

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

18 Clay

Residential Real Property - Current

Number of Sales		195	COD	25.26
Total Sales Price	\$	10029570	PRD	111.87
Total Adj. Sales Price	\$	10032070	COV	54.40
Total Assessed Value	\$	9463165	STD	57.41
Avg. Adj. Sales Price	\$	51446.51	Avg. Abs. Dev.	24.23
Avg. Assessed Value	\$	48529.05	Min	15.00
Median		95.93	Max	593.00
Wgt. Mean		94.33	95% Median C.I.	93.82 to 99.17
Mean		105.53	95% Wgt. Mean C.I.	91.50 to 97.16
			95% Mean C.I.	97.47 to 113.59
% of Value of the Class of all Real Property Value in the County				22.45
% of Records Sold in the Study Period				5.64
% of Value Sold in the Study Period				6.35
Average Assessed Value of the Base				43,131

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	195	95.93	25.26	111.87
2006	155	97.02	16.10	105.08
2005	170	98.18	16.87	104.96
2004	189	96.00	16.33	103.32
2003	193	95	16.42	103.14
2002	216	94	23.3	108.08
2001	240	92	28.18	110.91

2007 Commission Summary

18 Clay

Commercial Real Property - Current

Number of Sales		43	COD	27.85
Total Sales Price	\$	1799764	PRD	137.89
Total Adj. Sales Price	\$	1933714	COV	67.80
Total Assessed Value	\$	1612985	STD	77.99
Avg. Adj. Sales Price	\$	44970.09	Avg. Abs. Dev.	27.52
Avg. Assessed Value	\$	37511.28	Min	46.70
Median		98.84	Max	548.33
Wgt. Mean		83.41	95% Median C.I.	95.70 to 100.00
Mean		115.02	95% Wgt. Mean C.I.	66.52 to 100.30
			95% Mean C.I.	91.71 to 138.33
% of Value of the Class of all Real Property Value in the County				7.89
% of Records Sold in the Study Period				6.03
% of Value Sold in the Study Period				3.08
Average Assessed Value of the Base				73,444

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	43	98.84	27.85	137.89
2006	45	97.95	23.24	139.65
2005	45	97.67	19.21	133.52
2004	47	93.85	27.36	107.72
2003	46	94	21.04	101.37
2002	51	95	25.71	103.25
2001	48	101	39.6	108.34

2007 Commission Summary

18 Clay

Agricultural Land - Current

Number of Sales	82	COD	14.87
Total Sales Price	\$ 17255010	PRD	103.47
Total Adj. Sales Price	\$ 18050435	COV	18.91
Total Assessed Value	\$ 13397475	STD	14.52
Avg. Adj. Sales Price	\$ 220127.26	Avg. Abs. Dev.	11.12
Avg. Assessed Value	\$ 163383.84	Min	31.85
Median	74.75	Max	117.40
Wgt. Mean	74.22	95% Median C.I.	72.70 to 79.11
Mean	76.80	95% Wgt. Mean C.I.	71.50 to 76.94
		95% Mean C.I.	73.66 to 79.94
% of Value of the Class of all Real Property Value in the County			71.73
% of Records Sold in the Study Period			2.45
% of Value Sold in the Study Period			0.03
Average Assessed Value of the Base			142,414

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	82	74.75	14.87	103.47
2006	55	78.92	11.98	101.46
2005	70	78.03	11.92	101.46
2004	62	75.76	12.81	100.12
2003	65	77	14.5	101.5
2002	60	75	14.8	102.39
2001	67	76	14.47	105.72

2007 Opinions of the Property Tax Administrator for Clay 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 Clay County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Clay County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

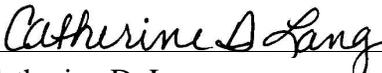
It is my opinion that the level of value of the class of commercial real property in Clay County is 99% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Clay County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land

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

Dated this 9th day of April, 2007.




Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Clay County**

Residential Real Property

I. Correlation

RESIDENTIAL: After reviewing the Preliminary Statistical Report, the 2007 Assessment Actions and the 2007 Statistical Report for the Residential real property, the statistical measurements appear to achieve an acceptable level of value in Clay County. The measures of central tendency reflect the median and weighted mean for the qualified sales file are all within the acceptable level of value. The mean ratio is significantly above the range because there are several high ratio sales that are outliers that drive the mean to be over the acceptable range. Both the coefficient of dispersion and the price-related differential are above the acceptable range. The disparities noted in tables three and four suggest that there are some concerns with representation to the sales file. However, there are no other indications that would suggest that the qualified median is not the best indication of the level of value in the residential property class.

**2007 Correlation Section
for Clay 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	350	195	55.71
2006	305	155	50.82
2005	285	170	59.65
2004	286	189	66.08
2003	295	193	65.42
2002	319	216	67.71
2001	337	240	71.22

RESIDENTIAL: A review of the table indicates that the county's percent of sales used has increased nearly five percent from the previous year. The percent used is still slightly below the desired percentage, but it is still an improvement. Clay County has a high percentage of sales that were distressed sales.

**2007 Correlation Section
for Clay 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 Clay 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	93.08	7.47	100.03	95.93
2006	94.75	11.23	105.39	97.02
2005	93.28	10.01	102.62	98.18
2004	94.40	3.46	97.66	96.00
2003	94	7.74	101.28	95
2002	88	4.39	91.86	94
2001	89	7.73	95.88	92

RESIDENTIAL: This comparison between the Trended Preliminary Ratio and the R&O Median for this property class indicates that the two percentages are not similar and do not support each other.

2007 Correlation Section for Clay 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 Clay County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
3.17	2007	7.47
4.86	2006	11.23
6.96	2005	10.01
1.26	2004	3.46
2.22	2003	7.74
3.28	2002	4.39
3.89	2001	7.73

RESIDENTIAL: The percent change in the sale base and the percent change in the assessed base are not in line, but not unreasonable. The difference implies that the sales file base had less of an effect on the assessed base when compared to the assessment actions.

2007 Correlation Section for Clay 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 Clay County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	95.93	94.33	105.53

RESIDENTIAL: The measures of central tendency shown here reflect that the median and weighted mean of the qualified sales file are within the acceptable level of value. The mean measure is above the acceptable range, due to several high ratio sales that are outliers that drive the mean to be over the acceptable range. The differences between the weighted mean and mean measures are enough that an analysis of assessment quality may be necessary. The median is still considered to be the best measure of central tendency.

**2007 Correlation Section
for Clay County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	25.26	111.87
Difference	10.26	8.87

RESIDENTIAL: The coefficient of dispersion and price related differential are above the acceptable ranges. This would indicate that the residential property class may need further review in order to bring these statistics into the acceptable range to ensure uniformity.

**2007 Correlation Section
for Clay 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	195	195	0
Median	93.08	95.93	2.85
Wgt. Mean	91.62	94.33	2.71
Mean	104.29	105.53	1.24
COD	28.19	25.26	-2.93
PRD	113.82	111.87	-1.95
Min Sales Ratio	15.00	15.00	0
Max Sales Ratio	731.50	593.00	-138.5

RESIDENTIAL: The statistics for this class of property in this county represent the assessment actions completed for this property class for this assessment year.

**2007 Correlation Section
for Clay County**

Commerical Real Property

I. Correlation

COMMERCIAL: After reviewing the Preliminary Statistical Report, the 2007 Assessment Actions and the 2007 Statistical Report for the Commercial real property, the median is considered to be the best measure of central tendency. The measures of central tendency reflect only the median for the qualified sales file is within the acceptable level of value. The mean ratio is significantly above the range because there are several high ratio sales that are outliers that drive the mean to be over the acceptable range. The weighted mean is significantly below the range. This may indicate problems with assessment uniformity and regressively and further review of this class may be warranted. Both the coefficient of dispersion and the price-related differential are above the acceptable range. The disparities noted in tables three and four suggest that there are some concerns with representation to the sales file. However, there are no other indications that would suggest that the qualified median is not the best indication of the level of value in the residential property class.

**2007 Correlation Section
for Clay 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	72	43	59.72
2006	75	45	60
2005	74	45	60.81
2004	77	47	61.04
2003	71	46	64.79
2002	85	51	60
2001	75	48	64

COMMERCIAL: A review of the commercial utilization table reflects the combined sales review efforts of the assessor and the Department. There is no indication of excessive trimming. Additionally, a review of the utilization table prepared indicates the number of sales utilized has remained fairly consistent over the past years.

2007 Correlation Section for Clay 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 Clay County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	97.80	0.75	98.53	98.84
2006	97.00	8.42	105.17	97.95
2005	98.29	23.67	121.56	97.67
2004	93.73	0.88	94.55	93.85
2003	94	0.3	94.28	94
2002	99	1.69	91.52	95
2001	96	8.36	104.03	101

COMMERCIAL: The trended preliminary ratio and the Reports and Opinions median ratio are similar and support each other. There is no other information available that would suggest that the Reports and Opinions median is not the best indication of the level of value for the commercial property class.

2007 Correlation Section for Clay 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 Clay 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)
0.25	2007	0.75
1.9	2006	8.42
13.16	2005	23.67
-2.03	2004	0.88
0	2003	0.3
8.33	2002	1.69
27.86	2001	8.36

COMMERCIAL: The percentage change in the sales file compared to the base are very similar and strongly support each other to give the indication that the sold and unsold properties are similarly appraised and lends to credibility to the statistical representation.

2007 Correlation Section for Clay 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 Clay County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	98.84	83.41	115.02

COMMERCIAL: The measures of central tendency shown here reflect that only the median for qualified commercial sales file is within the acceptable level of value while the weighted mean is far below the range and the mean is far above the range. The differences between the measures are great enough that further analysis could be indicated. The relatively few qualified sales in the property class may make this statistic susceptible to influence from outliers. The median is the best indication of the level of value for this class of property.

**2007 Correlation Section
for Clay 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	27.85	137.89
Difference	7.85	34.89

COMMERCIAL: The coefficient of dispersion and price related differential are significantly above the acceptable ranges. As previously mentioned, this may indicate problems with assessment uniformity and regressively and further review of this class may be warranted. The relatively few qualified sales in this property class may make this statistic susceptible to influence from outliers.

**2007 Correlation Section
for Clay 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	46	43	-3
Median	97.80	98.84	1.04
Wgt. Mean	79.83	83.41	3.58
Mean	115.08	115.02	-0.06
COD	36.67	27.85	-8.82
PRD	144.16	137.89	-6.27
Min Sales Ratio	34.00	46.70	12.7
Max Sales Ratio	548.33	548.33	0

COMMERCIAL: A review of the commercial statistics reveals a three sale difference between the preliminary and final statistics. The deletion of these three sales was due to being significantly changed since the time of sale. The statistics for this class of property in this county represent the assessment actions completed for this property class for this assessment year.

**2007 Correlation Section
for Clay County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The limited appraisal actions taken by the assessor are supported by the statistics. This county has met the criteria to achieve acceptable level of assessment for this class of property. The median is most representative of the overall level of value for this class of property.

**2007 Correlation Section
for Clay 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	181	82	45.3
2006	163	55	33.74
2005	141	70	49.65
2004	131	62	47.33
2003	130	65	50
2002	125	60	48
2001	170	67	39.41

AGRICULTURAL UNIMPROVED: A review of the table indicates that the county has utilized a fairly consistent percentage of unimproved agriculture over the past few years. For 2007, there is a marked increase in the percentage of sales used compared to 2006.

2007 Correlation Section for Clay 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 Clay 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	73.41	-1.83	72.07	74.75
2006	73.62	8	79.51	78.92
2005	71.55	11.54	79.81	78.03
2004	75.76	-0.16	75.64	75.76
2003	70	6.08	74.26	77
2002	75	0.25	75.19	75
2001	75	1.23	75.92	76

AGRICULTURAL UNIMPROVED: The trended preliminary ratio and the Reports and Opinions median ratio are similar and support each other. There is no other information available that would suggest that the Reports and Opinions Median is not the best indication of the level of value for the unimproved agricultural property class.

**2007 Correlation Section
for Clay 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 Clay 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)
7.58	2007	-1.83
10.41	2006	8
10.06	2005	11.54
0.03	2004	-0.16
7.69	2003	6.08
2	2002	0.25
2.39	2001	1.23

AGRICULTURAL UNIMPROVED: The percent change for this class of property indicates over a 4 point difference with the percent change which represents a significant difference. There was limited appraisal action for this class of property in this year and the percent change for this class of property represents a significant point difference with the percent change in overall value. This action needs further review to ensure proper procedures are being followed for assessment practices and sales file management.

2007 Correlation Section for Clay 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 Clay County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	74.75	74.22	76.80

AGRICULTURAL UNIMPROVED: The measures of central tendency shown reflect that the median and weighted mean are within the acceptable range, with the mean above the range. The median represents the best indicator of the level of value for this county.

**2007 Correlation Section
for Clay 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	14.87	103.47
Difference	0	0.47

AGRICULTURAL UNIMPROVED: The coefficient of dispersion is inside the acceptable range, while the price related differential falls slightly above the acceptable range, but not significantly so, as the trimming of outliers brings the price related differential within the accepted range, suggesting that agricultural properties are being treated uniformly and proportionately.

**2007 Correlation Section
for Clay 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	82	82	0
Median	73.41	74.75	1.34
Wgt. Mean	72.07	74.22	2.15
Mean	72.13	76.80	4.67
COD	16.08	14.87	-1.21
PRD	100.09	103.47	3.38
Min Sales Ratio	29.51	31.85	2.34
Max Sales Ratio	104.09	117.40	13.31

AGRICULTURAL UNIMPROVED: The statistics for this class of property in this county represent the limited assessment actions completed for this property class for this assessment year.

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

18 Clay

	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	137,565,855	149,017,190	11,451,335	8.32	1,178,581	7.47
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	26,764,515	25,069,815	-1,694,700	-6.33	*-----	-6.33
4. Total Residential (sum lines 1-3)	164,330,370	174,087,005	9,756,635	5.94	1,178,581	5.22
5. Commercial	42,667,935				1,774,870	
6. Industrial	7,276,555	7,622,705	346,150	4.76	272,455	1.01
7. Ag-Farmsite Land, Outbuildings	21,991,290	21,210,000	-781,290	-3.55	503,800	-5.84
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	71,935,780				2,360,460	
10. Total Non-Agland Real Property	236,266,150	247,662,555	11,396,405	4.82	3,729,706	3.24
11. Irrigated	347,568,870	346,714,595	-854,275	-0.25		
12. Dryland	69,301,985	63,077,085	-6,224,900	-8.98		
13. Grassland	9,337,195	8,640,565	-696,630	-7.46		
14. Wasteland	411,990	389,795	-22,195	-5.39		
15. Other Agland	0	6,310	6,310			
16. Total Agricultural Land	426,620,040	418,828,350	-7,791,690	-1.83		
17. Total Value of All Real Property (Locally Assessed)	662,886,190	666,490,905	3,604,715	0.54	3,729,706	-0.02

*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:	195	MEDIAN:	96	COV:	54.40	95% Median C.I.:	93.82 to 99.17	(! : Derived)
TOTAL Sales Price:	10,029,570	WGT. MEAN:	94	STD:	57.41	95% Wgt. Mean C.I.:	91.50 to 97.16	
TOTAL Adj.Sales Price:	10,032,070	MEAN:	106	AVG.ABS.DEV:	24.23	95% Mean C.I.:	97.47 to 113.59	
TOTAL Assessed Value:	9,463,165							
AVG. Adj. Sales Price:	51,446	COD:	25.26	MAX Sales Ratio:	593.00			
AVG. Assessed Value:	48,529	PRD:	111.87	MIN Sales Ratio:	15.00			

Printed: 04/02/2007 12:22:08

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	29	96.91	96.42	97.35	14.50	99.04	52.03	157.25	88.44 to 102.08	46,796	45,554
10/01/04 TO 12/31/04	13	99.21	100.91	96.22	18.57	104.87	60.82	144.62	79.30 to 123.32	51,834	49,875
01/01/05 TO 03/31/05	18	94.62	98.40	93.71	10.53	105.01	75.22	127.88	91.20 to 105.78	48,183	45,152
04/01/05 TO 06/30/05	27	95.77	99.01	92.23	20.34	107.34	15.00	184.00	85.65 to 108.88	49,185	45,365
07/01/05 TO 09/30/05	25	99.17	105.61	95.59	21.08	110.49	56.11	206.25	90.16 to 114.99	66,476	63,541
10/01/05 TO 12/31/05	25	93.55	98.02	91.81	22.80	106.77	29.17	189.93	86.44 to 105.99	66,679	61,215
01/01/06 TO 03/31/06	15	100.25	115.38	96.68	33.25	119.34	50.79	396.00	88.43 to 113.19	41,878	40,488
04/01/06 TO 06/30/06	43	94.47	121.04	93.57	43.88	129.36	53.25	593.00	85.87 to 103.75	42,994	40,228
<u>Study Years</u>											
07/01/04 TO 06/30/05	87	95.79	98.30	94.81	16.29	103.68	15.00	184.00	92.92 to 99.94	48,577	46,058
07/01/05 TO 06/30/06	108	96.51	111.35	93.98	32.30	118.49	29.17	593.00	92.65 to 100.33	53,757	50,519
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	95	95.91	100.37	93.34	19.44	107.53	15.00	206.25	92.65 to 100.33	58,149	54,279
<u>ALL</u>											
	195	95.93	105.53	94.33	25.26	111.87	15.00	593.00	93.82 to 99.17	51,446	48,529

