102,882
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	18	95.40	98.62	81.68	21.95	120.75	41.73	210.67	86.21 to 104.97	53,110	43,378
01/01/05 TO 12/31/05	14	98.76	127.61	109.48	39.32	116.55	63.22	280.00	87.47 to 151.32	33,585	36,770
<u>ALL</u>											
	48	97.32	106.46	97.13	25.08	109.60	33.25	280.00	95.70 to 104.97	57,359	55,715

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

(!: AVTot=0)

NUMBER of Sales:	48	MEDIAN:	97	COV:	43.53	95% Median C.I.:	95.70 to 104.97
TOTAL Sales Price:	2,853,240	WGT. MEAN:	97	STD:	46.34	95% Wgt. Mean C.I.:	85.30 to 108.97
TOTAL Adj.Sales Price:	2,753,240	MEAN:	106	AVG.ABS.DEV:	24.40	95% Mean C.I.:	93.35 to 119.57
TOTAL Assessed Value:	2,674,335						
AVG. Adj. Sales Price:	57,359	COD:	25.08	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	55,715	PRD:	109.60	MIN Sales Ratio:	33.25		

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1519	1	84.29	84.29	84.29			84.29	84.29	N/A	50,000	42,145
1813	1	110.24	110.24	110.24			110.24	110.24	N/A	535,000	589,800
1819	1	98.55	98.55	98.55			98.55	98.55	N/A	270,000	266,085
CRAIG	1	63.22	63.22	63.22			63.22	63.22	N/A	16,000	10,115
DECATUR	3	112.69	99.09	119.46	34.92	82.94	33.25	151.32	N/A	44,333	52,961
LYONS	12	99.13	101.25	109.33	12.52	92.61	69.80	131.03	95.70 to 121.70	27,958	30,566
LYONS V	2	280.00	280.00	280.00	0.00	100.00	280.00	280.00	N/A	500	1,400
OAKLAND	9	97.75	103.86	74.99	19.86	138.50	41.73	159.60	96.01 to 136.30	53,988	40,486
OAKLAND V	1	210.67	210.67	210.67			210.67	210.67	N/A	1,500	3,160
RURAL	1	45.71	45.71	45.71			45.71	45.71	N/A	15,750	7,200
TEKAMAH	15	94.78	93.84	95.04	6.98	98.74	72.21	105.23	87.47 to 99.74	59,839	56,868
TEKAMAH V	1	82.88	82.88	82.88			82.88	82.88	N/A	12,000	9,945
ALL	48	97.32	106.46	97.13	25.08	109.60	33.25	280.00	95.70 to 104.97	57,359	55,715

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	97.32	108.44	93.98	25.52	115.39	33.25	280.00	95.70 to 104.98	42,783	40,206
2	2	104.40	104.40	106.32	5.60	98.19	98.55	110.24	N/A	402,500	427,942
3	2	65.00	65.00	75.05	29.68	86.61	45.71	84.29	N/A	32,875	24,672
ALL	48	97.32	106.46	97.13	25.08	109.60	33.25	280.00	95.70 to 104.97	57,359	55,715

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	40	96.86	97.64	97.56	15.14	100.08	33.25	159.60	95.70 to 99.76	66,679	65,055
2	8	110.54	150.58	83.82	65.60	179.64	45.71	280.00	45.71 to 280.00	10,756	9,016
ALL	48	97.32	106.46	97.13	25.08	109.60	33.25	280.00	95.70 to 104.97	57,359	55,715

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

(!: AVTot=0)

NUMBER of Sales:	48	MEDIAN:	97	COV:	43.53	95% Median C.I.:	95.70 to 104.97
TOTAL Sales Price:	2,853,240	WGT. MEAN:	97	STD:	46.34	95% Wgt. Mean C.I.:	85.30 to 108.97
TOTAL Adj.Sales Price:	2,753,240	MEAN:	106	AVG.ABS.DEV:	24.40	95% Mean C.I.:	93.35 to 119.57
TOTAL Assessed Value:	2,674,335						
AVG. Adj. Sales Price:	57,359	COD:	25.08	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	55,715	PRD:	109.60	MIN Sales Ratio:	33.25		

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0001	17	94.78	94.16	100.57	7.85	93.63	72.21	110.24	86.21 to 104.99	84,975	85,457
11-0014	12	98.15	108.93	83.23	27.42	130.87	41.73	210.67	96.01 to 136.30	64,450	53,644
11-0020	19	99.38	115.91	107.96	37.62	107.37	33.25	280.00	84.29 to 123.75	28,171	30,412
20-0020											
27-0594											
NonValid School											
ALL	48	97.32	106.46	97.13	25.08	109.60	33.25	280.00	95.70 to 104.97	57,359	55,715

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	9	112.69	146.37	88.82	57.20	164.80	45.71	280.00	82.88 to 280.00	11,561	10,268
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	12	98.28	102.35	97.06	10.02	105.45	72.21	159.60	96.01 to 104.98	28,097	27,272
1920 TO 1939	3	94.78	77.75	77.08	25.31	100.87	33.25	105.23	N/A	30,780	23,726
1940 TO 1949											
1950 TO 1959	12	96.60	98.38	87.82	19.90	112.02	41.73	151.32	76.16 to 123.75	66,119	58,067
1960 TO 1969	1	96.43	96.43	96.43			96.43	96.43	N/A	70,000	67,500
1970 TO 1979	3	90.36	95.60	107.07	8.86	89.29	86.21	110.24	N/A	208,416	223,161
1980 TO 1989	5	94.76	94.97	96.78	9.09	98.13	81.04	106.39	N/A	64,000	61,938
1990 TO 1994	1	131.03	131.03	131.03			131.03	131.03	N/A	125,000	163,785
1995 TO 1999	1	98.55	98.55	98.55			98.55	98.55	N/A	270,000	266,085
2000 TO Present	1	63.22	63.22	63.22			63.22	63.22	N/A	16,000	10,115
ALL	48	97.32	106.46	97.13	25.08	109.60	33.25	280.00	95.70 to 104.97	57,359	55,715

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

(!: AVTot=0)

NUMBER of Sales:	48	MEDIAN:	97	COV:	43.53	95% Median C.I.:	95.70 to 104.97
TOTAL Sales Price:	2,853,240	WGT. MEAN:	97	STD:	46.34	95% Wgt. Mean C.I.:	85.30 to 108.97
TOTAL Adj.Sales Price:	2,753,240	MEAN:	106	AVG.ABS.DEV:	24.40	95% Mean C.I.:	93.35 to 119.57
TOTAL Assessed Value:	2,674,335						
AVG. Adj. Sales Price:	57,359	COD:	25.08	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	55,715	PRD:	109.60	MIN Sales Ratio:	33.25		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	4	245.34	217.51	204.70	25.47	106.26	99.38	280.00	N/A	825	1,688
5000 TO 9999	5	121.70	120.74	116.61	13.92	103.55	98.89	159.60	N/A	7,040	8,209
Total \$ _____											
1 TO 9999	9	123.75	163.75	124.16	45.84	131.89	98.89	280.00	99.38 to 280.00	4,277	5,311
10000 TO 29999	12	95.87	87.82	89.03	16.24	98.64	45.71	112.69	69.80 to 104.98	17,730	15,785
30000 TO 59999	14	95.40	91.30	93.04	14.52	98.13	33.25	136.30	81.04 to 104.99	43,110	40,109
60000 TO 99999	6	96.43	104.36	106.50	11.90	97.99	87.47	151.32	87.47 to 151.32	70,500	75,079
100000 TO 149999	4	100.96	106.93	108.27	11.07	98.76	94.75	131.03	N/A	108,750	117,742
150000 TO 249999	1	41.73	41.73	41.73			41.73	41.73	N/A	235,430	98,245
250000 TO 499999	1	98.55	98.55	98.55			98.55	98.55	N/A	270,000	266,085
500000 +	1	110.24	110.24	110.24			110.24	110.24	N/A	535,000	589,800
ALL	48	97.32	106.46	97.13	25.08	109.60	33.25	280.00	95.70 to 104.97	57,359	55,715

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	4	245.34	217.51	204.70	25.47	106.26	99.38	280.00	N/A	825	1,688
5000 TO 9999	10	97.30	93.10	75.00	28.40	124.14	33.25	159.60	45.71 to 123.75	11,295	8,471
Total \$ _____											
1 TO 9999	14	99.57	128.65	78.68	53.79	163.50	33.25	280.00	69.80 to 210.67	8,303	6,533
10000 TO 29999	9	96.44	92.44	90.59	13.85	102.04	63.22	112.69	72.21 to 105.23	22,113	20,031
30000 TO 59999	14	95.40	93.94	93.77	5.79	100.17	81.04	106.39	86.21 to 97.75	48,538	45,516
60000 TO 99999	6	96.59	94.28	79.15	17.23	119.12	41.73	136.30	41.73 to 136.30	105,571	83,560
100000 TO 149999	2	128.25	128.25	125.29	17.99	102.36	105.17	151.32	N/A	97,500	122,157
150000 TO 249999	1	131.03	131.03	131.03			131.03	131.03	N/A	125,000	163,785
250000 TO 499999	1	98.55	98.55	98.55			98.55	98.55	N/A	270,000	266,085
500000 +	1	110.24	110.24	110.24			110.24	110.24	N/A	535,000	589,800
ALL	48	97.32	106.46	97.13	25.08	109.60	33.25	280.00	95.70 to 104.97	57,359	55,715

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

(!: AVTot=0)

NUMBER of Sales:	48	MEDIAN:	97	COV:	43.53	95% Median C.I.:	95.70 to 104.97
TOTAL Sales Price:	2,853,240	WGT. MEAN:	97	STD:	46.34	95% Wgt. Mean C.I.:	85.30 to 108.97
TOTAL Adj.Sales Price:	2,753,240	MEAN:	106	AVG.ABS.DEV:	24.40	95% Mean C.I.:	93.35 to 119.57
TOTAL Assessed Value:	2,674,335						
AVG. Adj. Sales Price:	57,359	COD:	25.08	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	55,715	PRD:	109.60	MIN Sales Ratio:	33.25		

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COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	9	112.69	146.37	88.82	57.20	164.80	45.71	280.00	82.88 to 280.00	11,561	10,268	
10	1	76.16	76.16	76.16			76.16	76.16	N/A	27,500	20,945	
20	37	96.75	96.36	95.89	13.84	100.49	33.25	159.60	95.70 to 99.74	68,559	65,739	
30	1	151.32	151.32	151.32			151.32	151.32	N/A	85,000	128,625	
____ALL____	48	97.32	106.46	97.13	25.08	109.60	33.25	280.00	95.70 to 104.97	57,359	55,715	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	9	112.69	146.37	88.82	57.20	164.80	45.71	280.00	82.88 to 280.00	11,561	10,268	
108	1	151.32	151.32	151.32			151.32	151.32	N/A	85,000	128,625	
300	1	104.97	104.97	104.97			104.97	104.97	N/A	15,200	15,955	
306	2	101.33	101.33	101.19	3.62	100.13	97.66	104.99	N/A	41,500	41,995	
325	4	96.60	106.48	104.12	10.40	102.27	96.43	136.30	N/A	59,375	61,820	
326	1	105.23	105.23	105.23			105.23	105.23	N/A	20,250	21,310	
334	1	131.03	131.03	131.03			131.03	131.03	N/A	125,000	163,785	
340	1	33.25	33.25	33.25			33.25	33.25	N/A	30,000	9,975	
342	1	96.43	96.43	96.43			96.43	96.43	N/A	60,000	57,855	
343	1	94.75	94.75	94.75			94.75	94.75	N/A	100,000	94,750	
344	3	99.76	92.38	97.52	11.01	94.73	72.21	105.17	N/A	50,733	49,473	
350	1	97.75	97.75	97.75			97.75	97.75	N/A	50,000	48,875	
352	1	96.01	96.01	96.01			96.01	96.01	N/A	58,200	55,880	
353	7	96.04	96.56	96.08	5.48	100.50	81.04	106.39	81.04 to 106.39	31,237	30,012	
406	9	94.76	102.34	104.44	18.60	97.99	69.80	159.60	86.21 to 123.75	86,916	90,772	
408	1	99.74	99.74	99.74			99.74	99.74	N/A	83,000	82,785	
419	2	70.14	70.14	72.08	40.50	97.30	41.73	98.55	N/A	252,715	182,165	
437	1	76.16	76.16	76.16			76.16	76.16	N/A	27,500	20,945	
471	1	63.22	63.22	63.22			63.22	63.22	N/A	16,000	10,115	
____ALL____	48	97.32	106.46	97.13	25.08	109.60	33.25	280.00	95.70 to 104.97	57,359	55,715	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
02												
03	47	96.97	105.94	95.52	24.95	110.90	33.25	280.00	95.70 to 99.76	55,920	53,415	
04	1	131.03	131.03	131.03			131.03	131.03	N/A	125,000	163,785	
____ALL____	48	97.32	106.46	97.13	25.08	109.60	33.25	280.00	95.70 to 104.97	57,359	55,715	

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:	101	MEDIAN:	71	COV:	27.05	95% Median C.I.:	68.17 to 72.87	(!: Derived)
(AgLand) TOTAL Sales Price:	23,385,343	WGT. MEAN:	71	STD:	20.25	95% Wgt. Mean C.I.:	68.27 to 74.61	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	23,327,843	MEAN:	75	AVG.ABS.DEV:	13.11	95% Mean C.I.:	70.93 to 78.83	
(AgLand) TOTAL Assessed Value:	16,666,100							
AVG. Adj. Sales Price:	230,968	COD:	18.53	MAX Sales Ratio:	182.33			
AVG. Assessed Value:	165,010	PRD:	104.81	MIN Sales Ratio:	41.71			

