

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

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Residential Real Property - Current

Number of Sales		185	COD	9.19
Total Sales Price	\$	11491905	PRD	101.73
Total Adj. Sales Price	\$	11510900	COV	14.12
Total Assessed Value	\$	10975240	STD	13.70
Avg. Adj. Sales Price	\$	62221.08	Avg. Abs. Dev.	8.82
Avg. Assessed Value	\$	59325.62	Min	45.00
Median		96.04	Max	158.87
Wgt. Mean		95.35	95% Median C.I.	94.97 to 97.35
Mean		97.00	95% Wgt. Mean C.I.	93.75 to 96.95
			95% Mean C.I.	95.03 to 98.97
% of Value of the Class of all Real Property Value in the County				22.65
% of Records Sold in the Study Period				5.58
% of Value Sold in the Study Period				5.77
Average Assessed Value of the Base				57,432

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	185	96.04	9.19	101.73
2006	189	95.95	8.22	100.64
2005	233	96.67	11.22	101.43
2004	252	98.80	10.71	101.78
2003	242	97	7.84	101.43
2002	229	97	5.95	100.03
2001	187	94	5.85	99.82

2007 Commission Summary

12 Butler

Commercial Real Property - Current

Number of Sales		29	COD	14.95
Total Sales Price	\$	1414301	PRD	103.84
Total Adj. Sales Price	\$	1414301	COV	20.08
Total Assessed Value	\$	1235515	STD	18.22
Avg. Adj. Sales Price	\$	48769.00	Avg. Abs. Dev.	14.15
Avg. Assessed Value	\$	42603.97	Min	52.50
Median		94.66	Max	121.56
Wgt. Mean		87.36	95% Median C.I.	81.49 to 100.68
Mean		90.71	95% Wgt. Mean C.I.	77.63 to 97.08
			95% Mean C.I.	83.78 to 97.64
% of Value of the Class of all Real Property Value in the County				6.26
% of Records Sold in the Study Period				6.58
% of Value Sold in the Study Period				2.35
Average Assessed Value of the Base				119,211

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	29	94.66	14.95	103.84
2006	36	97.62	11.88	106.41
2005	41	96.65	14.04	103.70
2004	35	97.33	16.13	103.02
2003	37	97	13.65	104.69
2002	28	96	8.86	102.56
2001	24	97	7.88	102.24

2007 Commission Summary

12 Butler

Agricultural Land - Current

Number of Sales	63	COD	13.48
Total Sales Price	\$ 15453926	PRD	104.55
Total Adj. Sales Price	\$ 15413926	COV	17.01
Total Assessed Value	\$ 10682620	STD	12.33
Avg. Adj. Sales Price	\$ 244665.49	Avg. Abs. Dev.	9.82
Avg. Assessed Value	\$ 169565.40	Min	46.54
Median	72.86	Max	102.14
Wgt. Mean	69.30	95% Median C.I.	69.96 to 76.77
Mean	72.46	95% Wgt. Mean C.I.	66.01 to 72.60
		95% Mean C.I.	69.42 to 75.51
% of Value of the Class of all Real Property Value in the County			71.73
% of Records Sold in the Study Period			1.68
% of Value Sold in the Study Period			2.81
Average Assessed Value of the Base			160,898

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	63	72.86	13.48	104.55
2006	86	74.93	15.35	104.51
2005	95	75.55	16.87	103.74
2004	98	75.96	18.02	102.52
2003	81	76	17.96	99.20
2002	67	79	17.56	99.58
2001	72	75	15.15	100.66

2007 Opinions of the Property Tax Administrator for Butler 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 Butler County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Butler County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

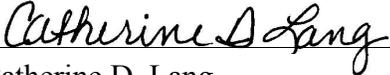
It is my opinion that the level of value of the class of commercial real property in Butler County is 95% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Butler County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Butler County is 73% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Butler County is not in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Butler County**

Residential Real Property

I. Correlation

RESIDENTIAL: All three measures of central tendency are close and realistically the median is most representative of the overall level of value for this class of property. All are within the acceptable range. Further, the overall qualitative statistics are good and indicate the assessment uniformity is good. And the county followed their plan of assessment. And this review in Butler County is a continuous effort on the assessor's staff as they methodically move through the county and maintain their appraisal and review cycle. The median is most representative of the overall level of value for this class of property.

**2007 Correlation Section
for Butler 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	316	185	58.54
2006	342	189	55.26
2005	353	233	66.01
2004	336	252	75
2003	313	239	76.36
2002	368	229	62.23
2001	364	187	51.37

RESIDENTIAL: A review of the utilization grid indicates that Butler County has utilized fewer of the available sales for the development of the qualified statistics than in the past few years. Yet this still indicates that the measurements of this class of property were done as fairly as possible, using all available sales. It further indicates that the county has not excessively trimmed the sample. This is due to the removal of a significant number of records that were being maintained in the sales file even though the sales had been significantly improved or changed, due to a change in the practice of no longer trying to rebuild sales that have been significantly changed. I believe the county is now on track with the usability value for Butler County.

**2007 Correlation Section
for Butler 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 Butler 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	95.12	1.06	96.12	96.04
2006	93.35	-2.43	91.08	95.95
2005	96.24	1.07	97.27	96.67
2004	92.09	9.59	100.92	98.80
2003	95	1.5	96.42	97
2002	93	4.67	97.34	97
2001	94	2.12	95.99	94

RESIDENTIAL: This comparison between the trended level of value and the median level of value for this class of property indicates that the two rates are similar and support each other.

**2007 Correlation Section
for Butler 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 Butler 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)
4.57	2007	1.06
5.41	2006	-2.43
0.27	2005	1.07
12.4	2004	9.59
2	2003	2
7.09	2002	4.67
2.48	2001	2.12

RESIDENTIAL: There is something unusual that the percent change in assessed value in the sales file would be significantly greater than the percent change in the assessed value of the base. There should then be an inconsistency in the Table III with the trended ratio which is not indicated by the minimal difference in this comparison. It would be reasonable to assume that an significant increase in the assessment due to the re-appraisal of only a few high dollar parcels that are also in the sales file. A better review of the substantially changed parcels will be recommended.

2007 Correlation Section for Butler 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 Butler County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.04	95.35	97.00

RESIDENTIAL: This table displays the median, weighted mean and the mean to be similar and supportive of one another. This would give indication that the level of value has been attained and through efficient and consistent market analysis and the values of this property class have been kept up with the market.

**2007 Correlation Section
for Butler 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	9.19	101.73
Difference	0	0

RESIDENTIAL: Both the coefficient of dispersion and the price-related differential are within the acceptable range as qualitative measures, and indicate a general level of good assessment uniformity for this property class as a whole.

**2007 Correlation Section
for Butler 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	185	185	0
Median	95.12	96.04	0.92
Wgt. Mean	92.69	95.35	2.66
Mean	95.69	97.00	1.31
COD	12.70	9.19	-3.51
PRD	103.24	101.73	-1.51
Min Sales Ratio	34.36	45.00	10.64
Max Sales Ratio	217.33	158.87	-58.46

RESIDENTIAL: The statistics for this class of property in this county represent the assessment actions taken for this assessment year. Through the continuing effort on the part of the assessor's staff as they methodically move through the county and maintain their appraisal and review cycle.

**2007 Correlation Section
for Butler County**

Commerical Real Property

I. Correlation

COMMERCIAL: In this property class the level of value has been attained. But it is difficult for properties in this class to be treated proportionately do to the great variance with in this class of property. There is indication that continued review of this class and subclasses are needed to work for assessment uniformity. And this review in Butler County is a continuous effort on the assessor's staff as they methodically move through the county and maintain their appraisal and review cycle. The median is most representative of the overall level of value for this class of property.

**2007 Correlation Section
for Butler 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	63	29	46.03
2006	60	36	60
2005	60	41	68.33
2004	53	35	66.04
2003	61	37	60.66
2002	56	28	50
2001	57	24	42.11

COMMERCIAL: A review of the utilization grid reveals the percent of sales used per the combined efforts of the Department and the County. Also, when reviewing the history this trend has dipped again over the last few years but still represents an adequate sample of usable sales. The sales utilization tends to be low in this county due to the significant number of family transactions.

**2007 Correlation Section
for Butler 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 Butler 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	94.66	-0.87	93.84	94.66
2006	95.35	1.91	97.17	97.62
2005	94.88	7.68	102.17	96.65
2004	96.65	2.07	98.66	97.33
2003	96	0.07	96.07	97
2002	96	0.29	96.28	96
2001	97	0.41	97.4	97

COMMERCIAL: This comparison between the trended level of value and the median level of value for this class of property indicates that the two rates are similar and strongly support each other.

**2007 Correlation Section
for Butler 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 Butler County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0	2007	-0.87
3.22	2006	1.91
7.04	2005	7.68
5.66	2004	2.07
5	2003	0
3.65	2002	0.29
-3.31	2001	0.41

COMMERCIAL: The percent change for this class of property represents a small percent change. The percent change for this property type is within reason.

2007 Correlation Section for Butler 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 Butler County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	94.66	87.36	90.71

COMMERCIAL: Only the median measure of central tendency illustrated in the above table is within the acceptable range. The weighted mean and mean ratio for this class of property is not in line with the median. This low weighted mean may indicate that the higher valued properties may (on the average) be under assessed. A small and diverse sample size may also contribute to these disparate levels of values. With this information the median is the most reliable measure of the level of value for this class of property.

**2007 Correlation Section
for Butler 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	14.95	103.84
Difference	0	0.84

COMMERCIAL: The coefficient of dispersion on the qualified sales is within the acceptable range. The price-related differential on the qualified sales is slightly outside the range. The limited number of qualified sales due to the size of this county and also this property class not being a homogeneous grouping of properties or sales can contribute to discrepancy with the quality statistics. And this relates back to the low weighted mean. However, this class of property will continue to be reviewed to establish closer uniformity.

**2007 Correlation Section
for Butler 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	29	29	0
Median	94.66	94.66	0
Wgt. Mean	88.52	87.36	-1.16
Mean	91.24	90.71	-0.53
COD	14.39	14.95	0.56
PRD	103.07	103.84	0.77
Min Sales Ratio	52.50	52.50	0
Max Sales Ratio	121.56	121.56	0

COMMERCIAL: The above statistics support the actions of the assessor for this class of property for this assessment year. Through the continuous effort on the assessor's staff as they methodically move through the county and maintain their appraisal and review cycle.

**2007 Correlation Section
for Butler County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The actions taken by the assessor are supported by the statistics. The review and appraisal process in Butler County is a continuous effort on the assessor's staff as they methodically move through the county and maintain a appraisal and review cycle. The median is most representative of the overall level of value for this class of property.

**2007 Correlation Section
for Butler 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	63	39.87
2006	163	86	52.76
2005	165	95	57.58
2004	148	98	66.22
2003	134	82	61.19
2002	114	67	58.77
2001	122	72	59.02

AGRICULTURAL UNIMPROVED: A review of the utilization grid reveals the percent of sales used per the combined efforts of the Department and the County. Also, when reviewing the history this trend has dipped again over the last few years but still may represent an adequate sample of usable sales. The sales utilization for this county tends to be low due to the significant number of family transactions. It is maintained that the county has not excessively trimmed the sample. And due to a change in the practice of no longer trying to rebuild sales that have been significantly changed since the sale and to coding these sales as non usable has not significantly affected this measurement.

**2007 Correlation Section
for Butler 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 Butler 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	70.24	2.44	71.96	72.86
2006	69.91	5.78	73.95	74.93
2005	72.22	5.57	76.24	75.55
2004	71.53	8.04	77.28	75.96
2003	69	6.1	73.21	76
2002	71	11.21	78.96	79
2001	75	1	75.75	75

AGRICULTURAL UNIMPROVED: This comparison between the trended level of value and the median level of value for this class of property indicates that the two rates are similar and support each other.

**2007 Correlation Section
for Butler 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 Butler County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
2.54	2007	2.44
16.56	2006	5.78
7.34	2005	5.57
6.14	2004	8.04
7	2003	6
18.91	2002	11.21
0.55	2001	1

AGRICULTURAL UNIMPROVED: The percent change for this class of property represents a small percent change. The percent change for this property type is within reason.

2007 Correlation Section for Butler 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 Butler County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	72.86	69.30	72.46

AGRICULTURAL UNIMPROVED: The three measures of central tendency shown here reflect that the qualified sales file is within the range for an acceptable level of value. There is some difference between the mean and the weighted mean and this low weighted mean is also reflected in a high PRD and may indicate the higher valued properties may (on the average) be under assessed. With this information the median is the most reliable measure of the level of value for this class of property.

**2007 Correlation Section
for Butler 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	13.48	104.55
Difference	0	1.55

AGRICULTURAL UNIMPROVED: The coefficient of dispersion on the qualified sales is within the acceptable range. The price-related differential on the qualified sales is outside the range. The limited number of qualified sales due to the size of this county and also this property class not being a homogeneous grouping of properties or sales can contribute to a greater discrepancy with the quality statistics. However, this class of property will continue to be reviewed to establish closer uniformity.

**2007 Correlation Section
for Butler 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	63	63	0
Median	70.24	72.86	2.62
Wgt. Mean	67.59	69.30	1.71
Mean	70.81	72.46	1.65
COD	13.88	13.48	-0.4
PRD	104.77	104.55	-0.22
Min Sales Ratio	46.16	46.54	0.38
Max Sales Ratio	98.63	102.14	3.51

AGRICULTURAL UNIMPROVED: The prepared chart indicates that the statistics support the action taken for this assessment year. Through the continuous effort on the assessor's staff as they methodically move through the county and maintain their appraisal and review cycle.

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

12 Butler

	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	175,726,835	180,297,030	4,570,195	2.6	2,792,615	1.01
2. Recreational	9,633,220	9,976,585	343,365	3.56	163,170	1.87
3. Ag-Homesite Land, Ag-Res Dwellings	58,479,300	59,041,360	562,060	0.96	*-----	0.96
4. Total Residential (sum lines 1-3)	243,839,355	249,314,975	5,475,620	2.25	2,955,785	1.03
5. Commercial	47,966,990	48,769,475	802,485	1.67	1,258,700	-0.95
6. Industrial	3,703,405	3,802,735	99,330	2.68	91,330	0.22
7. Ag-Farmsite Land, Outbuildings	35,313,025	35,168,190	-144,835	-0.41	1,496,245	-4.65
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	86,983,420	87,740,400	756,980	0.87	1,350,030	-0.68
10. Total Non-Agland Real Property	330,822,775	337,055,805	6,233,030	1.88	5,802,060	0.13
11. Irrigated	215,850,540	229,282,190	13,431,650	6.22		
12. Dryland	253,126,125	251,517,850	-1,608,275	-0.64		
13. Grassland	39,281,715	39,901,100	619,385	1.58		
14. Wasteland	544,930	534,230	-10,700	-1.96		
15. Other Agland	3,840	0	-3,840	-100		
16. Total Agricultural Land	508,807,150	521,235,370	12,428,220	2.44		
17. Total Value of All Real Property (Locally Assessed)	839,629,925	858,291,175	18,661,250	2.22	5,802,060	1.53

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

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	185	MEDIAN:	96	COV:	14.12	95% Median C.I.:	94.97 to 97.35
TOTAL Sales Price:	11,491,905	WGT. MEAN:	95	STD:	13.70	95% Wgt. Mean C.I.:	93.75 to 96.95
TOTAL Adj.Sales Price:	11,510,900	MEAN:	97	AVG.ABS.DEV:	8.82	95% Mean C.I.:	95.03 to 98.97
TOTAL Assessed Value:	10,975,240						
AVG. Adj. Sales Price:	62,221	COD:	9.19	MAX Sales Ratio:	158.87		
AVG. Assessed Value:	59,325	PRD:	101.73	MIN Sales Ratio:	45.00		