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CLAY CENTER	19	97.73	103.27	97.85	10.49	105.54	86.44	144.75	93.07 to 103.41	51,670	50,559
DEWEESE	2	314.35	314.35	185.58	61.44	169.38	121.20	507.50	N/A	6,000	11,135
EDGAR	15	99.76	110.60	102.58	30.73	107.81	57.00	217.13	80.26 to 122.45	29,046	29,796
FAIRFIELD	21	95.51	96.02	91.75	18.00	104.66	56.11	137.23	81.49 to 109.10	45,311	41,573
GLENVIL	15	99.04	96.97	96.47	13.97	100.51	29.17	128.32	88.43 to 106.05	26,958	26,007
HARVARD	26	93.19	129.09	89.57	56.34	144.13	52.03	593.00	80.15 to 114.99	45,103	40,397
HARVARD COURTS	5	95.50	95.33	99.42	8.66	95.89	78.70	112.10	N/A	7,900	7,854
ONG	5	93.18	101.00	83.43	18.40	121.06	78.05	134.80	N/A	25,470	21,250
RURAL RES	17	93.63	92.31	100.33	29.32	92.00	15.00	143.07	65.00 to 124.71	70,529	70,765
SUTTON	63	97.29	99.59	92.48	16.76	107.69	53.25	236.00	90.94 to 100.82	66,189	61,213
TRUMBULL	7	93.82	96.63	95.66	7.82	101.01	84.12	116.40	84.12 to 116.40	76,889	73,552
<u>ALL</u>											
	195	95.93	105.53	94.33	25.26	111.87	15.00	593.00	93.82 to 99.17	51,446	48,529

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:	195	MEDIAN:	96	COV:	54.40	95% Median C.I.:	93.82 to 99.17	(! : Derived)
TOTAL Sales Price:	10,029,570	WGT. MEAN:	94	STD:	57.41	95% Wgt. Mean C.I.:	91.50 to 97.16	
TOTAL Adj.Sales Price:	10,032,070	MEAN:	106	AVG.ABS.DEV:	24.23	95% Mean C.I.:	97.47 to 113.59	
TOTAL Assessed Value:	9,463,165							
AVG. Adj. Sales Price:	51,446	COD:	25.26	MAX Sales Ratio:	593.00			
AVG. Assessed Value:	48,529	PRD:	111.87	MIN Sales Ratio:	15.00			

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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	177	96.31	106.91	93.53	24.91	114.31	29.17	593.00	94.12 to 99.41	49,819	46,594
2	2	99.71	99.71	99.37	6.09	100.34	93.63	105.78	N/A	143,000	142,095
3	16	86.64	90.98	100.40	32.35	90.62	15.00	143.07	65.00 to 124.71	58,000	58,230
ALL	195	95.93	105.53	94.33	25.26	111.87	15.00	593.00	93.82 to 99.17	51,446	48,529

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	180	96.51	106.71	94.43	24.41	113.00	50.79	593.00	94.26 to 99.41	54,954	51,895
2	14	90.76	91.45	80.74	37.23	113.26	15.00	236.00	53.25 to 115.67	3,949	3,189
3	1	90.94	90.94	90.94			90.94	90.94	N/A	85,000	77,295
ALL	195	95.93	105.53	94.33	25.26	111.87	15.00	593.00	93.82 to 99.17	51,446	48,529

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	192	95.92	105.43	94.29	25.36	111.81	15.00	593.00	93.63 to 99.17	52,139	49,164
06											
07	3	117.86	112.19	111.04	9.15	101.04	93.18	125.53	N/A	7,066	7,846
ALL	195	95.93	105.53	94.33	25.26	111.87	15.00	593.00	93.82 to 99.17	51,446	48,529

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0090	2	99.79	99.79	133.53	34.86	74.73	65.00	134.58	N/A	33,000	44,065
18-0002	63	97.29	99.59	92.48	16.76	107.69	53.25	236.00	90.94 to 100.82	66,189	61,213
18-0011	34	94.32	121.49	92.77	44.45	130.96	52.03	593.00	84.11 to 100.25	46,682	43,308
18-0070	21	100.33	104.67	100.54	11.04	104.11	86.44	144.75	94.12 to 105.32	56,273	56,574
18-0501	62	96.51	104.97	95.04	30.16	110.45	15.00	507.50	91.94 to 103.24	36,655	34,835
30-0054	5	93.18	101.00	83.43	18.40	121.06	78.05	134.80	N/A	25,470	21,250
40-0126	8	92.51	95.38	94.39	7.91	101.06	84.12	116.40	84.12 to 116.40	78,403	74,002
65-0005											
85-0047											
91-0074											
NonValid School											
ALL	195	95.93	105.53	94.33	25.26	111.87	15.00	593.00	93.82 to 99.17	51,446	48,529

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:	195	MEDIAN:	96	COV:	54.40	95% Median C.I.:	93.82 to 99.17	(! : Derived)
TOTAL Sales Price:	10,029,570	WGT. MEAN:	94	STD:	57.41	95% Wgt. Mean C.I.:	91.50 to 97.16	
TOTAL Adj.Sales Price:	10,032,070	MEAN:	106	AVG.ABS.DEV:	24.23	95% Mean C.I.:	97.47 to 113.59	
TOTAL Assessed Value:	9,463,165							
AVG. Adj. Sales Price:	51,446	COD:	25.26	MAX Sales Ratio:	593.00			
AVG. Assessed Value:	48,529	PRD:	111.87	MIN Sales Ratio:	15.00			

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	22	86.72	87.39	70.66	32.87	123.68	15.00	236.00	65.00 to 102.11	10,195	7,204
Prior TO 1860											
1860 TO 1899	11	100.01	124.43	97.82	40.62	127.20	66.57	396.00	70.03 to 121.20	35,227	34,460
1900 TO 1919	63	100.40	110.32	96.45	27.96	114.38	29.17	507.50	95.42 to 113.19	42,636	41,124
1920 TO 1939	31	95.51	100.04	93.21	17.03	107.33	59.11	206.25	86.69 to 97.31	55,825	52,035
1940 TO 1949	11	95.50	141.18	99.45	53.79	141.97	78.70	593.00	90.16 to 112.10	29,590	29,426
1950 TO 1959	7	95.33	94.98	94.01	8.30	101.03	77.33	112.44	77.33 to 112.44	50,321	47,307
1960 TO 1969	12	96.61	97.52	94.47	10.57	103.23	79.08	114.99	86.44 to 110.21	83,000	78,408
1970 TO 1979	25	97.29	104.39	97.80	15.00	106.74	81.43	217.13	91.94 to 105.99	78,766	77,030
1980 TO 1989	7	93.18	100.93	92.87	17.54	108.67	73.62	134.58	73.62 to 134.58	75,857	70,452
1990 TO 1994	2	79.74	79.74	74.46	14.02	107.08	68.56	90.91	N/A	132,500	98,662
1995 TO 1999	3	103.41	94.83	92.21	11.59	102.84	72.56	108.53	N/A	114,895	105,946
2000 TO Present	1	87.21	87.21	87.21			87.21	87.21	N/A	220,000	191,860
ALL	195	95.93	105.53	94.33	25.26	111.87	15.00	593.00	93.82 to 99.17	51,446	48,529

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	21	106.05	150.12	134.73	72.88	111.42	15.00	593.00	85.00 to 127.78	2,490	3,355
5000 TO 9999	23	95.50	114.98	114.55	40.31	100.38	29.17	396.00	86.80 to 125.53	6,654	7,622
Total \$											
1 TO 9999	44	99.11	131.75	119.69	57.77	110.08	15.00	593.00	91.20 to 121.92	4,667	5,585
10000 TO 29999	28	111.30	110.20	107.55	21.00	102.47	60.82	217.13	95.93 to 121.20	20,940	22,520
30000 TO 59999	44	100.01	100.82	100.41	11.86	100.40	59.11	135.05	95.77 to 105.32	44,521	44,706
60000 TO 99999	58	92.79	93.55	93.73	11.09	99.81	56.11	143.07	91.16 to 96.70	74,807	70,114
100000 TO 149999	13	84.89	88.03	87.72	12.69	100.36	65.05	108.53	78.05 to 105.78	121,909	106,941
150000 TO 249999	8	86.12	86.19	85.64	10.99	100.64	68.56	115.20	68.56 to 115.20	169,725	145,353
ALL	195	95.93	105.53	94.33	25.26	111.87	15.00	593.00	93.82 to 99.17	51,446	48,529

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:	195	MEDIAN:	96	COV:	54.40	95% Median C.I.:	93.82 to 99.17	(! : Derived)
TOTAL Sales Price:	10,029,570	WGT. MEAN:	94	STD:	57.41	95% Wgt. Mean C.I.:	91.50 to 97.16	
TOTAL Adj.Sales Price:	10,032,070	MEAN:	106	AVG.ABS.DEV:	24.23	95% Mean C.I.:	97.47 to 113.59	
TOTAL Assessed Value:	9,463,165							
AVG. Adj. Sales Price:	51,446	COD:	25.26	MAX Sales Ratio:	593.00			
AVG. Assessed Value:	48,529	PRD:	111.87	MIN Sales Ratio:	15.00			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	23	85.10	88.45	78.50	35.78	112.67	15.00	236.00	65.00 to 106.05	3,404	2,672
5000 TO 9999	17	102.11	145.01	112.57	53.17	128.82	66.15	593.00	93.08 to 157.25	6,367	7,168
Total \$ _____											
1 TO 9999	40	94.74	112.49	98.27	44.02	114.46	15.00	593.00	86.80 to 109.10	4,663	4,583
10000 TO 29999	27	99.41	127.80	96.70	48.73	132.15	59.11	507.50	85.87 to 125.53	19,410	18,770
30000 TO 59999	59	97.59	101.43	95.34	16.80	106.39	56.11	217.13	93.82 to 102.79	46,505	44,338
60000 TO 99999	51	95.79	97.50	95.62	10.14	101.97	65.05	135.05	92.01 to 99.21	78,921	75,463
100000 TO 149999	16	86.52	91.81	89.06	14.77	103.09	68.56	143.07	79.08 to 105.78	136,414	121,483
150000 TO 249999	2	101.21	101.21	98.56	13.83	102.69	87.21	115.20	N/A	185,000	182,332
ALL _____											
	195	95.93	105.53	94.33	25.26	111.87	15.00	593.00	93.82 to 99.17	51,446	48,529

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	22	86.72	87.39	70.66	32.87	123.68	15.00	236.00	65.00 to 102.11	10,195	7,204
10	10	101.50	156.39	99.61	75.34	157.00	61.63	593.00	72.56 to 217.13	32,050	31,925
20	34	104.54	122.52	104.61	34.76	117.12	29.17	507.50	95.91 to 127.29	25,259	26,425
30	124	95.67	99.96	93.50	16.50	106.90	56.11	396.00	92.58 to 97.73	68,106	63,682
40	5	99.76	106.36	103.85	11.99	102.41	92.92	125.53	N/A	36,650	38,062
ALL _____											
	195	95.93	105.53	94.33	25.26	111.87	15.00	593.00	93.82 to 99.17	51,446	48,529

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	24	90.63	93.73	80.90	34.17	115.86	15.00	236.00	66.15 to 103.75	16,241	13,138
100	5	117.86	127.91	136.32	27.76	93.83	85.87	217.13	N/A	10,440	14,232
101	100	97.06	104.82	94.35	22.28	111.11	29.17	593.00	93.55 to 100.25	55,597	52,454
102	21	96.31	109.97	98.37	25.24	111.79	73.19	396.00	83.42 to 107.61	61,947	60,937
103	2	88.87	88.87	90.03	5.36	98.71	84.11	93.63	N/A	121,500	109,385
104	39	96.99	111.28	94.25	27.77	118.06	56.11	507.50	91.20 to 109.10	55,998	52,780
111	1	84.89	84.89	84.89			84.89	84.89	N/A	118,500	100,600
301	3	90.94	98.35	94.43	8.17	104.15	90.91	113.19	N/A	61,333	57,918
ALL _____											
	195	95.93	105.53	94.33	25.26	111.87	15.00	593.00	93.82 to 99.17	51,446	48,529

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:	195	MEDIAN:	96	COV:	54.40	95% Median C.I.:	93.82 to 99.17	(!: Derived)
TOTAL Sales Price:	10,029,570	WGT. MEAN:	94	STD:	57.41	95% Wgt. Mean C.I.:	91.50 to 97.16	
TOTAL Adj.Sales Price:	10,032,070	MEAN:	106	AVG.ABS.DEV:	24.23	95% Mean C.I.:	97.47 to 113.59	
TOTAL Assessed Value:	9,463,165							
AVG. Adj. Sales Price:	51,446	COD:	25.26	MAX Sales Ratio:	593.00			
AVG. Assessed Value:	48,529	PRD:	111.87	MIN Sales Ratio:	15.00			

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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)	22	86.72	87.39	70.66	32.87	123.68	15.00	236.00	65.00 to 102.11	10,195	7,204
20	21	109.10	154.56	108.40	64.16	142.58	29.17	593.00	91.20 to 144.75	13,261	14,376
30	125	97.29	103.26	96.69	18.73	106.80	56.11	396.00	95.33 to 100.25	51,953	50,232
40	25	93.63	93.42	90.56	10.30	103.16	68.56	120.39	86.59 to 100.66	106,483	96,434
50	2	83.15	83.15	83.87	4.89	99.13	79.08	87.21	N/A	186,500	156,425
<u>ALL</u>	<u>195</u>	<u>95.93</u>	<u>105.53</u>	<u>94.33</u>	<u>25.26</u>	<u>111.87</u>	<u>15.00</u>	<u>593.00</u>	<u>93.82 to 99.17</u>	<u>51,446</u>	<u>48,529</u>

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	43	MEDIAN:	99	COV:	67.80	95% Median C.I.:	95.70 to 100.00
TOTAL Sales Price:	1,799,764	WGT. MEAN:	83	STD:	77.99	95% Wgt. Mean C.I.:	66.52 to 100.30
TOTAL Adj.Sales Price:	1,933,714	MEAN:	115	AVG.ABS.DEV:	27.52	95% Mean C.I.:	91.71 to 138.33
TOTAL Assessed Value:	1,612,985						
AVG. Adj. Sales Price:	44,970	COD:	27.85	MAX Sales Ratio:	548.33		
AVG. Assessed Value:	37,511	PRD:	137.89	MIN Sales Ratio:	46.70		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	5	100.00	95.77	103.26	8.63	92.75	70.00	109.41	N/A	21,640	22,345
10/01/03 TO 12/31/03	4	97.17	100.01	98.75	3.94	101.28	95.70	110.00	N/A	26,000	25,673
01/01/04 TO 03/31/04	2	100.69	100.69	100.35	3.40	100.34	97.27	104.11	N/A	20,000	20,070
04/01/04 TO 06/30/04	6	99.89	106.77	67.81	20.25	157.47	60.54	175.00	60.54 to 175.00	140,000	94,929
07/01/04 TO 09/30/04	1	99.33	99.33	99.33			99.33	99.33	N/A	15,000	14,900
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	5	94.94	89.91	88.99	8.60	101.03	66.00	98.86	N/A	50,800	45,205
04/01/05 TO 06/30/05	3	300.00	313.24	101.47	50.77	308.71	91.38	548.33	N/A	11,133	11,296
07/01/05 TO 09/30/05	2	96.38	96.38	97.97	3.06	98.38	93.44	99.33	N/A	19,500	19,105
10/01/05 TO 12/31/05	3	108.33	128.76	123.58	28.09	104.19	93.34	184.62	N/A	14,466	17,878
01/01/06 TO 03/31/06	3	72.55	72.29	75.72	23.39	95.46	46.70	97.61	N/A	52,000	39,375
04/01/06 TO 06/30/06	9	97.50	104.51	101.12	11.34	103.36	88.89	155.56	93.23 to 114.40	33,412	33,785
<u>Study Years</u>											
07/01/03 TO 06/30/04	17	99.78	101.23	75.46	11.27	134.16	60.54	175.00	96.67 to 106.00	64,247	48,478
07/01/04 TO 06/30/05	9	98.84	165.40	90.88	79.06	182.00	66.00	548.33	90.89 to 300.00	33,600	30,535
07/01/05 TO 06/30/06	17	97.50	102.15	95.35	17.10	107.13	46.70	184.62	93.23 to 108.33	31,712	30,237
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	9	99.78	104.59	69.79	14.33	149.87	60.54	175.00	97.27 to 106.00	99,444	69,401
01/01/05 TO 12/31/05	13	98.84	151.41	95.12	63.00	159.17	66.00	548.33	91.38 to 184.62	28,446	27,058
<u>ALL</u>											
	43	98.84	115.02	83.41	27.85	137.89	46.70	548.33	95.70 to 100.00	44,970	37,511