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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	7	77.42	85.83	88.00	31.63	97.54	45.15	130.84	45.15 to 130.84	147,942	130,193
10/01/03 TO 12/31/03	6	75.05	77.24	74.47	14.57	103.71	62.86	96.76	62.86 to 96.76	118,525	88,269
01/01/04 TO 03/31/04	15	76.80	78.38	75.37	17.49	104.00	48.37	121.39	67.85 to 89.54	272,677	205,509
04/01/04 TO 06/30/04	10	93.10	89.16	84.67	13.25	105.29	62.76	108.74	72.30 to 102.56	140,146	118,665
07/01/04 TO 09/30/04	2	63.89	63.89	62.54	13.60	102.16	55.20	72.58	N/A	443,885	277,592
10/01/04 TO 12/31/04	8	69.38	67.07	65.19	7.92	102.89	47.09	77.80	47.09 to 77.80	264,868	172,662
01/01/05 TO 03/31/05	17	71.77	72.75	69.28	11.66	105.01	45.95	109.24	65.97 to 78.06	277,956	192,573
04/01/05 TO 06/30/05	5	63.98	64.98	64.71	3.53	100.43	61.34	68.27	N/A	207,318	134,150
07/01/05 TO 09/30/05	1	49.63	49.63	49.63			49.63	49.63	N/A	38,000	18,860
10/01/05 TO 12/31/05	6	64.64	87.57	81.22	40.50	107.83	58.07	182.33	58.07 to 182.33	171,314	139,136
01/01/06 TO 03/31/06	15	67.12	65.49	65.44	10.85	100.07	41.71	83.06	60.73 to 71.77	250,989	164,250
04/01/06 TO 06/30/06	9	72.17	71.95	70.57	18.24	101.95	47.50	110.95	49.59 to 86.57	276,686	195,268
<u>Study Years</u>											
07/01/03 TO 06/30/04	38	79.39	82.41	78.89	19.64	104.46	45.15	130.84	72.30 to 89.58	190,483	150,270
07/01/04 TO 06/30/05	32	68.32	69.56	67.07	10.36	103.72	45.95	109.24	65.97 to 72.17	274,017	183,780
07/01/05 TO 06/30/06	31	65.87	71.13	69.32	20.01	102.61	41.71	182.33	62.72 to 72.05	236,158	163,705
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	35	72.87	78.05	73.02	18.19	106.88	47.09	121.39	70.38 to 79.77	242,809	177,307
01/01/05 TO 12/31/05	29	67.85	73.68	70.27	17.52	104.85	45.95	182.33	63.98 to 72.93	235,439	165,454
<u>ALL</u>											
	101	70.78	74.88	71.44	18.53	104.81	41.71	182.33	68.17 to 72.87	230,968	165,010

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:	101	MEDIAN:	71	COV:	27.05	95% Median C.I.:	68.17 to 72.87	(!: Derived)
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(AgLand) TOTAL Adj.Sales Price:	23,327,843	MEAN:	75	AVG.ABS.DEV:	13.11	95% Mean C.I.:	70.93 to 78.83	
(AgLand) TOTAL Assessed Value:	16,666,100							
AVG. Adj. Sales Price:	230,968	COD:	18.53	MAX Sales Ratio:	182.33			
AVG. Assessed Value:	165,010	PRD:	104.81	MIN Sales Ratio:	41.71			

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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	
1521	3	70.78	83.40	85.95	17.92	97.03	70.68	108.74	N/A	154,094	132,443	
1529	2	56.51	56.51	60.02	26.19	94.16	41.71	71.31	N/A	363,681	218,267	
1531	7	71.77	71.26	63.61	16.23	112.03	53.47	102.56	53.47 to 102.56	145,642	92,641	
1533	5	66.88	68.46	63.98	17.97	107.01	49.59	86.67	N/A	203,428	130,145	
1535	3	47.09	52.15	49.85	12.35	104.61	45.95	63.40	N/A	331,257	165,121	
1797	8	72.87	79.47	74.38	20.18	106.84	61.62	121.39	61.62 to 121.39	308,591	229,537	
1799	16	68.75	71.59	70.99	7.09	100.85	64.57	86.57	66.28 to 77.80	263,821	187,295	
1801	7	72.17	73.91	70.61	11.97	104.67	60.73	96.62	60.73 to 96.62	175,723	124,084	
1803	5	72.30	87.94	88.34	41.35	99.56	51.71	182.33	N/A	144,154	127,339	
1811	2	75.18	75.18	73.10	3.07	102.85	72.87	77.49	N/A	428,160	312,975	
1813	5	71.77	87.06	74.52	32.50	116.83	55.20	130.84	N/A	254,675	189,794	
1815	9	72.17	72.66	76.09	18.87	95.49	45.15	110.95	49.63 to 89.54	219,285	166,847	
1817	12	67.85	77.83	72.09	18.21	107.96	62.19	107.71	64.93 to 96.76	195,638	141,029	
1819	7	72.93	69.91	70.21	13.33	99.58	47.50	92.81	47.50 to 92.81	223,163	156,672	
2083	4	91.32	87.76	85.24	8.71	102.95	70.02	98.37	N/A	150,729	128,481	
2085	4	69.85	69.32	68.96	6.27	100.52	62.76	74.82	N/A	368,920	254,402	
2087	2	86.07	86.07	80.50	43.80	106.91	48.37	123.76	N/A	187,704	151,100	
ALL												
	101	70.78	74.88	71.44	18.53	104.81	41.71	182.33	68.17 to 72.87	230,968	165,010	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	41	71.31	75.02	69.28	23.40	108.28	41.71	182.33	63.40 to 76.12	211,609	146,606	
2	60	70.20	74.78	72.72	15.17	102.83	45.15	121.39	67.85 to 74.93	244,197	177,587	
ALL												
	101	70.78	74.88	71.44	18.53	104.81	41.71	182.33	68.17 to 72.87	230,968	165,010	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	101	70.78	74.88	71.44	18.53	104.81	41.71	182.33	68.17 to 72.87	230,968	165,010	
ALL												
	101	70.78	74.88	71.44	18.53	104.81	41.71	182.33	68.17 to 72.87	230,968	165,010	

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:	101	MEDIAN:	71	COV:	27.05	95% Median C.I.:	68.17 to 72.87	(!: Derived)
(AgLand) TOTAL Sales Price:	23,385,343	WGT. MEAN:	71	STD:	20.25	95% Wgt. Mean C.I.:	68.27 to 74.61	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	23,327,843	MEAN:	75	AVG.ABS.DEV:	13.11	95% Mean C.I.:	70.93 to 78.83	
(AgLand) TOTAL Assessed Value:	16,666,100							
AVG. Adj. Sales Price:	230,968	COD:	18.53	MAX Sales Ratio:	182.33			
AVG. Assessed Value:	165,010	PRD:	104.81	MIN Sales Ratio:	41.71			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	64.15	64.15	64.15			64.15	64.15	N/A	165,000	105,840
11-0001	35	72.17	78.09	74.70	22.74	104.53	45.15	182.33	68.27 to 76.12	226,377	169,106
11-0014	37	70.30	76.03	73.10	15.35	104.01	47.50	121.39	67.85 to 78.06	247,132	180,645
11-0020	23	66.88	67.88	62.91	18.01	107.91	41.71	108.74	58.07 to 71.77	222,156	139,749
20-0020	1	63.40	63.40	63.40			63.40	63.40	N/A	195,450	123,920
27-0594	4	82.26	81.90	78.35	11.45	104.52	70.02	93.05	N/A	197,663	154,871
NonValid School	1	64.15	64.15	64.15			64.15	64.15	N/A	165,000	105,840
ALL											
	101	70.78	74.88	71.44	18.53	104.81	41.71	182.33	68.17 to 72.87	230,968	165,010

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	1	49.59	49.59	49.59			49.59	49.59	N/A	173,140	85,865
0.01 TO 10.00	1	102.56	102.56	102.56			102.56	102.56	N/A	4,500	4,615
10.01 TO 30.00	3	65.87	64.33	65.13	14.10	98.77	49.63	77.49	N/A	58,543	38,131
30.01 TO 50.00	12	80.39	80.88	79.41	12.96	101.84	57.26	107.71	69.00 to 92.66	83,104	65,996
50.01 TO 100.00	36	69.06	71.31	69.04	16.86	103.29	41.71	109.24	64.57 to 72.93	170,571	117,753
100.01 TO 180.00	36	69.53	73.58	70.24	16.91	104.75	45.95	130.84	65.53 to 73.60	294,419	206,814
180.01 TO 330.00	11	72.17	87.10	76.67	28.70	113.60	55.20	182.33	65.32 to 110.95	402,122	308,309
330.01 TO 650.00	1	72.87	72.87	72.87			72.87	72.87	N/A	814,320	593,405
ALL											
	101	70.78	74.88	71.44	18.53	104.81	41.71	182.33	68.17 to 72.87	230,968	165,010

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	2	61.60	61.60	61.49	19.49	100.17	49.59	73.60	N/A	171,570	105,495
DRY	58	70.85	75.62	71.92	17.51	105.15	45.95	182.33	67.85 to 74.93	231,989	166,843
DRY-N/A	21	71.77	78.52	73.30	20.26	107.11	48.37	121.39	64.57 to 93.05	244,072	178,909
GRASS	3	72.17	79.86	76.05	11.93	105.01	70.78	96.62	N/A	113,800	86,543
GRASS-N/A	5	60.73	57.81	58.85	12.76	98.24	45.15	70.68	N/A	125,118	73,628
IRRGTD	6	74.50	75.47	70.89	26.91	106.47	41.71	123.76	41.71 to 123.76	290,457	205,897
IRRGTD-N/A	6	70.70	70.51	68.35	13.70	103.15	47.50	92.51	47.50 to 92.51	282,341	192,985
ALL											
	101	70.78	74.88	71.44	18.53	104.81	41.71	182.33	68.17 to 72.87	230,968	165,010

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:	101	MEDIAN:	71	COV:	27.05	95% Median C.I.:	68.17 to 72.87	(!: Derived)
(AgLand) TOTAL Sales Price:	23,385,343	WGT. MEAN:	71	STD:	20.25	95% Wgt. Mean C.I.:	68.27 to 74.61	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	23,327,843	MEAN:	75	AVG.ABS.DEV:	13.11	95% Mean C.I.:	70.93 to 78.83	
(AgLand) TOTAL Assessed Value:	16,666,100							
AVG. Adj. Sales Price:	230,968	COD:	18.53	MAX Sales Ratio:	182.33			
AVG. Assessed Value:	165,010	PRD:	104.81	MIN Sales Ratio:	41.71			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	2	61.60	61.60	61.49	19.49	100.17	49.59	73.60	N/A	171,570	105,495
DRY	72	70.34	75.01	71.49	17.03	104.92	45.95	182.33	67.85 to 72.93	239,071	170,916
DRY-N/A	7	101.16	90.59	82.48	15.75	109.84	62.76	110.95	62.76 to 110.95	195,395	161,155
GRASS	3	72.17	79.86	76.05	11.93	105.01	70.78	96.62	N/A	113,800	86,543
GRASS-N/A	5	60.73	57.81	58.85	12.76	98.24	45.15	70.68	N/A	125,118	73,628
IRRGTD	8	71.25	73.47	69.39	22.99	105.89	41.71	123.76	41.71 to 123.76	327,111	226,969
IRRGTD-N/A	4	74.04	72.02	70.44	16.73	102.24	47.50	92.51	N/A	204,974	144,385
ALL	101	70.78	74.88	71.44	18.53	104.81	41.71	182.33	68.17 to 72.87	230,968	165,010

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	2	61.60	61.60	61.49	19.49	100.17	49.59	73.60	N/A	171,570	105,495
DRY	79	71.31	76.39	72.30	18.20	105.66	45.95	182.33	67.85 to 74.82	235,201	170,051
GRASS	5	70.78	69.99	70.30	16.51	99.56	49.63	96.62	N/A	100,530	70,669
GRASS-N/A	3	62.86	59.56	59.10	13.54	100.78	45.15	70.68	N/A	154,780	91,475
IRRGTD	12	72.32	72.99	69.64	20.81	104.81	41.71	123.76	51.71 to 86.67	286,399	199,441
ALL	101	70.78	74.88	71.44	18.53	104.81	41.71	182.33	68.17 to 72.87	230,968	165,010

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	102.56	102.56	102.56			102.56	102.56	N/A	4,500	4,615
Total \$											
1 TO 9999	1	102.56	102.56	102.56			102.56	102.56	N/A	4,500	4,615
30000 TO 59999	2	63.56	63.56	64.26	21.92	98.92	49.63	77.49	N/A	40,000	25,702
60000 TO 99999	14	80.39	81.91	80.93	12.62	101.21	57.26	107.71	71.96 to 93.05	78,545	63,565
100000 TO 149999	12	71.97	82.74	83.41	25.96	99.20	45.15	130.84	67.05 to 101.16	122,415	102,102
150000 TO 249999	39	69.63	76.47	75.40	21.04	101.42	47.50	182.33	66.28 to 76.12	191,131	144,105
250000 TO 499999	28	66.43	66.74	66.59	11.82	100.23	41.71	92.81	62.76 to 71.77	361,897	240,977
500000 +	5	72.17	68.47	68.91	8.08	99.37	55.20	76.80	N/A	617,492	425,491
ALL	101	70.78	74.88	71.44	18.53	104.81	41.71	182.33	68.17 to 72.87	230,968	165,010

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:	101	MEDIAN:	71	COV:	27.05	95% Median C.I.:	68.17 to 72.87	(!: Derived)
(AgLand) TOTAL Sales Price:	23,385,343	WGT. MEAN:	71	STD:	20.25	95% Wgt. Mean C.I.:	68.27 to 74.61	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	23,327,843	MEAN:	75	AVG.ABS.DEV:	13.11	95% Mean C.I.:	70.93 to 78.83	
(AgLand) TOTAL Assessed Value:	16,666,100							
AVG. Adj. Sales Price:	230,968	COD:	18.53	MAX Sales Ratio:	182.33			
AVG. Assessed Value:	165,010	PRD:	104.81	MIN Sales Ratio:	41.71			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	1	102.56	102.56	102.56			102.56	102.56	N/A	4,500	4,615	
Total \$												
1 TO 9999	1	102.56	102.56	102.56			102.56	102.56	N/A	4,500	4,615	
10000 TO 29999	1	49.63	49.63	49.63			49.63	49.63	N/A	38,000	18,860	
30000 TO 59999	6	74.90	75.29	73.79	10.84	102.03	57.26	93.05	57.26 to 93.05	66,712	49,228	
60000 TO 99999	18	71.97	74.00	69.98	17.40	105.75	45.15	107.71	65.87 to 86.57	104,958	73,449	
100000 TO 149999	29	67.85	69.16	67.23	13.47	102.88	41.71	101.16	63.98 to 72.93	187,389	125,973	
150000 TO 249999	26	72.59	80.98	74.90	26.18	108.12	45.95	130.84	65.53 to 92.51	254,440	190,575	
250000 TO 499999	19	70.30	75.92	71.62	15.61	106.01	55.20	182.33	65.83 to 76.80	427,987	306,503	
500000 +	1	72.87	72.87	72.87			72.87	72.87	N/A	814,320	593,405	
ALL												
	101	70.78	74.88	71.44	18.53	104.81	41.71	182.33	68.17 to 72.87	230,968	165,010	