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

Printed: 03/27/2007 22:37:08

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	30	96.60	100.10	98.19	7.93	101.94	87.53	158.87	92.69 to 98.89	75,034	73,678
10/01/04 TO 12/31/04	20	96.35	98.68	96.25	8.19	102.53	83.39	136.07	92.27 to 100.70	62,132	59,801
01/01/05 TO 03/31/05	14	93.09	92.38	88.10	9.44	104.85	74.92	130.21	82.23 to 97.35	66,832	58,882
04/01/05 TO 06/30/05	27	95.46	98.20	96.34	9.64	101.93	67.25	149.11	94.25 to 98.34	55,511	53,477
07/01/05 TO 09/30/05	28	95.96	96.52	96.97	7.27	99.53	71.53	122.91	92.82 to 99.74	66,719	64,700
10/01/05 TO 12/31/05	14	97.44	99.30	97.97	7.72	101.36	74.00	145.57	93.04 to 99.96	56,171	55,031
01/01/06 TO 03/31/06	26	95.66	94.40	94.43	9.22	99.97	45.00	124.08	89.86 to 100.26	53,327	50,356
04/01/06 TO 06/30/06	26	98.02	95.26	91.41	12.45	104.21	61.77	118.33	86.51 to 106.44	59,296	54,201
<u>Study Years</u>											
07/01/04 TO 06/30/05	91	95.54	98.03	95.72	8.90	102.41	67.25	158.87	94.29 to 97.27	65,144	62,358
07/01/05 TO 06/30/06	94	96.95	96.00	94.95	9.36	101.11	45.00	145.57	94.57 to 98.63	59,390	56,389
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	83	95.54	96.84	95.31	8.71	101.60	67.25	149.11	94.57 to 97.27	61,313	58,437
<u>ALL</u>											
	185	96.04	97.00	95.35	9.19	101.73	45.00	158.87	94.97 to 97.35	62,221	59,325

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:	185	MEDIAN:	96	COV:	14.12	95% Median C.I.:	94.97 to 97.35
TOTAL Sales Price:	11,491,905	WGT. MEAN:	95	STD:	13.70	95% Wgt. Mean C.I.:	93.75 to 96.95
TOTAL Adj.Sales Price:	11,510,900	MEAN:	97	AVG.ABS.DEV:	8.82	95% Mean C.I.:	95.03 to 98.97
TOTAL Assessed Value:	10,975,240						
AVG. Adj. Sales Price:	62,221	COD:	9.19	MAX Sales Ratio:	158.87		
AVG. Assessed Value:	59,325	PRD:	101.73	MIN Sales Ratio:	45.00		

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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
ABIE	6	97.38	99.79	98.01	14.53	101.81	82.89	119.00	82.89 to 119.00	8,992	8,813
ACREAGE	30	94.27	90.38	92.35	8.96	97.86	45.00	110.19	87.95 to 96.04	98,269	90,756
BELLWOOD	10	94.34	94.76	94.01	4.29	100.79	88.97	104.22	89.33 to 99.85	49,065	46,127
BRAINARD	3	94.97	87.06	87.12	11.75	99.93	66.36	99.85	N/A	57,266	49,893
BRANDENBURGH LAKES	4	95.51	92.12	90.25	11.57	102.07	72.56	104.89	N/A	69,475	62,702
BRUNO	3	97.08	96.46	97.23	0.96	99.21	94.75	97.55	N/A	18,833	18,311
CLEAR LAKE	4	92.89	91.00	88.90	6.97	102.35	78.23	99.97	N/A	159,445	141,751
CORNELLS SUB	3	97.29	96.57	96.98	0.74	99.57	95.12	97.29	N/A	70,966	68,826
DAVID CITY	69	98.44	101.11	98.34	7.61	102.81	79.06	145.57	97.02 to 100.27	64,691	63,618
DWIGHT	5	92.33	92.92	92.55	3.30	100.39	86.73	98.29	N/A	84,360	78,079
GARRISON	1	92.74	92.74	92.74			92.74	92.74	N/A	17,500	16,230
GOEDEKEN LAKE	1	76.93	76.93	76.93			76.93	76.93	N/A	29,000	22,310
JARECKI LAKE	3	92.51	92.66	94.53	4.12	98.02	87.01	98.45	N/A	39,966	37,780
LINWOOD	5	97.16	91.02	95.98	10.55	94.83	67.25	106.44	N/A	19,600	18,813
OCTAVIA	1	97.10	97.10	97.10			97.10	97.10	N/A	47,000	45,635
RISING CITY	23	94.17	100.25	98.44	14.13	101.83	74.00	158.87	89.66 to 109.44	41,776	41,125
SURPRISE	2	92.54	92.54	92.61	1.01	99.92	91.60	93.47	N/A	32,500	30,097
ULYSSES	11	95.40	98.92	99.93	14.53	98.99	71.53	130.21	76.83 to 122.91	28,051	28,031
VALLEY HEIGHTS	1	94.94	94.94	94.94			94.94	94.94	N/A	130,000	123,425
ALL	185	96.04	97.00	95.35	9.19	101.73	45.00	158.87	94.97 to 97.35	62,221	59,325

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	139	97.10	99.00	97.40	9.25	101.65	66.36	158.87	95.54 to 98.21	51,477	50,137
3	46	94.47	90.94	91.98	8.32	98.88	45.00	110.19	88.28 to 96.04	94,686	87,088
ALL	185	96.04	97.00	95.35	9.19	101.73	45.00	158.87	94.97 to 97.35	62,221	59,325

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	167	96.47	98.02	95.67	8.47	102.46	61.77	158.87	95.22 to 97.39	65,700	62,855
2	10	83.88	85.18	81.96	19.30	103.92	45.00	130.21	67.25 to 100.00	11,217	9,194
3	8	91.05	90.42	90.55	9.78	99.86	72.56	104.89	72.56 to 104.89	53,350	48,307
ALL	185	96.04	97.00	95.35	9.19	101.73	45.00	158.87	94.97 to 97.35	62,221	59,325

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	173	96.13	97.28	95.52	8.99	101.85	45.00	158.87	95.05 to 97.35	63,969	61,103
06	8	91.05	90.42	90.55	9.78	99.86	72.56	104.89	72.56 to 104.89	53,350	48,307
07	4	95.28	97.87	102.49	15.24	95.49	76.83	124.08	N/A	4,362	4,471
ALL	185	96.04	97.00	95.35	9.19	101.73	45.00	158.87	94.97 to 97.35	62,221	59,325

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0032	27	94.17	99.38	96.56	12.78	102.92	74.00	158.87	89.66 to 101.93	45,698	44,127
12-0056	114	97.09	98.35	95.95	7.55	102.50	72.56	145.57	95.91 to 98.21	67,570	64,834
12-0502	18	94.97	90.23	92.13	9.56	97.94	45.00	110.19	88.25 to 97.29	80,388	74,066
19-0123	6	92.52	90.50	91.58	10.91	98.82	67.25	106.44	67.25 to 106.44	35,833	32,815
55-0161											
71-0001	5	94.25	87.92	92.08	8.53	95.48	61.77	97.82	N/A	90,900	83,704
71-0005											
72-0032	4	89.76	88.72	91.10	7.53	97.39	76.93	98.45	N/A	37,225	33,912
80-0009	11	95.40	98.92	99.93	14.53	98.99	71.53	130.21	76.83 to 122.91	28,051	28,031
80-0567											
NonValid School											
ALL	185	96.04	97.00	95.35	9.19	101.73	45.00	158.87	94.97 to 97.35	62,221	59,325

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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	15	95.12	89.55	85.15	18.70	105.16	45.00	130.21	74.00 to 105.30	12,378	10,540
Prior TO 1860											
1860 TO 1899	23	93.84	98.24	95.99	10.69	102.35	82.23	158.87	89.33 to 98.96	39,545	37,960
1900 TO 1919	52	96.02	96.28	94.64	7.81	101.73	66.36	119.00	94.25 to 97.55	55,941	52,942
1920 TO 1939	23	97.36	103.20	98.46	11.31	104.82	85.33	149.11	94.57 to 108.91	61,271	60,327
1940 TO 1949	4	101.42	99.91	101.01	2.52	98.91	94.17	102.64	N/A	49,625	50,126
1950 TO 1959	6	92.29	91.11	90.67	7.02	100.49	79.06	99.17	79.06 to 99.17	98,416	89,232
1960 TO 1969	20	95.97	97.20	95.46	7.57	101.83	76.83	124.08	91.36 to 99.85	73,462	70,125
1970 TO 1979	18	97.15	99.25	97.65	6.85	101.64	83.39	121.85	94.29 to 104.22	79,163	77,303
1980 TO 1989	6	95.51	91.49	91.64	5.63	99.84	72.56	97.29	72.56 to 97.29	95,316	87,350
1990 TO 1994	8	92.57	91.97	91.33	7.53	100.70	78.23	100.60	78.23 to 100.60	134,397	122,746
1995 TO 1999	5	97.82	96.00	96.61	3.61	99.37	89.58	99.97	N/A	93,740	90,564
2000 TO Present	5	101.44	104.08	105.43	7.23	98.71	92.51	122.91	N/A	59,700	62,943
ALL	185	96.04	97.00	95.35	9.19	101.73	45.00	158.87	94.97 to 97.35	62,221	59,325

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	10	86.81	91.60	89.54	16.89	102.30	67.25	130.21	74.00 to 119.00	2,572	2,303
5000 TO 9999	8	103.57	103.98	102.62	11.40	101.33	71.53	124.08	71.53 to 124.08	6,875	7,055
Total \$											
1 TO 9999	18	96.99	97.10	98.45	15.65	98.63	67.25	130.21	82.89 to 114.29	4,484	4,415
10000 TO 29999	41	98.17	101.45	101.58	14.11	99.87	45.00	158.87	94.17 to 105.30	20,652	20,978
30000 TO 59999	37	96.53	96.41	96.43	7.58	99.98	74.92	130.44	92.82 to 98.96	44,856	43,254
60000 TO 99999	59	95.98	96.32	96.15	5.58	100.17	66.36	122.91	94.98 to 97.35	79,022	75,981
100000 TO 149999	22	94.10	93.30	93.33	6.67	99.97	73.18	110.19	87.88 to 98.63	125,827	117,431
150000 TO 249999	8	92.50	91.88	91.67	6.46	100.22	78.23	100.60	78.23 to 100.60	186,647	171,100
ALL	185	96.04	97.00	95.35	9.19	101.73	45.00	158.87	94.97 to 97.35	62,221	59,325

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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	83.75	87.37	77.07	20.12	113.36	45.00	130.21	67.25 to 119.00	3,247	2,502
5000 TO 9999	9	100.70	103.03	101.51	11.01	101.50	71.53	124.08	95.40 to 118.33	7,222	7,331
Total \$ _____											
1 TO 9999	20	95.94	94.41	92.84	16.98	101.69	45.00	130.21	82.89 to 106.44	5,036	4,675
10000 TO 29999	38	97.32	98.46	96.13	10.57	102.43	61.77	145.57	93.04 to 104.22	21,210	20,389
30000 TO 59999	42	97.13	99.61	97.59	10.43	102.07	66.36	158.87	93.68 to 99.17	45,845	44,740
60000 TO 99999	58	95.93	96.17	95.48	5.72	100.72	72.56	122.91	94.64 to 97.29	82,151	78,439
100000 TO 149999	22	94.10	94.04	93.51	5.62	100.57	84.89	110.95	88.25 to 98.21	132,595	123,986
150000 TO 249999	5	98.89	96.96	95.37	7.22	101.66	78.23	110.19	N/A	199,356	190,129
ALL _____											
	185	96.04	97.00	95.35	9.19	101.73	45.00	158.87	94.97 to 97.35	62,221	59,325

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	15	95.12	89.55	85.15	18.70	105.16	45.00	130.21	74.00 to 105.30	12,378	10,540
10	2	82.50	82.50	89.18	13.30	92.51	71.53	93.47	N/A	21,750	19,397
20	41	97.08	99.20	97.44	8.29	101.80	76.93	136.07	93.84 to 99.72	34,173	33,298
30	110	96.09	97.52	95.68	8.13	101.92	66.36	158.87	94.98 to 97.53	71,853	68,751
40	17	95.05	96.64	93.61	8.94	103.24	78.23	124.08	87.88 to 102.45	116,281	108,846
ALL _____											
	185	96.04	97.00	95.35	9.19	101.73	45.00	158.87	94.97 to 97.35	62,221	59,325

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	15	95.12	89.55	85.15	18.70	105.16	45.00	130.21	74.00 to 105.30	12,378	10,540
100	7	96.04	96.44	95.57	10.49	100.91	76.83	124.08	76.83 to 124.08	20,414	19,510
101	97	97.02	98.51	96.43	7.78	102.16	71.53	145.57	95.05 to 98.45	68,385	65,941
102	22	97.54	100.06	98.60	8.76	101.48	82.70	158.87	93.47 to 99.96	60,372	59,527
103	2	92.88	92.88	92.90	2.22	99.98	90.81	94.94	N/A	128,750	119,605
104	41	94.75	94.95	92.34	8.91	102.83	66.36	149.11	90.28 to 97.10	70,346	64,961
111	1	91.14	91.14	91.14			91.14	91.14	N/A	79,000	72,000
ALL _____											
	185	96.04	97.00	95.35	9.19	101.73	45.00	158.87	94.97 to 97.35	62,221	59,325

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
(blank)	15	95.12	89.55	85.15	18.70	105.16	45.00	130.21	74.00 to 105.30	12,378	10,540
10	2	82.50	82.50	89.18	13.30	92.51	71.53	93.47	N/A	21,750	19,397
20	41	97.08	99.20	97.44	8.29	101.80	76.93	136.07	93.84 to 99.72	34,173	33,298
30	111	96.04	97.40	95.50	8.17	101.99	66.36	158.87	94.97 to 97.53	72,431	69,172
40	16	95.76	97.37	94.25	8.76	103.31	78.23	124.08	88.25 to 102.45	115,048	108,433
ALL	185	96.04	97.00	95.35	9.19	101.73	45.00	158.87	94.97 to 97.35	62,221	59,325

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	29	MEDIAN:	95	COV:	20.08	95% Median C.I.:	81.49 to 100.68	(! : Derived)
TOTAL Sales Price:	1,414,301	WGT. MEAN:	87	STD:	18.22	95% Wgt. Mean C.I.:	77.63 to 97.08	
TOTAL Adj.Sales Price:	1,414,301	MEAN:	91	AVG.ABS.DEV:	14.15	95% Mean C.I.:	83.78 to 97.64	
TOTAL Assessed Value:	1,235,515							
AVG. Adj. Sales Price:	48,769	COD:	14.95	MAX Sales Ratio:	121.56			
AVG. Assessed Value:	42,603	PRD:	103.84	MIN Sales Ratio:	52.50			

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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	3	109.88	103.61	87.54	11.73	118.35	81.14	119.80	N/A	81,666	71,493
10/01/03 TO 12/31/03	3	97.77	100.22	98.92	4.47	101.32	94.90	108.00	N/A	58,833	58,195
01/01/04 TO 03/31/04	3	90.34	86.99	69.92	13.98	124.41	66.37	104.25	N/A	77,333	54,070
04/01/04 TO 06/30/04	6	97.68	97.71	97.64	3.38	100.07	94.11	102.00	94.11 to 102.00	33,566	32,775
07/01/04 TO 09/30/04	5	81.49	89.92	88.49	25.91	101.61	62.15	121.56	N/A	84,580	74,845
10/01/04 TO 12/31/04	1	94.66	94.66	94.66			94.66	94.66	N/A	38,000	35,970
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	84.00	84.00	84.00			84.00	84.00	N/A	1,250	1,050
07/01/05 TO 09/30/05	2	64.12	64.12	67.99	6.42	94.30	60.00	68.23	N/A	25,750	17,507
10/01/05 TO 12/31/05	2	101.84	101.84	100.72	5.46	101.11	96.27	107.40	N/A	12,500	12,590
01/01/06 TO 03/31/06	1	84.00	84.00	84.00			84.00	84.00	N/A	11,250	9,450
04/01/06 TO 06/30/06	2	63.89	63.89	70.47	17.82	90.65	52.50	75.27	N/A	4,750	3,347
<u>Study Years</u>											
07/01/03 TO 06/30/04	15	97.77	97.25	87.49	8.79	111.16	66.37	119.80	94.11 to 104.25	56,993	49,862
07/01/04 TO 06/30/05	7	84.00	89.75	88.98	20.19	100.86	62.15	121.56	62.15 to 121.56	66,021	58,749
07/01/05 TO 06/30/06	7	75.27	77.67	78.50	20.30	98.94	52.50	107.40	52.50 to 107.40	13,892	10,905
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	15	94.66	92.76	86.00	12.78	107.87	62.15	121.56	81.49 to 102.00	59,620	51,270
01/01/05 TO 12/31/05	5	84.00	83.18	78.77	17.96	105.60	60.00	107.40	N/A	15,550	12,249
<u>ALL</u>											
	29	94.66	90.71	87.36	14.95	103.84	52.50	121.56	81.49 to 100.68	48,769	42,603