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CLAY CENTER	7	98.84	97.49	67.38	25.70	144.69	46.70	175.00	46.70 to 175.00	128,571	86,634
EDGAR	3	99.32	97.33	97.44	2.01	99.89	93.34	99.33	N/A	23,333	22,736
GLENVIL	3	97.50	98.24	100.59	6.65	97.66	88.89	108.33	N/A	5,633	5,666
HARVARD	4	100.00	112.25	109.32	15.53	102.68	93.44	155.56	N/A	5,125	5,602
NAD B-1	2	92.44	92.44	92.35	1.68	100.10	90.89	94.00	N/A	42,500	39,250
NAD B-2	5	95.70	93.70	92.61	8.62	101.17	72.55	109.41	N/A	49,800	46,121
NAD GLENVIL	5	97.85	188.17	99.80	95.18	188.53	91.38	548.33	N/A	21,520	21,478
ONG	2	185.00	185.00	208.00	62.16	88.94	70.00	300.00	N/A	250	520
RURAL RES	1	99.78	99.78	99.78			99.78	99.78	N/A	90,000	89,800
SUTTON	10	98.91	106.15	99.30	15.49	106.89	66.00	184.62	94.94 to 114.40	39,021	38,749
SUTTON V	1	102.38	102.38	102.38			102.38	102.38	N/A	4,000	4,095
<u>ALL</u>											
	43	98.84	115.02	83.41	27.85	137.89	46.70	548.33	95.70 to 100.00	44,970	37,511

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	43	MEDIAN:	99	COV:	67.80	95% Median C.I.:	95.70 to 100.00
TOTAL Sales Price:	1,799,764	WGT. MEAN:	83	STD:	77.99	95% Wgt. Mean C.I.:	66.52 to 100.30
TOTAL Adj.Sales Price:	1,933,714	MEAN:	115	AVG.ABS.DEV:	27.52	95% Mean C.I.:	91.71 to 138.33
TOTAL Assessed Value:	1,612,985						
AVG. Adj. Sales Price:	44,970	COD:	27.85	MAX Sales Ratio:	548.33		
AVG. Assessed Value:	37,511	PRD:	137.89	MIN Sales Ratio:	46.70		

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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	30	99.15	108.40	78.93	22.05	137.34	46.70	300.00	96.67 to 101.59	46,737	36,889
3	13	97.27	130.31	95.24	41.22	136.82	72.55	548.33	91.38 to 106.00	40,892	38,945
____ALL____	43	98.84	115.02	83.41	27.85	137.89	46.70	548.33	95.70 to 100.00	44,970	37,511

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	39	97.85	105.78	82.42	18.33	128.34	46.70	300.00	95.67 to 100.00	47,151	38,863
2	3	102.38	240.24	156.77	155.74	153.24	70.00	548.33	N/A	1,600	2,508
3	1	99.78	99.78	99.78			99.78	99.78	N/A	90,000	89,800
____ALL____	43	98.84	115.02	83.41	27.85	137.89	46.70	548.33	95.70 to 100.00	44,970	37,511

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0090	8	94.85	94.15	94.08	6.83	100.07	72.55	109.41	72.55 to 109.41	53,000	49,863
18-0002	11	98.97	105.80	99.33	14.38	106.51	66.00	184.62	94.94 to 114.40	35,837	35,599
18-0011	4	100.00	112.25	109.32	15.53	102.68	93.44	155.56	N/A	5,125	5,602
18-0070	7	98.84	97.49	67.38	25.70	144.69	46.70	175.00	46.70 to 175.00	128,571	86,634
18-0501	11	97.85	138.87	99.02	45.80	140.24	88.89	548.33	91.38 to 108.33	17,681	17,509
30-0054	2	185.00	185.00	208.00	62.16	88.94	70.00	300.00	N/A	250	520
40-0126											
65-0005											
85-0047											
91-0074											
NonValid School											
____ALL____	43	98.84	115.02	83.41	27.85	137.89	46.70	548.33	95.70 to 100.00	44,970	37,511

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	43	MEDIAN:	99	COV:	67.80	95% Median C.I.:	95.70 to 100.00
TOTAL Sales Price:	1,799,764	WGT. MEAN:	83	STD:	77.99	95% Wgt. Mean C.I.:	66.52 to 100.30
TOTAL Adj.Sales Price:	1,933,714	MEAN:	115	AVG.ABS.DEV:	27.52	95% Mean C.I.:	91.71 to 138.33
TOTAL Assessed Value:	1,612,985						
AVG. Adj. Sales Price:	44,970	COD:	27.85	MAX Sales Ratio:	548.33		
AVG. Assessed Value:	37,511	PRD:	137.89	MIN Sales Ratio:	46.70		

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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	5	114.40	227.02	117.80	118.17	192.72	70.00	548.33	N/A	15,262	17,979
Prior TO 1860											
1860 TO 1899	3	99.32	88.22	80.81	11.19	109.17	66.00	99.33	N/A	36,000	29,091
1900 TO 1919	9	99.33	115.66	93.08	32.30	124.26	46.70	184.62	88.89 to 175.00	13,777	12,823
1920 TO 1939	5	104.11	104.26	104.43	3.74	99.84	98.86	110.00	N/A	12,380	12,928
1940 TO 1949	11	97.27	95.68	94.94	6.18	100.78	72.55	109.41	90.89 to 106.00	42,363	40,218
1950 TO 1959	1	93.23	93.23	93.23			93.23	93.23	N/A	65,000	60,600
1960 TO 1969											
1970 TO 1979	5	97.67	91.06	68.45	8.85	133.03	60.54	101.59	N/A	174,200	119,244
1980 TO 1989	1	93.44	93.44	93.44			93.44	93.44	N/A	9,000	8,410
1990 TO 1994	2	95.31	95.31	95.23	0.38	100.08	94.94	95.67	N/A	37,500	35,712
1995 TO 1999	1	98.97	98.97	98.97			98.97	98.97	N/A	77,500	76,700
2000 TO Present											
ALL	43	98.84	115.02	83.41	27.85	137.89	46.70	548.33	95.70 to 100.00	44,970	37,511

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	101.19	173.77	124.82	81.52	139.22	70.00	548.33	88.89 to 300.00	2,710	3,382
5000 TO 9999	2	100.89	100.89	100.63	7.38	100.25	93.44	108.33	N/A	8,700	8,755
Total \$											
1 TO 9999	12	101.19	161.62	115.36	69.16	140.10	70.00	548.33	93.44 to 175.00	3,708	4,277
10000 TO 29999	10	99.10	108.59	105.45	12.33	102.98	93.34	184.62	95.70 to 110.00	18,850	19,877
30000 TO 59999	13	95.67	91.64	90.54	9.22	101.21	46.70	109.41	90.89 to 99.33	38,346	34,720
60000 TO 99999	7	98.84	95.55	96.48	8.14	99.03	66.00	114.40	66.00 to 114.40	73,030	70,459
500000 +	1	60.54	60.54	60.54			60.54	60.54	N/A	690,999	418,300
ALL	43	98.84	115.02	83.41	27.85	137.89	46.70	548.33	95.70 to 100.00	44,970	37,511

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	43	MEDIAN:	99	COV:	67.80	95% Median C.I.:	95.70 to 100.00
TOTAL Sales Price:	1,799,764	WGT. MEAN:	83	STD:	77.99	95% Wgt. Mean C.I.:	66.52 to 100.30
TOTAL Adj.Sales Price:	1,933,714	MEAN:	115	AVG.ABS.DEV:	27.52	95% Mean C.I.:	91.71 to 138.33
TOTAL Assessed Value:	1,612,985						
AVG. Adj. Sales Price:	44,970	COD:	27.85	MAX Sales Ratio:	548.33		
AVG. Assessed Value:	37,511	PRD:	137.89	MIN Sales Ratio:	46.70		

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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	9	100.00	175.79	118.69	85.48	148.10	70.00	548.33	88.89 to 300.00	2,511	2,980
5000 TO 9999	3	108.33	119.11	111.92	19.11	106.43	93.44	155.56	N/A	7,300	8,170
Total \$ _____											
1 TO 9999	12	101.19	161.62	115.36	69.16	140.10	70.00	548.33	93.44 to 175.00	3,708	4,277
10000 TO 29999	14	98.07	101.36	95.22	13.51	106.45	46.70	184.62	93.34 to 106.00	22,928	21,832
30000 TO 59999	11	97.61	92.89	91.09	8.15	101.98	66.00	109.41	72.55 to 101.59	44,273	40,330
60000 TO 99999	5	98.97	101.04	100.99	4.47	100.05	93.23	114.40	N/A	78,042	78,814
250000 TO 499999	1	60.54	60.54	60.54			60.54	60.54	N/A	690,999	418,300
ALL _____											
	43	98.84	115.02	83.41	27.85	137.89	46.70	548.33	95.70 to 100.00	44,970	37,511

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	102.38	223.64	135.44	133.00	165.12	70.00	548.33	N/A	1,820	2,465
10	16	99.33	103.26	96.71	9.23	106.78	72.55	175.00	96.67 to 104.11	24,250	23,451
20	22	96.28	98.89	79.75	16.47	124.00	46.70	184.62	91.38 to 99.78	69,846	55,701
ALL _____											
	43	98.84	115.02	83.41	27.85	137.89	46.70	548.33	95.70 to 100.00	44,970	37,511

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	201.19	255.18	165.20	83.99	154.47	70.00	548.33	N/A	1,275	2,106
304	1	60.54	60.54	60.54			60.54	60.54	N/A	690,999	418,300
306	1	114.40	114.40	114.40			114.40	114.40	N/A	71,212	81,470
331	1	175.00	175.00	175.00			175.00	175.00	N/A	2,000	3,500
334	2	103.51	103.51	102.29	5.70	101.20	97.61	109.41	N/A	50,500	51,655
344	4	97.50	90.08	85.54	9.48	105.31	66.00	99.33	N/A	38,250	32,718
349	2	143.11	143.11	125.31	29.01	114.20	101.59	184.62	N/A	22,751	28,510
350	1	93.34	93.34	93.34			93.34	93.34	N/A	22,000	20,535
352	1	98.84	98.84	98.84			98.84	98.84	N/A	86,500	85,500
353	5	99.33	102.25	100.80	3.28	101.45	98.86	110.00	N/A	28,600	28,828
386	1	94.94	94.94	94.94			94.94	94.94	N/A	45,000	42,725
389	5	97.67	97.91	97.33	3.24	100.60	91.38	106.00	N/A	29,200	28,420
406	13	95.70	99.03	91.18	10.10	108.61	72.55	155.56	90.89 to 100.00	22,492	20,508
442	1	46.70	46.70	46.70			46.70	46.70	N/A	40,000	18,680
841	1	99.78	99.78	99.78			99.78	99.78	N/A	90,000	89,800
ALL _____											
	43	98.84	115.02	83.41	27.85	137.89	46.70	548.33	95.70 to 100.00	44,970	37,511

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:	43	MEDIAN:	99	COV:	67.80	95% Median C.I.:	95.70 to 100.00
TOTAL Sales Price:	1,799,764	WGT. MEAN:	83	STD:	77.99	95% Wgt. Mean C.I.:	66.52 to 100.30
TOTAL Adj.Sales Price:	1,933,714	MEAN:	115	AVG.ABS.DEV:	27.52	95% Mean C.I.:	91.71 to 138.33
TOTAL Assessed Value:	1,612,985						
AVG. Adj. Sales Price:	44,970	COD:	27.85	MAX Sales Ratio:	548.33		
AVG. Assessed Value:	37,511	PRD:	137.89	MIN Sales Ratio:	46.70		

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

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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
02											
03	36	99.15	119.24	81.51	31.48	146.29	46.70	548.33	97.27 to 101.59	44,436	36,218
04	7	94.00	93.34	92.55	7.00	100.86	72.55	109.41	72.55 to 109.41	47,714	44,157
<u>ALL</u>	<u>43</u>	<u>98.84</u>	<u>115.02</u>	<u>83.41</u>	<u>27.85</u>	<u>137.89</u>	<u>46.70</u>	<u>548.33</u>	<u>95.70 to 100.00</u>	<u>44,970</u>	<u>37,511</u>

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	82	MEDIAN:	75	COV:	18.91	95% Median C.I.:	72.70 to 79.11	(! : Derived)
(AgLand) TOTAL Sales Price:	17,255,010	WGT. MEAN:	74	STD:	14.52	95% Wgt. Mean C.I.:	71.50 to 76.94	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	18,050,435	MEAN:	77	AVG.ABS.DEV:	11.12	95% Mean C.I.:	73.66 to 79.94	
(AgLand) TOTAL Assessed Value:	13,397,475							
AVG. Adj. Sales Price:	220,127	COD:	14.87	MAX Sales Ratio:	117.40			
AVG. Assessed Value:	163,383	PRD:	103.47	MIN Sales Ratio:	31.85			

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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	75.02	76.27	75.56	2.21	100.94	74.41	79.38	N/A	271,000	204,775
10/01/03 TO 12/31/03	2	96.69	96.69	96.89	2.10	99.79	94.66	98.72	N/A	87,360	84,645
01/01/04 TO 03/31/04	8	74.96	78.61	77.62	8.90	101.28	67.65	91.80	67.65 to 91.80	215,091	166,958
04/01/04 TO 06/30/04	3	73.47	79.43	75.64	11.66	105.01	69.56	95.25	N/A	223,133	168,778
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	9	74.05	75.22	77.18	11.09	97.46	53.74	90.88	67.66 to 86.91	168,916	130,368
01/01/05 TO 03/31/05	13	78.23	76.39	74.93	13.88	101.94	54.36	104.09	61.65 to 86.61	233,049	174,635
04/01/05 TO 06/30/05	3	63.17	63.92	61.34	12.94	104.20	52.03	76.55	N/A	243,583	149,416
07/01/05 TO 09/30/05	1	103.52	103.52	103.52			103.52	103.52	N/A	104,000	107,665
10/01/05 TO 12/31/05	13	73.17	75.20	73.79	9.15	101.90	60.89	98.96	66.33 to 82.32	289,652	213,734
01/01/06 TO 03/31/06	17	81.68	80.44	73.21	19.71	109.88	53.14	117.40	60.81 to 96.54	203,250	148,792
04/01/06 TO 06/30/06	10	71.31	69.77	70.84	15.89	98.49	31.85	95.04	54.96 to 85.23	206,720	146,434
<u>Study Years</u>											
07/01/03 TO 06/30/04	16	75.57	80.59	77.73	10.66	103.67	67.65	98.72	73.47 to 91.80	211,115	164,100
07/01/04 TO 06/30/05	25	76.55	74.47	73.70	13.56	101.05	52.03	104.09	67.66 to 80.45	211,225	155,673
07/01/05 TO 06/30/06	41	73.89	76.74	73.25	17.14	104.76	31.85	117.40	71.22 to 82.32	229,071	167,805
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	20	73.91	77.21	77.11	10.38	100.13	53.74	95.25	71.78 to 84.28	195,518	150,765
01/01/05 TO 12/31/05	30	75.11	75.53	73.46	13.52	102.82	52.03	104.09	70.00 to 79.11	254,329	186,824
<u>ALL</u>											
	82	74.75	76.80	74.22	14.87	103.47	31.85	117.40	72.70 to 79.11	220,127	163,383

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:	82	MEDIAN:	75	COV:	18.91	95% Median C.I.:	72.70 to 79.11	(!: Derived)
(AgLand) TOTAL Sales Price:	17,255,010	WGT. MEAN:	74	STD:	14.52	95% Wgt. Mean C.I.:	71.50 to 76.94	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	18,050,435	MEAN:	77	AVG.ABS.DEV:	11.12	95% Mean C.I.:	73.66 to 79.94	
(AgLand) TOTAL Assessed Value:	13,397,475							
AVG. Adj. Sales Price:	220,127	COD:	14.87	MAX Sales Ratio:	117.40			
AVG. Assessed Value:	163,383	PRD:	103.47	MIN Sales Ratio:	31.85			

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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	
3667	11	85.23	85.45	80.53	13.46	106.12	53.14	103.01	75.02 to 98.96	172,663	139,044	
3669	6	70.87	78.77	70.77	23.43	111.30	56.11	117.40	56.11 to 117.40	223,602	158,233	
3671	9	73.56	79.73	73.74	13.48	108.13	60.52	95.25	71.22 to 95.04	180,377	133,003	
3673	4	81.45	80.49	69.60	23.55	115.64	54.96	104.09	N/A	171,300	119,230	
3757	6	75.22	75.32	75.11	7.86	100.28	61.65	88.92	61.65 to 88.92	200,825	150,840	
3759	9	76.13	76.68	76.23	14.67	100.59	53.74	103.52	60.83 to 95.24	185,709	141,563	
3761	4	80.02	77.37	77.87	8.65	99.36	63.17	86.27	N/A	342,133	266,406	
3763	6	70.63	71.61	72.21	10.99	99.17	61.04	86.61	61.04 to 86.61	390,530	282,008	
3900	1	65.18	65.18	65.18			65.18	65.18	N/A	425,000	277,025	
3901	1	85.49	85.49	85.49			85.49	85.49	N/A	101,000	86,340	
3903	2	67.96	67.96	66.33	10.40	102.45	60.89	75.02	N/A	214,500	142,272	
3905	4	70.06	69.69	69.29	13.78	100.58	54.36	84.28	N/A	263,641	182,670	
3907	9	71.78	74.92	74.15	10.85	101.03	52.03	91.80	71.32 to 86.91	187,583	139,100	
3993	3	84.16	83.13	84.03	6.99	98.93	73.78	91.44	N/A	242,583	203,831	
3995	3	77.07	77.93	76.41	9.42	101.99	67.48	89.25	N/A	248,601	189,958	
3997	4	68.16	60.34	66.89	16.50	90.20	31.85	73.17	N/A	185,375	123,996	
ALL	82	74.75	76.80	74.22	14.87	103.47	31.85	117.40	72.70 to 79.11	220,127	163,383	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	25	73.78	74.49	73.24	11.19	101.72	52.03	91.80	71.32 to 83.55	234,308	171,596	
2	55	76.55	78.79	74.89	15.38	105.21	53.14	117.40	72.80 to 81.68	220,683	165,265	
3	2	50.93	50.93	32.54	37.46	156.49	31.85	70.00	N/A	27,572	8,972	
ALL	82	74.75	76.80	74.22	14.87	103.47	31.85	117.40	72.70 to 79.11	220,127	163,383	