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

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

NUMBER of Sales:	277	MEDIAN:	96	COV:	42.94	95% Median C.I.:	92.64 to 97.85
TOTAL Sales Price:	16,391,048	WGT. MEAN:	90	STD:	43.19	95% Wgt. Mean C.I.:	87.22 to 92.20
TOTAL Adj.Sales Price:	16,305,748	MEAN:	101	AVG.ABS.DEV:	23.07	95% Mean C.I.:	95.51 to 105.69
TOTAL Assessed Value:	14,628,220						
AVG. Adj. Sales Price:	58,865	COD:	24.05	MAX Sales Ratio:	421.33		
AVG. Assessed Value:	52,809	PRD:	112.14	MIN Sales Ratio:	31.01		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	33	107.43	111.64	100.59	18.43	110.99	57.15	183.23	97.32 to 124.88	38,509	38,735
10/01/04 TO 12/31/04	22	92.47	115.75	90.63	41.32	127.72	44.30	398.33	83.06 to 114.49	56,927	51,593
01/01/05 TO 03/31/05	32	87.19	94.01	90.33	22.00	104.07	55.27	155.53	78.06 to 97.19	62,825	56,750
04/01/05 TO 06/30/05	50	89.65	89.40	87.32	26.44	102.39	31.01	187.00	78.05 to 99.60	59,266	51,750
07/01/05 TO 09/30/05	46	97.21	97.43	91.61	12.92	106.34	58.93	149.23	94.17 to 102.29	62,432	57,195
10/01/05 TO 12/31/05	29	94.53	104.96	87.44	27.85	120.03	56.00	421.33	78.75 to 99.78	68,986	60,322
01/01/06 TO 03/31/06	33	96.74	109.09	90.14	30.46	121.02	48.59	386.63	88.18 to 104.37	54,830	49,422
04/01/06 TO 06/30/06	32	94.35	94.74	84.63	21.09	111.94	51.21	231.20	80.85 to 103.33	66,465	56,252
<u>Study Years</u>											
07/01/04 TO 06/30/05	137	93.50	100.07	90.93	26.74	110.05	31.01	398.33	88.81 to 99.38	54,722	49,757
07/01/05 TO 06/30/06	140	96.31	101.12	88.68	21.93	114.03	48.59	421.33	93.29 to 98.53	62,919	55,795
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	157	94.17	95.56	89.21	21.72	107.12	31.01	421.33	89.28 to 97.19	62,714	55,948
<u>ALL</u>											
	277	95.92	100.60	89.71	24.05	112.14	31.01	421.33	92.64 to 97.85	58,865	52,809

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	277	MEDIAN:	96	COV:	42.94	95% Median C.I.:	92.64 to 97.85
TOTAL Sales Price:	16,391,048	WGT. MEAN:	90	STD:	43.19	95% Wgt. Mean C.I.:	87.22 to 92.20
TOTAL Adj.Sales Price:	16,305,748	MEAN:	101	AVG.ABS.DEV:	23.07	95% Mean C.I.:	95.51 to 105.69
TOTAL Assessed Value:	14,628,220						
AVG. Adj. Sales Price:	58,865	COD:	24.05	MAX Sales Ratio:	421.33		
AVG. Assessed Value:	52,809	PRD:	112.14	MIN Sales Ratio:	31.01		

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1519	1	153.72	153.72	153.72			153.72	153.72	N/A	35,500	54,570
1533	3	76.21	89.75	72.72	31.42	123.41	60.60	132.43	N/A	76,358	55,530
1797	3	73.25	73.55	73.61	0.51	99.92	73.14	74.27	N/A	111,033	81,736
1799	10	94.72	90.09	86.77	10.34	103.83	62.30	102.36	78.00 to 102.29	124,200	107,770
1801	2	79.37	79.37	84.50	11.57	93.93	70.19	88.55	N/A	170,000	143,647
1811	1	90.03	90.03	90.03			90.03	90.03	N/A	30,000	27,010
1813	5	85.20	77.28	81.64	16.48	94.66	55.27	95.49	N/A	75,280	61,461
1815	5	82.38	78.83	83.29	19.75	94.65	40.93	103.23	N/A	102,403	85,295
1817	4	90.33	84.38	85.20	19.65	99.05	54.52	102.36	N/A	121,729	103,707
1819	1	91.31	91.31	91.31			91.31	91.31	N/A	75,000	68,485
2083	1	93.17	93.17	93.17			93.17	93.17	N/A	182,000	169,565
2085	1	90.60	90.60	90.60			90.60	90.60	N/A	135,000	122,315
CRAIG	8	92.60	94.03	74.50	32.44	126.20	31.01	139.60	31.01 to 139.60	44,168	32,906
CRAIG V	1	63.64	63.64	63.64			63.64	63.64	N/A	1,100	700
DECATUR	23	97.32	111.74	88.14	35.08	126.78	57.64	236.31	84.66 to 111.41	39,875	35,146
DECATUR V	4	64.21	82.11	62.22	38.77	131.95	56.00	144.00	N/A	12,150	7,560
HARBOR 671	4	85.38	95.33	71.74	50.52	132.88	37.46	173.08	N/A	87,325	62,646
LYONS	45	97.85	102.84	90.89	24.18	113.15	57.15	199.17	86.26 to 108.29	38,213	34,732
LYONS V	4	107.45	101.22	89.41	17.17	113.20	66.04	123.92	N/A	5,218	4,666
OAKLAND	50	95.80	102.90	92.50	19.26	111.24	59.35	386.63	92.15 to 99.10	68,587	63,443
OAKLAND V	5	61.29	133.23	68.70	141.71	193.94	39.32	421.33	N/A	9,350	6,423
ROBERTS LANDING	5	76.82	75.55	75.64	7.44	99.88	68.09	84.83	N/A	24,300	18,381
TEKAMAH	85	98.63	103.84	94.73	18.90	109.62	48.59	398.33	95.47 to 101.55	61,969	58,702
TEKAMAH V	6	89.11	89.27	74.79	18.16	119.36	55.20	123.20	55.20 to 123.20	8,958	6,700
____ALL____											
	277	95.92	100.60	89.71	24.05	112.14	31.01	421.33	92.64 to 97.85	58,865	52,809

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	229	97.35	103.95	92.53	24.19	112.34	31.01	421.33	95.47 to 99.38	51,065	47,248
2	5	78.06	73.67	75.46	14.91	97.63	55.20	95.49	N/A	106,983	80,732
3	43	85.20	85.89	83.51	21.09	102.85	37.46	173.08	74.30 to 92.26	94,811	79,176
____ALL____											
	277	95.92	100.60	89.71	24.05	112.14	31.01	421.33	92.64 to 97.85	58,865	52,809

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

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

NUMBER of Sales:	277	MEDIAN:	96	COV:	42.94	95% Median C.I.:	92.64 to 97.85
TOTAL Sales Price:	16,391,048	WGT. MEAN:	90	STD:	43.19	95% Wgt. Mean C.I.:	87.22 to 92.20
TOTAL Adj.Sales Price:	16,305,748	MEAN:	101	AVG.ABS.DEV:	23.07	95% Mean C.I.:	95.51 to 105.69
TOTAL Assessed Value:	14,628,220						
AVG. Adj. Sales Price:	58,865	COD:	24.05	MAX Sales Ratio:	421.33		
AVG. Assessed Value:	52,809	PRD:	112.14	MIN Sales Ratio:	31.01		

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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	251	96.53	101.10	90.13	21.91	112.18	31.01	398.33	93.50 to 98.19	63,742	57,450
2	26	73.50	95.73	67.96	51.41	140.87	39.32	421.33	61.29 to 99.50	11,784	8,008
ALL											
	277	95.92	100.60	89.71	24.05	112.14	31.01	421.33	92.64 to 97.85	58,865	52,809

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	260	96.31	100.51	90.46	22.70	111.12	31.01	421.33	93.29 to 98.05	59,742	54,041
06	9	76.82	84.34	72.75	29.09	115.94	37.46	173.08	66.92 to 103.84	52,311	38,054
07	8	104.95	121.66	77.77	51.28	156.44	57.64	236.31	57.64 to 236.31	37,750	29,357
ALL											
	277	95.92	100.60	89.71	24.05	112.14	31.01	421.33	92.64 to 97.85	58,865	52,809

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0001	113	95.49	98.94	91.21	20.22	108.47	37.46	398.33	91.15 to 98.65	64,008	58,383
11-0014	81	94.17	99.63	88.85	25.09	112.13	31.01	421.33	90.88 to 97.59	70,073	62,263
11-0020	82	97.64	103.83	87.46	28.33	118.71	56.00	236.31	87.97 to 104.72	40,010	34,992
20-0020											
27-0594	1	101.90	101.90	101.90			101.90	101.90	N/A	116,000	118,205
NonValid School											
ALL											
	277	95.92	100.60	89.71	24.05	112.14	31.01	421.33	92.64 to 97.85	58,865	52,809

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	277	MEDIAN:	96	COV:	42.94	95% Median C.I.:	92.64 to 97.85
TOTAL Sales Price:	16,391,048	WGT. MEAN:	90	STD:	43.19	95% Wgt. Mean C.I.:	87.22 to 92.20
TOTAL Adj.Sales Price:	16,305,748	MEAN:	101	AVG.ABS.DEV:	23.07	95% Mean C.I.:	95.51 to 105.69
TOTAL Assessed Value:	14,628,220						
AVG. Adj. Sales Price:	58,865	COD:	24.05	MAX Sales Ratio:	421.33		
AVG. Assessed Value:	52,809	PRD:	112.14	MIN Sales Ratio:	31.01		

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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	28	78.40	95.72	70.06	46.46	136.62	39.32	421.33	63.64 to 99.50	12,342	8,647
Prior TO 1860											
1860 TO 1899	6	91.04	94.31	88.83	14.67	106.17	73.25	126.53	73.25 to 126.53	70,600	62,715
1900 TO 1919	93	98.19	103.85	89.55	24.96	115.97	31.01	398.33	94.94 to 103.23	56,207	50,335
1920 TO 1939	45	92.56	102.33	87.27	25.50	117.26	51.21	386.63	86.89 to 98.24	58,622	51,157
1940 TO 1949	16	97.04	99.72	94.62	16.00	105.39	55.27	180.43	87.33 to 107.95	63,358	59,952
1950 TO 1959	19	99.70	106.91	102.60	15.27	104.21	76.56	168.57	96.53 to 111.98	51,134	52,461
1960 TO 1969	18	94.41	95.39	88.46	19.16	107.84	37.46	134.81	82.04 to 114.03	57,888	51,206
1970 TO 1979	29	98.65	104.40	92.80	23.63	112.50	58.93	236.31	85.10 to 107.81	63,518	58,945
1980 TO 1989	8	89.41	82.31	80.59	9.32	102.13	57.64	92.29	57.64 to 92.29	81,787	65,916
1990 TO 1994	5	93.17	91.33	90.94	6.71	100.43	73.44	102.15	N/A	166,240	151,180
1995 TO 1999	8	88.60	87.99	87.13	9.91	100.98	67.70	103.84	67.70 to 103.84	141,062	122,907
2000 TO Present	2	82.88	82.88	91.99	15.65	90.10	69.91	95.86	N/A	93,950	86,427
ALL											
	277	95.92	100.60	89.71	24.05	112.14	31.01	421.33	92.64 to 97.85	58,865	52,809

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	13	105.42	147.80	156.93	69.77	94.18	56.00	421.33	63.64 to 187.00	2,378	3,733
5000 TO 9999	22	137.83	156.92	154.33	36.10	101.68	66.04	398.33	108.29 to 199.17	7,009	10,817
Total \$											
1 TO 9999	35	128.00	153.54	154.76	47.34	99.21	56.00	421.33	105.42 to 154.67	5,289	8,185
10000 TO 29999	55	99.60	101.38	99.82	22.63	101.56	39.32	180.43	92.64 to 109.39	19,574	19,539
30000 TO 59999	72	96.70	93.87	92.27	16.42	101.73	31.01	153.72	88.02 to 99.10	43,240	39,897
60000 TO 99999	68	95.21	91.66	91.43	13.34	100.26	37.46	133.45	90.23 to 97.68	77,491	70,852
100000 TO 149999	34	82.21	82.64	82.58	14.91	100.08	54.52	110.69	74.30 to 92.29	120,725	99,691
150000 TO 249999	12	87.66	85.51	85.19	13.02	100.38	62.30	102.36	73.44 to 95.86	190,966	162,690
250000 TO 499999	1	88.55	88.55	88.55			88.55	88.55	N/A	265,000	234,655
ALL											
	277	95.92	100.60	89.71	24.05	112.14	31.01	421.33	92.64 to 97.85	58,865	52,809

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	277	MEDIAN:	96	COV:	42.94	95% Median C.I.:	92.64 to 97.85
TOTAL Sales Price:	16,391,048	WGT. MEAN:	90	STD:	43.19	95% Wgt. Mean C.I.:	87.22 to 92.20
TOTAL Adj.Sales Price:	16,305,748	MEAN:	101	AVG.ABS.DEV:	23.07	95% Mean C.I.:	95.51 to 105.69
TOTAL Assessed Value:	14,628,220						
AVG. Adj. Sales Price:	58,865	COD:	24.05	MAX Sales Ratio:	421.33		
AVG. Assessed Value:	52,809	PRD:	112.14	MIN Sales Ratio:	31.01		

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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	11	99.50	93.27	91.73	24.72	101.68	56.00	144.00	61.29 to 123.92	2,402	2,203
5000 TO 9999	13	100.00	123.20	89.73	51.24	137.31	39.32	421.33	66.04 to 128.00	7,888	7,078
Total \$											
1 TO 9999	24	99.80	109.48	90.14	39.13	121.46	39.32	421.33	70.00 to 123.20	5,373	4,843
10000 TO 29999	74	98.81	113.59	89.23	40.39	127.30	31.01	398.33	90.03 to 109.39	21,029	18,764
30000 TO 59999	78	97.07	96.85	90.73	17.27	106.74	44.30	180.43	89.28 to 99.72	47,632	43,217
60000 TO 99999	71	94.94	92.29	89.58	12.64	103.02	57.64	133.45	89.14 to 97.32	87,778	78,635
100000 TO 149999	22	91.71	90.52	88.11	11.00	102.74	62.30	123.45	80.85 to 99.70	136,655	120,401
150000 TO 249999	8	94.46	91.79	91.23	7.66	100.61	73.44	102.36	73.44 to 102.36	208,325	190,058
ALL	277	95.92	100.60	89.71	24.05	112.14	31.01	421.33	92.64 to 97.85	58,865	52,809