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BELLWOOD	3	90.34	85.58	69.01	15.53	124.00	62.15	104.25	N/A	46,512	32,100
DAVID CITY	13	97.77	100.19	96.33	7.42	104.01	81.14	121.56	94.12 to 108.00	54,884	52,867
DWIGHT	1	84.00	84.00	84.00			84.00	84.00	N/A	11,250	9,450
GARRISON	1	119.80	119.80	119.80			119.80	119.80	N/A	22,000	26,355
LINWOOD	1	95.00	95.00	95.00			95.00	95.00	N/A	8,400	7,980
RISING CITY	3	81.49	90.68	94.25	16.36	96.21	75.27	115.27	N/A	64,954	61,221
RURAL	3	68.23	67.90	67.14	1.34	101.14	66.37	69.11	N/A	100,000	67,138
ULYSSES	4	72.00	74.21	93.21	24.95	79.62	52.50	100.35	N/A	6,187	5,767
<u>ALL</u>											
	29	94.66	90.71	87.36	14.95	103.84	52.50	121.56	81.49 to 100.68	48,769	42,603

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:	29	MEDIAN:	95	COV:	20.08	95% Median C.I.:	81.49 to 100.68	(! : Derived)
TOTAL Sales Price:	1,414,301	WGT. MEAN:	87	STD:	18.22	95% Wgt. Mean C.I.:	77.63 to 97.08	
TOTAL Adj.Sales Price:	1,414,301	MEAN:	91	AVG.ABS.DEV:	14.15	95% Mean C.I.:	83.78 to 97.64	
TOTAL Assessed Value:	1,235,515							
AVG. Adj. Sales Price:	48,769	COD:	14.95	MAX Sales Ratio:	121.56			
AVG. Assessed Value:	42,603	PRD:	103.84	MIN Sales Ratio:	52.50			

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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	26	94.95	93.34	92.80	13.35	100.58	52.50	121.56	84.00 to 102.00	42,857	39,773
3	3	68.23	67.90	67.14	1.34	101.14	66.37	69.11	N/A	100,000	67,138
ALL	29	94.66	90.71	87.36	14.95	103.84	52.50	121.56	81.49 to 100.68	48,769	42,603

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	28	94.78	91.81	87.39	14.15	105.06	52.50	121.56	84.00 to 100.68	50,457	44,093
2	1	60.00	60.00	60.00			60.00	60.00	N/A	1,500	900
ALL	29	94.66	90.71	87.36	14.95	103.84	52.50	121.56	81.49 to 100.68	48,769	42,603

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0032	3	81.49	90.68	94.25	16.36	96.21	75.27	115.27	N/A	64,954	61,221
12-0056	19	96.27	95.45	86.82	12.32	109.94	62.15	121.56	90.34 to 107.40	59,212	51,410
12-0502	1	84.00	84.00	84.00			84.00	84.00	N/A	11,250	9,450
19-0123	1	95.00	95.00	95.00			95.00	95.00	N/A	8,400	7,980
55-0161											
71-0001											
71-0005											
72-0032											
80-0009	5	69.11	73.19	77.09	20.79	94.94	52.50	100.35	N/A	14,950	11,525
80-0567											
NonValid School											
ALL	29	94.66	90.71	87.36	14.95	103.84	52.50	121.56	81.49 to 100.68	48,769	42,603

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:	29	MEDIAN:	95	COV:	20.08	95% Median C.I.:	81.49 to 100.68	(! : Derived)
TOTAL Sales Price:	1,414,301	WGT. MEAN:	87	STD:	18.22	95% Wgt. Mean C.I.:	77.63 to 97.08	
TOTAL Adj.Sales Price:	1,414,301	MEAN:	91	AVG.ABS.DEV:	14.15	95% Mean C.I.:	83.78 to 97.64	
TOTAL Assessed Value:	1,235,515							
AVG. Adj. Sales Price:	48,769	COD:	14.95	MAX Sales Ratio:	121.56			
AVG. Assessed Value:	42,603	PRD:	103.84	MIN Sales Ratio:	52.50			

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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	1	60.00	60.00	60.00			60.00	60.00	N/A	1,500	900
Prior TO 1860											
1860 TO 1899	7	100.35	92.87	101.87	12.44	91.16	52.50	109.88	52.50 to 109.88	24,821	25,285
1900 TO 1919	6	94.56	95.31	95.40	2.59	99.90	90.34	102.00	90.34 to 102.00	30,316	28,921
1920 TO 1939	3	107.40	106.81	108.91	5.43	98.08	97.77	115.27	N/A	42,166	45,921
1940 TO 1949	2	79.63	79.63	80.51	5.48	98.92	75.27	84.00	N/A	9,375	7,547
1950 TO 1959	1	94.90	94.90	94.90			94.90	94.90	N/A	90,000	85,410
1960 TO 1969	1	66.37	66.37	66.37			66.37	66.37	N/A	200,000	132,745
1970 TO 1979	4	92.87	96.67	84.06	16.53	115.00	81.14	119.80	N/A	84,090	70,687
1980 TO 1989	2	65.19	65.19	64.08	4.66	101.73	62.15	68.23	N/A	78,769	50,475
1990 TO 1994											
1995 TO 1999	2	95.34	95.34	101.07	27.51	94.33	69.11	121.56	N/A	64,000	64,685
2000 TO Present											
ALL	29	94.66	90.71	87.36	14.95	103.84	52.50	121.56	81.49 to 100.68	48,769	42,603

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	72.00	75.19	81.94	26.30	91.76	52.50	104.25	N/A	2,187	1,792
5000 TO 9999	2	85.13	85.13	85.69	11.59	99.35	75.27	95.00	N/A	7,950	6,812
Total \$											
1 TO 9999	6	79.63	78.50	84.36	19.98	93.06	52.50	104.25	52.50 to 104.25	4,108	3,465
10000 TO 29999	7	100.35	101.15	101.96	9.46	99.21	84.00	119.80	84.00 to 119.80	18,750	19,117
30000 TO 59999	9	94.66	92.08	91.17	9.73	100.99	68.23	108.00	69.11 to 102.00	44,166	40,268
60000 TO 99999	3	115.27	110.58	109.74	7.71	100.76	94.90	121.56	N/A	81,000	88,891
100000 TO 149999	2	71.82	71.82	72.03	13.46	99.70	62.15	81.49	N/A	109,950	79,202
150000 TO 249999	2	73.76	73.76	73.72	10.01	100.05	66.37	81.14	N/A	199,000	146,700
ALL	29	94.66	90.71	87.36	14.95	103.84	52.50	121.56	81.49 to 100.68	48,769	42,603

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:	29	MEDIAN:	95	COV:	20.08	95% Median C.I.:	81.49 to 100.68	(! : Derived)
TOTAL Sales Price:	1,414,301	WGT. MEAN:	87	STD:	18.22	95% Wgt. Mean C.I.:	77.63 to 97.08	
TOTAL Adj.Sales Price:	1,414,301	MEAN:	91	AVG.ABS.DEV:	14.15	95% Mean C.I.:	83.78 to 97.64	
TOTAL Assessed Value:	1,235,515							
AVG. Adj. Sales Price:	48,769	COD:	14.95	MAX Sales Ratio:	121.56			
AVG. Assessed Value:	42,603	PRD:	103.84	MIN Sales Ratio:	52.50			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	72.00	75.19	81.94	26.30	91.76	52.50	104.25	N/A	2,187	1,792
5000 TO 9999	3	84.00	84.76	84.99	7.83	99.72	75.27	95.00	N/A	9,050	7,691
Total \$											
1 TO 9999	7	84.00	79.29	84.25	16.24	94.11	52.50	104.25	52.50 to 104.25	5,128	4,320
10000 TO 29999	6	103.88	104.01	103.64	8.04	100.35	90.34	119.80	90.34 to 119.80	20,000	20,728
30000 TO 59999	9	94.66	92.08	91.17	9.73	100.99	68.23	108.00	69.11 to 102.00	44,166	40,268
60000 TO 99999	5	94.90	95.07	91.83	19.64	103.53	62.15	121.56	N/A	92,580	85,016
100000 TO 149999	1	66.37	66.37	66.37			66.37	66.37	N/A	200,000	132,745
150000 TO 249999	1	81.14	81.14	81.14			81.14	81.14	N/A	198,000	160,655
ALL	29	94.66	90.71	87.36	14.95	103.84	52.50	121.56	81.49 to 100.68	48,769	42,603

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	60.00	60.00	60.00			60.00	60.00	N/A	1,500	900
10	21	95.00	94.59	93.73	10.09	100.92	52.50	119.80	90.34 to 102.00	35,233	33,025
15	1	68.23	68.23	68.23			68.23	68.23	N/A	50,000	34,115
20	5	81.49	90.76	85.40	24.87	106.27	66.37	121.56	N/A	103,072	88,027
30	1	62.15	62.15	62.15			62.15	62.15	N/A	107,538	66,835
ALL	29	94.66	90.71	87.36	14.95	103.84	52.50	121.56	81.49 to 100.68	48,769	42,603

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:	29	MEDIAN:	95	COV:	20.08	95% Median C.I.:	81.49 to 100.68	(! : Derived)
TOTAL Sales Price:	1,414,301	WGT. MEAN:	87	STD:	18.22	95% Wgt. Mean C.I.:	77.63 to 97.08	
TOTAL Adj.Sales Price:	1,414,301	MEAN:	91	AVG.ABS.DEV:	14.15	95% Mean C.I.:	83.78 to 97.64	
TOTAL Assessed Value:	1,235,515							
AVG. Adj. Sales Price:	48,769	COD:	14.95	MAX Sales Ratio:	121.56			
AVG. Assessed Value:	42,603	PRD:	103.84	MIN Sales Ratio:	52.50			

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	60.00	60.00	60.00			60.00	60.00	N/A	1,500	900
316	1	104.25	104.25	104.25			104.25	104.25	N/A	4,000	4,170
326	1	94.90	94.90	94.90			94.90	94.90	N/A	90,000	85,410
342	1	121.56	121.56	121.56			121.56	121.56	N/A	78,000	94,815
344	2	96.22	96.22	96.28	1.62	99.93	94.66	97.77	N/A	39,750	38,272
349	1	81.14	81.14	81.14			81.14	81.14	N/A	198,000	160,655
352	3	81.49	79.25	75.61	13.07	104.81	62.15	94.11	N/A	87,467	66,133
353	2	105.28	105.28	104.09	4.37	101.14	100.68	109.88	N/A	33,750	35,130
404	1	75.27	75.27	75.27			75.27	75.27	N/A	7,500	5,645
406	10	92.67	88.01	88.61	13.16	99.32	52.50	107.40	68.23 to 102.00	18,390	16,295
419	2	90.82	90.82	79.71	26.92	113.94	66.37	115.27	N/A	137,500	109,597
442	1	119.80	119.80	119.80			119.80	119.80	N/A	22,000	26,355
526	1	69.11	69.11	69.11			69.11	69.11	N/A	50,000	34,555
528	1	94.12	94.12	94.12			94.12	94.12	N/A	50,000	47,060
532	1	108.00	108.00	108.00			108.00	108.00	N/A	45,000	48,600
ALL	29	94.66	90.71	87.36	14.95	103.84	52.50	121.56	81.49 to 100.68	48,769	42,603

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	29	94.66	90.71	87.36	14.95	103.84	52.50	121.56	81.49 to 100.68	48,769	42,603
04											
ALL	29	94.66	90.71	87.36	14.95	103.84	52.50	121.56	81.49 to 100.68	48,769	42,603

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:	63	MEDIAN:	73	COV:	17.01	95% Median C.I.:	69.96 to 76.77	(!: Derived)
(AgLand) TOTAL Sales Price:	15,453,926	WGT. MEAN:	69	STD:	12.33	95% Wgt. Mean C.I.:	66.01 to 72.60	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,413,926	MEAN:	72	AVG.ABS.DEV:	9.82	95% Mean C.I.:	69.42 to 75.51	
(AgLand) TOTAL Assessed Value:	10,682,620							
AVG. Adj. Sales Price:	244,665	COD:	13.48	MAX Sales Ratio:	102.14			
AVG. Assessed Value:	169,565	PRD:	104.55	MIN Sales Ratio:	46.54			

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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	2	81.90	81.90	82.04	4.24	99.83	78.43	85.37	N/A	130,958	107,432
10/01/03 TO 12/31/03	8	75.74	75.83	77.37	13.02	98.01	57.19	97.77	57.19 to 97.77	227,729	176,201
01/01/04 TO 03/31/04	7	76.87	77.91	72.86	8.94	106.93	62.80	98.44	62.80 to 98.44	208,217	151,702
04/01/04 TO 06/30/04	1	61.38	61.38	61.38			61.38	61.38	N/A	412,000	252,900
07/01/04 TO 09/30/04	5	79.64	77.76	74.17	7.36	104.84	63.36	88.51	N/A	190,650	141,406
10/01/04 TO 12/31/04	6	80.44	72.71	68.10	11.30	106.77	51.84	82.38	51.84 to 82.38	198,589	135,235
01/01/05 TO 03/31/05	6	71.40	73.55	72.42	18.08	101.57	52.73	102.14	52.73 to 102.14	354,783	256,937
04/01/05 TO 06/30/05	9	68.02	69.12	64.75	8.92	106.75	54.45	82.37	60.87 to 81.35	253,772	164,316
07/01/05 TO 09/30/05	1	74.49	74.49	74.49			74.49	74.49	N/A	188,000	140,050
10/01/05 TO 12/31/05	8	71.43	70.68	66.28	11.54	106.64	56.30	93.90	56.30 to 93.90	246,151	163,154
01/01/06 TO 03/31/06	8	65.78	64.67	63.14	16.47	102.42	46.54	89.80	46.54 to 89.80	305,749	193,060
04/01/06 TO 06/30/06	2	71.05	71.05	71.55	10.62	99.30	63.50	78.59	N/A	150,000	107,322
<u>Study Years</u>											
07/01/03 TO 06/30/04	18	76.82	76.51	74.35	11.05	102.90	57.19	98.44	70.75 to 80.17	219,626	163,294
07/01/04 TO 06/30/05	26	71.59	72.63	69.22	13.88	104.93	51.84	102.14	66.63 to 81.35	252,209	174,573
07/01/05 TO 06/30/06	19	69.99	68.39	65.35	13.55	104.65	46.54	93.90	56.81 to 74.78	258,063	168,653
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	19	79.40	75.36	70.58	10.13	106.77	51.84	98.44	63.36 to 81.47	211,279	149,119
01/01/05 TO 12/31/05	24	70.13	70.97	67.97	12.19	104.41	52.73	102.14	66.63 to 74.49	273,744	186,073
<u>ALL</u>	63	72.86	72.46	69.30	13.48	104.55	46.54	102.14	69.96 to 76.77	244,665	169,565

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:	63	MEDIAN:	73	COV:	17.01	95% Median C.I.:	69.96 to 76.77	(!: Derived)
(AgLand) TOTAL Sales Price:	15,453,926	WGT. MEAN:	69	STD:	12.33	95% Wgt. Mean C.I.:	66.01 to 72.60	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,413,926	MEAN:	72	AVG.ABS.DEV:	9.82	95% Mean C.I.:	69.42 to 75.51	
(AgLand) TOTAL Assessed Value:	10,682,620							
AVG. Adj. Sales Price:	244,665	COD:	13.48	MAX Sales Ratio:	102.14			
AVG. Assessed Value:	169,565	PRD:	104.55	MIN Sales Ratio:	46.54			