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	82	74.75	76.80	74.22	14.87	103.47	31.85	117.40	72.70 to 79.11	220,127	163,383	
ALL	82	74.75	76.80	74.22	14.87	103.47	31.85	117.40	72.70 to 79.11	220,127	163,383	

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:	82	MEDIAN:	75	COV:	18.91	95% Median C.I.:	72.70 to 79.11	(! : Derived)
(AgLand) TOTAL Sales Price:	17,255,010	WGT. MEAN:	74	STD:	14.52	95% Wgt. Mean C.I.:	71.50 to 76.94	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	18,050,435	MEAN:	77	AVG.ABS.DEV:	11.12	95% Mean C.I.:	73.66 to 79.94	
(AgLand) TOTAL Assessed Value:	13,397,475							
AVG. Adj. Sales Price:	220,127	COD:	14.87	MAX Sales Ratio:	117.40			
AVG. Assessed Value:	163,383	PRD:	103.47	MIN Sales Ratio:	31.85			

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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)												
01-0090	5	68.45	70.19	69.48	10.61	101.03	61.04	86.61	N/A	329,636	229,021	
18-0002	22	73.97	75.41	73.80	12.01	102.18	52.03	104.09	71.32 to 83.55	196,550	145,050	
18-0011	20	82.00	82.92	75.08	18.09	110.44	56.11	117.40	71.22 to 95.25	188,085	141,222	
18-0070	13	74.48	73.57	74.39	13.26	98.89	53.74	95.24	60.89 to 86.27	239,314	178,034	
18-0501	11	71.40	71.05	72.01	13.80	98.66	31.85	89.25	65.18 to 85.49	233,391	168,067	
30-0054	2	82.61	82.61	83.93	10.69	98.43	73.78	91.44	N/A	208,875	175,302	
40-0126	9	79.93	80.65	77.60	11.23	103.93	53.14	98.96	75.02 to 98.72	246,700	191,446	
65-0005												
85-0047												
91-0074												
NonValid School												
ALL	82	74.75	76.80	74.22	14.87	103.47	31.85	117.40	72.70 to 79.11	220,127	163,383	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700	
10.01 TO 30.00	1	117.40	117.40	117.40			117.40	117.40	N/A	22,500	26,415	
30.01 TO 50.00	8	83.24	81.70	79.22	22.37	103.12	53.74	104.09	53.74 to 104.09	65,851	52,170	
50.01 TO 100.00	32	77.97	78.18	77.43	12.61	100.97	31.85	103.52	73.47 to 83.55	146,082	113,109	
100.01 TO 180.00	36	72.94	73.44	71.68	13.67	102.46	52.03	96.54	67.48 to 76.13	298,231	213,761	
180.01 TO 330.00	4	76.56	77.69	78.41	6.26	99.09	71.40	86.27	N/A	522,289	409,516	
ALL	82	74.75	76.80	74.22	14.87	103.47	31.85	117.40	72.70 to 79.11	220,127	163,383	

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	
! zeroes!	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700	
DRY	16	93.52	87.54	87.51	13.87	100.03	53.74	117.40	72.17 to 98.92	105,699	92,496	
DRY-N/A	13	74.05	73.68	70.04	15.90	105.20	52.03	103.52	56.11 to 94.66	201,940	141,430	
GRASS-N/A	3	71.22	58.17	63.57	18.53	91.51	31.85	71.44	N/A	91,381	58,088	
IRRGTD	18	74.10	73.15	70.99	8.76	103.04	60.52	86.61	67.65 to 77.72	268,726	190,772	
IRRGTD-N/A	31	78.23	76.70	75.04	12.57	102.21	54.36	104.09	69.56 to 84.16	278,122	208,712	
ALL	82	74.75	76.80	74.22	14.87	103.47	31.85	117.40	72.70 to 79.11	220,127	163,383	

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:	82	MEDIAN:	75	COV:	18.91	95% Median C.I.:	72.70 to 79.11	(! : Derived)
(AgLand) TOTAL Sales Price:	17,255,010	WGT. MEAN:	74	STD:	14.52	95% Wgt. Mean C.I.:	71.50 to 76.94	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	18,050,435	MEAN:	77	AVG.ABS.DEV:	11.12	95% Mean C.I.:	73.66 to 79.94	
(AgLand) TOTAL Assessed Value:	13,397,475							
AVG. Adj. Sales Price:	220,127	COD:	14.87	MAX Sales Ratio:	117.40			
AVG. Assessed Value:	163,383	PRD:	103.47	MIN Sales Ratio:	31.85			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
DRY	23	83.55	83.48	80.62	17.42	103.54	52.03	117.40	72.17 to 95.25	125,583	101,251
DRY-N/A	6	72.94	73.08	69.31	15.44	105.43	53.14	103.52	53.14 to 103.52	238,000	164,959
GRASS-N/A	3	71.22	58.17	63.57	18.53	91.51	31.85	71.44	N/A	91,381	58,088
IRRGTD	42	74.72	75.36	73.27	11.64	102.85	54.36	104.09	72.15 to 79.11	275,301	201,699
IRRGTD-N/A	7	73.89	75.65	75.55	11.54	100.14	61.65	89.25	61.65 to 89.25	270,886	204,655
ALL	82	74.75	76.80	74.22	14.87	103.47	31.85	117.40	72.70 to 79.11	220,127	163,383

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
DRY	28	79.12	82.33	78.48	18.21	104.91	52.03	117.40	72.17 to 95.24	144,443	113,356
DRY-N/A	1	53.14	53.14	53.14			53.14	53.14	N/A	272,000	144,550
GRASS	2	51.65	51.65	60.94	38.33	84.74	31.85	71.44	N/A	102,072	62,205
GRASS-N/A	1	71.22	71.22	71.22			71.22	71.22	N/A	70,000	49,855
IRRGTD	49	74.41	75.40	73.59	11.67	102.46	54.36	104.09	72.70 to 79.11	274,671	202,122
ALL	82	74.75	76.80	74.22	14.87	103.47	31.85	117.40	72.70 to 79.11	220,127	163,383

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
Total \$											
1 TO 9999	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
10000 TO 29999	1	117.40	117.40	117.40			117.40	117.40	N/A	22,500	26,415
30000 TO 59999	4	80.48	74.22	73.14	31.62	101.48	31.85	104.09	N/A	50,227	36,737
60000 TO 99999	7	94.66	84.90	84.77	15.34	100.16	53.74	103.01	53.74 to 103.01	78,038	66,151
100000 TO 149999	13	83.55	82.69	82.93	13.16	99.70	60.83	103.52	71.32 to 95.25	119,801	99,356
150000 TO 249999	27	77.72	78.23	78.47	9.96	99.70	52.03	96.54	73.47 to 84.28	187,656	147,253
250000 TO 499999	27	68.45	69.13	68.77	10.98	100.52	53.14	86.91	62.07 to 73.89	348,683	239,804
500000 +	2	82.49	82.49	82.03	4.59	100.55	78.70	86.27	N/A	620,578	509,070
ALL	82	74.75	76.80	74.22	14.87	103.47	31.85	117.40	72.70 to 79.11	220,127	163,383

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:	82	MEDIAN:	75	COV:	18.91	95% Median C.I.:	72.70 to 79.11	(!: Derived)
(AgLand) TOTAL Sales Price:	17,255,010	WGT. MEAN:	74	STD:	14.52	95% Wgt. Mean C.I.:	71.50 to 76.94	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	18,050,435	MEAN:	77	AVG.ABS.DEV:	11.12	95% Mean C.I.:	73.66 to 79.94	
(AgLand) TOTAL Assessed Value:	13,397,475							
AVG. Adj. Sales Price:	220,127	COD:	14.87	MAX Sales Ratio:	117.40			
AVG. Assessed Value:	163,383	PRD:	103.47	MIN Sales Ratio:	31.85			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700	
Total \$ _____												
1 TO 9999	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700	
10000 TO 29999	2	74.63	74.63	56.96	57.32	131.00	31.85	117.40	N/A	38,322	21,830	
30000 TO 59999	5	71.22	78.00	75.28	22.43	103.62	53.74	104.09	N/A	58,562	44,086	
60000 TO 99999	13	76.55	79.77	76.55	16.90	104.21	56.11	103.01	61.65 to 98.72	103,345	79,108	
100000 TO 149999	25	77.72	78.97	76.77	11.68	102.87	52.03	103.52	73.47 to 81.68	168,702	129,518	
150000 TO 249999	22	74.46	75.44	73.66	13.84	102.43	54.36	96.54	66.33 to 86.91	281,423	207,292	
250000 TO 499999	13	71.40	72.17	71.84	10.09	100.47	60.52	86.61	62.07 to 84.16	402,507	289,148	
500000 +	1	78.70	78.70	78.70			78.70	78.70	N/A	695,000	546,945	
ALL	82	74.75	76.80	74.22	14.87	103.47	31.85	117.40	72.70 to 79.11	220,127	163,383	

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:	195	MEDIAN:	93	COV:	62.18	95% Median C.I.:	89.81 to 97.59	(!: Derived)
TOTAL Sales Price:	10,029,570	WGT. MEAN:	92	STD:	64.84	95% Wgt. Mean C.I.:	88.82 to 94.43	
TOTAL Adj.Sales Price:	10,032,070	MEAN:	104	AVG.ABS.DEV:	26.24	95% Mean C.I.:	95.19 to 113.39	
TOTAL Assessed Value:	9,191,790							
AVG. Adj. Sales Price:	51,446	COD:	28.19	MAX Sales Ratio:	731.50			
AVG. Assessed Value:	47,137	PRD:	113.82	MIN Sales Ratio:	15.00			

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DATE OF SALE *

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	29	94.01	94.82	95.16	14.80	99.64	52.03	157.25	88.44 to 102.08	46,796	44,530
10/01/04 TO 12/31/04	13	95.33	94.41	92.42	16.70	102.16	60.82	123.32	75.27 to 114.02	51,834	47,903
01/01/05 TO 03/31/05	18	93.95	94.55	89.04	11.12	106.19	73.90	127.88	86.72 to 101.40	48,183	42,904
04/01/05 TO 06/30/05	27	95.90	98.01	91.62	19.28	106.97	15.00	180.43	85.65 to 108.88	49,185	45,064
07/01/05 TO 09/30/05	25	100.57	102.61	92.07	21.81	111.45	53.26	206.25	86.53 to 114.99	66,476	61,203
10/01/05 TO 12/31/05	25	87.21	98.96	88.06	25.74	112.38	49.62	189.93	83.35 to 105.99	66,679	58,719
01/01/06 TO 03/31/06	15	92.89	110.12	93.32	43.75	118.01	18.32	385.69	75.30 to 125.19	41,878	39,080
04/01/06 TO 06/30/06	43	88.65	123.72	92.19	54.12	134.20	53.25	731.50	82.44 to 108.75	42,994	39,635
<u>Study Years</u>											
07/01/04 TO 06/30/05	87	95.42	95.69	92.36	15.67	103.61	15.00	180.43	90.91 to 99.20	48,577	44,863
07/01/05 TO 06/30/06	108	91.21	111.21	91.09	38.59	122.09	18.32	731.50	86.64 to 100.25	53,757	48,968
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	95	95.42	98.82	90.28	20.02	109.46	15.00	206.25	89.81 to 100.57	58,149	52,496
<u>ALL</u>											
	195	93.08	104.29	91.62	28.19	113.82	15.00	731.50	89.81 to 97.59	51,446	47,137

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CLAY CENTER	19	96.94	109.06	94.80	21.15	115.04	81.49	276.81	88.26 to 111.25	51,670	48,985
DEWEESE	2	314.35	314.35	185.58	61.44	169.38	121.20	507.50	N/A	6,000	11,135
EDGAR	15	99.76	110.73	102.70	30.59	107.82	57.00	217.13	80.26 to 122.45	29,046	29,830
FAIRFIELD	21	88.65	91.94	86.93	19.61	105.76	53.26	127.78	77.18 to 112.88	45,311	39,390
GLENVIL	15	88.65	96.56	89.68	21.62	107.67	64.58	174.24	76.04 to 112.67	26,958	24,177
HARVARD	26	93.19	133.93	89.58	61.94	149.52	52.03	731.50	80.15 to 114.99	45,103	40,402
HARVARD COURTS	5	110.53	103.77	106.56	10.84	97.38	78.70	122.00	N/A	7,900	8,418
ONG	5	85.00	93.10	80.05	14.69	116.31	76.45	121.20	N/A	25,470	20,388
RURAL RES	17	86.53	81.60	90.49	31.06	90.17	15.00	130.61	59.08 to 112.69	70,529	63,823
SUTTON	63	95.42	97.01	92.09	15.50	105.34	53.25	191.14	88.44 to 100.56	66,189	60,952
TRUMBULL	7	86.72	89.99	89.55	9.53	100.49	69.86	111.20	69.86 to 111.20	76,889	68,853
<u>ALL</u>											
	195	93.08	104.29	91.62	28.19	113.82	15.00	731.50	89.81 to 97.59	51,446	47,137

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:	195	MEDIAN:	93	COV:	62.18	95% Median C.I.:	89.81 to 97.59	(! : Derived)
TOTAL Sales Price:	10,029,570	WGT. MEAN:	92	STD:	64.84	95% Wgt. Mean C.I.:	88.82 to 94.43	
TOTAL Adj.Sales Price:	10,032,070	MEAN:	104	AVG.ABS.DEV:	26.24	95% Mean C.I.:	95.19 to 113.39	
TOTAL Assessed Value:	9,191,790							
AVG. Adj. Sales Price:	51,446	COD:	28.19	MAX Sales Ratio:	731.50			
AVG. Assessed Value:	47,137	PRD:	113.82	MIN Sales Ratio:	15.00			

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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	177	94.27	106.66	91.82	27.67	116.17	52.03	731.50	90.04 to 99.10	49,819	45,742
2	2	89.51	89.51	89.34	3.32	100.18	86.53	92.48	N/A	143,000	127,757
3	16	72.93	79.87	90.51	37.93	88.24	15.00	130.61	59.08 to 112.69	58,000	52,495
<u>ALL</u>	<u>195</u>	<u>93.08</u>	<u>104.29</u>	<u>91.62</u>	<u>28.19</u>	<u>113.82</u>	<u>15.00</u>	<u>731.50</u>	<u>89.81 to 97.59</u>	<u>51,446</u>	<u>47,137</u>

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	181	95.00	106.21	91.71	28.05	115.82	18.32	731.50	89.96 to 99.20	54,683	50,150
2	13	84.34	78.49	75.58	23.63	103.86	15.00	115.67	53.25 to 102.11	3,792	2,866
3	1	90.94	90.94	90.94			90.94	90.94	N/A	85,000	77,295
<u>ALL</u>	<u>195</u>	<u>93.08</u>	<u>104.29</u>	<u>91.62</u>	<u>28.19</u>	<u>113.82</u>	<u>15.00</u>	<u>731.50</u>	<u>89.81 to 97.59</u>	<u>51,446</u>	<u>47,137</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	192	92.99	104.22	91.59	28.28	113.79	15.00	731.50	89.77 to 97.59	52,139	47,756
06											
07	3	117.86	108.50	106.60	12.01	101.78	82.59	125.06	N/A	7,066	7,533
<u>ALL</u>	<u>195</u>	<u>93.08</u>	<u>104.29</u>	<u>91.62</u>	<u>28.19</u>	<u>113.82</u>	<u>15.00</u>	<u>731.50</u>	<u>89.81 to 97.59</u>	<u>51,446</u>	<u>47,137</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0090	2	91.85	91.85	117.89	29.23	77.91	65.00	118.70	N/A	33,000	38,902
18-0002	63	95.42	97.01	92.09	15.50	105.34	53.25	191.14	88.44 to 100.56	66,189	60,952
18-0011	34	94.28	125.86	91.61	49.96	137.39	52.03	731.50	84.11 to 112.10	46,682	42,766
18-0070	21	96.94	108.66	95.78	20.35	113.45	81.49	276.81	89.77 to 111.25	56,273	53,896
18-0501	62	90.72	101.78	89.69	34.50	113.47	15.00	507.50	83.47 to 102.08	36,655	32,877
30-0054	5	85.00	93.10	80.05	14.69	116.31	76.45	121.20	N/A	25,470	20,388
40-0126	8	86.68	87.98	87.33	10.19	100.74	69.86	111.20	69.86 to 111.20	78,403	68,468
65-0005											
85-0047											
91-0074											
NonValid School											
<u>ALL</u>	<u>195</u>	<u>93.08</u>	<u>104.29</u>	<u>91.62</u>	<u>28.19</u>	<u>113.82</u>	<u>15.00</u>	<u>731.50</u>	<u>89.81 to 97.59</u>	<u>51,446</u>	<u>47,137</u>