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	29	77.00	94.83	70.05	45.99	135.38	39.32	421.33	63.64 to 99.50	12,882	9,024
10	19	119.93	145.74	109.66	45.10	132.90	57.15	386.63	88.70 to 187.00	15,846	17,376
20	103	96.53	101.11	88.37	25.69	114.42	31.01	398.33	90.23 to 101.90	50,830	44,917
25	2	94.33	94.33	92.73	5.35	101.73	89.28	99.38	N/A	37,950	35,190
30	110	95.71	94.64	89.67	14.16	105.55	44.30	155.53	92.29 to 97.60	74,655	66,943
40	12	94.52	95.73	93.33	7.77	102.58	82.04	110.69	88.55 to 103.58	148,075	138,197
45	1	102.15	102.15	102.15			102.15	102.15	N/A	229,700	234,650
50	1	81.89	81.89	81.89			81.89	81.89	N/A	101,000	82,710
ALL	277	95.92	100.60	89.71	24.05	112.14	31.01	421.33	92.64 to 97.85	58,865	52,809

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	28	78.40	95.72	70.06	46.46	136.62	39.32	421.33	63.64 to 99.50	12,342	8,647
100	21	84.83	98.51	78.84	34.45	124.94	37.46	236.31	70.19 to 100.00	44,331	34,952
101	101	98.53	109.59	93.75	24.53	116.89	51.21	398.33	95.74 to 101.55	61,146	57,327
102	43	94.94	93.58	87.77	14.42	106.61	44.30	137.32	88.55 to 100.00	88,516	77,692
103	2	105.20	105.20	105.26	5.22	99.94	99.70	110.69	N/A	102,750	108,157
104	79	94.70	95.70	89.02	20.53	107.51	31.01	199.17	88.02 to 100.02	60,058	53,463
106	2	83.02	83.02	79.44	15.79	104.50	69.91	96.13	N/A	22,000	17,477
111	1	87.33	87.33	87.33			87.33	87.33	N/A	53,000	46,285
ALL	277	95.92	100.60	89.71	24.05	112.14	31.01	421.33	92.64 to 97.85	58,865	52,809

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

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

NUMBER of Sales:	277	MEDIAN:	96	COV:	42.94	95% Median C.I.:	92.64 to 97.85
TOTAL Sales Price:	16,391,048	WGT. MEAN:	90	STD:	43.19	95% Wgt. Mean C.I.:	87.22 to 92.20
TOTAL Adj.Sales Price:	16,305,748	MEAN:	101	AVG.ABS.DEV:	23.07	95% Mean C.I.:	95.51 to 105.69
TOTAL Assessed Value:	14,628,220						
AVG. Adj. Sales Price:	58,865	COD:	24.05	MAX Sales Ratio:	421.33		
AVG. Assessed Value:	52,809	PRD:	112.14	MIN Sales Ratio:	31.01		

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	29	77.00	94.83	70.05	45.99	135.38	39.32	421.33	63.64 to 99.50	12,882	9,024
10	8	118.70	126.28	116.85	19.84	108.06	86.89	202.80	86.89 to 202.80	13,834	16,165
20	67	100.00	110.46	97.39	27.43	113.42	31.01	236.31	96.74 to 108.29	36,080	35,138
25	14	90.22	90.05	88.22	16.37	102.07	59.35	126.53	69.30 to 103.58	54,107	47,735
30	147	95.49	98.12	89.24	19.72	109.95	44.30	398.33	92.15 to 97.60	75,301	67,202
35	1	88.55	88.55	88.55			88.55	88.55	N/A	265,000	234,655
40	11	90.88	84.66	83.91	9.55	100.89	58.93	95.86	70.11 to 95.22	119,300	100,109
<u>ALL</u>	<u>277</u>	<u>95.92</u>	<u>100.60</u>	<u>89.71</u>	<u>24.05</u>	<u>112.14</u>	<u>31.01</u>	<u>421.33</u>	<u>92.64 to 97.85</u>	<u>58,865</u>	<u>52,809</u>

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

(!: AVTot=0)

NUMBER of Sales:	48	MEDIAN:	98	COV:	43.29	95% Median C.I.:	96.01 to 104.99
TOTAL Sales Price:	2,853,240	WGT. MEAN:	103	STD:	46.99	95% Wgt. Mean C.I.:	85.04 to 120.21
TOTAL Adj.Sales Price:	2,753,240	MEAN:	109	AVG.ABS.DEV:	26.34	95% Mean C.I.:	95.25 to 121.84
TOTAL Assessed Value:	2,825,520						
AVG. Adj. Sales Price:	57,359	COD:	26.93	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	58,865	PRD:	105.77	MIN Sales Ratio:	33.25		

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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	7	96.44	95.65	95.70	12.37	99.94	72.21	123.75	72.21 to 123.75	38,971	37,297
10/01/03 TO 12/31/03	1	33.25	33.25	33.25			33.25	33.25	N/A	30,000	9,975
01/01/04 TO 03/31/04	9	104.97	118.65	99.23	21.21	119.57	94.75	210.67	94.76 to 159.60	35,928	35,652
04/01/04 TO 06/30/04	1	69.80	69.80	69.80			69.80	69.80	N/A	10,000	6,980
07/01/04 TO 09/30/04	5	81.04	70.97	59.46	24.42	119.37	41.73	96.01	N/A	78,926	46,926
10/01/04 TO 12/31/04	3	96.75	94.23	95.76	4.66	98.41	86.21	99.74	N/A	76,000	72,775
01/01/05 TO 03/31/05	1	136.30	136.30	136.30			136.30	136.30	N/A	45,000	61,335
04/01/05 TO 06/30/05	9	99.76	143.13	111.75	51.19	128.08	82.88	280.00	87.47 to 280.00	32,466	36,282
07/01/05 TO 09/30/05	3	97.75	88.65	95.27	14.24	93.06	63.22	104.99	N/A	35,333	33,661
10/01/05 TO 12/31/05	1	103.50	103.50	103.50			103.50	103.50	N/A	27,000	27,945
01/01/06 TO 03/31/06	2	130.41	130.41	129.11	18.94	101.01	105.70	155.11	N/A	9,500	12,265
04/01/06 TO 06/30/06	6	113.47	112.91	122.59	15.09	92.10	84.29	137.35	84.29 to 137.35	167,541	205,386
<u>Study Years</u>											
07/01/03 TO 06/30/04	18	96.71	102.25	94.14	22.02	108.61	33.25	210.67	94.75 to 105.17	35,342	33,272
07/01/04 TO 06/30/05	18	96.59	114.56	87.60	37.18	130.77	41.73	280.00	86.21 to 112.69	53,323	46,712
07/01/05 TO 06/30/06	12	105.11	108.98	119.75	16.21	91.01	63.22	155.11	97.75 to 131.03	96,437	115,481
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	18	95.40	98.62	81.68	21.95	120.75	41.73	210.67	86.21 to 104.97	53,110	43,378
01/01/05 TO 12/31/05	14	101.63	128.14	109.91	38.21	116.59	63.22	280.00	87.47 to 151.32	33,585	36,914
<u>ALL</u>											
	48	97.80	108.55	102.63	26.93	105.77	33.25	280.00	96.01 to 104.99	57,359	58,865

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

(!: AVTot=0)

NUMBER of Sales:	48	MEDIAN:	98	COV:	43.29	95% Median C.I.:	96.01 to 104.99
TOTAL Sales Price:	2,853,240	WGT. MEAN:	103	STD:	46.99	95% Wgt. Mean C.I.:	85.04 to 120.21
TOTAL Adj.Sales Price:	2,753,240	MEAN:	109	AVG.ABS.DEV:	26.34	95% Mean C.I.:	95.25 to 121.84
TOTAL Assessed Value:	2,825,520						
AVG. Adj. Sales Price:	57,359	COD:	26.93	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	58,865	PRD:	105.77	MIN Sales Ratio:	33.25		

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1519	1	84.29	84.29	84.29			84.29	84.29	N/A	50,000	42,145
1813	1	137.35	137.35	137.35			137.35	137.35	N/A	535,000	734,800
1819	1	97.85	97.85	97.85			97.85	97.85	N/A	270,000	264,195
CRAIG	1	63.22	63.22	63.22			63.22	63.22	N/A	16,000	10,115
DECATUR	3	112.69	99.09	119.46	34.92	82.94	33.25	151.32	N/A	44,333	52,961
LYONS	12	104.60	107.39	111.74	15.83	96.11	69.80	155.11	96.43 to 123.75	27,958	31,239
LYONS V	2	280.00	280.00	280.00	0.00	100.00	280.00	280.00	N/A	500	1,400
OAKLAND	9	97.75	103.86	74.99	19.86	138.50	41.73	159.60	96.01 to 136.30	53,988	40,486
OAKLAND V	1	210.67	210.67	210.67			210.67	210.67	N/A	1,500	3,160
RURAL	1	45.71	45.71	45.71			45.71	45.71	N/A	15,750	7,200
TEKAMAH	15	94.78	93.84	95.04	6.98	98.74	72.21	105.23	87.47 to 99.74	59,839	56,868
TEKAMAH V	1	82.88	82.88	82.88			82.88	82.88	N/A	12,000	9,945
ALL	48	97.80	108.55	102.63	26.93	105.77	33.25	280.00	96.01 to 104.99	57,359	58,865

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	98.57	110.11	94.41	26.72	116.64	33.25	280.00	96.01 to 105.17	42,783	40,390
2	2	117.60	117.60	124.10	16.79	94.76	97.85	137.35	N/A	402,500	499,497
3	2	65.00	65.00	75.05	29.68	86.61	45.71	84.29	N/A	32,875	24,672
ALL	48	97.80	108.55	102.63	26.93	105.77	33.25	280.00	96.01 to 104.99	57,359	58,865

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	40	97.71	100.14	103.23	17.42	97.01	33.25	159.60	96.01 to 104.98	66,679	68,834
2	8	110.54	150.58	83.82	65.60	179.64	45.71	280.00	45.71 to 280.00	10,756	9,016
ALL	48	97.80	108.55	102.63	26.93	105.77	33.25	280.00	96.01 to 104.99	57,359	58,865

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

(!: AVTot=0)

NUMBER of Sales:	48	MEDIAN:	98	COV:	43.29	95% Median C.I.:	96.01 to 104.99
TOTAL Sales Price:	2,853,240	WGT. MEAN:	103	STD:	46.99	95% Wgt. Mean C.I.:	85.04 to 120.21
TOTAL Adj.Sales Price:	2,753,240	MEAN:	109	AVG.ABS.DEV:	26.34	95% Mean C.I.:	95.25 to 121.84
TOTAL Assessed Value:	2,825,520						
AVG. Adj. Sales Price:	57,359	COD:	26.93	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	58,865	PRD:	105.77	MIN Sales Ratio:	33.25		

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0001	17	94.78	95.75	110.60	9.54	86.57	72.21	137.35	86.21 to 104.99	84,975	93,986
11-0014	12	97.80	108.87	82.99	27.46	131.19	41.73	210.67	96.01 to 136.30	64,450	53,487
11-0020	19	105.70	119.79	109.46	37.53	109.43	33.25	280.00	84.29 to 131.03	28,171	30,837
20-0020											
27-0594											
NonValid School											
ALL	48	97.80	108.55	102.63	26.93	105.77	33.25	280.00	96.01 to 104.99	57,359	58,865

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	9	112.69	146.37	88.82	57.20	164.80	45.71	280.00	82.88 to 280.00	11,561	10,268
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	12	102.37	107.87	98.86	14.35	109.11	72.21	159.60	96.43 to 105.70	28,097	27,777
1920 TO 1939	3	94.78	77.75	77.08	25.31	100.87	33.25	105.23	N/A	30,780	23,726
1940 TO 1949											
1950 TO 1959	12	97.25	99.00	88.08	20.29	112.40	41.73	151.32	76.16 to 123.75	66,119	58,235
1960 TO 1969	1	96.43	96.43	96.43			96.43	96.43	N/A	70,000	67,500
1970 TO 1979	3	90.36	104.64	130.27	18.87	80.33	86.21	137.35	N/A	208,416	271,495
1980 TO 1989	5	94.76	94.97	96.78	9.09	98.13	81.04	106.39	N/A	64,000	61,938
1990 TO 1994	1	131.03	131.03	131.03			131.03	131.03	N/A	125,000	163,785
1995 TO 1999	1	97.85	97.85	97.85			97.85	97.85	N/A	270,000	264,195
2000 TO Present	1	63.22	63.22	63.22			63.22	63.22	N/A	16,000	10,115
ALL	48	97.80	108.55	102.63	26.93	105.77	33.25	280.00	96.01 to 104.99	57,359	58,865

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

(!: AVTot=0)

NUMBER of Sales:	48	MEDIAN:	98	COV:	43.29	95% Median C.I.:	96.01 to 104.99
TOTAL Sales Price:	2,853,240	WGT. MEAN:	103	STD:	46.99	95% Wgt. Mean C.I.:	85.04 to 120.21
TOTAL Adj.Sales Price:	2,753,240	MEAN:	109	AVG.ABS.DEV:	26.34	95% Mean C.I.:	95.25 to 121.84
TOTAL Assessed Value:	2,825,520						
AVG. Adj. Sales Price:	57,359	COD:	26.93	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	58,865	PRD:	105.77	MIN Sales Ratio:	33.25		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	4	245.34	217.51	204.70	25.47	106.26	99.38	280.00	N/A	825	1,688
5000 TO 9999	5	123.75	131.98	130.98	15.07	100.77	99.76	159.60	N/A	7,040	9,221
Total \$ _____											
1 TO 9999	9	155.11	170.00	137.30	34.79	123.82	99.38	280.00	99.76 to 280.00	4,277	5,873
10000 TO 29999	12	99.97	89.27	90.45	16.91	98.70	45.71	112.69	69.80 to 105.23	17,730	16,037
30000 TO 59999	14	95.40	91.30	93.04	14.52	98.13	33.25	136.30	81.04 to 104.99	43,110	40,109
60000 TO 99999	6	96.43	104.36	106.50	11.90	97.99	87.47	151.32	87.47 to 151.32	70,500	75,079
100000 TO 149999	4	100.96	106.93	108.27	11.07	98.76	94.75	131.03	N/A	108,750	117,742
150000 TO 249999	1	41.73	41.73	41.73			41.73	41.73	N/A	235,430	98,245
250000 TO 499999	1	97.85	97.85	97.85			97.85	97.85	N/A	270,000	264,195
500000 +	1	137.35	137.35	137.35			137.35	137.35	N/A	535,000	734,800
ALL	48	97.80	108.55	102.63	26.93	105.77	33.25	280.00	96.01 to 104.99	57,359	58,865