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GEO CODE / TOWNSHIP #		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2399		1	81.35	81.35	81.35			81.35	81.35	N/A	50,000	40,675
2641		1	79.64	79.64	79.64			79.64	79.64	N/A	75,000	59,730
2643		3	66.63	65.28	63.33	5.67	103.08	58.93	70.27	N/A	379,120	240,093
2645		2	61.74	61.74	63.73	7.98	96.86	56.81	66.66	N/A	316,355	201,627
2647		2	83.10	83.10	83.36	1.96	99.69	81.47	84.73	N/A	145,750	121,500
2693		2	74.21	74.21	72.46	5.69	102.42	69.99	78.43	N/A	214,837	155,667
2695		6	63.43	67.48	62.80	13.45	107.45	56.30	93.90	56.30 to 93.90	211,766	132,995
2697		3	60.87	61.93	61.67	8.22	100.41	54.95	69.96	N/A	392,882	242,293
2699		7	76.57	74.64	69.52	6.68	107.36	54.45	81.56	54.45 to 81.56	248,321	172,637
2937		6	74.47	77.83	75.75	9.59	102.75	67.78	97.77	67.78 to 97.77	194,500	147,334
2939		5	85.37	81.34	80.55	13.00	100.98	52.73	98.44	N/A	180,232	145,174
2941		2	72.73	72.73	73.26	2.72	99.27	70.75	74.71	N/A	218,581	160,137
2943		3	76.32	75.35	76.17	1.75	98.92	72.86	76.87	N/A	63,300	48,218
2989		5	61.23	64.17	64.65	15.44	99.24	46.54	82.38	N/A	216,827	140,189
2991		2	65.06	65.06	62.55	20.32	104.02	51.84	78.28	N/A	306,121	191,472
2993		6	65.78	70.17	67.42	10.51	104.07	61.38	88.51	61.38 to 88.51	385,013	259,595
2995		7	79.40	77.12	76.23	14.90	101.17	48.28	102.14	48.28 to 102.14	272,642	207,824
ALL		63	72.86	72.46	69.30	13.48	104.55	46.54	102.14	69.96 to 76.77	244,665	169,565

AREA (MARKET)		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE (blank)		63	72.86	72.46	69.30	13.48	104.55	46.54	102.14	69.96 to 76.77	244,665	169,565
ALL		63	72.86	72.46	69.30	13.48	104.55	46.54	102.14	69.96 to 76.77	244,665	169,565

STATUS: IMPROVED, UNIMPROVED & IOLL		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE 2		63	72.86	72.46	69.30	13.48	104.55	46.54	102.14	69.96 to 76.77	244,665	169,565
ALL		63	72.86	72.46	69.30	13.48	104.55	46.54	102.14	69.96 to 76.77	244,665	169,565

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:	63	MEDIAN:	73	COV:	17.01	95% Median C.I.:	69.96 to 76.77	(!: Derived)
(AgLand) TOTAL Sales Price:	15,453,926	WGT. MEAN:	69	STD:	12.33	95% Wgt. Mean C.I.:	66.01 to 72.60	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,413,926	MEAN:	72	AVG.ABS.DEV:	9.82	95% Mean C.I.:	69.42 to 75.51	
(AgLand) TOTAL Assessed Value:	10,682,620							
AVG. Adj. Sales Price:	244,665	COD:	13.48	MAX Sales Ratio:	102.14			
AVG. Assessed Value:	169,565	PRD:	104.55	MIN Sales Ratio:	46.54			

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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)											
12-0032	11	78.59	79.29	77.76	8.20	101.96	67.78	97.77	70.13 to 89.80	174,545	135,730
12-0056	29	76.11	73.36	69.54	15.65	105.50	52.73	102.14	63.36 to 81.35	255,286	177,521
12-0502	14	71.96	69.35	67.57	10.80	102.64	46.54	82.38	59.62 to 78.28	196,651	132,868
19-0123	1	70.27	70.27	70.27			70.27	70.27	N/A	331,200	232,725
55-0161											
71-0001											
71-0005											
72-0032	1	72.53	72.53	72.53			72.53	72.53	N/A	450,500	326,750
80-0009	6	64.19	63.95	63.09	10.07	101.37	48.28	79.68	48.28 to 79.68	393,966	248,540
80-0567	1	68.02	68.02	68.02			68.02	68.02	N/A	192,000	130,600
NonValid School											
ALL	63	72.86	72.46	69.30	13.48	104.55	46.54	102.14	69.96 to 76.77	244,665	169,565

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	2	83.38	83.38	85.11	12.62	97.97	72.86	93.90	N/A	30,502	25,960
30.01 TO 50.00	6	81.04	79.40	80.81	9.86	98.25	57.19	98.44	57.19 to 98.44	58,503	47,275
50.01 TO 100.00	27	76.11	73.71	72.25	11.92	102.03	46.54	97.77	68.02 to 79.68	171,442	123,860
100.01 TO 180.00	25	69.96	68.38	66.93	10.97	102.16	51.84	89.97	62.80 to 72.53	364,158	243,734
180.01 TO 330.00	3	61.23	74.10	71.67	23.52	103.40	58.93	102.14	N/A	423,000	303,150
ALL	63	72.86	72.46	69.30	13.48	104.55	46.54	102.14	69.96 to 76.77	244,665	169,565

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	15	68.02	71.75	67.01	18.71	107.07	51.84	97.77	56.81 to 85.37	213,942	143,371
DRY-N/A	18	76.22	73.97	73.72	8.92	100.34	46.54	89.97	70.64 to 78.59	177,287	130,695
GRASS	2	59.21	59.21	60.64	3.41	97.64	57.19	61.23	N/A	155,048	94,020
GRASS-N/A	2	80.18	80.18	80.08	0.67	100.13	79.64	80.72	N/A	63,000	50,447
IRRGTD	7	79.68	74.21	66.03	15.23	112.39	48.28	98.44	48.28 to 98.44	224,140	147,995
IRRGTD-N/A	19	70.13	71.53	69.27	10.65	103.27	54.45	102.14	65.59 to 76.57	368,870	255,507
ALL	63	72.86	72.46	69.30	13.48	104.55	46.54	102.14	69.96 to 76.77	244,665	169,565

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:	63	MEDIAN:	73	COV:	17.01	95% Median C.I.:	69.96 to 76.77	(! : Derived)
(AgLand) TOTAL Sales Price:	15,453,926	WGT. MEAN:	69	STD:	12.33	95% Wgt. Mean C.I.:	66.01 to 72.60	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,413,926	MEAN:	72	AVG.ABS.DEV:	9.82	95% Mean C.I.:	69.42 to 75.51	
(AgLand) TOTAL Assessed Value:	10,682,620							
AVG. Adj. Sales Price:	244,665	COD:	13.48	MAX Sales Ratio:	102.14			
AVG. Assessed Value:	169,565	PRD:	104.55	MIN Sales Ratio:	46.54			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	24	76.50	74.41	71.26	13.82	104.42	51.84	97.77	66.63 to 81.47	197,990	141,091
DRY-N/A	9	70.64	69.09	67.75	11.35	101.98	46.54	82.38	59.62 to 76.87	183,170	124,097
GRASS	2	59.21	59.21	60.64	3.41	97.64	57.19	61.23	N/A	155,048	94,020
GRASS-N/A	2	80.18	80.18	80.08	0.67	100.13	79.64	80.72	N/A	63,000	50,447
IRRGTD	22	71.33	70.98	66.58	12.96	106.61	48.28	98.44	62.80 to 79.40	332,229	221,209
IRRGTD-N/A	4	73.52	79.24	80.73	13.89	98.16	67.78	102.14	N/A	317,120	256,000
ALL	63	72.86	72.46	69.30	13.48	104.55	46.54	102.14	69.96 to 76.77	244,665	169,565

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	33	74.71	72.96	70.36	13.38	103.70	46.54	97.77	68.02 to 78.59	193,948	136,456
GRASS	3	61.23	66.38	63.47	12.81	104.58	57.19	80.72	N/A	120,365	76,401
GRASS-N/A	1	79.64	79.64	79.64			79.64	79.64	N/A	75,000	59,730
IRRGTD	25	72.53	72.33	68.61	13.35	105.42	48.28	102.14	65.96 to 76.77	329,852	226,315
IRRGTD-N/A	1	70.27	70.27	70.27			70.27	70.27	N/A	331,200	232,725
ALL	63	72.86	72.46	69.30	13.48	104.55	46.54	102.14	69.96 to 76.77	244,665	169,565

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	72.86	72.86	72.86			72.86	72.86	N/A	25,500	18,580
30000 TO 59999	5	80.72	77.90	77.32	10.34	100.74	57.19	93.90	N/A	47,280	36,559
60000 TO 99999	4	82.38	85.71	85.05	5.71	100.77	79.64	98.44	N/A	79,261	67,412
100000 TO 149999	8	79.95	77.31	77.82	13.72	99.35	46.54	97.77	46.54 to 97.77	127,669	99,348
150000 TO 249999	19	74.49	73.13	73.00	10.01	100.17	52.73	89.80	67.78 to 79.68	193,028	140,919
250000 TO 499999	24	68.31	68.28	67.77	12.21	100.74	48.28	102.14	61.38 to 72.53	370,920	251,380
500000 +	2	56.69	56.69	56.77	3.95	99.86	54.45	58.93	N/A	622,000	353,100
ALL	63	72.86	72.46	69.30	13.48	104.55	46.54	102.14	69.96 to 76.77	244,665	169,565

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:	63	MEDIAN:	73	COV:	17.01	95% Median C.I.:	69.96 to 76.77	(!: Derived)
(AgLand) TOTAL Sales Price:	15,453,926	WGT. MEAN:	69	STD:	12.33	95% Wgt. Mean C.I.:	66.01 to 72.60	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,413,926	MEAN:	72	AVG.ABS.DEV:	9.82	95% Mean C.I.:	69.42 to 75.51	
(AgLand) TOTAL Assessed Value:	10,682,620							
AVG. Adj. Sales Price:	244,665	COD:	13.48	MAX Sales Ratio:	102.14			
AVG. Assessed Value:	169,565	PRD:	104.55	MIN Sales Ratio:	46.54			

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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 \$ _____												
_____ Total \$ _____												
10000 TO 29999	2	65.03	65.03	62.85	12.05	103.46	57.19	72.86	N/A	35,298	22,185	
30000 TO 59999	6	80.18	76.41	70.79	11.11	107.94	46.54	93.90	46.54 to 93.90	63,774	45,147	
60000 TO 99999	8	79.95	77.02	73.67	11.43	104.56	52.73	98.44	52.73 to 98.44	114,227	84,147	
100000 TO 149999	14	75.30	76.07	74.72	12.97	101.81	56.81	97.77	66.63 to 88.51	171,662	128,258	
150000 TO 249999	18	70.46	69.13	67.11	11.23	103.00	48.28	81.56	61.23 to 78.28	277,997	186,569	
250000 TO 499999	15	66.66	70.07	68.38	13.36	102.47	54.45	102.14	61.38 to 76.57	442,642	302,687	
_____ ALL _____	63	72.86	72.46	69.30	13.48	104.55	46.54	102.14	69.96 to 76.77	244,665	169,565	

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	185	MEDIAN:	95	COV:	20.61	95% Median C.I.:	94.10 to 96.13
TOTAL Sales Price:	11,491,905	WGT. MEAN:	93	STD:	19.72	95% Wgt. Mean C.I.:	90.69 to 94.69
TOTAL Adj.Sales Price:	11,510,900	MEAN:	96	AVG.ABS.DEV:	12.08	95% Mean C.I.:	92.85 to 98.53
TOTAL Assessed Value:	10,669,365						
AVG. Adj. Sales Price:	62,221	COD:	12.70	MAX Sales Ratio:	217.33		
AVG. Assessed Value:	57,672	PRD:	103.24	MIN Sales Ratio:	34.36		

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

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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	30	95.93	98.26	96.53	7.28	101.80	86.18	158.87	91.60 to 98.89	75,034	72,428
10/01/04 TO 12/31/04	20	96.35	97.42	95.70	6.87	101.80	83.39	114.35	92.27 to 100.70	62,132	59,458
01/01/05 TO 03/31/05	14	93.09	92.28	88.04	9.34	104.82	74.92	130.21	82.23 to 97.35	66,832	58,841
04/01/05 TO 06/30/05	27	95.46	95.76	94.39	8.88	101.46	67.25	117.66	94.25 to 98.34	55,511	52,395
07/01/05 TO 09/30/05	28	95.96	94.37	95.54	10.06	98.78	37.88	122.91	92.51 to 99.85	66,719	63,742
10/01/05 TO 12/31/05	14	94.56	98.14	93.73	13.15	104.70	74.00	188.07	83.63 to 99.72	56,171	52,651
01/01/06 TO 03/31/06	26	92.07	92.55	86.81	20.00	106.61	34.36	141.08	81.13 to 102.64	53,327	46,294
04/01/06 TO 06/30/06	26	88.39	96.41	87.13	25.65	110.65	61.77	217.33	72.56 to 109.64	59,296	51,666
<u>Study Years</u>											
07/01/04 TO 06/30/05	91	95.40	96.42	94.47	8.11	102.06	67.25	158.87	94.10 to 96.53	65,144	61,543
07/01/05 TO 06/30/06	94	94.76	94.99	90.80	17.16	104.62	34.36	217.33	88.40 to 98.21	59,390	53,924
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	83	94.94	95.11	93.54	10.21	101.67	37.88	188.07	93.90 to 96.47	61,313	57,353
<u>ALL</u>											
	185	95.12	95.69	92.69	12.70	103.24	34.36	217.33	94.10 to 96.13	62,221	57,672

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:	185	MEDIAN:	95	COV:	20.61	95% Median C.I.:	94.10 to 96.13
TOTAL Sales Price:	11,491,905	WGT. MEAN:	93	STD:	19.72	95% Wgt. Mean C.I.:	90.69 to 94.69
TOTAL Adj.Sales Price:	11,510,900	MEAN:	96	AVG.ABS.DEV:	12.08	95% Mean C.I.:	92.85 to 98.53
TOTAL Assessed Value:	10,669,365						
AVG. Adj. Sales Price:	62,221	COD:	12.70	MAX Sales Ratio:	217.33		
AVG. Assessed Value:	57,672	PRD:	103.24	MIN Sales Ratio:	34.36		

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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
ABIE	6	118.05	132.07	145.60	26.32	90.70	83.75	217.33	83.75 to 217.33	8,992	13,092
ACREAGE	30	89.54	87.72	89.05	10.61	98.51	45.00	105.30	87.70 to 94.98	98,269	87,511
BELLWOOD	10	93.82	92.76	90.91	6.22	102.03	80.98	104.22	82.67 to 99.85	49,065	44,607
BRAINARD	3	77.53	81.25	85.40	14.40	95.14	66.36	99.85	N/A	57,266	48,905
BRANDENBURGH LAKES	4	86.04	87.38	87.93	11.45	99.37	72.56	104.89	N/A	69,475	61,091
BRUNO	3	94.75	92.18	90.90	3.31	101.40	86.18	95.60	N/A	18,833	17,120
CLEAR LAKE	4	87.61	88.36	86.79	10.40	101.80	78.23	99.97	N/A	159,445	138,383
CORNELLS SUB	3	97.29	96.57	96.98	0.74	99.57	95.12	97.29	N/A	70,966	68,826
DAVID CITY	69	97.39	98.82	95.66	10.03	103.30	66.97	188.07	94.75 to 100.27	64,691	61,883
DWIGHT	5	86.96	85.30	84.78	6.47	100.61	68.97	95.46	N/A	84,360	71,523
GARRISON	1	92.74	92.74	92.74			92.74	92.74	N/A	17,500	16,230
GOEDEKEN LAKE	1	76.93	76.93	76.93			76.93	76.93	N/A	29,000	22,310
JARECKI LAKE	3	92.51	92.66	94.53	4.12	98.02	87.01	98.45	N/A	39,966	37,780
LINWOOD	5	95.87	92.06	96.66	16.67	95.24	67.25	116.61	N/A	19,600	18,946
OCTAVIA	1	104.59	104.59	104.59			104.59	104.59	N/A	47,000	49,155
RISING CITY	23	95.95	101.23	97.37	16.13	103.96	69.29	158.87	89.66 to 113.49	41,776	40,677
SURPRISE	2	81.96	81.96	81.22	11.77	100.91	72.31	91.60	N/A	32,500	26,395
ULYSSES	11	95.38	90.35	91.33	21.23	98.93	34.36	130.21	37.88 to 122.91	28,051	25,620
VALLEY HEIGHTS	1	94.94	94.94	94.94			94.94	94.94	N/A	130,000	123,425
ALL	185	95.12	95.69	92.69	12.70	103.24	34.36	217.33	94.10 to 96.13	62,221	57,672