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:	195	MEDIAN:	93	COV:	62.18	95% Median C.I.:	89.81 to 97.59	(! : Derived)
TOTAL Sales Price:	10,029,570	WGT. MEAN:	92	STD:	64.84	95% Wgt. Mean C.I.:	88.82 to 94.43	
TOTAL Adj.Sales Price:	10,032,070	MEAN:	104	AVG.ABS.DEV:	26.24	95% Mean C.I.:	95.19 to 113.39	
TOTAL Assessed Value:	9,191,790							
AVG. Adj. Sales Price:	51,446	COD:	28.19	MAX Sales Ratio:	731.50			
AVG. Assessed Value:	47,137	PRD:	113.82	MIN Sales Ratio:	15.00			

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	22	76.99	75.43	66.77	28.42	112.96	15.00	121.92	57.00 to 93.08	10,195	6,807
Prior TO 1860											
1860 TO 1899	11	100.01	122.63	96.82	40.28	126.66	66.57	385.69	70.03 to 121.20	35,227	34,107
1900 TO 1919	63	101.40	111.81	95.21	28.47	117.43	53.26	507.50	94.27 to 112.67	42,636	40,594
1920 TO 1939	31	88.65	99.11	88.75	22.65	111.67	55.90	206.25	82.69 to 97.31	55,825	49,545
1940 TO 1949	11	95.50	156.67	98.59	70.44	158.91	78.70	731.50	89.44 to 122.00	29,590	29,174
1950 TO 1959	7	96.30	91.59	89.22	11.88	102.65	64.58	112.44	64.58 to 112.44	50,321	44,897
1960 TO 1969	12	91.15	94.03	92.02	11.92	102.18	76.04	114.99	82.52 to 110.21	83,000	76,377
1970 TO 1979	25	91.48	100.59	93.49	17.93	107.59	69.67	217.13	85.65 to 105.99	78,766	73,637
1980 TO 1989	7	90.94	96.44	89.96	16.02	107.20	73.62	125.06	73.62 to 125.06	75,857	68,241
1990 TO 1994	2	79.74	79.74	74.46	14.02	107.08	68.56	90.91	N/A	132,500	98,662
1995 TO 1999	3	104.99	94.17	91.07	12.56	103.40	68.98	108.53	N/A	114,895	104,638
2000 TO Present	1	87.21	87.21	87.21			87.21	87.21	N/A	220,000	191,860
ALL	195	93.08	104.29	91.62	28.19	113.82	15.00	731.50	89.81 to 97.59	51,446	47,137

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	21	92.89	155.02	146.85	93.63	105.57	15.00	731.50	75.30 to 127.78	2,490	3,657
5000 TO 9999	23	100.26	113.15	112.02	34.92	101.02	18.32	385.69	85.10 to 121.20	6,654	7,453
Total \$											
1 TO 9999	44	97.88	133.14	120.89	61.28	110.13	15.00	731.50	85.00 to 117.86	4,667	5,641
10000 TO 29999	28	111.30	110.97	107.88	23.46	102.86	49.62	217.13	96.30 to 121.20	20,940	22,590
30000 TO 59999	44	98.72	100.02	99.29	13.99	100.73	55.90	135.05	95.33 to 108.88	44,521	44,206
60000 TO 99999	58	89.60	89.62	89.92	11.50	99.67	53.26	130.61	85.23 to 91.39	74,807	67,264
100000 TO 149999	13	84.86	85.17	84.65	10.26	100.62	65.05	108.53	76.45 to 92.48	121,909	103,195
150000 TO 249999	8	82.37	83.16	82.71	11.97	100.55	68.56	112.69	68.56 to 112.69	169,725	140,381
ALL	195	93.08	104.29	91.62	28.19	113.82	15.00	731.50	89.81 to 97.59	51,446	47,137

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:	195	MEDIAN:	93	COV:	62.18	95% Median C.I.:	89.81 to 97.59	(! : Derived)
TOTAL Sales Price:	10,029,570	WGT. MEAN:	92	STD:	64.84	95% Wgt. Mean C.I.:	88.82 to 94.43	
TOTAL Adj.Sales Price:	10,032,070	MEAN:	104	AVG.ABS.DEV:	26.24	95% Mean C.I.:	95.19 to 113.39	
TOTAL Assessed Value:	9,191,790							
AVG. Adj. Sales Price:	51,446	COD:	28.19	MAX Sales Ratio:	731.50			
AVG. Assessed Value:	47,137	PRD:	113.82	MIN Sales Ratio:	15.00			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	21	78.70	79.24	72.04	28.99	109.98	15.00	127.78	65.00 to 92.89	3,219	2,319
5000 TO 9999	19	105.00	145.20	109.79	53.87	132.25	49.62	731.50	93.08 to 123.81	6,434	7,063
Total \$ _____											
1 TO 9999	40	92.99	110.57	96.35	44.95	114.76	15.00	731.50	84.34 to 108.82	4,746	4,572
10000 TO 29999	27	110.50	133.94	98.79	49.78	135.59	55.90	507.50	75.22 to 125.06	19,121	18,889
30000 TO 59999	63	95.77	98.96	92.54	18.72	106.93	53.26	217.13	87.84 to 100.57	47,869	44,300
60000 TO 99999	48	91.75	95.71	93.77	11.95	102.08	65.05	135.05	89.77 to 99.94	79,844	74,866
100000 TO 149999	15	84.89	84.57	83.19	9.94	101.65	68.56	108.53	73.62 to 86.83	140,508	116,895
150000 TO 249999	2	99.95	99.95	97.54	12.75	102.47	87.21	112.69	N/A	185,000	180,445
ALL _____											
	195	93.08	104.29	91.62	28.19	113.82	15.00	731.50	89.81 to 97.59	51,446	47,137

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	22	76.99	75.43	66.77	28.42	112.96	15.00	121.92	57.00 to 93.08	10,195	6,807
10	10	109.01	169.97	95.45	80.75	178.08	59.08	731.50	68.98 to 217.13	32,050	30,591
20	34	108.13	126.11	101.25	36.44	124.56	55.90	507.50	95.90 to 123.81	25,259	25,575
30	124	91.44	98.17	90.94	18.89	107.95	53.26	385.69	88.44 to 96.94	68,106	61,935
40	5	99.76	103.29	101.82	14.88	101.44	82.59	125.06	N/A	36,650	37,318
ALL _____											
	195	93.08	104.29	91.62	28.19	113.82	15.00	731.50	89.81 to 97.59	51,446	47,137

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	24	81.51	82.58	77.58	31.31	106.44	15.00	206.25	65.05 to 95.00	16,241	12,600
100	5	117.86	122.46	129.87	32.23	94.30	69.67	217.13	N/A	10,440	13,558
101	100	95.84	106.62	91.69	26.56	116.28	55.90	731.50	90.04 to 100.26	55,597	50,978
102	21	96.94	110.42	98.22	26.70	112.42	73.19	385.69	83.42 to 108.88	61,947	60,845
103	2	85.32	85.32	85.62	1.42	99.65	84.11	86.53	N/A	121,500	104,025
104	39	89.96	107.95	89.91	31.04	120.07	53.26	507.50	86.17 to 105.00	55,998	50,348
111	1	84.89	84.89	84.89			84.89	84.89	N/A	118,500	100,600
301	3	90.94	98.35	94.43	8.17	104.15	90.91	113.19	N/A	61,333	57,918
ALL _____											
	195	93.08	104.29	91.62	28.19	113.82	15.00	731.50	89.81 to 97.59	51,446	47,137

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:	195	MEDIAN:	93	COV:	62.18	95% Median C.I.:	89.81 to 97.59	(!: Derived)
TOTAL Sales Price:	10,029,570	WGT. MEAN:	92	STD:	64.84	95% Wgt. Mean C.I.:	88.82 to 94.43	
TOTAL Adj.Sales Price:	10,032,070	MEAN:	104	AVG.ABS.DEV:	26.24	95% Mean C.I.:	95.19 to 113.39	
TOTAL Assessed Value:	9,191,790							
AVG. Adj. Sales Price:	51,446	COD:	28.19	MAX Sales Ratio:	731.50			
AVG. Assessed Value:	47,137	PRD:	113.82	MIN Sales Ratio:	15.00			

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	22	76.99	75.43	66.77	28.42	112.96	15.00	121.92	57.00 to 93.08	10,195	6,807
20	21	117.86	171.63	109.11	65.56	157.30	72.45	731.50	95.50 to 157.25	13,261	14,470
30	125	95.42	100.96	93.58	20.86	107.89	53.26	385.69	89.77 to 99.76	51,953	48,616
40	25	90.94	91.44	88.21	11.54	103.66	68.56	120.39	85.65 to 99.29	106,483	93,929
50	2	83.15	83.15	83.87	4.89	99.13	79.08	87.21	N/A	186,500	156,425
ALL	195	93.08	104.29	91.62	28.19	113.82	15.00	731.50	89.81 to 97.59	51,446	47,137

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	46	MEDIAN:	98	COV:	77.77	95% Median C.I.:	93.96 to 100.00
TOTAL Sales Price:	1,826,764	WGT. MEAN:	80	STD:	89.50	95% Wgt. Mean C.I.:	58.50 to 101.17
TOTAL Adj.Sales Price:	1,953,381	MEAN:	115	AVG.ABS.DEV:	35.86	95% Mean C.I.:	89.22 to 140.95
TOTAL Assessed Value:	1,559,425						
AVG. Adj. Sales Price:	42,464	COD:	36.67	MAX Sales Ratio:	548.33		
AVG. Assessed Value:	33,900	PRD:	144.16	MIN Sales Ratio:	34.00		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	5	97.85	94.24	100.96	9.29	93.34	70.00	109.41	N/A	21,640	21,849
10/01/03 TO 12/31/03	4	97.17	100.01	98.75	3.94	101.28	95.70	110.00	N/A	26,000	25,673
01/01/04 TO 03/31/04	2	94.69	94.69	94.03	7.01	100.71	88.05	101.33	N/A	20,000	18,805
04/01/04 TO 06/30/04	6	99.89	96.08	60.18	13.16	159.66	51.08	127.69	51.08 to 127.69	138,777	83,516
07/01/04 TO 09/30/04	1	99.33	99.33	99.33			99.33	99.33	N/A	15,000	14,900
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	5	94.94	89.26	87.88	7.92	101.57	66.00	98.86	N/A	50,800	44,645
04/01/05 TO 06/30/05	4	193.20	253.68	96.37	88.24	263.23	80.00	548.33	N/A	8,475	8,167
07/01/05 TO 09/30/05	2	96.38	96.38	97.97	3.06	98.38	93.44	99.33	N/A	19,500	19,105
10/01/05 TO 12/31/05	3	108.39	207.55	194.38	100.74	106.78	93.34	420.92	N/A	14,466	28,120
01/01/06 TO 03/31/06	5	97.87	98.10	80.71	35.15	121.54	37.75	160.00	N/A	36,500	29,460
04/01/06 TO 06/30/06	9	94.00	87.83	89.16	28.81	98.51	34.00	155.56	56.75 to 114.40	33,412	29,790
<u>Study Years</u>											
07/01/03 TO 06/30/04	17	97.95	96.30	69.19	9.44	139.18	51.08	127.69	93.96 to 101.33	63,815	44,155
07/01/04 TO 06/30/05	10	95.28	156.04	89.40	75.98	174.54	66.00	548.33	80.00 to 300.00	30,290	27,079
07/01/05 TO 06/30/06	19	97.75	110.34	95.11	41.12	116.00	34.00	420.92	72.55 to 114.40	29,769	28,314
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	9	99.78	96.13	62.37	10.31	154.14	51.08	127.69	88.05 to 101.33	98,629	61,512
01/01/05 TO 12/31/05	14	95.28	162.60	102.20	79.95	159.10	66.00	548.33	86.40 to 300.00	26,450	27,033
<u>ALL</u>	46	97.80	115.08	79.83	36.67	144.16	34.00	548.33	93.96 to 100.00	42,464	33,900

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CLAY CENTER	7	93.96	76.64	57.62	23.01	133.02	37.75	101.33	37.75 to 101.33	128,571	74,077
EDGAR	4	110.82	110.67	112.79	12.93	98.12	93.34	127.69	N/A	22,167	25,002
GLENVIL	3	73.33	71.91	81.45	33.82	88.28	34.00	108.39	N/A	5,633	4,588
HARVARD	6	100.00	114.83	109.81	23.69	104.57	80.00	160.00	80.00 to 160.00	3,583	3,935
NAD B-1	2	92.44	92.44	92.35	1.68	100.10	90.89	94.00	N/A	42,500	39,250
NAD B-2	5	95.70	87.57	84.60	15.13	103.51	62.31	109.41	N/A	49,800	42,132
NAD GLENVIL	5	97.85	183.72	94.92	96.44	193.56	86.40	548.33	N/A	21,520	20,426
ONG	2	185.00	185.00	208.00	62.16	88.94	70.00	300.00	N/A	250	520
RURAL RES	1	99.78	99.78	99.78			99.78	99.78	N/A	90,000	89,800
SUTTON	10	98.31	129.65	106.94	39.72	121.25	66.00	420.92	94.94 to 114.40	39,021	41,727
SUTTON V	1	102.38	102.38	102.38			102.38	102.38	N/A	4,000	4,095
<u>ALL</u>	46	97.80	115.08	79.83	36.67	144.16	34.00	548.33	93.96 to 100.00	42,464	33,900

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	46	MEDIAN:	98	COV:	77.77	95% Median C.I.:	93.96 to 100.00
TOTAL Sales Price:	1,826,764	WGT. MEAN:	80	STD:	89.50	95% Wgt. Mean C.I.:	58.50 to 101.17
TOTAL Adj.Sales Price:	1,953,381	MEAN:	115	AVG.ABS.DEV:	35.86	95% Mean C.I.:	89.22 to 140.95
TOTAL Assessed Value:	1,559,425						
AVG. Adj. Sales Price:	42,464	COD:	36.67	MAX Sales Ratio:	548.33		
AVG. Assessed Value:	33,900	PRD:	144.16	MIN Sales Ratio:	34.00		

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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	33	98.86	110.69	75.84	33.39	145.95	34.00	420.92	93.96 to 101.33	43,084	32,676
3	13	95.70	126.24	90.50	44.77	139.49	62.31	548.33	86.40 to 99.78	40,892	37,006
ALL	46	97.80	115.08	79.83	36.67	144.16	34.00	548.33	93.96 to 100.00	42,464	33,900

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	40	97.71	105.83	78.65	27.75	134.57	34.00	420.92	93.96 to 99.33	46,439	36,522
2	5	102.38	192.14	150.43	109.07	127.73	70.00	548.33	N/A	1,160	1,745
3	1	99.78	99.78	99.78			99.78	99.78	N/A	90,000	89,800
ALL	46	97.80	115.08	79.83	36.67	144.16	34.00	548.33	93.96 to 100.00	42,464	33,900

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0090	8	94.85	90.31	89.38	10.94	101.05	62.31	109.41	62.31 to 109.41	53,000	47,370
18-0002	11	98.86	127.17	106.89	36.23	118.98	66.00	420.92	94.94 to 114.40	35,837	38,306
18-0011	6	100.00	114.83	109.81	23.69	104.57	80.00	160.00	80.00 to 160.00	3,583	3,935
18-0070	7	93.96	76.64	57.62	23.01	133.02	37.75	101.33	37.75 to 101.33	128,571	74,077
18-0501	12	97.90	131.41	101.28	53.71	129.75	34.00	548.33	86.40 to 122.31	17,764	17,992
30-0054	2	185.00	185.00	208.00	62.16	88.94	70.00	300.00	N/A	250	520
40-0126											
65-0005											
85-0047											
91-0074											
NonValid School											
ALL	46	97.80	115.08	79.83	36.67	144.16	34.00	548.33	93.96 to 100.00	42,464	33,900

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	46	MEDIAN:	98	COV:	77.77	95% Median C.I.:	93.96 to 100.00
TOTAL Sales Price:	1,826,764	WGT. MEAN:	80	STD:	89.50	95% Wgt. Mean C.I.:	58.50 to 101.17
TOTAL Adj.Sales Price:	1,953,381	MEAN:	115	AVG.ABS.DEV:	35.86	95% Mean C.I.:	89.22 to 140.95
TOTAL Assessed Value:	1,559,425						
AVG. Adj. Sales Price:	42,464	COD:	36.67	MAX Sales Ratio:	548.33		
AVG. Assessed Value:	33,900	PRD:	144.16	MIN Sales Ratio:	34.00		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	7	114.40	196.44	117.83	94.40	166.72	70.00	548.33	70.00 to 548.33	11,044	13,013
Prior TO 1860											
1860 TO 1899	3	99.33	97.67	86.70	20.70	112.66	66.00	127.69	N/A	33,556	29,091
1900 TO 1919	9	99.33	123.80	111.14	60.19	111.39	34.00	420.92	37.75 to 155.56	13,777	15,312
1920 TO 1939	5	101.33	103.72	103.63	3.85	100.09	98.86	110.00	N/A	12,380	12,829
1940 TO 1949	11	95.70	93.68	93.84	6.74	99.83	72.55	109.41	86.40 to 99.78	42,363	39,754
1950 TO 1959	1	62.31	62.31	62.31			62.31	62.31	N/A	65,000	40,500
1960 TO 1969	1	122.31	122.31	122.31			122.31	122.31	N/A	26,000	31,800
1970 TO 1979	5	95.61	87.00	60.34	10.31	144.18	51.08	97.67	N/A	174,200	105,115
1980 TO 1989	1	93.44	93.44	93.44			93.44	93.44	N/A	9,000	8,410
1990 TO 1994	2	75.85	75.85	79.67	25.18	95.20	56.75	94.94	N/A	37,500	29,875
1995 TO 1999	1	97.75	97.75	97.75			97.75	97.75	N/A	77,500	75,760
2000 TO Present											
ALL	46	97.80	115.08	79.83	36.67	144.16	34.00	548.33	93.96 to 100.00	42,464	33,900