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	4	245.34	217.51	204.70	25.47	106.26	99.38	280.00	N/A	825	1,688
5000 TO 9999	8	91.32	92.06	70.51	37.39	130.56	33.25	159.60	33.25 to 159.60	11,743	8,280
Total \$ _____											
1 TO 9999	12	110.73	133.88	75.06	56.06	178.35	33.25	280.00	69.80 to 210.67	8,104	6,083
10000 TO 29999	11	104.97	100.02	94.87	14.91	105.43	63.22	155.11	72.21 to 112.69	19,820	18,802
30000 TO 59999	14	95.40	93.94	93.77	5.79	100.17	81.04	106.39	86.21 to 97.75	48,538	45,516
60000 TO 99999	6	96.59	94.28	79.15	17.23	119.12	41.73	136.30	41.73 to 136.30	105,571	83,560
100000 TO 149999	2	128.25	128.25	125.29	17.99	102.36	105.17	151.32	N/A	97,500	122,157
150000 TO 249999	1	131.03	131.03	131.03			131.03	131.03	N/A	125,000	163,785
250000 TO 499999	1	97.85	97.85	97.85			97.85	97.85	N/A	270,000	264,195
500000 +	1	137.35	137.35	137.35			137.35	137.35	N/A	535,000	734,800
ALL	48	97.80	108.55	102.63	26.93	105.77	33.25	280.00	96.01 to 104.99	57,359	58,865

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

(!: AVTot=0)

NUMBER of Sales:	48	MEDIAN:	98	COV:	43.29	95% Median C.I.:	96.01 to 104.99
TOTAL Sales Price:	2,853,240	WGT. MEAN:	103	STD:	46.99	95% Wgt. Mean C.I.:	85.04 to 120.21
TOTAL Adj.Sales Price:	2,753,240	MEAN:	109	AVG.ABS.DEV:	26.34	95% Mean C.I.:	95.25 to 121.84
TOTAL Assessed Value:	2,825,520						
AVG. Adj. Sales Price:	57,359	COD:	26.93	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	58,865	PRD:	105.77	MIN Sales Ratio:	33.25		

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COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	9	112.69	146.37	88.82	57.20	164.80	45.71	280.00	82.88 to 280.00	11,561	10,268	
10	1	76.16	76.16	76.16			76.16	76.16	N/A	27,500	20,945	
20	37	97.66	99.07	101.85	16.34	97.27	33.25	159.60	96.01 to 104.97	68,559	69,825	
30	1	151.32	151.32	151.32			151.32	151.32	N/A	85,000	128,625	
____ALL____	48	97.80	108.55	102.63	26.93	105.77	33.25	280.00	96.01 to 104.99	57,359	58,865	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	9	112.69	146.37	88.82	57.20	164.80	45.71	280.00	82.88 to 280.00	11,561	10,268	
108	1	151.32	151.32	151.32			151.32	151.32	N/A	85,000	128,625	
300	1	104.97	104.97	104.97			104.97	104.97	N/A	15,200	15,955	
306	2	101.33	101.33	101.19	3.62	100.13	97.66	104.99	N/A	41,500	41,995	
325	4	96.60	106.48	104.12	10.40	102.27	96.43	136.30	N/A	59,375	61,820	
326	1	105.23	105.23	105.23			105.23	105.23	N/A	20,250	21,310	
334	1	131.03	131.03	131.03			131.03	131.03	N/A	125,000	163,785	
340	1	33.25	33.25	33.25			33.25	33.25	N/A	30,000	9,975	
342	1	96.43	96.43	96.43			96.43	96.43	N/A	60,000	57,855	
343	1	94.75	94.75	94.75			94.75	94.75	N/A	100,000	94,750	
344	3	99.76	92.38	97.52	11.01	94.73	72.21	105.17	N/A	50,733	49,473	
350	1	97.75	97.75	97.75			97.75	97.75	N/A	50,000	48,875	
352	1	96.01	96.01	96.01			96.01	96.01	N/A	58,200	55,880	
353	7	103.50	99.05	97.46	6.11	101.63	81.04	106.39	81.04 to 106.39	31,237	30,443	
406	9	94.76	111.60	123.62	28.37	90.28	69.80	159.60	86.21 to 155.11	86,916	107,446	
408	1	99.74	99.74	99.74			99.74	99.74	N/A	83,000	82,785	
419	2	69.79	69.79	71.71	40.21	97.32	41.73	97.85	N/A	252,715	181,220	
437	1	76.16	76.16	76.16			76.16	76.16	N/A	27,500	20,945	
471	1	63.22	63.22	63.22			63.22	63.22	N/A	16,000	10,115	
____ALL____	48	97.80	108.55	102.63	26.93	105.77	33.25	280.00	96.01 to 104.99	57,359	58,865	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
02												
03	47	97.75	108.07	101.27	26.79	106.71	33.25	280.00	96.01 to 104.98	55,920	56,632	
04	1	131.03	131.03	131.03			131.03	131.03	N/A	125,000	163,785	
____ALL____	48	97.80	108.55	102.63	26.93	105.77	33.25	280.00	96.01 to 104.99	57,359	58,865	

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:	101	MEDIAN:	69	COV:	29.41	95% Median C.I.:	66.72 to 71.61	(!: Derived)
(AgLand) TOTAL Sales Price:	23,386,283	WGT. MEAN:	69	STD:	21.26	95% Wgt. Mean C.I.:	66.16 to 72.72	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	23,328,783	MEAN:	72	AVG.ABS.DEV:	13.55	95% Mean C.I.:	68.13 to 76.43	
(AgLand) TOTAL Assessed Value:	16,199,561							
AVG. Adj. Sales Price:	230,978	COD:	19.70	MAX Sales Ratio:	182.33			
AVG. Assessed Value:	160,391	PRD:	104.09	MIN Sales Ratio:	0.00			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	7	75.19	83.42	85.83	31.54	97.19	45.15	126.91	45.15 to 126.91	147,942	126,972
10/01/03 TO 12/31/03	6	74.24	76.53	73.82	14.91	103.67	62.86	95.40	62.86 to 95.40	118,525	87,490
01/01/04 TO 03/31/04	15	75.38	77.18	74.24	17.33	103.96	46.59	119.76	66.72 to 87.88	272,677	202,442
04/01/04 TO 06/30/04	10	83.02	82.89	80.54	17.75	102.92	59.20	102.56	61.92 to 102.34	140,240	112,955
07/01/04 TO 09/30/04	2	62.10	62.10	60.65	14.95	102.38	52.81	71.38	N/A	443,885	269,212
10/01/04 TO 12/31/04	8	67.55	65.40	63.42	7.32	103.12	45.78	76.26	45.78 to 76.26	264,868	167,987
01/01/05 TO 03/31/05	17	69.45	71.24	68.00	11.58	104.77	44.71	104.12	64.74 to 76.70	277,956	189,016
04/01/05 TO 06/30/05	5	62.70	61.60	61.01	4.49	100.96	53.67	66.72	N/A	207,318	126,488
07/01/05 TO 09/30/05	1	49.38	49.38	49.38			49.38	49.38	N/A	38,000	18,765
10/01/05 TO 12/31/05	6	62.44	83.90	78.81	45.49	106.46	47.96	182.33	47.96 to 182.33	171,314	135,005
01/01/06 TO 03/31/06	15	65.90	64.15	64.15	10.85	100.00	41.01	81.20	58.80 to 70.18	250,989	161,019
04/01/06 TO 06/30/06	9	71.57	65.45	66.16	25.76	98.93	0.00	109.92	46.87 to 84.90	276,686	183,054
<u>Study Years</u>											
07/01/03 TO 06/30/04	38	76.90	79.73	77.08	20.04	103.44	45.15	126.91	69.29 to 87.69	190,508	146,840
07/01/04 TO 06/30/05	32	67.09	67.70	65.32	10.59	103.64	44.71	104.12	64.14 to 71.14	274,017	179,001
07/01/05 TO 06/30/06	31	64.61	67.87	66.82	23.47	101.58	0.00	182.33	61.18 to 70.39	236,158	157,792
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	35	71.96	75.26	71.17	17.99	105.75	45.78	119.76	67.19 to 78.05	242,836	172,814
01/01/05 TO 12/31/05	29	66.72	71.45	68.46	18.80	104.35	44.71	182.33	62.70 to 71.77	235,439	161,190
<u>ALL</u>											
	101	68.79	72.28	69.44	19.70	104.09	0.00	182.33	66.72 to 71.61	230,978	160,391

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:	101	MEDIAN:	69	COV:	29.41	95% Median C.I.:	66.72 to 71.61	(! : Derived)
(AgLand) TOTAL Sales Price:	23,386,283	WGT. MEAN:	69	STD:	21.26	95% Wgt. Mean C.I.:	66.16 to 72.72	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	23,328,783	MEAN:	72	AVG.ABS.DEV:	13.55	95% Mean C.I.:	68.13 to 76.43	
(AgLand) TOTAL Assessed Value:	16,199,561							
AVG. Adj. Sales Price:	230,978	COD:	19.70	MAX Sales Ratio:	182.33			
AVG. Assessed Value:	160,391	PRD:	104.09	MIN Sales Ratio:	0.00			

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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	
1521	3	68.81	79.69	81.89	16.68	97.31	67.91	102.34	N/A	154,094	126,186	
1529	2	54.55	54.55	57.76	24.82	94.45	41.01	68.09	N/A	363,681	210,045	
1531	7	70.18	69.98	62.14	16.76	112.61	52.27	102.56	52.27 to 102.56	145,642	90,500	
1533	5	66.13	58.05	54.83	33.46	105.88	0.00	86.58	N/A	203,428	111,533	
1535	3	45.78	51.19	48.77	13.38	104.98	44.71	63.09	N/A	331,257	161,540	
1797	8	71.54	78.12	73.07	20.16	106.91	60.73	119.76	60.73 to 119.76	308,591	225,491	
1799	16	67.43	70.29	69.70	7.02	100.84	63.60	84.90	65.25 to 76.26	263,821	183,896	
1801	7	69.29	66.04	65.87	10.24	100.27	53.67	76.70	53.67 to 76.70	175,723	115,743	
1803	5	63.26	85.04	86.65	48.50	98.14	51.65	182.33	N/A	144,154	124,913	
1811	2	74.26	74.26	72.49	2.63	102.43	72.30	76.21	N/A	428,160	310,392	
1813	5	71.14	83.54	71.53	32.48	116.79	52.81	126.91	N/A	254,675	182,168	
1815	9	71.96	72.20	75.52	18.51	95.61	45.15	109.92	49.38 to 87.88	219,285	165,601	
1817	12	66.72	75.13	70.18	20.33	107.05	47.96	105.86	63.08 to 95.40	195,638	137,296	
1819	7	71.57	68.75	69.01	13.26	99.62	46.87	91.03	46.87 to 91.03	223,163	154,014	
2083	4	89.59	85.99	83.50	8.65	102.97	68.79	95.98	N/A	150,964	126,062	
2085	4	68.64	68.16	67.81	6.20	100.52	61.92	73.45	N/A	368,920	250,176	
2087	2	83.01	83.01	77.63	43.87	106.93	46.59	119.42	N/A	187,704	145,712	
ALL												
	101	68.79	72.28	69.44	19.70	104.09	0.00	182.33	66.72 to 71.61	230,978	160,391	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	41	68.09	70.77	66.07	25.89	107.11	0.00	182.33	59.20 to 72.30	211,609	139,811	
2	60	68.97	73.31	71.44	15.59	102.63	45.15	119.76	66.72 to 73.60	244,213	174,455	
ALL												
	101	68.79	72.28	69.44	19.70	104.09	0.00	182.33	66.72 to 71.61	230,978	160,391	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	101	68.79	72.28	69.44	19.70	104.09	0.00	182.33	66.72 to 71.61	230,978	160,391	
ALL												
	101	68.79	72.28	69.44	19.70	104.09	0.00	182.33	66.72 to 71.61	230,978	160,391	

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:	101	MEDIAN:	69	COV:	29.41	95% Median C.I.:	66.72 to 71.61	(!: Derived)
(AgLand) TOTAL Sales Price:	23,386,283	WGT. MEAN:	69	STD:	21.26	95% Wgt. Mean C.I.:	66.16 to 72.72	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	23,328,783	MEAN:	72	AVG.ABS.DEV:	13.55	95% Mean C.I.:	68.13 to 76.43	
(AgLand) TOTAL Assessed Value:	16,199,561							
AVG. Adj. Sales Price:	230,978	COD:	19.70	MAX Sales Ratio:	182.33			
AVG. Assessed Value:	160,391	PRD:	104.09	MIN Sales Ratio:	0.00			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	63.08	63.08	63.08			63.08	63.08	N/A	165,000	104,085
11-0001	35	71.14	75.02	72.71	23.05	103.18	45.15	182.33	62.86 to 73.60	226,404	164,622
11-0014	37	69.29	74.28	71.66	15.97	103.66	46.87	119.76	66.72 to 77.46	247,132	177,097
11-0020	23	66.13	64.28	59.69	20.86	107.70	0.00	102.56	56.74 to 70.18	222,156	132,606
20-0020	1	63.09	63.09	63.09			63.09	63.09	N/A	195,450	123,315
27-0594	4	80.62	80.38	76.88	11.42	104.55	68.79	91.48	N/A	197,663	151,953
NonValid School	1	63.08	63.08	63.08			63.08	63.08	N/A	165,000	104,085
ALL											
	101	68.79	72.28	69.44	19.70	104.09	0.00	182.33	66.72 to 71.61	230,978	160,391

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	1	0.00	0.00	0.00			0.00	0.00	N/A	173,140	1
0.01 TO 10.00	1	102.56	102.56	102.56			102.56	102.56	N/A	4,500	4,615
10.01 TO 30.00	3	49.38	57.85	55.02	19.07	105.13	47.96	76.21	N/A	58,543	32,213
30.01 TO 50.00	12	79.43	79.42	77.96	13.46	101.88	52.62	105.86	67.67 to 91.04	83,104	64,786
50.01 TO 100.00	36	66.85	68.73	67.30	15.99	102.12	41.01	104.12	63.09 to 70.18	170,597	114,813
100.01 TO 180.00	36	67.55	71.81	68.65	17.33	104.60	44.71	126.91	63.74 to 73.45	294,419	202,115
180.01 TO 330.00	11	71.61	85.41	75.12	28.81	113.70	52.81	182.33	64.14 to 109.92	402,122	302,060
330.01 TO 650.00	1	72.30	72.30	72.30			72.30	72.30	N/A	814,320	588,775
ALL											
	101	68.79	72.28	69.44	19.70	104.09	0.00	182.33	66.72 to 71.61	230,978	160,391