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	139	95.87	98.05	94.76	13.52	103.47	34.36	217.33	94.57 to 97.66	51,477	48,781
3	46	91.05	88.57	89.28	9.89	99.20	45.00	105.30	87.70 to 94.98	94,686	84,539
ALL	185	95.12	95.69	92.69	12.70	103.24	34.36	217.33	94.10 to 96.13	62,221	57,672

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	167	95.40	96.79	92.98	12.24	104.10	34.36	217.33	94.37 to 96.88	65,700	61,087
2	10	79.34	83.50	78.22	22.46	106.74	45.00	130.21	67.20 to 100.00	11,217	8,774
3	8	88.30	88.05	89.04	9.41	98.89	72.56	104.89	72.56 to 104.89	53,350	47,501
ALL	185	95.12	95.69	92.69	12.70	103.24	34.36	217.33	94.10 to 96.13	62,221	57,672

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:	185	MEDIAN:	95	COV:	20.61	95% Median C.I.:	94.10 to 96.13
TOTAL Sales Price:	11,491,905	WGT. MEAN:	93	STD:	19.72	95% Wgt. Mean C.I.:	90.69 to 94.69
TOTAL Adj.Sales Price:	11,510,900	MEAN:	96	AVG.ABS.DEV:	12.08	95% Mean C.I.:	92.85 to 98.53
TOTAL Assessed Value:	10,669,365						
AVG. Adj. Sales Price:	62,221	COD:	12.70	MAX Sales Ratio:	217.33		
AVG. Assessed Value:	57,672	PRD:	103.24	MIN Sales Ratio:	34.36		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	173	95.13	95.70	92.79	12.47	103.13	34.36	217.33	94.25 to 96.13	63,969	59,359
06	8	88.30	88.05	89.04	9.41	98.89	72.56	104.89	72.56 to 104.89	53,350	47,501
07	4	112.67	110.81	115.21	19.57	96.18	76.83	141.08	N/A	4,362	5,026
ALL	185	95.12	95.69	92.69	12.70	103.24	34.36	217.33	94.10 to 96.13	62,221	57,672

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0032	27	95.95	99.26	94.48	15.47	105.06	69.29	158.87	87.56 to 110.69	45,698	43,176
12-0056	114	95.89	98.04	94.12	11.01	104.16	66.97	217.33	94.57 to 97.53	67,570	63,598
12-0502	18	88.32	84.46	85.20	13.55	99.12	45.00	105.30	68.97 to 95.46	80,388	68,495
19-0123	6	92.06	91.42	92.08	15.85	99.28	67.25	116.61	67.25 to 116.61	35,833	32,995
55-0161											
71-0001	5	94.25	85.81	89.12	10.77	96.28	61.77	97.82	N/A	90,900	81,010
71-0005											
72-0032	4	89.76	88.72	91.10	7.53	97.39	76.93	98.45	N/A	37,225	33,912
80-0009	11	95.38	90.35	91.33	21.23	98.93	34.36	130.21	37.88 to 122.91	28,051	25,620
80-0567											
NonValid School											
ALL	185	95.12	95.69	92.69	12.70	103.24	34.36	217.33	94.10 to 96.13	62,221	57,672

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:	185	MEDIAN:	95	COV:	20.61	95% Median C.I.:	94.10 to 96.13
TOTAL Sales Price:	11,491,905	WGT. MEAN:	93	STD:	19.72	95% Wgt. Mean C.I.:	90.69 to 94.69
TOTAL Adj.Sales Price:	11,510,900	MEAN:	96	AVG.ABS.DEV:	12.08	95% Mean C.I.:	92.85 to 98.53
TOTAL Assessed Value:	10,669,365						
AVG. Adj. Sales Price:	62,221	COD:	12.70	MAX Sales Ratio:	217.33		
AVG. Assessed Value:	57,672	PRD:	103.24	MIN Sales Ratio:	34.36		

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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	15	95.12	88.43	82.89	19.87	106.68	45.00	130.21	67.25 to 105.30	12,378	10,260
Prior TO 1860											
1860 TO 1899	23	91.45	93.83	91.82	15.10	102.20	34.36	158.87	84.90 to 95.38	39,545	36,309
1900 TO 1919	52	95.50	96.95	91.93	14.40	105.46	37.88	217.33	92.82 to 98.21	55,941	51,427
1920 TO 1939	23	94.75	98.62	92.72	12.55	106.36	69.29	188.07	87.70 to 100.27	61,271	56,811
1940 TO 1949	4	101.42	99.91	101.01	2.52	98.91	94.17	102.64	N/A	49,625	50,126
1950 TO 1959	6	83.81	82.35	81.24	7.40	101.37	66.97	94.64	66.97 to 94.64	98,416	79,949
1960 TO 1969	20	96.81	99.58	94.64	10.82	105.22	76.83	141.08	91.36 to 100.26	73,462	69,524
1970 TO 1979	18	96.87	98.22	96.50	7.91	101.78	80.98	121.85	93.90 to 104.22	79,163	76,393
1980 TO 1989	6	95.51	89.73	89.29	7.48	100.50	72.56	97.29	72.56 to 97.29	95,316	85,105
1990 TO 1994	8	92.57	91.97	91.33	7.53	100.70	78.23	100.60	78.23 to 100.60	134,397	122,746
1995 TO 1999	5	97.82	96.00	96.61	3.61	99.37	89.58	99.97	N/A	93,740	90,564
2000 TO Present	5	98.63	100.29	103.27	10.71	97.11	82.49	122.91	N/A	59,700	61,654
ALL											
	185	95.12	95.69	92.69	12.70	103.24	34.36	217.33	94.10 to 96.13	62,221	57,672

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	10	96.13	98.14	100.43	19.58	97.72	67.25	130.21	74.00 to 124.67	2,572	2,583
5000 TO 9999	8	107.50	106.81	104.11	21.44	102.59	37.88	147.42	37.88 to 147.42	6,875	7,157
Total \$											
1 TO 9999	18	100.35	101.99	102.94	20.98	99.08	37.88	147.42	83.75 to 124.64	4,484	4,616
10000 TO 29999	41	99.72	103.72	102.30	18.73	101.38	45.00	217.33	93.84 to 110.72	20,652	21,127
30000 TO 59999	37	93.68	90.91	91.27	11.08	99.60	34.36	113.49	88.97 to 97.39	44,856	40,942
60000 TO 99999	59	94.98	94.21	94.02	7.61	100.20	66.36	122.91	91.45 to 96.13	79,022	74,297
100000 TO 149999	22	94.00	89.82	89.64	8.83	100.20	65.92	104.50	86.51 to 98.21	125,827	112,797
150000 TO 249999	8	88.65	89.63	89.75	7.74	99.86	78.23	100.60	78.23 to 100.60	186,647	167,511
ALL											
	185	95.12	95.69	92.69	12.70	103.24	34.36	217.33	94.10 to 96.13	62,221	57,672

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:	185	MEDIAN:	95	COV:	20.61	95% Median C.I.:	94.10 to 96.13
TOTAL Sales Price:	11,491,905	WGT. MEAN:	93	STD:	19.72	95% Wgt. Mean C.I.:	90.69 to 94.69
TOTAL Adj.Sales Price:	11,510,900	MEAN:	96	AVG.ABS.DEV:	12.08	95% Mean C.I.:	92.85 to 98.53
TOTAL Assessed Value:	10,669,365						
AVG. Adj. Sales Price:	62,221	COD:	12.70	MAX Sales Ratio:	217.33		
AVG. Assessed Value:	57,672	PRD:	103.24	MIN Sales Ratio:	34.36		

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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	83.75	85.42	70.34	27.56	121.43	37.88	130.21	45.00 to 124.64	3,610	2,540
5000 TO 9999	8	107.50	115.00	112.88	15.69	101.89	95.40	147.42	95.40 to 147.42	6,500	7,336
Total \$ _____											
1 TO 9999	19	97.50	97.88	94.46	22.64	103.62	37.88	147.42	76.83 to 124.64	4,827	4,559
10000 TO 29999	44	94.94	96.73	92.04	16.26	105.10	34.36	188.07	91.60 to 105.30	23,022	21,189
30000 TO 59999	38	95.41	98.09	94.17	13.96	104.16	66.36	217.33	89.66 to 99.54	47,171	44,421
60000 TO 99999	59	95.22	93.69	92.30	8.22	101.50	65.92	122.91	91.45 to 97.27	84,174	77,695
100000 TO 149999	21	94.10	93.22	92.53	6.63	100.75	80.25	110.69	87.95 to 98.21	132,933	123,004
150000 TO 249999	4	97.88	93.65	92.93	6.23	100.77	78.23	100.60	N/A	213,945	198,820
ALL _____											
	185	95.12	95.69	92.69	12.70	103.24	34.36	217.33	94.10 to 96.13	62,221	57,672

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	15	95.12	88.43	82.89	19.87	106.68	45.00	130.21	67.25 to 105.30	12,378	10,260
10	2	55.10	55.10	65.59	31.25	84.00	37.88	72.31	N/A	21,750	14,265
20	41	94.75	96.38	92.92	10.11	103.73	66.71	126.47	92.51 to 98.70	34,173	31,752
30	110	95.42	97.09	93.24	12.29	104.14	34.36	217.33	94.17 to 97.29	71,853	66,992
40	17	94.57	96.15	91.86	11.58	104.67	66.97	141.08	87.70 to 102.45	116,281	106,817
ALL _____											
	185	95.12	95.69	92.69	12.70	103.24	34.36	217.33	94.10 to 96.13	62,221	57,672

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	15	95.12	88.43	82.89	19.87	106.68	45.00	130.21	67.25 to 105.30	12,378	10,260
100	7	96.47	103.83	97.12	16.22	106.91	76.83	141.08	76.83 to 141.08	20,414	19,827
101	97	95.13	97.66	94.42	10.79	103.43	37.88	217.33	94.10 to 97.29	68,385	64,567
102	22	97.87	98.95	95.86	17.15	103.23	34.36	158.87	87.53 to 104.50	60,372	57,870
103	2	87.60	87.60	87.67	8.39	99.92	80.25	94.94	N/A	128,750	112,870
104	41	93.68	91.32	88.44	11.27	103.26	65.92	117.66	86.73 to 95.91	70,346	62,214
111	1	80.98	80.98	80.98			80.98	80.98	N/A	79,000	63,975
ALL _____											
	185	95.12	95.69	92.69	12.70	103.24	34.36	217.33	94.10 to 96.13	62,221	57,672

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:	185	MEDIAN:	95	COV:	20.61	95% Median C.I.:	94.10 to 96.13
TOTAL Sales Price:	11,491,905	WGT. MEAN:	93	STD:	19.72	95% Wgt. Mean C.I.:	90.69 to 94.69
TOTAL Adj.Sales Price:	11,510,900	MEAN:	96	AVG.ABS.DEV:	12.08	95% Mean C.I.:	92.85 to 98.53
TOTAL Assessed Value:	10,669,365						
AVG. Adj. Sales Price:	62,221	COD:	12.70	MAX Sales Ratio:	217.33		
AVG. Assessed Value:	57,672	PRD:	103.24	MIN Sales Ratio:	34.36		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	15	95.12	88.43	82.89	19.87	106.68	45.00	130.21	67.25 to 105.30	12,378	10,260
10	2	55.10	55.10	65.59	31.25	84.00	37.88	72.31	N/A	21,750	14,265
20	41	94.75	96.38	92.92	10.11	103.73	66.71	126.47	92.51 to 98.70	34,173	31,752
30	111	95.38	96.82	92.79	12.45	104.34	34.36	217.33	94.10 to 97.29	72,431	67,209
40	16	95.52	97.98	93.70	10.38	104.56	78.23	141.08	88.24 to 102.45	115,048	107,800
ALL	185	95.12	95.69	92.69	12.70	103.24	34.36	217.33	94.10 to 96.13	62,221	57,672

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:	29	MEDIAN:	95	COV:	19.26	95% Median C.I.:	81.49 to 100.68	(! : Derived)
TOTAL Sales Price:	1,414,301	WGT. MEAN:	89	STD:	17.57	95% Wgt. Mean C.I.:	79.29 to 97.76	
TOTAL Adj.Sales Price:	1,414,301	MEAN:	91	AVG.ABS.DEV:	13.62	95% Mean C.I.:	84.56 to 97.92	
TOTAL Assessed Value:	1,252,005							
AVG. Adj. Sales Price:	48,769	COD:	14.39	MAX Sales Ratio:	121.56			
AVG. Assessed Value:	43,172	PRD:	103.07	MIN Sales Ratio:	52.50			

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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	3	109.88	103.61	87.54	11.73	118.35	81.14	119.80	N/A	81,666	71,493
10/01/03 TO 12/31/03	3	97.77	100.22	98.92	4.47	101.32	94.90	108.00	N/A	58,833	58,195
01/01/04 TO 03/31/04	3	90.34	86.99	69.92	13.98	124.41	66.37	104.25	N/A	77,333	54,070
04/01/04 TO 06/30/04	6	97.68	97.71	97.64	3.38	100.07	94.11	102.00	94.11 to 102.00	33,566	32,775
07/01/04 TO 09/30/04	5	81.49	92.98	92.39	22.15	100.64	69.11	121.56	N/A	84,580	78,143
10/01/04 TO 12/31/04	1	94.66	94.66	94.66			94.66	94.66	N/A	38,000	35,970
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	84.00	84.00	84.00			84.00	84.00	N/A	1,250	1,050
07/01/05 TO 09/30/05	2	64.12	64.12	67.99	6.42	94.30	60.00	68.23	N/A	25,750	17,507
10/01/05 TO 12/31/05	2	101.84	101.84	100.72	5.46	101.11	96.27	107.40	N/A	12,500	12,590
01/01/06 TO 03/31/06	1	84.00	84.00	84.00			84.00	84.00	N/A	11,250	9,450
04/01/06 TO 06/30/06	2	63.89	63.89	70.47	17.82	90.65	52.50	75.27	N/A	4,750	3,347
<u>Study Years</u>											
07/01/03 TO 06/30/04	15	97.77	97.25	87.49	8.79	111.16	66.37	119.80	94.11 to 104.25	56,993	49,862
07/01/04 TO 06/30/05	7	84.00	91.94	92.55	17.59	99.34	69.11	121.56	69.11 to 121.56	66,021	61,105
07/01/05 TO 06/30/06	7	75.27	77.67	78.50	20.30	98.94	52.50	107.40	52.50 to 107.40	13,892	10,905
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	15	94.66	93.79	87.84	11.70	106.77	66.37	121.56	81.49 to 102.00	59,620	52,370
01/01/05 TO 12/31/05	5	84.00	83.18	78.77	17.96	105.60	60.00	107.40	N/A	15,550	12,249
<u>ALL</u>											
	29	94.66	91.24	88.52	14.39	103.07	52.50	121.56	81.49 to 100.68	48,769	43,172