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	12	100.00	151.97	107.78	75.75	141.00	34.00	548.33	73.33 to 160.00	2,341	2,523
5000 TO 9999	2	100.92	100.92	100.66	7.41	100.25	93.44	108.39	N/A	8,700	8,757
Total \$											
1 TO 9999	14	100.00	144.67	105.05	65.99	137.71	34.00	548.33	73.33 to 160.00	3,250	3,414
10000 TO 29999	12	99.10	129.35	120.72	34.56	107.15	88.05	420.92	95.70 to 122.31	20,014	24,160
30000 TO 59999	12	93.98	85.96	85.76	13.74	100.23	37.75	109.41	72.55 to 97.85	38,791	33,269
60000 TO 99999	7	97.75	90.53	91.85	12.88	98.57	62.31	114.40	62.31 to 114.40	73,030	67,075
500000 +	1	51.08	51.08	51.08			51.08	51.08	N/A	690,999	352,935
ALL	46	97.80	115.08	79.83	36.67	144.16	34.00	548.33	93.96 to 100.00	42,464	33,900

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:	46	MEDIAN:	98	COV:	77.77	95% Median C.I.:	93.96 to 100.00
TOTAL Sales Price:	1,826,764	WGT. MEAN:	80	STD:	89.50	95% Wgt. Mean C.I.:	58.50 to 101.17
TOTAL Adj.Sales Price:	1,953,381	MEAN:	115	AVG.ABS.DEV:	35.86	95% Mean C.I.:	89.22 to 140.95
TOTAL Assessed Value:	1,559,425						
AVG. Adj. Sales Price:	42,464	COD:	36.67	MAX Sales Ratio:	548.33		
AVG. Assessed Value:	33,900	PRD:	144.16	MIN Sales Ratio:	34.00		

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

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	11	100.00	151.64	98.67	77.58	153.69	34.00	548.33	70.00 to 300.00	2,145	2,116
5000 TO 9999	3	108.39	119.13	111.94	19.10	106.42	93.44	155.56	N/A	7,300	8,171
Total \$											
1 TO 9999	14	100.00	144.67	105.05	65.99	137.71	34.00	548.33	73.33 to 160.00	3,250	3,414
10000 TO 29999	13	96.67	89.34	84.62	11.84	105.58	37.75	110.00	86.40 to 99.33	23,692	20,048
30000 TO 59999	14	96.31	117.74	97.37	37.02	120.92	62.31	420.92	72.55 to 122.31	41,690	40,594
60000 TO 99999	4	98.77	101.89	101.39	5.27	100.49	95.61	114.40	N/A	81,303	82,432
250000 TO 499999	1	51.08	51.08	51.08			51.08	51.08	N/A	690,999	352,935
ALL	46	97.80	115.08	79.83	36.67	144.16	34.00	548.33	93.96 to 100.00	42,464	33,900

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	102.38	184.96	108.76	115.02	170.06	34.00	548.33	34.00 to 548.33	1,442	1,569
10	16	98.59	94.91	92.02	7.62	103.14	56.75	110.00	93.96 to 100.00	24,250	22,314
20	23	95.61	107.85	76.60	31.74	140.79	37.75	420.92	90.89 to 99.78	67,620	51,800
ALL	46	97.80	115.08	79.83	36.67	144.16	34.00	548.33	93.96 to 100.00	42,464	33,900

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	46	MEDIAN:	98	COV:	77.77	95% Median C.I.:	93.96 to 100.00
TOTAL Sales Price:	1,826,764	WGT. MEAN:	80	STD:	89.50	95% Wgt. Mean C.I.:	58.50 to 101.17
TOTAL Adj.Sales Price:	1,953,381	MEAN:	115	AVG.ABS.DEV:	35.86	95% Mean C.I.:	89.22 to 140.95
TOTAL Assessed Value:	1,559,425						
AVG. Adj. Sales Price:	42,464	COD:	36.67	MAX Sales Ratio:	548.33		
AVG. Assessed Value:	33,900	PRD:	144.16	MIN Sales Ratio:	34.00		

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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)	6	131.19	210.12	157.79	96.04	133.17	70.00	548.33	70.00 to 548.33	1,016	1,604
304	1	51.08	51.08	51.08			51.08	51.08	N/A	690,999	352,935
306	1	114.40	114.40	114.40			114.40	114.40	N/A	71,212	81,470
325	1	122.31	122.31	122.31			122.31	122.31	N/A	26,000	31,800
331	1	100.00	100.00	100.00			100.00	100.00	N/A	2,000	2,000
334	2	103.64	103.64	102.44	5.57	101.17	97.87	109.41	N/A	50,500	51,732
344	4	82.66	87.44	81.83	31.53	106.86	56.75	127.69	N/A	36,417	29,800
349	2	257.44	257.44	187.38	63.50	137.39	93.96	420.92	N/A	22,751	42,630
350	1	93.34	93.34	93.34			93.34	93.34	N/A	22,000	20,535
352	1	95.61	95.61	95.61			95.61	95.61	N/A	86,500	82,700
353	5	99.33	101.45	99.79	2.96	101.67	97.75	110.00	N/A	28,600	28,540
386	1	94.94	94.94	94.94			94.94	94.94	N/A	45,000	42,725
389	5	97.67	95.31	95.12	2.61	100.20	86.40	97.95	N/A	29,200	27,774
406	13	93.44	89.86	82.50	19.14	108.92	34.00	155.56	72.55 to 100.00	22,492	18,556
442	1	37.75	37.75	37.75			37.75	37.75	N/A	40,000	15,100
841	1	99.78	99.78	99.78			99.78	99.78	N/A	90,000	89,800
<u>ALL</u>											
	46	97.80	115.08	79.83	36.67	144.16	34.00	548.33	93.96 to 100.00	42,464	33,900

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	39	97.95	119.77	78.44	40.94	152.69	34.00	548.33	93.96 to 100.00	41,522	32,570
04	7	94.00	88.96	86.57	11.74	102.76	62.31	109.41	62.31 to 109.41	47,714	41,308
<u>ALL</u>											
	46	97.80	115.08	79.83	36.67	144.16	34.00	548.33	93.96 to 100.00	42,464	33,900

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:	82	MEDIAN:	73	COV:	21.33	95% Median C.I.:	69.07 to 76.55	(!: Derived)
(AgLand) TOTAL Sales Price:	17,252,010	WGT. MEAN:	72	STD:	15.39	95% Wgt. Mean C.I.:	69.08 to 75.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	17,940,768	MEAN:	72	AVG.ABS.DEV:	11.80	95% Mean C.I.:	68.80 to 75.46	
(AgLand) TOTAL Assessed Value:	12,930,315							
AVG. Adj. Sales Price:	218,789	COD:	16.08	MAX Sales Ratio:	104.09			
AVG. Assessed Value:	157,686	PRD:	100.09	MIN Sales Ratio:	29.51			

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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	79.38	86.28	90.46	9.08	95.38	78.92	100.55	N/A	235,444	212,981
10/01/03 TO 12/31/03	2	96.69	96.69	96.89	2.10	99.79	94.66	98.72	N/A	87,360	84,645
01/01/04 TO 03/31/04	8	76.89	80.33	79.05	9.82	101.62	70.18	96.32	70.18 to 96.32	215,091	170,038
04/01/04 TO 06/30/04	3	73.47	79.26	75.38	11.88	105.16	69.07	95.25	N/A	223,133	168,188
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	9	77.57	77.79	79.53	11.41	97.80	53.74	91.43	67.66 to 90.88	168,916	134,345
01/01/05 TO 03/31/05	13	77.72	75.80	73.21	13.90	103.54	57.20	104.09	61.04 to 86.61	233,049	170,621
04/01/05 TO 06/30/05	3	58.85	63.32	59.86	12.46	105.77	54.56	76.55	N/A	243,583	145,818
07/01/05 TO 09/30/05	1	57.53	57.53	57.53			57.53	57.53	N/A	104,000	59,835
10/01/05 TO 12/31/05	13	72.70	72.16	71.81	8.57	100.49	50.70	90.06	67.22 to 78.70	289,652	208,010
01/01/06 TO 03/31/06	17	60.81	64.08	64.76	18.73	98.95	31.36	95.24	53.14 to 77.98	203,250	131,617
04/01/06 TO 06/30/06	10	68.69	62.19	67.39	20.59	92.28	29.51	85.23	32.51 to 79.93	206,420	139,110
<u>Study Years</u>											
07/01/03 TO 06/30/04	16	79.15	83.29	81.72	12.02	101.93	69.07	100.55	73.47 to 95.25	204,449	167,069
07/01/04 TO 06/30/05	25	76.55	75.02	73.19	13.69	102.51	53.74	104.09	67.66 to 79.77	211,225	154,585
07/01/05 TO 06/30/06	41	68.45	66.02	68.09	17.01	96.97	29.51	95.24	60.52 to 72.70	228,998	155,916
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	20	76.85	79.03	78.61	11.08	100.53	53.74	96.32	73.47 to 88.64	195,518	153,699
01/01/05 TO 12/31/05	30	73.02	72.37	71.03	12.72	101.88	50.70	104.09	67.22 to 77.72	254,329	180,650
<u>ALL</u>	82	73.41	72.13	72.07	16.08	100.09	29.51	104.09	69.07 to 76.55	218,789	157,686

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:	82	MEDIAN:	73	COV:	21.33	95% Median C.I.:	69.07 to 76.55	(!: Derived)
(AgLand) TOTAL Sales Price:	17,252,010	WGT. MEAN:	72	STD:	15.39	95% Wgt. Mean C.I.:	69.08 to 75.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	17,940,768	MEAN:	72	AVG.ABS.DEV:	11.80	95% Mean C.I.:	68.80 to 75.46	
(AgLand) TOTAL Assessed Value:	12,930,315							
AVG. Adj. Sales Price:	218,789	COD:	16.08	MAX Sales Ratio:	104.09			
AVG. Assessed Value:	157,686	PRD:	100.09	MIN Sales Ratio:	29.51			

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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	
3667	11	67.22	71.51	69.42	20.25	103.00	50.70	98.72	53.14 to 90.88	172,663	119,870	
3669	6	61.93	58.77	59.13	18.19	99.39	31.36	77.98	31.36 to 77.98	223,602	132,210	
3671	9	60.52	62.98	64.81	22.29	97.18	29.51	94.66	48.50 to 73.56	180,044	116,682	
3673	4	82.72	81.12	70.29	22.43	115.41	54.96	104.09	N/A	171,300	120,401	
3757	6	74.63	74.84	74.62	8.57	100.29	60.01	88.92	60.01 to 88.92	200,825	149,845	
3759	9	74.48	71.60	73.39	13.40	97.56	53.74	95.24	57.53 to 79.38	185,709	136,297	
3761	4	75.53	72.34	70.91	8.26	102.00	58.85	79.43	N/A	342,133	242,618	
3763	6	69.86	71.36	72.09	10.74	98.99	61.04	86.61	61.04 to 86.61	390,530	281,520	
3900	1	68.59	68.59	68.59			68.59	68.59	N/A	425,000	291,510	
3901	1	90.06	90.06	90.06			90.06	90.06	N/A	101,000	90,960	
3903	2	71.39	71.39	69.64	10.56	102.50	63.85	78.92	N/A	214,500	149,387	
3905	4	78.78	78.83	81.04	20.01	97.27	57.20	100.55	N/A	236,974	192,047	
3907	9	75.25	78.64	77.86	10.85	101.01	54.56	96.32	74.79 to 91.43	187,583	146,052	
3993	3	81.85	85.25	85.57	7.57	99.62	77.65	96.24	N/A	242,583	207,578	
3995	3	81.08	81.96	80.36	9.43	101.99	70.94	93.87	N/A	248,601	199,778	
3997	4	69.86	61.88	69.51	15.41	89.03	32.51	75.29	N/A	185,375	128,851	
ALL												
	82	73.41	72.13	72.07	16.08	100.09	29.51	104.09	69.07 to 76.55	218,789	157,686	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	25	77.57	78.85	77.95	12.12	101.15	54.56	100.55	74.79 to 87.68	230,042	179,323	
2	55	71.27	69.84	69.46	16.83	100.55	29.51	104.09	62.07 to 76.13	220,628	153,253	
3	2	51.26	51.26	33.19	36.57	154.45	32.51	70.00	N/A	27,572	9,150	
ALL												
	82	73.41	72.13	72.07	16.08	100.09	29.51	104.09	69.07 to 76.55	218,789	157,686	

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	82	73.41	72.13	72.07	16.08	100.09	29.51	104.09	69.07 to 76.55	218,789	157,686	
ALL												
	82	73.41	72.13	72.07	16.08	100.09	29.51	104.09	69.07 to 76.55	218,789	157,686	

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:	82	MEDIAN:	73	COV:	21.33	95% Median C.I.:	69.07 to 76.55	(!: Derived)
(AgLand) TOTAL Sales Price:	17,252,010	WGT. MEAN:	72	STD:	15.39	95% Wgt. Mean C.I.:	69.08 to 75.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	17,940,768	MEAN:	72	AVG.ABS.DEV:	11.80	95% Mean C.I.:	68.80 to 75.46	
(AgLand) TOTAL Assessed Value:	12,930,315							
AVG. Adj. Sales Price:	218,789	COD:	16.08	MAX Sales Ratio:	104.09			
AVG. Assessed Value:	157,686	PRD:	100.09	MIN Sales Ratio:	29.51			

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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)											
01-0090	5	68.45	69.89	69.30	10.16	100.85	61.04	86.61	N/A	329,636	228,436
18-0002	22	75.69	76.46	74.57	11.54	102.53	54.56	104.09	72.60 to 81.85	196,550	146,574
18-0011	20	60.67	62.79	63.75	19.88	98.48	29.51	94.66	56.21 to 72.15	187,935	119,816
18-0070	13	74.48	75.93	76.40	14.78	99.38	53.74	100.55	63.85 to 95.24	231,108	176,566
18-0501	11	74.97	74.15	75.49	14.21	98.23	32.51	93.87	68.59 to 90.06	233,391	176,177
30-0054	2	86.94	86.94	88.33	10.69	98.43	77.65	96.24	N/A	208,875	184,505
40-0126	9	78.70	72.35	70.48	16.21	102.66	50.70	98.72	53.14 to 85.23	246,700	173,872
65-0005											
85-0047											
91-0074											
NonValid School											
ALL	82	73.41	72.13	72.07	16.08	100.09	29.51	104.09	69.07 to 76.55	218,789	157,686

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
10.01 TO 30.00	1	77.98	77.98	77.98			77.98	77.98	N/A	22,500	17,545
30.01 TO 50.00	8	59.82	62.39	60.27	21.09	103.50	29.51	104.09	29.51 to 104.09	65,851	39,691
50.01 TO 100.00	32	77.61	72.90	72.73	14.98	100.24	31.36	98.72	70.18 to 79.77	145,988	106,171
100.01 TO 180.00	36	71.77	72.43	70.77	14.86	102.35	50.70	96.32	63.85 to 75.29	298,231	211,064
180.01 TO 330.00	4	76.84	81.89	80.64	10.07	101.55	73.34	100.55	N/A	495,622	399,688
ALL	82	73.41	72.13	72.07	16.08	100.09	29.51	104.09	69.07 to 76.55	218,789	157,686

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
DRY	16	68.07	71.37	72.45	19.33	98.51	48.50	98.72	56.21 to 87.68	105,699	76,578
DRY-N/A	13	57.77	63.13	61.69	21.13	102.33	31.36	94.66	53.14 to 75.25	201,709	124,438
GRASS-N/A	3	32.51	45.75	55.12	46.88	83.00	29.51	75.23	N/A	91,381	50,370
IRRGTD	18	76.89	75.65	73.58	10.99	102.81	60.52	100.55	68.45 to 81.08	262,800	193,373
IRRGTD-N/A	31	75.29	76.89	74.87	13.07	102.70	54.96	104.09	70.94 to 79.93	278,122	208,220
ALL	82	73.41	72.13	72.07	16.08	100.09	29.51	104.09	69.07 to 76.55	218,789	157,686

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:	82	MEDIAN:	73	COV:	21.33	95% Median C.I.:	69.07 to 76.55	(!: Derived)
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(AgLand) TOTAL Adj.Sales Price:	17,940,768	MEAN:	72	AVG.ABS.DEV:	11.80	95% Mean C.I.:	68.80 to 75.46	
(AgLand) TOTAL Assessed Value:	12,930,315							
AVG. Adj. Sales Price:	218,789	COD:	16.08	MAX Sales Ratio:	104.09			
AVG. Assessed Value:	157,686	PRD:	100.09	MIN Sales Ratio:	29.51			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
DRY	23	67.22	68.73	66.50	21.59	103.36	31.36	98.72	54.80 to 77.57	125,452	83,422
DRY-N/A	6	60.81	63.62	64.72	12.30	98.30	53.14	74.97	53.14 to 74.97	238,000	154,036
GRASS-N/A	3	32.51	45.75	55.12	46.88	83.00	29.51	75.23	N/A	91,381	50,370
IRRGTD	42	76.89	76.53	74.26	11.90	103.06	54.96	104.09	71.27 to 79.38	272,762	202,540
IRRGTD-N/A	7	75.29	75.87	75.35	13.83	100.69	58.85	93.87	58.85 to 93.87	270,886	204,122
ALL	82	73.41	72.13	72.07	16.08	100.09	29.51	104.09	69.07 to 76.55	218,789	157,686