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	2	36.80	36.80	36.46	100.00	100.92	0.00	73.60	N/A	171,570	62,563
DRY	58	67.88	73.47	70.06	18.76	104.86	44.71	182.33	65.90 to 73.54	232,005	162,552
DRY-N/A	21	70.18	77.19	72.09	20.43	107.08	46.59	119.76	63.60 to 91.48	244,072	175,944
GRASS	3	67.91	65.52	66.75	5.03	98.16	59.20	69.45	N/A	113,800	75,958
GRASS-N/A	5	58.80	57.00	58.14	12.63	98.04	45.15	68.81	N/A	125,118	72,742
IRRGTD	6	73.82	74.38	70.01	26.28	106.24	41.01	119.42	41.01 to 119.42	290,457	203,353
IRRGTD-N/A	6	69.73	69.43	67.29	13.85	103.19	46.87	90.87	46.87 to 90.87	282,341	189,975
ALL											
	101	68.79	72.28	69.44	19.70	104.09	0.00	182.33	66.72 to 71.61	230,978	160,391

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:	101	MEDIAN:	69	COV:	29.41	95% Median C.I.:	66.72 to 71.61	(!: Derived)
(AgLand) TOTAL Sales Price:	23,386,283	WGT. MEAN:	69	STD:	21.26	95% Wgt. Mean C.I.:	66.16 to 72.72	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	23,328,783	MEAN:	72	AVG.ABS.DEV:	13.55	95% Mean C.I.:	68.13 to 76.43	
(AgLand) TOTAL Assessed Value:	16,199,561							
AVG. Adj. Sales Price:	230,978	COD:	19.70	MAX Sales Ratio:	182.33			
AVG. Assessed Value:	160,391	PRD:	104.09	MIN Sales Ratio:	0.00			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	2	36.80	36.80	36.46	100.00	100.92	0.00	73.60	N/A	171,570	62,563
DRY	72	68.44	73.04	69.81	17.91	104.63	44.71	182.33	65.90 to 71.77	239,084	166,903
DRY-N/A	7	99.58	89.04	80.85	15.20	110.13	61.92	109.92	61.92 to 109.92	195,395	157,972
GRASS	3	67.91	65.52	66.75	5.03	98.16	59.20	69.45	N/A	113,800	75,958
GRASS-N/A	5	58.80	57.00	58.14	12.63	98.04	45.15	68.81	N/A	125,118	72,742
IRRGTD	8	70.31	72.34	68.40	22.85	105.77	41.01	119.42	41.01 to 119.42	327,111	223,736
IRRGTD-N/A	4	73.21	71.04	69.53	16.44	102.17	46.87	90.87	N/A	204,974	142,518
ALL	101	68.79	72.28	69.44	19.70	104.09	0.00	182.33	66.72 to 71.61	230,978	160,391

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	2	36.80	36.80	36.46	100.00	100.92	0.00	73.60	N/A	171,570	62,563
DRY	79	69.14	74.46	70.62	19.10	105.43	44.71	182.33	66.72 to 73.45	235,213	166,112
GRASS	5	59.20	60.95	63.48	9.86	96.00	49.38	69.45	N/A	100,530	63,821
GRASS-N/A	3	62.86	58.94	58.68	12.55	100.44	45.15	68.81	N/A	154,780	90,826
IRRGTD	12	71.72	71.91	68.67	20.52	104.72	41.01	119.42	51.65 to 86.58	286,399	196,664
ALL	101	68.79	72.28	69.44	19.70	104.09	0.00	182.33	66.72 to 71.61	230,978	160,391

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	102.56	102.56	102.56			102.56	102.56	N/A	4,500	4,615
Total \$											
1 TO 9999	1	102.56	102.56	102.56			102.56	102.56	N/A	4,500	4,615
30000 TO 59999	2	62.80	62.80	63.47	21.36	98.94	49.38	76.21	N/A	40,000	25,387
60000 TO 99999	14	77.16	76.08	75.35	15.95	100.97	47.96	105.86	59.20 to 91.04	78,545	59,184
100000 TO 149999	11	69.45	79.27	79.62	24.86	99.56	45.15	126.91	58.80 to 104.12	119,928	95,486
150000 TO 249999	40	68.11	74.29	73.25	23.42	101.42	0.00	182.33	65.25 to 75.27	190,120	139,264
250000 TO 499999	28	65.32	65.26	65.16	12.18	100.15	41.01	91.03	61.92 to 71.14	361,897	235,814
500000 +	5	71.61	67.25	67.75	8.58	99.25	52.81	75.38	N/A	617,492	418,372
ALL	101	68.79	72.28	69.44	19.70	104.09	0.00	182.33	66.72 to 71.61	230,978	160,391

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

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(AgLand) TOTAL Assessed Value:	16,199,561							
AVG. Adj. Sales Price:	230,978	COD:	19.70	MAX Sales Ratio:	182.33			
AVG. Assessed Value:	160,391	PRD:	104.09	MIN Sales Ratio:	0.00			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	2	51.28	51.28	2.60	100.00	1973.44	0.00	102.56	N/A	88,820	2,308	
Total \$ _____												
1 TO 9999	2	51.28	51.28	2.60	100.00	1973.44	0.00	102.56	N/A	88,820	2,308	
10000 TO 29999	1	49.38	49.38	49.38			49.38	49.38	N/A	38,000	18,765	
30000 TO 59999	8	67.61	67.59	65.40	17.50	103.35	47.96	91.48	47.96 to 91.48	69,987	45,771	
60000 TO 99999	15	70.18	73.25	70.02	16.40	104.62	45.15	105.86	65.85 to 84.90	103,764	72,652	
100000 TO 149999	33	66.72	68.63	66.56	14.40	103.11	41.01	104.12	63.08 to 70.39	189,715	126,278	
150000 TO 249999	23	73.45	79.43	73.38	25.29	108.24	44.71	126.91	64.30 to 90.87	266,415	195,501	
250000 TO 499999	18	67.64	74.71	70.15	16.75	106.50	52.81	182.33	64.61 to 75.38	433,014	303,763	
500000 +	1	72.30	72.30	72.30			72.30	72.30	N/A	814,320	588,775	
ALL												
	101	68.79	72.28	69.44	19.70	104.09	0.00	182.33	66.72 to 71.61	230,978	160,391	

2007 Assessment Survey for Burt County
3/07/2007

I. General Information

A. Staffing and Funding Information

- 1. Deputy(ies) on staff: 1**
- 2. Appraiser(s) on staff: 0**
- 3. Other full-time employees: 1**
- 4. Other part-time employees: 2**
- 5. Number of shared employees: 0**
- 6. Assessor's requested budget for current fiscal year: \$79,115.04**
- 7. Part of the budget that is dedicated to the computer system \$4,285 from the general budget and \$17,100 from the appraisal budget.**
- 8. Adopted budget, or granted budget if different from above: \$79,115.04**
- 9. Amount of total budget set aside for appraisal work: Separate Budget**
- 10. Amount of the total budget set aside for education/workshops: \$1,000.00**
- 11. Appraisal/Reappraisal budget, if not part of the total budget: \$91,454.74**
- 12. Other miscellaneous funds: 0**
- 13. Total budget: General Budget is \$79,115.04 and the Reappraisal budget is \$91,454.74 for a total operating budget of \$170,569.78**
 - a. Was any of last year's budget not used? Approximately \$9,000 - \$10,000**

B. Residential Appraisal Information

- 1. Data collection done by: Assessor/Staff**
- 2. Valuation done by: Assessor**
- 3. Pickup work done by: Assessor/Staff**

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	74	0	20	94

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 2003
5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** 2004
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?** Not unless needed to support value during protest process.
7. **Number of market areas/neighborhoods for this property class:** 6
8. **How are these defined?** By the towns and rural.
9. **Is “Assessor Location” a usable valuation identity?** Yes
10. **Does the assessor location “suburban” mean something other than rural residential?** No.
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:** Assessor/Staff
2. **Valuation done by:** Assessor
3. **Pickup work done by whom:** Assessor/Staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	4	0	1	5

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 2003
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?** 1999
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?** Not unless needed to support the value during the protest process.
8. **Number of market areas/neighborhoods for this property class?** 6
9. **How are these defined?** By the towns and rural.
10. **Is “Assessor Location” a usable valuation identity?** Yes
11. **Does the assessor location “suburban” mean something other than rural commercial?** No

D. Agricultural Appraisal Information

1. **Data collection done by:** Assessor/Staff
2. **Valuation done by:** Assessor
3. **Pickup work done by whom:** Assessor/Staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	33	0	7	40

4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** Not currently, but we are working on this issue.

How is your agricultural land defined?

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?** N/A
6. **What is the date of the soil survey currently used?** 1980. Conversion 8/23/95
7. **What date was the last countywide land use study completed?** 2004-2006
 - a. **By what method? (Physical inspection, FSA maps, etc.)**

Sent letters to the taxpayers requesting current land use from the FSA.
Majority completed.

b. By whom? Staff

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

- 8. Number of market areas/neighborhoods for this property class:** 2
- 9. How are these defined?** By both the topography and market activity.
- 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/County Solutions
- 2. CAMA software:** MIPS/County Solutions
- 3. Cadastral maps: Are they currently being used?** Yes
 - a. Who maintains the Cadastral Maps?** Assessor/Staff
- 4. Does the county have GIS software?** No
 - a. Who maintains the GIS software and maps?** N/A
- 4. Personal Property software:** MIPS/County Solutions

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?** Decatur, Lyons, Oakland and Tekamah
- c. When was zoning implemented?** 2000

G. Contracted Services

- 1. Appraisal Services:** In House except the commercial
- 2. Other Services:**

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**— Reviewed all residential (and rural buildings) in Oakland township. Studying all town residential sales for the areas that may be falling behind based on the current market. All pickup work was completed in a timely manner.
- 2. Commercial**—For 2007 there were minimal changes. All pickup work was completed in a timely manner.
- 3. Agricultural**— Have reviewed or received land use on about 95% of the county's agland. All of Oakland township was completed and Pershing was started before bad weather set in. All pickup work was completed in a timely manner.

County 11 - Burt

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,786	Value 684,999,963	Total Growth 10,147,261 (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	316	1,181,035	76	770,200	13	102,300	405	2,053,535	
2. Res Improv Land	2,052	9,958,344	74	848,795	351	4,913,245	2,477	15,720,384	
3. Res Improvements	2,070	96,627,995	74	7,753,340	352	23,468,871	2,496	127,850,206	
4. Res Total	2,386	107,767,374	150	9,372,335	365	28,484,416	2,901	145,624,125	1,767,751
% of Total	82.24	74.00	5.17	6.43	12.58	19.56	42.74	21.25	17.42
5. Rec UnImp Land	1	0	1	9,500	15	78,915	17	88,415	
6. Rec Improv Land	52	0	11	0	211	955,290	274	955,290	
7. Rec Improvements	53	337,805	11	94,500	222	3,587,198	286	4,019,503	
8. Rec Total	54	337,805	12	104,000	237	4,621,403	303	5,063,208	0
% of Total	17.82	6.67	3.96	2.05	78.21	91.27	4.46	0.73	0.00
Res+Rec Total	2,440	108,105,179	162	9,476,335	602	33,105,819	3,204	150,687,333	1,767,751
% of Total	76.15	71.74	5.05	6.28	18.78	21.96	47.21	21.99	17.42

County 11 - Burt

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,786	Value 684,999,963	Total Growth 10,147,261 (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	52	228,310	12	58,665	6	185,415	70	472,390	
10. Comm Improv Land	354	2,135,470	18	546,750	19	150,850	391	2,833,070	
11. Comm Improvements	354	18,071,245	18	2,063,245	19	2,868,695	391	23,003,185	
12. Comm Total	406	20,435,025	30	2,668,660	25	3,204,960	461	26,308,645	375,860
% of Total	88.06	77.67	6.50	10.14	5.42	12.18	6.79	3.84	3.70
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	4	50,575	0	0	2	598,695	6	649,270	
15. Ind Improvements	4	806,470	0	0	2	7,334,385	6	8,140,855	
16. Ind Total	4	857,045	0	0	2	7,933,080	6	8,790,125	7,545,990
% of Total	66.66	9.75	0.00	0.00	33.33	90.24	0.08	1.28	74.36
Comm+Ind Total	410	21,292,070	30	2,668,660	27	11,138,040	467	35,098,770	7,921,850
% of Total	87.79	60.66	6.42	7.60	5.78	31.73	6.88	5.12	78.06
17. Taxable Total	2,850	129,397,249	192	12,144,995	629	44,243,859	3,671	185,786,103	9,689,601
% of Total	77.63	69.64	5.23	5.10	17.13	17.81	54.09	27.12	95.48

County 11 - Burt

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	214	24	91	329

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	188,995	137	13,692,895	1,847	239,867,865	1,989	253,749,755
28. Ag-Improved Land	1	0	73	10,077,270	1,052	170,752,405	1,126	180,829,675
29. Ag-Improvements	1	5,140	73	4,860,375	1,052	59,768,915	1,126	64,634,430
30. Ag-Total Taxable							3,115	499,213,860

County 11 - Burt

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	3	3.000	22,500	
32. HomeSite Improv Land	0	0.000	0	50	56.000	420,000	
33. HomeSite Improvements	1		5,140	50		3,570,955	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	6	5.560	10,430	
36. FarmSite Impr Land	0	0.000	0	62	260.310	488,110	
37. FarmSite Improv	0		0	66		1,289,420	
38. FarmSite Total							
39. Road & Ditches		0.000			245.700		
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	22	24.000	180,000	25	27.000	202,500	
32. HomeSite Improv Land	589	630.450	4,728,375	639	686.450	5,148,375	
33. HomeSite Improvements	601		42,374,945	652		45,951,040	427,935
34. HomeSite Total				677	713.450	51,301,915	
35. FarmSite UnImp Land	82	133.210	249,880	88	138.770	260,310	
36. FarmSite Impr Land	946	4,082.933	7,655,885	1,008	4,343.243	8,143,995	
37. FarmSite Improv	1,012		17,393,970	1,078		18,683,390	29,725
38. FarmSite Total				1,166	4,482.013	27,087,695	
39. Road & Ditches		5,962.381			6,208.081		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,843	11,403.544	78,389,610	457,660

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	0	0.000	0	0	0.000	0

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	1	184.500	310,940	1	184.500	310,940
44. Recapture Val			310,940			310,940