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BELLWOOD	3	90.34	90.69	80.83	9.88	112.20	77.48	104.25	N/A	46,512	37,596
DAVID CITY	13	97.77	100.19	96.33	7.42	104.01	81.14	121.56	94.12 to 108.00	54,884	52,867
DWIGHT	1	84.00	84.00	84.00			84.00	84.00	N/A	11,250	9,450
GARRISON	1	119.80	119.80	119.80			119.80	119.80	N/A	22,000	26,355
LINWOOD	1	95.00	95.00	95.00			95.00	95.00	N/A	8,400	7,980
RISING CITY	3	81.49	90.68	94.25	16.36	96.21	75.27	115.27	N/A	64,954	61,221
RURAL	3	68.23	67.90	67.14	1.34	101.14	66.37	69.11	N/A	100,000	67,138
ULYSSES	4	72.00	74.21	93.21	24.95	79.62	52.50	100.35	N/A	6,187	5,767
<u>ALL</u>											
	29	94.66	91.24	88.52	14.39	103.07	52.50	121.56	81.49 to 100.68	48,769	43,172

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:	29	MEDIAN:	95	COV:	19.26	95% Median C.I.:	81.49 to 100.68	(! : Derived)
TOTAL Sales Price:	1,414,301	WGT. MEAN:	89	STD:	17.57	95% Wgt. Mean C.I.:	79.29 to 97.76	
TOTAL Adj.Sales Price:	1,414,301	MEAN:	91	AVG.ABS.DEV:	13.62	95% Mean C.I.:	84.56 to 97.92	
TOTAL Assessed Value:	1,252,005							
AVG. Adj. Sales Price:	48,769	COD:	14.39	MAX Sales Ratio:	121.56			
AVG. Assessed Value:	43,172	PRD:	103.07	MIN Sales Ratio:	52.50			

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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	26	94.95	93.93	94.28	12.73	99.63	52.50	121.56	84.00 to 102.00	42,857	40,407
3	3	68.23	67.90	67.14	1.34	101.14	66.37	69.11	N/A	100,000	67,138
ALL	29	94.66	91.24	88.52	14.39	103.07	52.50	121.56	81.49 to 100.68	48,769	43,172

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	28	94.78	92.36	88.55	13.58	104.29	52.50	121.56	84.00 to 100.68	50,457	44,682
2	1	60.00	60.00	60.00			60.00	60.00	N/A	1,500	900
ALL	29	94.66	91.24	88.52	14.39	103.07	52.50	121.56	81.49 to 100.68	48,769	43,172

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0032	3	81.49	90.68	94.25	16.36	96.21	75.27	115.27	N/A	64,954	61,221
12-0056	19	96.27	96.26	88.29	11.48	109.03	66.37	121.56	90.34 to 107.40	59,212	52,278
12-0502	1	84.00	84.00	84.00			84.00	84.00	N/A	11,250	9,450
19-0123	1	95.00	95.00	95.00			95.00	95.00	N/A	8,400	7,980
55-0161											
71-0001											
71-0005											
72-0032											
80-0009	5	69.11	73.19	77.09	20.79	94.94	52.50	100.35	N/A	14,950	11,525
80-0567											
NonValid School											
ALL	29	94.66	91.24	88.52	14.39	103.07	52.50	121.56	81.49 to 100.68	48,769	43,172

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:	29	MEDIAN:	95	COV:	19.26	95% Median C.I.:	81.49 to 100.68	(! : Derived)
TOTAL Sales Price:	1,414,301	WGT. MEAN:	89	STD:	17.57	95% Wgt. Mean C.I.:	79.29 to 97.76	
TOTAL Adj.Sales Price:	1,414,301	MEAN:	91	AVG.ABS.DEV:	13.62	95% Mean C.I.:	84.56 to 97.92	
TOTAL Assessed Value:	1,252,005							
AVG. Adj. Sales Price:	48,769	COD:	14.39	MAX Sales Ratio:	121.56			
AVG. Assessed Value:	43,172	PRD:	103.07	MIN Sales Ratio:	52.50			

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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	1	60.00	60.00	60.00			60.00	60.00	N/A	1,500	900
Prior TO 1860											
1860 TO 1899	7	100.35	92.87	101.87	12.44	91.16	52.50	109.88	52.50 to 109.88	24,821	25,285
1900 TO 1919	6	94.56	95.31	95.40	2.59	99.90	90.34	102.00	90.34 to 102.00	30,316	28,921
1920 TO 1939	3	107.40	106.81	108.91	5.43	98.08	97.77	115.27	N/A	42,166	45,921
1940 TO 1949	2	79.63	79.63	80.51	5.48	98.92	75.27	84.00	N/A	9,375	7,547
1950 TO 1959	1	94.90	94.90	94.90			94.90	94.90	N/A	90,000	85,410
1960 TO 1969	1	66.37	66.37	66.37			66.37	66.37	N/A	200,000	132,745
1970 TO 1979	4	92.87	96.67	84.06	16.53	115.00	81.14	119.80	N/A	84,090	70,687
1980 TO 1989	2	72.86	72.86	74.55	6.35	97.73	68.23	77.48	N/A	78,769	58,720
1990 TO 1994											
1995 TO 1999	2	95.34	95.34	101.07	27.51	94.33	69.11	121.56	N/A	64,000	64,685
2000 TO Present											
ALL	29	94.66	91.24	88.52	14.39	103.07	52.50	121.56	81.49 to 100.68	48,769	43,172

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	72.00	75.19	81.94	26.30	91.76	52.50	104.25	N/A	2,187	1,792
5000 TO 9999	2	85.13	85.13	85.69	11.59	99.35	75.27	95.00	N/A	7,950	6,812
Total \$											
1 TO 9999	6	79.63	78.50	84.36	19.98	93.06	52.50	104.25	52.50 to 104.25	4,108	3,465
10000 TO 29999	7	100.35	101.15	101.96	9.46	99.21	84.00	119.80	84.00 to 119.80	18,750	19,117
30000 TO 59999	9	94.66	92.08	91.17	9.73	100.99	68.23	108.00	69.11 to 102.00	44,166	40,268
60000 TO 99999	3	115.27	110.58	109.74	7.71	100.76	94.90	121.56	N/A	81,000	88,891
100000 TO 149999	2	79.49	79.49	79.53	2.52	99.94	77.48	81.49	N/A	109,950	87,447
150000 TO 249999	2	73.76	73.76	73.72	10.01	100.05	66.37	81.14	N/A	199,000	146,700
ALL	29	94.66	91.24	88.52	14.39	103.07	52.50	121.56	81.49 to 100.68	48,769	43,172

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:	29	MEDIAN:	95	COV:	19.26	95% Median C.I.:	81.49 to 100.68	(!: Derived)
TOTAL Sales Price:	1,414,301	WGT. MEAN:	89	STD:	17.57	95% Wgt. Mean C.I.:	79.29 to 97.76	
TOTAL Adj.Sales Price:	1,414,301	MEAN:	91	AVG.ABS.DEV:	13.62	95% Mean C.I.:	84.56 to 97.92	
TOTAL Assessed Value:	1,252,005							
AVG. Adj. Sales Price:	48,769	COD:	14.39	MAX Sales Ratio:	121.56			
AVG. Assessed Value:	43,172	PRD:	103.07	MIN Sales Ratio:	52.50			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	72.00	75.19	81.94	26.30	91.76	52.50	104.25	N/A	2,187	1,792
5000 TO 9999	3	84.00	84.76	84.99	7.83	99.72	75.27	95.00	N/A	9,050	7,691
Total \$											
1 TO 9999	7	84.00	79.29	84.25	16.24	94.11	52.50	104.25	52.50 to 104.25	5,128	4,320
10000 TO 29999	6	103.88	104.01	103.64	8.04	100.35	90.34	119.80	90.34 to 119.80	20,000	20,728
30000 TO 59999	9	94.66	92.08	91.17	9.73	100.99	68.23	108.00	69.11 to 102.00	44,166	40,268
60000 TO 99999	5	94.90	98.14	95.39	16.41	102.88	77.48	121.56	N/A	92,580	88,314
100000 TO 149999	1	66.37	66.37	66.37			66.37	66.37	N/A	200,000	132,745
150000 TO 249999	1	81.14	81.14	81.14			81.14	81.14	N/A	198,000	160,655
ALL	29	94.66	91.24	88.52	14.39	103.07	52.50	121.56	81.49 to 100.68	48,769	43,172

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	60.00	60.00	60.00			60.00	60.00	N/A	1,500	900
10	21	95.00	94.59	93.73	10.09	100.92	52.50	119.80	90.34 to 102.00	35,233	33,025
15	1	68.23	68.23	68.23			68.23	68.23	N/A	50,000	34,115
20	5	81.49	90.76	85.40	24.87	106.27	66.37	121.56	N/A	103,072	88,027
30	1	77.48	77.48	77.48			77.48	77.48	N/A	107,538	83,325
ALL	29	94.66	91.24	88.52	14.39	103.07	52.50	121.56	81.49 to 100.68	48,769	43,172

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:	29	MEDIAN:	95	COV:	19.26	95% Median C.I.:	81.49 to 100.68	(! : Derived)
TOTAL Sales Price:	1,414,301	WGT. MEAN:	89	STD:	17.57	95% Wgt. Mean C.I.:	79.29 to 97.76	
TOTAL Adj.Sales Price:	1,414,301	MEAN:	91	AVG.ABS.DEV:	13.62	95% Mean C.I.:	84.56 to 97.92	
TOTAL Assessed Value:	1,252,005							
AVG. Adj. Sales Price:	48,769	COD:	14.39	MAX Sales Ratio:	121.56			
AVG. Assessed Value:	43,172	PRD:	103.07	MIN Sales Ratio:	52.50			

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	60.00	60.00	60.00			60.00	60.00	N/A	1,500	900
316	1	104.25	104.25	104.25			104.25	104.25	N/A	4,000	4,170
326	1	94.90	94.90	94.90			94.90	94.90	N/A	90,000	85,410
342	1	121.56	121.56	121.56			121.56	121.56	N/A	78,000	94,815
344	2	96.22	96.22	96.28	1.62	99.93	94.66	97.77	N/A	39,750	38,272
349	1	81.14	81.14	81.14			81.14	81.14	N/A	198,000	160,655
352	3	81.49	84.36	81.89	6.80	103.01	77.48	94.11	N/A	87,467	71,630
353	2	105.28	105.28	104.09	4.37	101.14	100.68	109.88	N/A	33,750	35,130
404	1	75.27	75.27	75.27			75.27	75.27	N/A	7,500	5,645
406	10	92.67	88.01	88.61	13.16	99.32	52.50	107.40	68.23 to 102.00	18,390	16,295
419	2	90.82	90.82	79.71	26.92	113.94	66.37	115.27	N/A	137,500	109,597
442	1	119.80	119.80	119.80			119.80	119.80	N/A	22,000	26,355
526	1	69.11	69.11	69.11			69.11	69.11	N/A	50,000	34,555
528	1	94.12	94.12	94.12			94.12	94.12	N/A	50,000	47,060
532	1	108.00	108.00	108.00			108.00	108.00	N/A	45,000	48,600
ALL	29	94.66	91.24	88.52	14.39	103.07	52.50	121.56	81.49 to 100.68	48,769	43,172

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	29	94.66	91.24	88.52	14.39	103.07	52.50	121.56	81.49 to 100.68	48,769	43,172
04											
ALL	29	94.66	91.24	88.52	14.39	103.07	52.50	121.56	81.49 to 100.68	48,769	43,172

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:	63	MEDIAN:	70	COV:	17.47	95% Median C.I.:	66.44 to 74.25	(!: Derived)
(AgLand) TOTAL Sales Price:	15,709,926	WGT. MEAN:	68	STD:	12.37	95% Wgt. Mean C.I.:	64.41 to 70.77	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,669,926	MEAN:	71	AVG.ABS.DEV:	9.75	95% Mean C.I.:	67.76 to 73.87	
(AgLand) TOTAL Assessed Value:	10,591,450							
AVG. Adj. Sales Price:	248,728	COD:	13.88	MAX Sales Ratio:	98.63			
AVG. Assessed Value:	168,118	PRD:	104.77	MIN Sales Ratio:	46.16			

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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	2	81.39	81.39	81.51	3.81	99.85	78.29	84.49	N/A	130,958	106,745
10/01/03 TO 12/31/03	8	73.99	74.50	76.04	13.36	97.97	55.60	96.18	55.60 to 96.18	227,729	173,154
01/01/04 TO 03/31/04	7	75.73	76.04	71.10	8.61	106.95	61.14	95.54	61.14 to 95.54	208,217	148,050
04/01/04 TO 06/30/04	1	60.13	60.13	60.13			60.13	60.13	N/A	412,000	247,750
07/01/04 TO 09/30/04	5	74.01	75.98	71.84	13.62	105.76	62.19	93.19	N/A	190,650	136,972
10/01/04 TO 12/31/04	6	77.16	71.32	66.71	11.68	106.91	51.33	81.63	51.33 to 81.63	198,589	132,473
01/01/05 TO 03/31/05	6	69.89	72.13	70.71	17.73	102.02	52.21	98.63	52.21 to 98.63	354,783	250,850
04/01/05 TO 06/30/05	9	66.44	67.44	62.88	9.24	107.26	52.42	81.20	58.64 to 79.26	253,772	159,565
07/01/05 TO 09/30/05	1	72.41	72.41	72.41			72.41	72.41	N/A	188,000	136,125
10/01/05 TO 12/31/05	9	70.47	69.45	65.87	9.86	105.43	55.27	92.50	55.97 to 72.86	265,023	174,572
01/01/06 TO 03/31/06	8	63.41	62.69	60.98	16.64	102.81	46.16	87.82	46.16 to 87.82	305,749	186,443
04/01/06 TO 06/30/06	1	63.50	63.50	63.50			63.50	63.50	N/A	140,000	88,900
<u>Study Years</u>											
07/01/03 TO 06/30/04	18	75.23	75.07	72.92	11.42	102.94	55.60	96.18	69.61 to 78.96	219,626	160,157
07/01/04 TO 06/30/05	26	69.74	71.06	67.42	14.31	105.40	51.33	98.63	65.57 to 79.26	252,209	170,034
07/01/05 TO 06/30/06	19	67.21	66.45	63.73	13.44	104.27	46.16	92.50	55.97 to 72.41	271,537	173,038
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	19	75.73	73.70	68.85	11.73	107.04	51.33	95.54	62.19 to 81.47	211,279	145,463
01/01/05 TO 12/31/05	25	69.80	69.49	66.54	11.66	104.43	52.21	98.63	65.57 to 72.30	279,434	185,938
<u>ALL</u>	63	70.24	70.81	67.59	13.88	104.77	46.16	98.63	66.44 to 74.25	248,728	168,118

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:	63	MEDIAN:	70	COV:	17.47	95% Median C.I.:	66.44 to 74.25	(!: Derived)
(AgLand) TOTAL Sales Price:	15,709,926	WGT. MEAN:	68	STD:	12.37	95% Wgt. Mean C.I.:	64.41 to 70.77	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,669,926	MEAN:	71	AVG.ABS.DEV:	9.75	95% Mean C.I.:	67.76 to 73.87	
(AgLand) TOTAL Assessed Value:	10,591,450							
AVG. Adj. Sales Price:	248,728	COD:	13.88	MAX Sales Ratio:	98.63			
AVG. Assessed Value:	168,118	PRD:	104.77	MIN Sales Ratio:	46.16			