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
DRY	28	67.10	68.19	66.77	19.76	102.13	31.36	98.72	57.53 to 75.25	144,336	96,371
DRY-N/A	1	53.14	53.14	53.14			53.14	53.14	N/A	272,000	144,550
GRASS	2	53.87	53.87	63.90	39.65	84.30	32.51	75.23	N/A	102,072	65,225
GRASS-N/A	1	29.51	29.51	29.51			29.51	29.51	N/A	70,000	20,660
IRRGTD	49	76.13	76.43	74.41	12.28	102.72	54.96	104.09	72.15 to 79.38	272,494	202,766
ALL	82	73.41	72.13	72.07	16.08	100.09	29.51	104.09	69.07 to 76.55	218,789	157,686

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
Total \$											
1 TO 9999	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
10000 TO 29999	1	77.98	77.98	77.98			77.98	77.98	N/A	22,500	17,545
30000 TO 59999	4	64.27	66.29	65.23	31.46	101.62	32.51	104.09	N/A	50,227	32,762
60000 TO 99999	7	66.99	68.20	70.36	28.04	96.93	29.51	98.72	29.51 to 98.72	78,038	54,905
100000 TO 149999	13	67.22	70.21	69.82	20.71	100.57	48.50	95.25	54.80 to 88.92	119,571	83,479
150000 TO 249999	27	78.23	76.93	76.89	11.86	100.05	31.36	96.32	73.47 to 81.08	187,656	144,288
250000 TO 499999	27	69.07	69.73	69.49	12.76	100.34	50.70	100.55	61.04 to 74.97	344,732	239,561
500000 +	2	76.02	76.02	76.34	3.53	99.58	73.34	78.70	N/A	620,578	473,750
ALL	82	73.41	72.13	72.07	16.08	100.09	29.51	104.09	69.07 to 76.55	218,789	157,686

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:	82	MEDIAN:	73	COV:	21.33	95% Median C.I.:	69.07 to 76.55	(!: Derived)
(AgLand) TOTAL Sales Price:	17,252,010	WGT. MEAN:	72	STD:	15.39	95% Wgt. Mean C.I.:	69.08 to 75.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	17,940,768	MEAN:	72	AVG.ABS.DEV:	11.80	95% Mean C.I.:	68.80 to 75.46	
(AgLand) TOTAL Assessed Value:	12,930,315							
AVG. Adj. Sales Price:	218,789	COD:	16.08	MAX Sales Ratio:	104.09			
AVG. Assessed Value:	157,686	PRD:	100.09	MIN Sales Ratio:	29.51			

Printed: 02/24/2007 16:57:01

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700	
Total \$ _____												
1 TO 9999	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700	
10000 TO 29999	4	46.07	49.91	43.54	41.02	114.62	29.51	77.98	N/A	49,161	21,403	
30000 TO 59999	7	57.53	62.69	55.34	24.51	113.29	31.36	104.09	31.36 to 104.09	82,258	45,519	
60000 TO 99999	13	74.79	72.46	70.29	18.85	103.09	48.50	98.72	54.80 to 90.06	111,115	78,101	
100000 TO 149999	23	77.65	75.56	73.78	10.03	102.41	53.14	95.25	72.15 to 79.77	181,125	133,638	
150000 TO 249999	18	73.08	74.78	72.54	17.71	103.09	50.70	96.32	61.04 to 90.88	280,391	203,387	
250000 TO 499999	15	72.70	73.46	72.72	9.93	101.02	60.52	100.55	68.45 to 76.13	387,659	281,895	
500000 +	1	78.70	78.70	78.70			78.70	78.70	N/A	695,000	546,945	
ALL	82	73.41	72.13	72.07	16.08	100.09	29.51	104.09	69.07 to 76.55	218,789	157,686	

2007 Assessment Survey for Clay County

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff: 1
2. Appraiser(s) on staff: 0
3. Other full-time employees: 2
4. Other part-time employees: 2
5. Number of shared employees: 0
6. Assessor's requested budget for current fiscal year: \$180,270.00
7. Part of the budget that is dedicated to the computer system: \$15,500.00
8. Adopted budget, or granted budget if different from above: \$161,270.00
9. Amount of total budget set aside for appraisal work: \$7,700.00
10. Amount of the total budget set aside for education/workshops: \$1,550.00
11. Appraisal/Reappraisal budget, if not part of the total budget: -0-
12. Other miscellaneous funds: -0-
13. Total budget: \$161,270.00

a. Was any of last year's budget not used? No

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by: Staff
2. Valuation done by: Valuation is completed by the assessor and her staff with the assessor being responsible for the final value.
3. Pickup work done by: Staff and Assessor

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	62	69	8	139

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2000
5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** 2000
6. **What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** This is done on an annual basis. The comparable properties are listed by parcel number on the CAMA printout in the property record card.
7. **Number of market areas/neighborhoods for this property class:** The county is divided into three market areas that are the same for agriculture market areas. The assessor locations are the neighborhoods the assessor recognizes for residential property. (1)Clay Center, Deweese, Edgar, Fairfield, Glenvil, Harvard, Harvard Courts and Ong. (2) Sutton, Trumbull, Inland and Saronville. (3) Eldorado, Verona and Rural
8. **How are these defined?** They are defined by location. The assessor locations are the neighborhoods the assessor recognizes for residential property. (1)Clay Center, Deweese, Edgar, Fairfield, Glenvil, Harvard, Harvard Courts and Ong. (2) Sutton, Trumbull, Inland and Saronville. (3) Eldorado, Verona and Rural
9. **Is “Assessor Location” a usable valuation identity?** Yes
10. **Does the assessor location “suburban” mean something other than rural residential?** No
11. **Are the county’s ag residential and rural residential improvements classified and valued in the same manner?** Yes

C. Commercial/Industrial Appraisal Information

1. **Data collection done by:** Contract Appraiser
2. **Valuation done by:** Valuation is completed by the contract appraiser with the assessor being responsible for the final value.
3. **Pickup work done by whom:** Staff and Assessor

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	15	22	5	42

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 2005
5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 2004
6. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** With the 2004 appraisal, convenience stores, retail, and rental properties were valued using the income approach, when information was available.
7. **When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** The sales comparison approach has not been used since the assessor has worked in the office. When or if the sales comparison approach has been used for commercial properties is unknown.
8. **Number of market areas/neighborhoods for this property class?** Market area boundary lines are the same for the commercial as agricultural. The assessor's neighborhoods are similar to residential, with the exception of the Navy Ammunition Depot. There are five neighborhoods for the depot.
9. **How are these defined?** These are defined by location and property characteristics. Property characteristics define the areas of the Navy Ammunition Depot.
10. **Is "Assessor Location" a usable valuation identity?** Yes
11. **Does the assessor location "suburban" mean something other than rural commercial?** Suburban is defined as one mile radius of town. Rural is defined as one mile outside of town.

D. Agricultural Appraisal Information

1. **Data collection done by:** Data collection is done by office staff and assessor.
2. **Valuation done by:** Valuation is completed by the assessor and her staff with the assessor being responsible for the final value.
3. **Pickup work done by whom:** Pick up work is done by the assessor and the office staff.

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	18	434	20	472

4. Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages? Yes. Rural residential is defined as twenty-five acres or less.

How is your agricultural land defined? Agricultural land is defined by location and use.

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?
Clay County does not utilize the sales comparison approach for agricultural properties.

6. What is the date of the soil survey currently used? 1978

7. What date was the last countywide land use study completed? 2006

a. By what method?

Clay County staff physically inspects parcels and the staff also utilizes well lists and FSA maps and FSA GIS.

(Physical inspection, FSA maps, etc.)

b. By whom? The office staff.

c. What proportion is complete / implemented at this time? 100%

8. Number of market areas/neighborhoods for this property class: 3

9. How are these defined? These are defined by location. The soils in Market Area 3 are also different than Market Areas 1 and 2.

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

E. Computer, Automation Information and GIS

1. Administrative software: MIPS/County Solutions

2. CAMA software: CAMA 2000

3. Cadastral maps: Are they currently being used? Yes

a. Who maintains the Cadastral Maps? The assessor is responsible for mapping and the office staff is responsible for name changes.

4. Does the county have GIS software? Beginning in the spring of 2007, the county has been approved to receive it.

a. Who maintains the GIS software and maps? N/A

4. Personal Property software: MIPS/County Solutions

F. Zoning Information

1. Does the county have zoning? Yes

a. If so, is the zoning countywide? Yes

b. What municipalities in the county are zoned? Clay Center, Edgar, Fairfield, Harvard, Saronville, Trumbull, Sutton and Glenvil.

c. When was zoning implemented? 1975

G. Contracted Services

1. Appraisal Services: The Appraisal Services are contracted.

2. Other Services: County Solutions/CAMA

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

Section C-7 – The Clay County Assessor uses the cost approach with depreciation calibrated from the market.

Section D-5 – The Clay County Assessor utilizes an Excel spreadsheet for Agland valuation. The spreadsheet includes each usable ag sale and the number of acres by Land Capability Group (LCG) to help determine market values for each respective LCG.

II. Assessment Actions

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

- 1. Residential**— The Clay County staff physically reviewed the towns of Clay Center and Glenvil. The staff’s physical review consisted of visiting each property with a copy of the record card, physically inspecting all property from the outside, and taking pictures of houses and improvements. Owners were interviewed at the time of the inspection, if possible. If the owner was not available, the Clay County staff left a questionnaire with the changes to the property that were picked up, and noted if there was any additional information needed from the owner.

The Clay County Assessor reviewed all sales by sending questionnaires to the buyer and seller. If there was no response, a follow-up call was made to gather as much information about the sale as possible.

The assessor and staff created new property cards with new photos. There is also a separate photo sheet with all outbuildings, if warranted.

All pickup work was completed in a timely manner.

- 2. Commercial**— The Clay County staff physically reviewed the towns of Clay Center, Glenvil, rural Sheridan, Marshall and Lonetree. The staff’s physical review consisted of visiting each property with a copy of the record card, physically inspecting all property from the outside, and taking pictures of houses and improvements. Owners were interviewed at the time of the inspection, if possible. If the owner was not available, the Clay County staff left a questionnaire with the changes to the property that were picked up, and noted if there was any additional information needed from the owner.

The Clay County Assessor reviewed all sales by sending questionnaires to the buyer and seller. If there was no response, a follow-up call was made to gather as much information about the sale as possible. The assessor and staff created new property cards were made and photos were taken to complete the update.

All pickup work was completed in a timely manner.

- 3. Agricultural**— The Clay County staff physically inspected the townships of Sheridan, Marshall, Lonetree, Glenvil, and Glenvil Navy Ammunition Depot. The staff’s physical review consisted of visiting each property with a copy of the record card, physically inspecting all property from the outside, and taking pictures of houses and improvements. Owners were interviewed at the time of the inspection, if possible. If the owner was not available, the Clay County staff left a questionnaire with the changes to the property that were picked up, and noted if there was any additional information needed from the owner.

The Clay County Assessor reviewed all sales by sending questionnaires to the buyer and seller. If there was no response, a follow-up call was made to gather as much information about the sale as possible. The assessor and staff created new property cards were made and photos were taken to complete the update. A land use review using FSA GIS was conducted.

All pickup work was completed in a timely manner.

County 18 - Clay

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 7,436	Value 666,490,905	Total Growth 3,729,706 (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	586	1,463,015	28	158,480	118	275,030	732	1,896,525	
2. Res Improv Land	2,248	6,175,395	73	1,208,965	394	8,521,185	2,715	15,905,545	
3. Res Improvements	2,265	95,323,030	73	4,249,635	385	31,642,455	2,723	131,215,120	
4. Res Total	2,851	102,961,440	101	5,617,080	503	40,438,670	3,455	149,017,190	1,178,581
% of Total	82.51	69.09	2.92	3.76	14.55	27.13	46.46	22.35	31.59
5. Rec UnImp Land	0	0	0	0	0	0	0	0	0
6. Rec Improv Land	0	0	0	0	0	0	0	0	0
7. Rec Improvements	0	0	0	0	0	0	0	0	0
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	2,851	102,961,440	101	5,617,080	503	40,438,670	3,455	149,017,190	1,178,581
% of Total	82.51	69.09	2.92	3.76	14.55	27.13	46.46	22.35	31.59

County 18 - Clay

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 7,436	Value 666,490,905	Total Growth 3,729,706 (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	148	786,205	4	43,610	13	85,095	165	914,910	
10. Comm Improv Land	390	1,044,280	14	74,715	54	3,427,190	458	4,546,185	
11. Comm Improvements	390	29,608,235	14	1,415,270	55	8,258,245	459	39,281,750	
12. Comm Total	538	31,438,720	18	1,533,595	68	11,770,530	624	44,742,845	1,774,870
% of Total	86.21	70.26	2.88	3.42	10.89	26.30	8.39	6.71	47.58
13. Ind UnImp Land	0	0	0	0	11	50,600	11	50,600	
14. Ind Improv Land	0	0	0	0	78	579,165	78	579,165	
15. Ind Improvements	0	0	0	0	78	6,992,940	78	6,992,940	
16. Ind Total	0	0	0	0	89	7,622,705	89	7,622,705	272,455
% of Total	0.00	0.00	0.00	0.00	***	***	1.19	1.14	7.30
Comm+Ind Total	538	31,438,720	18	1,533,595	157	19,393,235	713	52,365,550	2,047,325
% of Total	75.45	60.03	2.52	2.92	22.01	37.03	9.58	7.85	54.89
17. Taxable Total	3,389	134,400,160	119	7,150,675	660	59,831,905	4,168	201,382,740	3,225,906
% of Total	81.30	66.73	2.85	2.78	15.83	20.08	56.05	30.21	86.49

County 18 - Clay

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	4	62,170	1,033,060	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	4	62,170	1,033,060
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				4	62,170	1,033,060

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	368	29	168	565

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	2,532	324,465,835	2,532	324,465,835
28. Ag-Improved Land	4	0	1	0	731	99,395,735	736	99,395,735
29. Ag-Improvements	4	80,635	1	5,560	731	41,160,400	736	41,246,595
30. Ag-Total Taxable							3,268	465,108,165

County 18 - Clay

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	4		80,635	1		5,560	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	17	18.000	144,000	17	18.000	144,000	
32. HomeSite Improv Land	319	333.000	2,664,000	319	333.000	2,664,000	
33. HomeSite Improvements	352		22,261,815	352		22,261,815	190,665
34. HomeSite Total				369	351.000	25,069,815	
35. FarmSite UnImp Land	23	40.280	60,420	23	40.280	60,420	
36. FarmSite Impr Land	588	1,443.198	2,164,800	588	1,443.198	2,164,800	
37. FarmSite Improv	715		18,898,585	720		18,984,780	313,135
38. FarmSite Total				743	1,483.478	21,210,000	
39. Road & Ditches		7,984.755			7,984.755		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,112	9,819.233	46,279,815	503,800

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	20	1,346.207	1,167,605	20	1,346.207	1,167,605

Schedule VIII: Agricultural Records:

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

County 18 - Clay

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	25,356.600	44,627,595	25,356.600	44,627,595
46. 1A	0.000	0	0.000	0	45,153.485	77,212,550	45,153.485	77,212,550
47. 2A1	0.000	0	0.000	0	11,299.799	17,740,700	11,299.799	17,740,700
48. 2A	0.000	0	0.000	0	665.390	1,011,380	665.390	1,011,380
49. 3A1	0.000	0	0.000	0	11,270.674	14,989,980	11,270.674	14,989,980
50. 3A	0.000	0	0.000	0	112.760	128,545	112.760	128,545
51. 4A1	0.000	0	0.000	0	3,174.540	3,238,020	3,174.540	3,238,020
52. 4A	0.000	0	0.000	0	2,013.220	1,530,065	2,013.220	1,530,065
53. Total	0.000	0	0.000	0	99,046.468	160,478,835	99,046.468	160,478,835
Dryland:								
54. 1D1	0.000	0	0.000	0	3,888.220	4,821,380	3,888.220	4,821,380
55. 1D	0.000	0	0.000	0	11,347.186	12,595,355	11,347.186	12,595,355
56. 2D1	0.000	0	0.000	0	3,334.295	3,434,305	3,334.295	3,434,305
57. 2D	0.000	0	0.000	0	585.600	527,040	585.600	527,040
58. 3D1	0.000	0	0.000	0	4,104.895	2,750,315	4,104.895	2,750,315
59. 3D	0.000	0	0.000	0	38.000	25,460	38.000	25,460
60. 4D1	0.000	0	0.000	0	2,106.900	1,411,615	2,106.900	1,411,615
61. 4D	0.000	0	0.000	0	1,078.568	636,315	1,078.568	636,315
62. Total	0.000	0	0.000	0	26,483.664	26,201,785	26,483.664	26,201,785
Grass:								
63. 1G1	0.000	0	0.000	0	895.550	617,920	895.550	617,920
64. 1G	0.000	0	0.000	0	1,201.013	816,665	1,201.013	816,665
65. 2G1	0.000	0	0.000	0	1,132.520	747,455	1,132.520	747,455
66. 2G	0.000	0	0.000	0	608.810	377,450	608.810	377,450
67. 3G1	0.000	0	0.000	0	808.474	388,070	808.474	388,070
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	1,651.810	611,175	1,651.810	611,175
70. 4G	0.000	0	0.000	0	5,006.661	1,301,740	5,006.661	1,301,740
71. Total	0.000	0	0.000	0	11,304.838	4,860,475	11,304.838	4,860,475
72. Waste	0.000	0	0.000	0	2,374.116	237,410	2,374.116	237,410
73. Other	0.000	0	0.000	0	21.000	2,100	21.000	2,100
74. Exempt	8.090		60.409		3,739.769		3,808.268	
75. Total	0.000	0	0.000	0	139,230.086	191,780,605	139,230.086	191,780,605