County 11 - Burt

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	566.850	1,048,675	9,545.800	17,659,770	10,112.650	18,708,445
46. 1A	0.000	0	58.540	103,910	770.610	1,367,930	829.150	1,471,840
47. 2A1	0.000	0	3.400	5,610	6,987.020	11,528,630	6,990.420	11,534,240
48. 2A	0.000	0	1,047.750	1,597,830	4,155.750	6,337,690	5,203.500	7,935,520
49. 3A1	0.000	0	429.500	460,265	21,133.440	26,049,265	21,562.940	26,509,530
50. 3A	0.000	0	14.710	15,445	265.510	278,785	280.220	294,230
51. 4A1	0.000	0	0.000	0	149.650	145,925	149.650	145,925
52. 4A	0.000	0	1.950	1,705	1,007.820	881,885	1,009.770	883,590
53. Total	0.000	0	2,122.700	3,233,440	44,015.600	64,249,880	46,138.300	67,483,320
Dryland:								
54. 1D1	64.910	113,595	963.230	1,685,675	10,227.123	17,897,710	11,255.263	19,696,980
55. 1D	7.520	12,600	939.950	1,574,475	13,183.900	22,084,480	14,131.370	23,671,555
56. 2D1	23.840	36,355	216.520	330,210	6,153.010	9,383,750	6,393.370	9,750,315
57. 2D	5.600	8,120	836.230	1,212,535	7,299.220	10,583,930	8,141.050	11,804,585
58. 3D1	12.000	16,500	969.560	1,113,890	23,077.130	27,935,225	24,058.690	29,065,615
59. 3D	0.000	0	401.120	411,170	6,382.930	6,543,110	6,784.050	6,954,280
60. 4D1	0.130	125	262.390	249,275	18,519.920	17,594,020	18,782.440	17,843,420
61. 4D	2.000	1,700	58.950	50,110	3,107.100	2,641,050	3,168.050	2,692,860
62. Total	116.000	188,995	4,647.950	6,627,340	87,950.333	114,663,275	92,714.283	121,479,610
Grass:								
63. 1G1	0.000	0	18.170	12,805	259.610	203,000	277.780	215,805
64. 1G	0.000	0	84.470	72,860	2,348.890	2,146,800	2,433.360	2,219,660
65. 2G1	0.000	0	33.300	32,660	793.130	634,370	826.430	667,030
66. 2G	0.000	0	32.020	17,450	1,153.340	789,355	1,185.360	806,805
67. 3G1	0.000	0	58.860	45,900	1,524.550	1,107,835	1,583.410	1,153,735
68. 3G	0.000	0	60.440	50,795	1,067.060	817,440	1,127.500	868,235
69. 4G1	0.000	0	400.670	281,060	7,721.980	5,531,445	8,122.650	5,812,505
70. 4G	0.000	0	130.300	81,685	4,130.140	2,416,570	4,260.440	2,498,255
71. Total	0.000	0	818.230	595,215	18,998.700	13,646,815	19,816.930	14,242,030
72. Waste	0.000	0	217.770	11,995	1,956.990	107,790	2,174.760	119,785
73. Other	0.000	0	292.220	131,505	7,125.130	3,211,815	7,417.350	3,343,320
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	116.000	188,995	8,098.870	10,599,495	160,046.753	195,879,575	168,261.623	206,668,065

County 11 - Burt

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	37.300	82,060	3,224.260	7,093,370	3,261.560	7,175,430
46. 1A	0.000	0	38.000	82,650	2,180.400	4,742,530	2,218.400	4,825,180
47. 2A1	0.000	0	0.000	0	119.320	226,705	119.320	226,705
48. 2A	0.000	0	2.000	3,750	2,748.130	5,152,835	2,750.130	5,156,585
49. 3A1	0.000	0	31.650	56,970	1,068.450	1,850,460	1,100.100	1,907,430
50. 3A	0.000	0	26.110	46,345	1,491.370	2,647,310	1,517.480	2,693,655
51. 4A1	0.000	0	0.000	0	118.460	162,900	118.460	162,900
52. 4A	0.000	0	0.000	0	20.000	21,500	20.000	21,500
53. Total	0.000	0	135.060	271,775	10,970.390	21,897,610	11,105.450	22,169,385
Dryland:								
54. 1D1	0.000	0	486.830	1,058,875	10,891.360	23,689,330	11,378.190	24,748,205
55. 1D	0.000	0	1,333.960	2,868,030	27,431.690	58,978,290	28,765.650	61,846,320
56. 2D1	0.000	0	96.500	180,960	659.300	1,236,250	755.800	1,417,210
57. 2D	0.000	0	1,202.610	2,224,830	11,080.180	20,498,380	12,282.790	22,723,210
58. 3D1	0.000	0	721.520	1,259,875	10,091.240	17,788,875	10,812.760	19,048,750
59. 3D	0.000	0	1,204.040	2,107,100	20,654.500	36,145,600	21,858.540	38,252,700
60. 4D1	0.000	0	744.670	986,740	7,681.180	10,178,300	8,425.850	11,165,040
61. 4D	0.000	0	30.500	29,745	679.960	663,055	710.460	692,800
62. Total	0.000	0	5,820.630	10,716,155	89,169.410	169,178,080	94,990.040	179,894,235
Grass:								
63. 1G1	0.000	0	12.620	12,015	212.990	182,285	225.610	194,300
64. 1G	0.000	0	374.160	394,605	2,531.820	2,239,975	2,905.980	2,634,580
65. 2G1	0.000	0	18.800	16,655	217.720	183,040	236.520	199,695
66. 2G	0.000	0	283.470	189,515	1,627.250	1,002,990	1,910.720	1,192,505
67. 3G1	0.000	0	177.180	158,170	951.050	730,710	1,128.230	888,880
68. 3G	0.000	0	191.780	168,605	1,095.150	768,355	1,286.930	936,960
69. 4G1	0.000	0	377.260	245,995	5,240.780	3,716,785	5,618.040	3,962,780
70. 4G	0.000	0	30.000	15,600	1,685.960	970,820	1,715.960	986,420
71. Total	0.000	0	1,465.270	1,201,160	13,562.720	9,794,960	15,027.990	10,996,120
72. Waste	0.000	0	103.110	5,675	974.510	53,685	1,077.620	59,360
73. Other	0.000	0	77.480	34,865	2,227.110	1,002,220	2,304.590	1,037,085
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	7,601.550	12,229,630	116,904.140	201,926,555	124,505.690	214,156,185

County 11 - Burt

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	2,257.760	3,505,215	54,985.990	86,147,490	57,243.750	89,652,705
77.Dry Land	116.000	188,995	10,468.580	17,343,495	177,119.743	283,841,355	187,704.323	301,373,845
78.Grass	0.000	0	2,283.500	1,796,375	32,561.420	23,441,775	34,844.920	25,238,150
79.Waste	0.000	0	320.880	17,670	2,931.500	161,475	3,252.380	179,145
80.Other	0.000	0	369.700	166,370	9,352.240	4,214,035	9,721.940	4,380,405
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	116.000	188,995	15,700.420	22,829,125	276,950.893	397,806,130	292,767.313	420,824,250

2007 Agricultural Land Detail

County 11 - Burt

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	10,112.650	21.92%	18,708,445	27.72%	1,850.004
1A	829.150	1.80%	1,471,840	2.18%	1,775.119
2A1	6,990.420	15.15%	11,534,240	17.09%	1,650.006
2A	5,203.500	11.28%	7,935,520	11.76%	1,525.035
3A1	21,562.940	46.74%	26,509,530	39.28%	1,229.402
3A	280.220	0.61%	294,230	0.44%	1,049.996
4A1	149.650	0.32%	145,925	0.22%	975.108
4A	1,009.770	2.19%	883,590	1.31%	875.040
Irrigated Total	46,138.300	100.00%	67,483,320	100.00%	1,462.631

Dry:

1D1	11,255.263	12.14%	19,696,980	16.21%	1,750.023
1D	14,131.370	15.24%	23,671,555	19.49%	1,675.106
2D1	6,393.370	6.90%	9,750,315	8.03%	1,525.066
2D	8,141.050	8.78%	11,804,585	9.72%	1,450.007
3D1	24,058.690	25.95%	29,065,615	23.93%	1,208.112
3D	6,784.050	7.32%	6,954,280	5.72%	1,025.092
4D1	18,782.440	20.26%	17,843,420	14.69%	950.005
4D	3,168.050	3.42%	2,692,860	2.22%	850.005
Dry Total	92,714.283	100.00%	121,479,610	100.00%	1,310.257

Grass:

1G1	277.780	1.40%	215,805	1.52%	776.891
1G	2,433.360	12.28%	2,219,660	15.59%	912.179
2G1	826.430	4.17%	667,030	4.68%	807.122
2G	1,185.360	5.98%	806,805	5.66%	680.641
3G1	1,583.410	7.99%	1,153,735	8.10%	728.639
3G	1,127.500	5.69%	868,235	6.10%	770.053
4G1	8,122.650	40.99%	5,812,505	40.81%	715.592
4G	4,260.440	21.50%	2,498,255	17.54%	586.384
Grass Total	19,816.930	100.00%	14,242,030	100.00%	718.679

Irrigated Total	46,138.300	27.42%	67,483,320	32.65%	1,462.631
Dry Total	92,714.283	55.10%	121,479,610	58.78%	1,310.257
Grass Total	19,816.930	11.78%	14,242,030	6.89%	718.679
Waste	2,174.760	1.29%	119,785	0.06%	55.079
Other	7,417.350	4.41%	3,343,320	1.62%	450.743
Exempt	0.000	0.00%			
Market Area Total	168,261.623	100.00%	206,668,065	100.00%	1,228.254

As Related to the County as a Whole

Irrigated Total	46,138.300	80.60%	67,483,320	75.27%	
Dry Total	92,714.283	49.39%	121,479,610	40.31%	
Grass Total	19,816.930	56.87%	14,242,030	56.43%	
Waste	2,174.760	66.87%	119,785	66.86%	
Other	7,417.350	76.29%	3,343,320	76.32%	
Exempt	0.000	0.00%			
Market Area Total	168,261.623	57.47%	206,668,065	49.11%	

2007 Agricultural Land Detail

County 11 - Burt

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	3,261.560	29.37%	7,175,430	32.37%	2,199.999
1A	2,218.400	19.98%	4,825,180	21.77%	2,175.072
2A1	119.320	1.07%	226,705	1.02%	1,899.974
2A	2,750.130	24.76%	5,156,585	23.26%	1,875.033
3A1	1,100.100	9.91%	1,907,430	8.60%	1,733.869
3A	1,517.480	13.66%	2,693,655	12.15%	1,775.084
4A1	118.460	1.07%	162,900	0.73%	1,375.147
4A	20.000	0.18%	21,500	0.10%	1,075.000
Irrigated Total	11,105.450	100.00%	22,169,385	100.00%	1,996.261
Dry:					
1D1	11,378.190	11.98%	24,748,205	13.76%	2,175.056
1D	28,765.650	30.28%	61,846,320	34.38%	2,150.006
2D1	755.800	0.80%	1,417,210	0.79%	1,875.112
2D	12,282.790	12.93%	22,723,210	12.63%	1,850.003
3D1	10,812.760	11.38%	19,048,750	10.59%	1,761.691
3D	21,858.540	23.01%	38,252,700	21.26%	1,750.011
4D1	8,425.850	8.87%	11,165,040	6.21%	1,325.093
4D	710.460	0.75%	692,800	0.39%	975.142
Dry Total	94,990.040	100.00%	179,894,235	100.00%	1,893.822
Grass:					
1G1	225.610	1.50%	194,300	1.77%	861.220
1G	2,905.980	19.34%	2,634,580	23.96%	906.606
2G1	236.520	1.57%	199,695	1.82%	844.304
2G	1,910.720	12.71%	1,192,505	10.84%	624.112
3G1	1,128.230	7.51%	888,880	8.08%	787.853
3G	1,286.930	8.56%	936,960	8.52%	728.058
4G1	5,618.040	37.38%	3,962,780	36.04%	705.367
4G	1,715.960	11.42%	986,420	8.97%	574.850
Grass Total	15,027.990	100.00%	10,996,120	100.00%	731.709
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Irrigated Total	11,105.450	8.92%	22,169,385	10.35%	1,996.261
Dry Total	94,990.040	76.29%	179,894,235	84.00%	1,893.822
Grass Total	15,027.990	12.07%	10,996,120	5.13%	731.709
Waste	1,077.620	0.87%	59,360	0.03%	55.084
Other	2,304.590	1.85%	1,037,085	0.48%	450.008
Exempt	0.000	0.00%			
Market Area Total	124,505.690	100.00%	214,156,185	100.00%	1,720.051

As Related to the County as a Whole

Irrigated Total	11,105.450	19.40%	22,169,385	24.73%	
Dry Total	94,990.040	50.61%	179,894,235	59.69%	
Grass Total	15,027.990	43.13%	10,996,120	43.57%	
Waste	1,077.620	33.13%	59,360	33.14%	
Other	2,304.590	23.71%	1,037,085	23.68%	
Exempt	0.000	0.00%			
Market Area Total	124,505.690	42.53%	214,156,185	50.89%	

2007 Agricultural Land Detail

County 11 - Burt

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	2,257.760	3,505,215	54,985.990	86,147,490
Dry	116.000	188,995	10,468.580	17,343,495	177,119.743	283,841,355
Grass	0.000	0	2,283.500	1,796,375	32,561.420	23,441,775
Waste	0.000	0	320.880	17,670	2,931.500	161,475
Other	0.000	0	369.700	166,370	9,352.240	4,214,035
Exempt	0.000	0	0.000	0	0.000	0
Total	116.000	188,995	15,700.420	22,829,125	276,950.893	397,806,130

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	57,243.750	89,652,705	57,243.750	19.55%	89,652,705	21.30%	1,566.157
Dry	187,704.323	301,373,845	187,704.323	64.11%	301,373,845	71.62%	1,605.577
Grass	34,844.920	25,238,150	34,844.920	11.90%	25,238,150	6.00%	724.299
Waste	3,252.380	179,145	3,252.380	1.11%	179,145	0.04%	55.081
Other	9,721.940	4,380,405	9,721.940	3.32%	4,380,405	1.04%	450.569
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	292,767.313	420,824,250	292,767.313	100.00%	420,824,250	100.00%	1,437.401

* Department of Property Assessment & Taxation Calculates

Burt County's 3 Year Plan of Assessment June 15, 2006

PLAN OF ASSESSMENT REQUIREMENTS

This plan of assessment is required by law, as amended by Neb. Laws 2005, LB 263, Section 9. The former provisions relating to the assessors's 5-year plan of assessment in Neb. Rev. Stat 77-1311(8) were repealed. On or before June 15th each year the county assessor shall prepare a plan of assessment and present it to the county board of equalization on or before July 31st. The county assessor may amend the plan of assessment, if necessary, after the budget is approved by the county board. The plan shall be updated annually before its adoption. The updates shall examine the level, quality, and uniformity of assessment in the County and shall describe the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete these actions. A copy of the plan and any amendments shall be mailed to the Department of Property Assessment on or before October 31st each year.