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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	
2399	1	81.20	81.20	81.20			81.20	81.20	N/A	50,000	40,600	
2641	1	65.57	65.57	65.57			65.57	65.57	N/A	75,000	49,180	
2643	3	66.44	64.72	62.47	6.41	103.60	57.47	70.24	N/A	379,120	236,828	
2645	2	60.11	60.11	62.08	8.06	96.83	55.27	64.96	N/A	316,355	196,397	
2647	2	83.09	83.09	83.34	1.94	99.69	81.47	84.70	N/A	145,750	121,475	
2693	2	74.05	74.05	72.28	5.73	102.44	69.80	78.29	N/A	214,837	155,292	
2695	6	62.85	66.62	62.15	13.84	107.19	55.60	92.50	55.60 to 92.50	211,766	131,607	
2697	4	63.07	62.28	62.21	10.63	100.12	52.52	70.47	N/A	398,661	247,993	
2699	6	74.22	74.06	66.75	10.48	110.95	52.42	93.19	52.42 to 93.19	263,041	175,570	
2937	6	71.60	75.24	73.14	10.26	102.87	65.57	96.18	65.57 to 96.18	194,500	142,252	
2939	5	84.49	80.16	79.70	12.77	100.58	52.21	95.54	N/A	180,232	143,640	
2941	2	71.69	71.69	72.23	2.83	99.25	69.66	73.72	N/A	218,581	157,887	
2943	3	74.73	74.44	75.06	1.28	99.18	72.86	75.73	N/A	63,300	47,510	
2989	5	59.45	63.20	63.49	15.46	99.54	46.16	81.63	N/A	216,827	137,666	
2991	2	64.43	64.43	61.94	20.33	104.01	51.33	77.52	N/A	306,121	189,615	
2993	6	63.41	67.88	65.30	10.03	103.95	60.13	84.96	60.13 to 84.96	385,013	251,410	
2995	7	76.45	74.52	73.55	15.12	101.32	46.60	98.63	46.60 to 98.63	272,642	200,537	
ALL	63	70.24	70.81	67.59	13.88	104.77	46.16	98.63	66.44 to 74.25	248,728	168,118	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	63	70.24	70.81	67.59	13.88	104.77	46.16	98.63	66.44 to 74.25	248,728	168,118	
ALL	63	70.24	70.81	67.59	13.88	104.77	46.16	98.63	66.44 to 74.25	248,728	168,118	

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	63	70.24	70.81	67.59	13.88	104.77	46.16	98.63	66.44 to 74.25	248,728	168,118	
ALL	63	70.24	70.81	67.59	13.88	104.77	46.16	98.63	66.44 to 74.25	248,728	168,118	

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

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(AgLand) TOTAL Sales Price:	15,709,926	WGT. MEAN:	68	STD:	12.37	95% Wgt. Mean C.I.:	64.41 to 70.77	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,669,926	MEAN:	71	AVG.ABS.DEV:	9.75	95% Mean C.I.:	67.76 to 73.87	
(AgLand) TOTAL Assessed Value:	10,591,450							
AVG. Adj. Sales Price:	248,728	COD:	13.88	MAX Sales Ratio:	98.63			
AVG. Assessed Value:	168,118	PRD:	104.77	MIN Sales Ratio:	46.16			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
12-0032	10	75.15	78.27	75.51	11.44	103.66	65.57	96.18	67.21 to 93.19	176,000	132,895	
12-0056	30	70.21	71.39	67.90	16.21	105.14	52.21	98.63	63.50 to 78.96	260,643	176,981	
12-0502	14	71.33	68.54	66.70	10.95	102.76	46.16	81.63	59.13 to 77.52	196,651	131,175	
19-0123	1	70.24	70.24	70.24			70.24	70.24	N/A	331,200	232,650	
55-0161												
71-0001												
71-0005												
72-0032	1	69.54	69.54	69.54			69.54	69.54	N/A	450,500	313,300	
80-0009	6	62.22	61.88	61.08	9.52	101.30	46.60	76.60	46.60 to 76.60	393,966	240,652	
80-0567	1	66.02	66.02	66.02			66.02	66.02	N/A	192,000	126,750	
NonValid School												
ALL	63	70.24	70.81	67.59	13.88	104.77	46.16	98.63	66.44 to 74.25	248,728	168,118	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	2	82.68	82.68	84.29	11.88	98.09	72.86	92.50	N/A	30,502	25,710	
30.01 TO 50.00	6	80.23	79.92	80.86	12.53	98.84	55.60	95.54	55.60 to 95.54	58,503	47,304	
50.01 TO 100.00	26	72.35	71.37	69.97	12.81	102.01	46.16	96.18	66.02 to 77.88	171,882	120,267	
100.01 TO 180.00	26	68.52	67.12	65.62	11.20	102.29	51.33	89.58	61.14 to 70.47	366,152	240,252	
180.01 TO 330.00	3	59.45	71.85	69.56	23.08	103.30	57.47	98.63	N/A	423,000	294,228	
ALL	63	70.24	70.81	67.59	13.88	104.77	46.16	98.63	66.44 to 74.25	248,728	168,118	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	15	66.44	70.69	65.96	18.87	107.18	51.33	96.18	55.97 to 84.49	213,942	141,110	
DRY-N/A	17	74.43	73.02	72.76	9.48	100.36	46.16	89.58	69.66 to 81.20	178,304	129,728	
GRASS	2	57.53	57.53	58.89	3.35	97.69	55.60	59.45	N/A	155,048	91,305	
GRASS-N/A	2	79.38	79.38	76.75	17.40	103.43	65.57	93.19	N/A	63,000	48,352	
IRRGTD	7	76.60	71.33	63.34	15.42	112.60	46.60	95.54	46.60 to 95.54	224,140	141,981	
IRRGTD-N/A	20	68.52	69.32	67.29	10.22	103.02	52.42	98.63	63.51 to 72.41	371,227	249,811	
ALL	63	70.24	70.81	67.59	13.88	104.77	46.16	98.63	66.44 to 74.25	248,728	168,118	

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Adj.Sales Price:	15,669,926	MEAN:	71	AVG.ABS.DEV:	9.75	95% Mean C.I.:	67.76 to 73.87	
(AgLand) TOTAL Assessed Value:	10,591,450							
AVG. Adj. Sales Price:	248,728	COD:	13.88	MAX Sales Ratio:	98.63			
AVG. Assessed Value:	168,118	PRD:	104.77	MIN Sales Ratio:	46.16			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	23	73.72	73.39	70.09	14.82	104.70	51.33	96.18	66.02 to 81.47	199,642	139,938
DRY-N/A	9	69.94	68.19	66.93	11.00	101.88	46.16	81.63	59.13 to 75.73	183,170	122,604
GRASS	2	57.53	57.53	58.89	3.35	97.69	55.60	59.45	N/A	155,048	91,305
GRASS-N/A	2	79.38	79.38	76.75	17.40	103.43	65.57	93.19	N/A	63,000	48,352
IRRGTD	23	69.54	68.57	64.63	12.13	106.09	46.60	95.54	63.30 to 74.01	335,871	217,073
IRRGTD-N/A	4	72.25	77.17	78.63	12.83	98.15	65.57	98.63	N/A	317,120	249,350
ALL	63	70.24	70.81	67.59	13.88	104.77	46.16	98.63	66.44 to 74.25	248,728	168,118

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	32	73.29	71.93	69.26	13.82	103.85	46.16	96.18	66.02 to 78.96	195,009	135,063
GRASS	3	59.45	69.41	63.73	21.08	108.91	55.60	93.19	N/A	120,365	76,711
GRASS-N/A	1	65.57	65.57	65.57			65.57	65.57	N/A	75,000	49,180
IRRGTD	26	70.01	69.83	66.47	12.73	105.06	46.60	98.63	63.51 to 74.25	333,166	221,440
IRRGTD-N/A	1	70.24	70.24	70.24			70.24	70.24	N/A	331,200	232,650
ALL	63	70.24	70.81	67.59	13.88	104.77	46.16	98.63	66.44 to 74.25	248,728	168,118

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	72.86	72.86	72.86			72.86	72.86	N/A	25,500	18,580
30000 TO 59999	5	81.20	79.44	79.10	13.64	100.44	55.60	93.19	N/A	47,280	37,398
60000 TO 99999	4	80.44	80.50	80.08	10.05	100.52	65.57	95.54	N/A	79,261	63,472
100000 TO 149999	8	79.88	76.35	76.84	13.05	99.36	46.16	96.18	46.16 to 96.18	127,669	98,105
150000 TO 249999	18	71.65	71.07	70.94	10.42	100.17	52.21	87.82	66.02 to 77.52	194,863	138,241
250000 TO 499999	25	67.50	66.77	66.26	11.99	100.77	46.60	98.63	61.14 to 70.24	372,723	246,968
500000 +	2	54.95	54.95	55.03	4.60	99.84	52.42	57.47	N/A	622,000	342,300
ALL	63	70.24	70.81	67.59	13.88	104.77	46.16	98.63	66.44 to 74.25	248,728	168,118

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:	63	MEDIAN:	70	COV:	17.47	95% Median C.I.:	66.44 to 74.25	(!: Derived)
(AgLand) TOTAL Sales Price:	15,709,926	WGT. MEAN:	68	STD:	12.37	95% Wgt. Mean C.I.:	64.41 to 70.77	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,669,926	MEAN:	71	AVG.ABS.DEV:	9.75	95% Mean C.I.:	67.76 to 73.87	
(AgLand) TOTAL Assessed Value:	10,591,450							
AVG. Adj. Sales Price:	248,728	COD:	13.88	MAX Sales Ratio:	98.63			
AVG. Assessed Value:	168,118	PRD:	104.77	MIN Sales Ratio:	46.16			

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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 \$ _____												
_____ Total \$ _____												
10000 TO 29999	2	64.23	64.23	61.84	13.44	103.87	55.60	72.86	N/A	35,298	21,827	
30000 TO 59999	6	77.97	75.56	69.20	17.19	109.19	46.16	93.19	46.16 to 93.19	63,774	44,132	
60000 TO 99999	8	78.78	75.95	72.84	10.82	104.27	52.21	95.54	52.21 to 95.54	114,227	83,205	
100000 TO 149999	14	73.42	74.64	73.36	13.23	101.75	55.27	96.18	65.57 to 84.96	173,948	127,607	
150000 TO 249999	18	69.87	66.36	64.56	11.03	102.79	46.60	78.96	59.45 to 73.72	290,219	187,366	
250000 TO 499999	15	67.50	68.82	67.11	12.57	102.56	52.42	98.63	61.14 to 74.01	442,909	297,216	
_____ ALL _____	63	70.24	70.81	67.59	13.88	104.77	46.16	98.63	66.44 to 74.25	248,728	168,118	

2007 Assessment Survey for Butler County

I. General Information

A. Staffing and Funding Information

The Butler County Assessor is a duly elected county official who holds a current assessor certificate issued by the Department of Property Assessment and Taxation and has obtained adequate continuing education to hold said certificate.

1. **Deputy on staff:** One - who also holds a current assessor certificate.
2. **Appraiser(s) on staff:** None
3. **Other full-time employees:** 2 but the assessor intends to replace the position that was vacated when the person holding that position was elected assessor, this will be done when time allows. *(Does not include anyone counted in 1 and 2 above)*
4. **Other part-time employees:** None
(Does not include anyone counted in 1 through 3 above)
5. **Number of shared employees:** None
(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).
6. **Assessor's requested budget for current fiscal year:** \$189,880
(This would be the "total budget" for the assessor's office)
7. **Part of the budget that is dedicated to the computer system** See question 12.
(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?):
8. **Adopted budget, or granted budget if different from above:** \$189,880
9. **Amount of total budget set aside for appraisal work:** \$18,750
10. **Amount of the total budget set aside for education/workshops:** \$2,150
11. **Appraisal/Reappraisal budget, if not part of the total budget:** None
12. **Other miscellaneous funds:** \$12,000 which is an allocation to the assessor's office for computer systems and is part of the County General budget. Also \$48,034 is part of the County General budget to cover staff benefits.
(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County

- 2. **Valuation done by:** Assessor and staff
- 3. **Pickup work done by whom:** Assessor and staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural		53	332	385

Other represents requests for land use change.

- 4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** The county is presently in the process of writing a policy.
 - a. **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?** 1981
- 7. **What date was the last countywide land use study completed?** 2003 (this date represents the completion of the last full cycle of review)
 - a. **By what method?** Land use is updated with the GIS using FSA aerial imagery. A physical review also included with the annual improvement review rotation program established in Butler County. **(Physical inspection, FSA maps, etc.)**
 - b. **By whom?** Assessor and staff
 - c. **What proportion is complete / implemented at this time?** One fourth of the county is completed each year. Note: the agricultural land use is also inspected on the same review / reappraisal schedule as all other properties in the county.
- 8. **Number of market areas/neighborhoods for this property class:** None
- 9. **How are these defined?** N/A
- 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:** Terra Scan

2. **CAMA software:** Terra Scan

3. **Cadastral maps: Are they currently being used?** No - everything now on GIS.

a. **Who maintains the Cadastral Maps?** N/A

4. **Does the county have GIS software?** Yes - The assessment staff maintains the cadastral maps which are now all on GIS. 1999 DOQQ's with 2003 FSA aerial imagery are used with the GIS. At this time this information is available on a website by the county assessor's office.

a. **Who maintains the GIS software and maps?** GIS Workshop maintains the software and Assessor and staff maintains the maps.

5. **Personal Property software:** Terra Scan

F. Zoning Information

1. **Does the county have zoning?** Yes

a. **If so, is the zoning countywide?** No

b. **What municipalities in the county are zoned?**

Bellwood	Octavia
Brainard	Ulysses
David City *	

* County Seat

c. **When was zoning implemented?** 1985 in David City and Rising City with the other two sometime later and Octavia added in 2005.

G. Contracted Services

1. **Appraisal Services:** Large commercial or hard to assess properties are contracted (manufacturing and land fill). (*are these contracted, or conducted "in-house?"*)

2. **Other Services:** The administrative and appraisal, programming and support is contracted through Terra Scan. GIS programming, programming support and instruction provided through GIS Workshop.

II Assessment Actions

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

1. **Residential** — The rotation reviewing one fourth of the county per year included Skull Creek, Linwood, Platte and ½ of Bone Creek Townships which also included a review and the revalue of all improved and unimproved parcels in the villages of Bruno, Abie and Linwood. Also a county wide market study and pickup work was completed.
2. **Commercial** — The rotation reviewing one fourth of the county per year included a review and the revalue of all improved and unimproved parcels in the villages of Bruno, Abie and Linwood. Also a county wide market study and pickup work was completed.
3. **Agricultural** — The rotation reviewing one fourth of the county per year included Skull Creek, Linwood, Platte and ½ of Bone Creek Townships which also included a review and the revalue of all improved and unimproved parcels including all land use and marked position of wells and type of irrigation. The assessor's office also completed a market study of the agricultural land sales.

County 12 - Butler

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 7,526	Value 858,291,175	Total Growth 5,802,060 (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	215	798,950	3	173,685	62	396,340	280	1,368,975	
2. Res Improv Land	2,031	12,708,265	10	168,570	569	11,032,705	2,610	23,909,540	
3. Res Improvements	2,086	102,622,050	10	1,038,705	630	51,357,760	2,726	155,018,515	
4. Res Total	2,301	116,129,265	13	1,380,960	692	62,786,805	3,006	180,297,030	2,792,615
% of Total	76.54	64.40	0.43	0.76	23.02	34.82	39.94	21.00	48.13
5. Rec UnImp Land	0	0	0	0	9	388,335	9	388,335	
6. Rec Improv Land	0	0	0	0	23	1,658,515	23	1,658,515	
7. Rec Improvements	0	0	0	0	298	7,929,735	298	7,929,735	
8. Rec Total	0	0	0	0	307	9,976,585	307	9,976,585	163,170
% of Total	0.00	0.00	0.00	0.00	***	***	4.07	1.16	2.81
Res+Rec Total	2,301	116,129,265	13	1,380,960	999	72,763,390	3,313	190,273,615	2,955,785
% of Total	69.45	61.03	0.39	0.72	30.15	38.24	44.02	22.16	50.94

County 12 - Butler

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 7,526	Value 858,291,175	Total Growth 5,802,060 (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	53	304,005	0	0	8	457,770	61	761,775	
10. Comm Improv Land	289	2,294,250	1	5,000	57	5,633,490	347	7,932,740	
11. Comm Improvements	303	24,856,915	1	50,960	73	15,167,085	377	40,074,960	
12. Comm Total	356	27,455,170	1	55,960	81	21,258,345	438	48,769,475	1,258,700
% of Total	81.27	56.29	0.22	0.11	18.49	43.58	5.81	5.68	21.69
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	3	449,160	0	0	3	449,160	
15. Ind Improvements	0	0	3	3,353,575	0	0	3	3,353,575	
16. Ind Total	0	0	3	3,802,735	0	0	3	3,802,735	91,330
% of Total	0.00	0.00	***	***	0.00	0.00	0.03	0.44	1.57
Comm+Ind Total	356	27,455,170	4	3,858,695	81	21,258,345	441	52,572,210	1,350,030
% of Total	80.72	52.22	0.90	7.33	18.36	40.43	5.85	6.12	23.26
17. Taxable Total	2,657	143,584,435	17	5,239,655	1,080	94,021,735	3,754	242,845,825	4,305,815
% of Total	70.77	59.12	0.45	0.56	28.76	29.96	49.88	28.29	74.21

County 12 - Butler

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	1	1,800	582,500	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	1	1,800	582,500
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	1,800	582,500

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	286	3	397	686

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	90	596,875	2	29,935	2,283	302,309,470	2,375	302,936,280
28. Ag-Improved Land	4	69,075	2	36,190	1,330	241,032,370	1,336	241,137,635
29. Ag-Improvements	5	72,255	2	83,760	1,390	71,215,420	1,397	71,371,435
30. Ag-Total Taxable							3,772	615,445,350

County 12 - Butler

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	1.000	10,000	0	0.000	0	
32. HomeSite Improv Land	4	4.000	25,000	2	2.000	10,000	
33. HomeSite Improvements	2		38,055	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	1.000	5,000	0	0.000	0	
36. FarmSite Impr Land	2	1.410	5,820	1	1.000	2,000	
37. FarmSite Improv	4		34,200	2		83,760	
38. FarmSite Total							
39. Road & Ditches		2.150			0.340		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	14	15.000	122,000	15	16.000	132,000	
32. HomeSite Improv Land	1,296	1,317.270	10,996,550	1,302	1,323.270	11,031,550	
33. HomeSite Improvements	891		47,839,755	893		47,877,810	1,496,245
34. HomeSite Total				908	1,339.270	59,041,360	
35. FarmSite UnImp Land	21	238.120	264,005	22	239.120	269,005	
36. FarmSite Impr Land	1,017	2,882.410	11,397,740	1,020	2,884.820	11,405,560	
37. FarmSite Improv	1,345		23,375,665	1,351		23,493,625	0
38. FarmSite Total				1,373	3,123.940	35,168,190	
39. Road & Ditches		8,078.930			8,081.420		
40. Other-Non Ag Use		5.700	430		5.700	430	
41. Total Section VI				2,281	12,550.330	94,209,980	1,496,245

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	0.000	643,975	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	2	320.000	211,200	3	320.000	855,175

Schedule VIII: Agricultural Records:

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

County 12 - Butler

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	16.240	35,730	0.000	0	50,630.340	111,009,985	50,646.580	111,045,715
46. 1A	7.000	14,700	0.000	0	16,556.650	34,721,225	16,563.650	34,735,925
47. 2A1	6.000	11,700	0.000	0	12,459.970	24,178,960	12,465.970	24,190,660
48. 2A	0.000	0	0.000	0	10,510.810	18,307,840	10,510.810	18,307,840
49. 3A1	0.000	0	0.000	0	12,774.740	20,982,780	12,774.740	20,982,780
50. 3A	0.000	0	0.000	0	5,172.960	7,163,615	5,172.960	7,163,615
51. 4A1	3.450	4,140	0.000	0	8,220.540	9,818,155	8,223.990	9,822,295
52. 4A	0.000	0	0.000	0	3,213.380	3,033,360	3,213.380	3,033,360
53. Total	32.690	66,270	0.000	0	119,539.390	229,215,920	119,572.080	229,282,190
Dryland:								
54. 1D1	78.500	157,010	16.830	33,660	37,896.820	75,367,810	37,992.150	75,558,480
55. 1D	17.090	31,625	8.010	14,820	23,248.470	42,924,620	23,273.570	42,971,065
56. 2D1	57.480	97,715	0.000	0	20,310.430	34,375,325	20,367.910	34,473,040
57. 2D	120.760	181,140	0.000	0	6,065.320	9,024,805	6,186.080	9,205,945
58. 3D1	6.000	8,100	0.000	0	16,520.360	22,205,320	16,526.360	22,213,420
59. 3D	0.970	1,065	0.660	725	17,592.960	19,310,865	17,594.590	19,312,655
60. 4D1	18.890	19,830	0.000	0	39,926.830	41,819,205	39,945.720	41,839,035
61. 4D	12.850	10,280	0.000	0	7,417.420	5,933,930	7,430.270	5,944,210
62. Total	312.540	506,765	25.500	49,205	168,978.610	250,961,880	169,316.650	251,517,850
Grass:								
63. 1G1	12.660	10,125	6.150	4,920	1,204.830	963,875	1,223.640	978,920
64. 1G	6.960	5,570	0.000	0	3,021.950	2,417,270	3,028.910	2,422,840
65. 2G1	11.300	9,040	0.000	0	4,195.170	3,355,530	4,206.470	3,364,570
66. 2G	2.750	2,065	0.000	0	1,398.680	1,048,920	1,401.430	1,050,985
67. 3G1	0.000	0	0.000	0	2,896.500	2,171,415	2,896.500	2,171,415
68. 3G	0.000	0	0.000	0	7,160.590	5,182,370	7,160.590	5,182,370
69. 4G1	26.170	17,675	0.000	0	14,259.080	9,621,215	14,285.250	9,638,890
70. 4G	3.930	2,455	0.000	0	24,141.490	15,088,655	24,145.420	15,091,110
71. Total	63.770	46,930	6.150	4,920	58,278.290	39,849,250	58,348.210	39,901,100
72. Waste	2.200	165	0.000	0	7,119.510	534,065	7,121.710	534,230
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	260.780		58.910		3,005.020		3,324.710	
75. Total	411.200	620,130	31.650	54,125	353,915.800	520,561,115	354,358.650	521,235,370

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	32.690	66,270	0.000	0	119,539.390	229,215,920	119,572.080	229,282,190
77.Dry Land	312.540	506,765	25.500	49,205	168,978.610	250,961,880	169,316.650	251,517,850
78.Grass	63.770	46,930	6.150	4,920	58,278.290	39,849,250	58,348.210	39,901,100
79.Waste	2.200	165	0.000	0	7,119.510	534,065	7,121.710	534,230
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	260.780	0	58.910	0	3,005.020	0	3,324.710	0
82.Total	411.200	620,130	31.650	54,125	353,915.800	520,561,115	354,358.650	521,235,370

2007 Agricultural Land Detail

County 12 - Butler

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	50,646.580	42.36%	111,045,715	48.43%	2,192.560
1A	16,563.650	13.85%	34,735,925	15.15%	2,097.117
2A1	12,465.970	10.43%	24,190,660	10.55%	1,940.535
2A	10,510.810	8.79%	18,307,840	7.98%	1,741.810
3A1	12,774.740	10.68%	20,982,780	9.15%	1,642.521
3A	5,172.960	4.33%	7,163,615	3.12%	1,384.819
4A1	8,223.990	6.88%	9,822,295	4.28%	1,194.346
4A	3,213.380	2.69%	3,033,360	1.32%	943.977
Irrigated Total	119,572.080	100.00%	229,282,190	100.00%	1,917.522

Dry:

1D1	37,992.150	22.44%	75,558,480	30.04%	1,988.791
1D	23,273.570	13.75%	42,971,065	17.08%	1,846.346
2D1	20,367.910	12.03%	34,473,040	13.71%	1,692.517
2D	6,186.080	3.65%	9,205,945	3.66%	1,488.171
3D1	16,526.360	9.76%	22,213,420	8.83%	1,344.120
3D	17,594.590	10.39%	19,312,655	7.68%	1,097.647
4D1	39,945.720	23.59%	41,839,035	16.63%	1,047.397
4D	7,430.270	4.39%	5,944,210	2.36%	799.999
Dry Total	169,316.650	100.00%	251,517,850	100.00%	1,485.487

Grass:

1G1	1,223.640	2.10%	978,920	2.45%	800.006
1G	3,028.910	5.19%	2,422,840	6.07%	799.904
2G1	4,206.470	7.21%	3,364,570	8.43%	799.855
2G	1,401.430	2.40%	1,050,985	2.63%	749.937
3G1	2,896.500	4.96%	2,171,415	5.44%	749.668
3G	7,160.590	12.27%	5,182,370	12.99%	723.735
4G1	14,285.250	24.48%	9,638,890	24.16%	674.744
4G	24,145.420	41.38%	15,091,110	37.82%	625.009
Grass Total	58,348.210	100.00%	39,901,100	100.00%	683.844

Irrigated Total	119,572.080	33.74%	229,282,190	43.99%	1,917.522
Dry Total	169,316.650	47.78%	251,517,850	48.25%	1,485.487
Grass Total	58,348.210	16.47%	39,901,100	7.66%	683.844
Waste	7,121.710	2.01%	534,230	0.10%	75.014
Other	0.000	0.00%	0	0.00%	0.000
Exempt	3,324.710	0.94%			
Market Area Total	354,358.650	100.00%	521,235,370	100.00%	1,470.926

As Related to the County as a Whole

Irrigated Total	119,572.080	100.00%	229,282,190	100.00%
Dry Total	169,316.650	100.00%	251,517,850	100.00%
Grass Total	58,348.210	100.00%	39,901,100	100.00%
Waste	7,121.710	100.00%	534,230	100.00%
Other	0.000	0.00%	0	0.00%
Exempt	3,324.710	100.00%		
Market Area Total	354,358.650	100.00%	521,235,370	100.00%

2007 Agricultural Land Detail

County 12 - Butler

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	32.690	66,270	0.000	0	119,539.390	229,215,920
Dry	312.540	506,765	25.500	49,205	168,978.610	250,961,880
Grass	63.770	46,930	6.150	4,920	58,278.290	39,849,250
Waste	2.200	165	0.000	0	7,119.510	534,065
Other	0.000	0	0.000	0	0.000	0
Exempt	260.780	0	58.910	0	3,005.020	0
Total	411.200	620,130	31.650	54,125	353,915.800	520,561,115

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	119,572.080	229,282,190	119,572.080	33.74%	229,282,190	43.99%	1,917.522
Dry	169,316.650	251,517,850	169,316.650	47.78%	251,517,850	48.25%	1,485.487
Grass	58,348.210	39,901,100	58,348.210	16.47%	39,901,100	7.66%	683.844
Waste	7,121.710	534,230	7,121.710	2.01%	534,230	0.10%	75.014
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	3,324.710	0	3,324.710	0.94%	0	0.00%	0.000
Total	354,358.650	521,235,370	354,358.650	100.00%	521,235,370	100.00%	1,470.926

* Department of Property Assessment & Taxation Calculates

BUTLER COUNTY
3-YEAR PLAN OF ASSESSMENT
June 8, 2006

Pursuant to section 77-1311, as amended by 2005 Neb. Laws LB 263, Section 9, and the assessor submits the following Plan of Assessment to the Butler County Board of Equalization and the Department of Property Assessment and Taxation on or before July 31, 2006.

ASSESSMENT PLAN / PROCEDURES MANUAL

The Department of Property Assessment and Taxation Regulations and Directives are followed in the assessor's office. An informal manual of office and assessments procedures is also on file. A formal annual assessment plan includes a 4 to 5 year cycle of reappraisal and inspection, which has been a part of the counties plan of the assessment. Properties are typically reviewed in four townships and four towns annually

Procedures have been established in the office and are updated as needed.

RECORD MAINTENANCE/RESPONSIBILITIES

A property record card is on file for every parcel of real property including improvements on leased land. The record cards contain current ownership, address, legal description, situs address, book and page numbers of the last deed recorded and any changes of record of ownership. A unique number is assigned to each property record card along with tax district codes and other codes created relevant to the specific parcel.

The assessment records are kept and updated in the computerized administration system Terra Scan, and a hard copy format with updates made in the form of inserts. The owner/ valuations history is kept on the face of the hard copy updated to reflect all changes made.

The office maintains a cadastral map system. The Mylar cadastral maps were done in 1964. They have been revised with name change, legal description and new subdivisions. March 2001 we began implementing a GIS program for updating our current cadastral maps as well as other reports required by our office. January 2004 cadastral maps and updates to them are on GIS only.

REPORT GENERATION

The major reports required by the Assessor and the dates due are.

County Abstract of Assessment for Real Property - March 19
County Abstract of Assessment for Personal Property – June 15
Certification of Values to Political Subdivisions - August 20

School District Taxable Value Report – August 25
Deliver Tax Rolls to Treasurer - November 22
Certificate of Taxes Levied - December 1
Tax List Correction

HOMESTEAD EXEMPTIONS

Homestead Exemptions applications are accepted in the office from February 1 to June 30. The applicant is verified for owner/occupant. Signed applications, income statements and a doctor's certification of disability (where appropriate) are forwarded to the Nebraska Department of Revenue on or before August 1. The Nebraska Department of Revenue returns a roster in October of approved (with a percentage) and disapproved for final processing.

PERSONAL PROPERTY

All depreciable tangible personal property which is used in a trade or business for the production of income, and which has a determinable life of longer than one year must be filed on or before May 1. Late filings after May 1, but before August 1, a 10 percent penalty are applied. After August 1, a 25 percent penalty is applied to the taxes due.

Notice to file is published in the local newspaper March, April and May. In February a notice to file letter is mailed to each individual who previously filed.

SALES REVIEW/VERIFICATION

The assessor and office staff attempts to obtain 100% coverage of each sale beginning with the buyer, seller then the broker. Questionnaires are mailed on each sale. Questionnaires consist of information about the sale and also about the property. The mailings are tracked by coding the computerized sale file. A drive by is done on 75-80% of the parcels sold and an on site inspection 25% of the time.

REAL PROPERTY

An on site review of all properties are on a rotation plan. The assessor and or office staff reviews approximately four town and four townships annually with a continuing of a rotation throughout the county. A conducted market study of all properties is done annually throughout the county to maintain ratios and statistics mandated by the Tax Equalization and Review Commission.

The rotation review for 2007 includes Skull Creek Township, Bone Creek Township, Linwood Township, Platte Township and the towns of Octavia, Bruno, Abie and Linwood. In office projects include continuing the process of digitizing land use. The assessor and office staff maintains the computer GIS cadastral maps and completes the appraisal work.

Pickup work, the collection of data relating to new construction, remodeling, additions, alterations and removal of existing buildings and structures is done on a continuous year round basis.

The office utilizes the Terra Scan administrative and CAMA system using the Marshall Swift cost. All data collected in all classifications of property have been entered into CAMA. A sketch of each house is entered into CAMA and was completed in 2001. Digital photos for each property have been entered into the system. 1992 and 1998 aerial photos are also a part of the property record card. 2003 colored aerials have been copied into the GIS and are being used to determine land used. 2005 digital obliques have been added to GIS and copied to the TerraScan property record information.

A Butler County Assessor web site has been on line since June 2004. Website included property record card information, digital photo, sketch, GIS map, June 2005 digital obliques were also added to the website. Website address is butler.gisworkshop.com.

The cost approach is used in setting the values. An income approach is only used occasionally for commercial to substantiate the cost approach. A discount cash flow valuation method is used to value undeveloped subdivisions.

The real estate transfer statements, form 521, are processed on a continual basis. Please refer to the attached 2006 Progress Report for Butler County for additional information under Sales Review/Verification.

The Department of Property Assessment and Taxation has prepared the Progress Report for Butler County and is on file in the assessor's office and serves as additional information for this report. The 2006 Butler County statistical measures are on file in the 2006 reports and opinions manual. The budget, staffing and training are provided with the annual survey report and kept on file in the assessor's office.

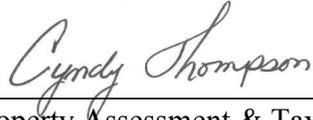
Helen Macoubrie
Butler County Assessor

Certification

This is to certify that the 2007 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Butler County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8099.

Dated this 9th day of April, 2007.



Property Assessment & Taxation