REAL PROPERTY ASSESSMENT REQUIREMENTS

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

Assessment levels required for real property are as follows:

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

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

GENERAL COUNTY DESCRIPTION

Burt County has a total count of 6,755 parcels as reported on the 2006 County Abstract. Per the 2006 County Abstract, Burt County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	2,890	42.78%	21.49%
Commercial	459	6.80%	3.92%
Industrial	5	.07%	.15%
Recreational	310	4.59%	.76%
Agricultural	3,091	45.76%	73.68%

Agricultural land – 292,623.433 taxable acres

New Property: For assessment year 2006, an estimated 152 building permits and/or information statements were filed for new property construction/additions to the county.

For more information see the 2006 Reports & Opinions, Abstract and Assessor Survey.

The county handled 908 personal property schedules for 2006. The office also processed 441 homestead applications. Approximately 55 permissive exemptions are applied for each year through the County Assessor's Office.

The Burt County Assessor has the required assessor certification, several IAAO educational course certifications and numerous assessor workshops of assessment education. She has a continuing education requirement pursuant to Section 77-414 of 40 hours prior to December 31, 2002 and thereafter, 60 hours of continued education will be required within the following 4-year period.

The County Assessor's Office currently is without a deputy but has two full-time clerks to carry out the responsibilities and duties of the office with the assessor. The deputy's position will be filled as soon as one of the clerk's can successfully take the necessary test. The county does not have a full-time appraiser but has two part-time lister/reviewers for "pickup work" and other needed valuation projects being completed to keep Burt County in line with uniform and proportionate valuations. An independent appraisal company was contracted with to complete the reappraisal of commercial properties in the county.

The current 2006-2007 budget for the office is being reviewed by the County Board. The general fund request is \$79,115.04 which includes the Assessor and Deputy salaries. The appraisal budget request is \$91,454.74 which includes the payroll for the regular clerk and two part-time employees. This also funds all cadastral map work, appraisal schooling, and data service contracts and fees. The flight photos and some cadastral mapping were removed from the budget at the request of the County Board of Supervisors. They promised that funding would be made available at such time as it is needed.

PROCEDURES

A procedures manual is in place with continual updating that describes the procedures and operations of the office. The manual adheres to the statutes, regulations and directives that apply to the Assessor's Office. A copy of this is entered into the record at the County Board of Equalization meetings each year as part of the process of hearing protests.

CADASTRAL MAPS

The cadastral maps are updated on a daily basis as sales and other changes arise. The maps are currently in the process of being redrawn and updated by the County Surveyor over a 3-4 year plan. The city maps are near completion with all information having been proofed by the Assessor's Office staff. We hope to have the Surveyor continue on with the rural maps if we are allowed to budget for them.

PROPERTY RECORD CARDS

Regulation 10-004 requires the assessor to prepare and maintain a property record file for each parcel of real property including improvements on leased land in the county. New property record cards have been made for all residential, commercial, agricultural, exempt, and leased improvements. The new cards will contain all the required information including ownership, legal description, classification codes, and tax districts.

REPORT GENERATION

The County Assessor has basic duties and requirements in filing administrative reports with the Property Tax Administrator that may be different than those specified in statute to ensure proper administration of the law. They include the County Real Estate Abstract due March 20th, the Personal Property Abstract due June 15th, 3 Year Plan of Assessment to be presented to the county board of equalization by July 31st, and due with the Department of Property Assessment and Taxation by October 31st, Certification of Values to School Districts and Political Subdivisions due August 20th, School District Taxable Value Report due August 25th, generate Tax Roll to be given to the County Treasurer by November 22nd, and Certificate of Taxes Levied Report due December 1st. Taxpayer appeals must be handled during the months of June and July. Regulation 10-002.09 requires tax list corrections created because of undervalued or overvalued real property and omitted real property must be reported to the County Board of Equalization by July 25th. Clerical error may be corrected as needed.

The assessor must do an annual review of all government owned property and if not used for public purpose, send notices of intent to tax, and place on the tax roll. All centrally assessed property valuations must be reviewed after being certified by PA&T for railroads and public service entities along with establishing assessment records and tax billing for the tax list. The assessor also manages school district and other entity boundary changes necessary for correct assessment and tax information. This process includes the input and review of all tax rates for the billing process. We prepare and certify the tax lists/books to the county treasurer for real, personal property, and centrally assessed. The assessor prepares all tax list correction documents for county board approval. The assessor must attend all County Board of Equalization meetings for valuation protests where information is assembled and provided. The assessor must prepare information and attend taxpayer appeal hearings before TERC where we also defend the valuation. During TERC Statewide Equalization, we attend hearings if applicable to county, defend values and/or implement orders of the TERC.

There are many numerous other deadlines that the assessor must meet throughout the year. All administrative reports are prepared by the County Assessor by their due dates and will continue to be done in a timely fashion as part of Burt County's assessment plan.

HOMESTEAD EXEMPTIONS

Statutes 77-3510 through 77-3528 require the County Assessor to furnish forms for persons desiring to make application for Homestead Exemption. Applications are furnished and accepted along with an income statement between the dates of February 1st and June 30th of each year. The County Assessor must approve or disapprove the applications based on conformity to law. Notices shall be sent to rejected applicants by July 31st of each year except in the case of change of ownership or occupancy from January 1st through August 15th. Notice will be sent within a reasonable time. Approved applications will be sent to the Tax Commissioner on or before August 1st of each year. The County Assessor and clerical staff will process the applications and place them on the tax roll after their approval by the State based on income.

Per last year's law change (Section 77-3506.02), the county assessor is required to certify to the Department of Revenue the average assessed value of single-family residential property in the county and to report the computed exempt amounts pursuant to section 77-3501.01 on or before September 1st each year.

PERSONAL PROPERTY

The Burt County Assessor's office will require that all taxable personal property be lawfully assessed throughout the county according to the requirements of the statutes and regulations. All schedules are to be filed by May 1st to be considered timely. From May 1 to July 31, all schedules received by the office have a 10% penalty applied. After July 31, a 25% penalty is assessed. Postcards are mailed around February 1 to remind taxpayers that it is the beginning of personal property season. Advertisements are placed in the three county newspapers to remind taxpayers of the deadlines and to alert new personal property owners of the requirements for filing a timely schedule with the appropriate information. The taxpayer's federal income tax depreciation schedule is used as a basis for the personal property schedule. Local accountants are provided with their clients' forms when requested, which they compute and return to our office. Legislation has eliminated the 13AG's and the taxpayer's federal income tax depreciation schedule will be our only source of information in the future. We have been requiring them and have close to 95% compliance. Both the assessor and clerk process Personal Property schedules. The Personal Property Abstract is due June 15th with the Nebraska Property Assessment and Taxation Department.

REAL PROPERTY

All real property is assessed each year as of January 1, 12:01 a.m. following the statutes. The assessment level of residential and commercial property will be set between 92-100% of actual market value. The agricultural land will be assessed at 74-80% of actual market value. Valuation notices will be sent out on or before June 1st of each year to every owner of record in which the assessed valuation changed from the previous year.

Real property is updated annually through maintenance and "pickup work". We plan to finish by the end of February, to allow time for data entry and completion of value generation. We do sales analysis with assistance of our liaison to determine what assessment actions need to be implemented. This is an ongoing study with all data available on spreadsheets in our computers. Information is updated and areas for adjustment are determined along with the information provided from the current rosters.

The mass appraisal process for valuing properties in the county mainly is performed with the cost approach and market approach. We use the Marshall & Swift costing data supplied through MIPS/County Solutions. We do a depreciation study on an annual basis to determine any actions that may need to be taken. The income approach was applied on the contracted commercial reappraisal.

Burt County is in the process of changing from Northeast Data to MIPS/County Solutions for real estate pricing programs. They will also do our administrative and report programs. This conversion process has been very time consuming and will continue until all information is complete.

Countywide zoning was adopted by the Burt County Board effective February 4, 2000. The Assessor's Office works with the zoning administrator in locating new improvements.

The review process in place in Burt County consists of a physical inspection of all properties that are being revalued. If there was any question as to the accuracy of the data, the property was remeasured, confirmed, and/or corrected. Additional information was collected that is necessary for the new CAMA software. The quality and condition of the property are noted as well as any other outstanding facts. A new digital photo was

taken of each parcel. With the owner's permission and accompaniment, an interior inspection was performed. If permission was denied or there was no response to our door hanger and follow-up calls, we assumed that the interior condition of the property was the same as the exterior, unless there was evidence otherwise.

LEVEL OF VALUE, QUALITY, AND UNIFORMITY FOR ASSESSMENT YEAR 2005

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	96.18	22.35	106.34
Commercial	96.75	29.25	117.72
Agricultural Land	75.69	19.24	104.80

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see the 2006 Reports & Opinions.

ASSESSMENT ACTIONS PLANNED

RESIDENTIAL

2007 – Continue to work on the review of the rural residential and improved parcels in Oakland and Pershing Townships. We will review Lyons City for updating of both homes and lot prices. We will implement the newer pricing on the city residential now that we have finished reviewing all five towns. Continue working on depreciation analysis and effective age study. The COD and PRD will be examined on an annual basis to see if the quality of assessment is appropriate, and what might be done to improve these numbers. Continue to analyze for uniformity and that levels are within the acceptable ranges.

2008 – Revalue rural residential and outbuildings in Summit, Everett, and Logan Townships. Continue to monitor the other rural areas, making sure the levels are within acceptable ranges. We will review Craig Village, and possibly Oakland City, continuing on with the review and depreciation analysis.

2009 – Continue on with our rural revalue with the townships of Silver Creek and Decatur. Start on the review of Tekamah City with completion in 2010.

COMMERCIAL

The commercial class of property had a complete reappraisal done in 2000 by Great Plains Appraisal Company. The pricing program that was applied was 1999 and all data was entered in the new CAMA 2000 system. Market, income, and cost approach were all applied in valuing the commercial class.

2007 – All commercial data has been moved to the windows version of CAMA 2000 along with the implementation of newer pricing. Stanard Appraisal Services will be assisting the office with an updated sales analysis and depreciation study. The COD and PRD will be examined to address the quality of the assessments and their uniformity. We will review all commercial properties in Lyons and Oakland along with the updated pricing.

2008 – The review of the commercial properties will continue with Tekamah, Craig Village, and Decatur Village.

2009 - The rural commercial will be reviewed and another study conducted on vacant lots if any sales are available.

AGRICULTURAL

2007 – Continue to study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute. The new level will be implemented as changed by the Legislature in 2006. Burt County currently has implemented two market areas and will continue to monitor the market activity to be assured that the market areas are needed. Market areas were adjusted in 2006 with Logan and Everett Townships being moved from Area 2 to Area 1 as their sales showed it was needed. Review and locate sales of Solomon and Luton soils in Map Area 2 as it is becoming a problem on the west side of the county as well as on the east. We will also be looking at an adjustment on both dry and irrigated acres within these soil types. It is classified as 3A1 and 3D1 which falls in with some of the

Monona and Moody that are bringing higher prices on the market. We have separated our Solomon and Luton and call them "gumbo" in our current computer pricing program. The problem is in finding enough sales to verify value as it is not very desirable and there are not a lot of sales. We will also be looking at Forney and Albaton as they are a type of "gumbo" as well although not as heavy. The value on these soils is no longer comparable with the Monona and Moody when it comes to sales.

2008 – Review our files to see whose farm summary we have yet to be provided from the Farm Service Agency. All those individuals will be contacted about providing us with that information. We will continue to monitor sales in the northwest corner of the county to see if an additional market area needs to be implemented. We will be collecting and studying all sales data we can find on wetland reserve acres to establish its current value. Burt County could have more than 3,000 acres of farm ground put into this program through easement sales to the federal government. We will continue to study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute.

2009 – Review all information that we have been able to obtain on land in the CRP program. Implement a study on the available sales data to determine how CRP land compares to both dryland and grassland sales. We hope to be able to access the Farm Service Agency's current maps via the internet so we can begin another update on current land use. Continue to study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute.

All school land was valued according to soil and use for 2006. Current soil survey is dated 1980 and we are using the 8/95 conversion as required by the Nebraska Department of Property Assessment and Taxation.

New aerial photos were taken of the rural properties in the spring of 2002. We plan to use the photos to assist in the review of the rural properties as well as a physical inspection of the parcel. Plans are to complete two to three townships a year for the next five years. All outbuildings are being measured again, and their condition verified. Each home is being physically inspected or a detailed questionnaire is left for completion. We are visiting with the Surveyor's Office about aerial photos that may be

available off the internet through various companies with a user fee. If this is not available, new photos will need to be contracted for in 2008-2009.

We plan to implement the 2000 CAMA software during the review and monitor the market activity to ensure that the quality and level of assessment are uniform.

Small tracts continue to be a concern in our sales study. Buyers purchase as much as 20-40 acres to build a home in the country. A home may be located on 1-2 acres but the remainder acres are used as farmland. Some are grazing cattle or allowing the nearest neighbor to farm along with his operation. We may need legislation or a directive to address this issue in the future.

SALES REVIEW

Regulation 12-003 requires the assessor to forward a copy of all real estate transfer statements and the required supplemental data to the Department of Property Assessment and Taxation on or before the 15th of the second month following the month the deed was recorded. The office tries to file them as timely as possible. One full-time clerk helps with the completion of the 521's and filling out of the supplemental sheets after the review of all transfer statements by the assessor. Verification of all sales is done primarily with a questionnaire that is mailed first to the seller. If additional information is needed, we may call whoever might be able to provide that information. All sales are reviewed with the property card out in the field to see if any major improvements or changes have occurred. A new photo is taken at that time. The office maintains sales books for residential, commercial, small tracts, and farms. All agricultural sales are maintained on a spreadsheet to allow for setting value according to market. The sales review process will continue to be a part of the assessment plan with sales being disallowed as non-qualified based on statutes.

CONCLUSION

The office will continue to do studies annually to determine if values are within range and determine what type of revaluations are needed. We hope to be able to complete the above-mentioned projects for better assessment and data control in the office. The end result should create better efficiency and improved assessment and appraisal practices. It is important that we follow these requirements set forth by law and the Department of Property Assessment and Taxation to prove to the State and our taxpayers that the assessment in our county is being done well.

This process will be accomplished with the current requests of \$79,115.04 for our general budget and \$91,454.74 for the appraisal budget in 2006-2007.

I attest this to be true and accurate to the best of my knowledge and ability.

Joni L. Renshaw
Burt County Assessor

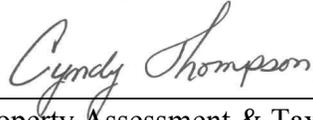
7/7/06

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 Burt County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8105.

Dated this 9th day of April, 2007.



Property Assessment & Taxation