County 18 - Clay

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	32,340.096	60,152,570	32,340.096	60,152,570
46. 1A	0.000	0	0.000	0	43,525.708	80,305,655	43,525.708	80,305,655
47. 2A1	0.000	0	0.000	0	11,982.004	21,447,765	11,982.004	21,447,765
48. 2A	0.000	0	0.000	0	1,111.450	1,883,975	1,111.450	1,883,975
49. 3A1	0.000	0	0.000	0	9,623.198	13,472,490	9,623.198	13,472,490
50. 3A	0.000	0	0.000	0	37.700	45,240	37.700	45,240
51. 4A1	0.000	0	0.000	0	6,384.330	5,107,465	6,384.330	5,107,465
52. 4A	0.000	0	0.000	0	2,306.280	1,614,395	2,306.280	1,614,395
53. Total	0.000	0	0.000	0	107,310.766	184,029,555	107,310.766	184,029,555
Dryland:								
54. 1D1	0.000	0	0.000	0	5,989.112	7,756,165	5,989.112	7,756,165
55. 1D	0.000	0	0.000	0	12,190.196	15,359,605	12,190.196	15,359,605
56. 2D1	0.000	0	0.000	0	3,746.960	4,215,660	3,746.960	4,215,660
57. 2D	0.000	0	0.000	0	586.930	498,895	586.930	498,895
58. 3D1	0.000	0	0.000	0	4,457.865	3,120,510	4,457.865	3,120,510
59. 3D	0.000	0	0.000	0	42.100	29,470	42.100	29,470
60. 4D1	0.000	0	0.000	0	2,308.281	1,154,140	2,308.281	1,154,140
61. 4D	0.000	0	0.000	0	677.482	338,740	677.482	338,740
62. Total	0.000	0	0.000	0	29,998.926	32,473,185	29,998.926	32,473,185
Grass:								
63. 1G1	0.000	0	0.000	0	602.350	418,715	602.350	418,715
64. 1G	0.000	0	0.000	0	1,431.054	787,085	1,431.054	787,085
65. 2G1	0.000	0	0.000	0	596.100	298,050	596.100	298,050
66. 2G	0.000	0	0.000	0	257.700	128,850	257.700	128,850
67. 3G1	0.000	0	0.000	0	916.740	412,540	916.740	412,540
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	1,289.751	225,870	1,289.751	225,870
70. 4G	0.000	0	0.000	0	3,922.708	588,410	3,922.708	588,410
71. Total	0.000	0	0.000	0	9,016.403	2,859,520	9,016.403	2,859,520
72. Waste	0.000	0	0.000	0	1,107.661	110,780	1,107.661	110,780
73. Other	0.000	0	0.000	0	42.100	4,210	42.100	4,210
74. Exempt	0.180		106.028		3,889.112		3,995.320	
75. Total	0.000	0	0.000	0	147,475.856	219,477,250	147,475.856	219,477,250

County 18 - Clay

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	1,177.150	1,530,295	1,177.150	1,530,295
46. 1A	0.000	0	0.000	0	96.000	122,405	96.000	122,405
47. 2A1	0.000	0	0.000	0	73.200	87,840	73.200	87,840
48. 2A	0.000	0	0.000	0	212.600	233,860	212.600	233,860
49. 3A1	0.000	0	0.000	0	88.100	95,155	88.100	95,155
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	145.500	94,575	145.500	94,575
52. 4A	0.000	0	0.000	0	93.500	42,075	93.500	42,075
53. Total	0.000	0	0.000	0	1,886.050	2,206,205	1,886.050	2,206,205
Dryland:								
54. 1D1	0.000	0	0.000	0	3,195.670	2,924,055	3,195.670	2,924,055
55. 1D	0.000	0	0.000	0	444.870	407,065	444.870	407,065
56. 2D1	0.000	0	0.000	0	181.749	163,575	181.749	163,575
57. 2D	0.000	0	0.000	0	536.620	375,635	536.620	375,635
58. 3D1	0.000	0	0.000	0	695.900	340,980	695.900	340,980
59. 3D	0.000	0	0.000	0	1.500	555	1.500	555
60. 4D1	0.000	0	0.000	0	459.340	126,340	459.340	126,340
61. 4D	0.000	0	0.000	0	319.550	63,910	319.550	63,910
62. Total	0.000	0	0.000	0	5,835.199	4,402,115	5,835.199	4,402,115
Grass:								
63. 1G1	0.000	0	0.000	0	380.960	171,435	380.960	171,435
64. 1G	0.000	0	0.000	0	34.000	13,600	34.000	13,600
65. 2G1	0.000	0	0.000	0	418.980	146,645	418.980	146,645
66. 2G	0.000	0	0.000	0	409.900	127,070	409.900	127,070
67. 3G1	0.000	0	0.000	0	273.700	76,630	273.700	76,630
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	214.300	42,860	214.300	42,860
70. 4G	0.000	0	0.000	0	2,282.190	342,330	2,282.190	342,330
71. Total	0.000	0	0.000	0	4,014.030	920,570	4,014.030	920,570
72. Waste	0.000	0	0.000	0	416.032	41,605	416.032	41,605
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		41.800		41.800	
75. Total	0.000	0	0.000	0	12,151.311	7,570,495	12,151.311	7,570,495

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	208,243.284	346,714,595	208,243.284	346,714,595
77.Dry Land	0.000	0	0.000	0	62,317.789	63,077,085	62,317.789	63,077,085
78.Grass	0.000	0	0.000	0	24,335.271	8,640,565	24,335.271	8,640,565
79.Waste	0.000	0	0.000	0	3,897.809	389,795	3,897.809	389,795
80.Other	0.000	0	0.000	0	63.100	6,310	63.100	6,310
81.Exempt	8.270	0	166.437	0	7,670.681	0	7,845.388	0
82.Total	0.000	0	0.000	0	298,857.253	418,828,350	298,857.253	418,828,350

2007 Agricultural Land Detail

County 18 - Clay

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	25,356.600	25.60%	44,627,595	27.81%	1,759.999
1A	45,153.485	45.59%	77,212,550	48.11%	1,710.002
2A1	11,299.799	11.41%	17,740,700	11.05%	1,570.001
2A	665.390	0.67%	1,011,380	0.63%	1,519.980
3A1	11,270.674	11.38%	14,989,980	9.34%	1,329.998
3A	112.760	0.11%	128,545	0.08%	1,139.987
4A1	3,174.540	3.21%	3,238,020	2.02%	1,019.996
4A	2,013.220	2.03%	1,530,065	0.95%	760.008
Irrigated Total	99,046.468	100.00%	160,478,835	100.00%	1,620.237
Dry:					
1D1	3,888.220	14.68%	4,821,380	18.40%	1,239.996
1D	11,347.186	42.85%	12,595,355	48.07%	1,109.998
2D1	3,334.295	12.59%	3,434,305	13.11%	1,029.994
2D	585.600	2.21%	527,040	2.01%	900.000
3D1	4,104.895	15.50%	2,750,315	10.50%	670.008
3D	38.000	0.14%	25,460	0.10%	670.000
4D1	2,106.900	7.96%	1,411,615	5.39%	669.996
4D	1,078.568	4.07%	636,315	2.43%	589.962
Dry Total	26,483.664	100.00%	26,201,785	100.00%	989.356
Grass:					
1G1	895.550	7.92%	617,920	12.71%	689.989
1G	1,201.013	10.62%	816,665	16.80%	679.980
2G1	1,132.520	10.02%	747,455	15.38%	659.992
2G	608.810	5.39%	377,450	7.77%	619.979
3G1	808.474	7.15%	388,070	7.98%	480.003
3G	0.000	0.00%	0	0.00%	0.000
4G1	1,651.810	14.61%	611,175	12.57%	370.003
4G	5,006.661	44.29%	1,301,740	26.78%	260.001
Grass Total	11,304.838	100.00%	4,860,475	100.00%	429.946
<hr/>					
Irrigated Total	99,046.468	71.14%	160,478,835	83.68%	1,620.237
Dry Total	26,483.664	19.02%	26,201,785	13.66%	989.356
Grass Total	11,304.838	8.12%	4,860,475	2.53%	429.946
Waste	2,374.116	1.71%	237,410	0.12%	99.999
Other	21.000	0.02%	2,100	0.00%	100.000
Exempt	3,808.268	2.74%			
Market Area Total	139,230.086	100.00%	191,780,605	100.00%	1,377.436

As Related to the County as a Whole

Irrigated Total	99,046.468	47.56%	160,478,835	46.29%	
Dry Total	26,483.664	42.50%	26,201,785	41.54%	
Grass Total	11,304.838	46.45%	4,860,475	56.25%	
Waste	2,374.116	60.91%	237,410	60.91%	
Other	21.000	33.28%	2,100	33.28%	
Exempt	3,808.268	48.54%			
Market Area Total	139,230.086	46.59%	191,780,605	45.79%	

2007 Agricultural Land Detail

County 18 - Clay

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	32,340.096	30.14%	60,152,570	32.69%	1,859.999
1A	43,525.708	40.56%	80,305,655	43.64%	1,845.016
2A1	11,982.004	11.17%	21,447,765	11.65%	1,789.998
2A	1,111.450	1.04%	1,883,975	1.02%	1,695.060
3A1	9,623.198	8.97%	13,472,490	7.32%	1,400.001
3A	37.700	0.04%	45,240	0.02%	1,200.000
4A1	6,384.330	5.95%	5,107,465	2.78%	800.000
4A	2,306.280	2.15%	1,614,395	0.88%	699.999
Irrigated Total	107,310.766	100.00%	184,029,555	100.00%	1,714.921

Dry:

1D1	5,989.112	19.96%	7,756,165	23.88%	1,295.044
1D	12,190.196	40.64%	15,359,605	47.30%	1,259.996
2D1	3,746.960	12.49%	4,215,660	12.98%	1,125.088
2D	586.930	1.96%	498,895	1.54%	850.007
3D1	4,457.865	14.86%	3,120,510	9.61%	700.001
3D	42.100	0.14%	29,470	0.09%	700.000
4D1	2,308.281	7.69%	1,154,140	3.55%	499.999
4D	677.482	2.26%	338,740	1.04%	499.998
Dry Total	29,998.926	100.00%	32,473,185	100.00%	1,082.478

Grass:

1G1	602.350	6.68%	418,715	14.64%	695.135
1G	1,431.054	15.87%	787,085	27.53%	550.003
2G1	596.100	6.61%	298,050	10.42%	500.000
2G	257.700	2.86%	128,850	4.51%	500.000
3G1	916.740	10.17%	412,540	14.43%	450.007
3G	0.000	0.00%	0	0.00%	0.000
4G1	1,289.751	14.30%	225,870	7.90%	175.126
4G	3,922.708	43.51%	588,410	20.58%	150.000
Grass Total	9,016.403	100.00%	2,859,520	100.00%	317.146

Irrigated Total	107,310.766	72.76%	184,029,555	83.85%	1,714.921
Dry Total	29,998.926	20.34%	32,473,185	14.80%	1,082.478
Grass Total	9,016.403	6.11%	2,859,520	1.30%	317.146
Waste	1,107.661	0.75%	110,780	0.05%	100.012
Other	42.100	0.03%	4,210	0.00%	100.000
Exempt	3,995.320	2.71%			
Market Area Total	147,475.856	100.00%	219,477,250	100.00%	1,488.224

As Related to the County as a Whole

Irrigated Total	107,310.766	51.53%	184,029,555	53.08%	
Dry Total	29,998.926	48.14%	32,473,185	51.48%	
Grass Total	9,016.403	37.05%	2,859,520	33.09%	
Waste	1,107.661	28.42%	110,780	28.42%	
Other	42.100	66.72%	4,210	66.72%	
Exempt	3,995.320	50.93%			
Market Area Total	147,475.856	49.35%	219,477,250	52.40%	

2007 Agricultural Land Detail

County 18 - Clay

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,177.150	62.41%	1,530,295	69.36%	1,300.000
1A	96.000	5.09%	122,405	5.55%	1,275.052
2A1	73.200	3.88%	87,840	3.98%	1,200.000
2A	212.600	11.27%	233,860	10.60%	1,100.000
3A1	88.100	4.67%	95,155	4.31%	1,080.079
3A	0.000	0.00%	0	0.00%	0.000
4A1	145.500	7.71%	94,575	4.29%	650.000
4A	93.500	4.96%	42,075	1.91%	450.000
Irrigated Total	1,886.050	100.00%	2,206,205	100.00%	1,169.748

Dry:

1D1	3,195.670	54.77%	2,924,055	66.42%	915.005
1D	444.870	7.62%	407,065	9.25%	915.020
2D1	181.749	3.11%	163,575	3.72%	900.004
2D	536.620	9.20%	375,635	8.53%	700.001
3D1	695.900	11.93%	340,980	7.75%	489.984
3D	1.500	0.03%	555	0.01%	370.000
4D1	459.340	7.87%	126,340	2.87%	275.046
4D	319.550	5.48%	63,910	1.45%	200.000
Dry Total	5,835.199	100.00%	4,402,115	100.00%	754.407

Grass:

1G1	380.960	9.49%	171,435	18.62%	450.007
1G	34.000	0.85%	13,600	1.48%	400.000
2G1	418.980	10.44%	146,645	15.93%	350.004
2G	409.900	10.21%	127,070	13.80%	310.002
3G1	273.700	6.82%	76,630	8.32%	279.978
3G	0.000	0.00%	0	0.00%	0.000
4G1	214.300	5.34%	42,860	4.66%	200.000
4G	2,282.190	56.86%	342,330	37.19%	150.000
Grass Total	4,014.030	100.00%	920,570	100.00%	229.338

Irrigated Total	1,886.050	15.52%	2,206,205	29.14%	1,169.748
Dry Total	5,835.199	48.02%	4,402,115	58.15%	754.407
Grass Total	4,014.030	33.03%	920,570	12.16%	229.338
Waste	416.032	3.42%	41,605	0.55%	100.004
Other	0.000	0.00%	0	0.00%	0.000
Exempt	41.800	0.34%			
Market Area Total	12,151.311	100.00%	7,570,495	100.00%	623.018

As Related to the County as a Whole

Irrigated Total	1,886.050	0.91%	2,206,205	0.64%	
Dry Total	5,835.199	9.36%	4,402,115	6.98%	
Grass Total	4,014.030	16.49%	920,570	10.65%	
Waste	416.032	10.67%	41,605	10.67%	
Other	0.000	0.00%	0	0.00%	
Exempt	41.800	0.53%			
Market Area Total	12,151.311	4.07%	7,570,495	1.81%	

2007 Agricultural Land Detail

County 18 - Clay

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	208,243.284	346,714,595
Dry	0.000	0	0.000	0	62,317.789	63,077,085
Grass	0.000	0	0.000	0	24,335.271	8,640,565
Waste	0.000	0	0.000	0	3,897.809	389,795
Other	0.000	0	0.000	0	63.100	6,310
Exempt	8.270	0	166.437	0	7,670.681	0
Total	0.000	0	0.000	0	298,857.253	418,828,350

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	208,243.284	346,714,595	208,243.284	69.68%	346,714,595	82.78%	1,664.949
Dry	62,317.789	63,077,085	62,317.789	20.85%	63,077,085	15.06%	1,012.184
Grass	24,335.271	8,640,565	24,335.271	8.14%	8,640,565	2.06%	355.063
Waste	3,897.809	389,795	3,897.809	1.30%	389,795	0.09%	100.003
Other	63.100	6,310	63.100	0.02%	6,310	0.00%	100.000
Exempt	7,845.388	0	7,845.388	2.63%	0	0.00%	0.000
Total	298,857.253	418,828,350	298,857.253	100.00%	418,828,350	100.00%	1,401.432

* Department of Property Assessment & Taxation Calculates

CLAY COUNTY
3-YEAR PLAN OF ASSESSMENT

The Clay County office staff consists of the County Assessor, Deputy Assessor and two full time clerks. We use two part-time employees to assist with physical review, field listing, ag land use updating and other duties as needed. The Assessor and Deputy have current certification and are taking continued education classes to meet those requirements. We currently do not have an appraiser to do our pickup work. Our office staff does the needed pickup work in the urban and rural areas. Stanard Appraisal will be used for any commercial pickup work. Zoning and building permits are made available to us.

The Clay County Assessor's staff has been physically reviewing properties as an on-going rotation process. A copy of the property card, worksheets and permits are first made in the office. This copy is then taken with us for the on-site reviews. These reviews consist of interviewing the property owner if at home (leaving a questionnaire with noted changes and/or information needed if not at home), physically inspecting all property from the outside, taking new pictures of the house and in many cases of the outbuildings as well, making any corrections to the information on the property card and if in the rural area drawing a ground plan and noting any land use change.

After returning to the office, the information gathered is then entered in the P.C. on the 2000 CAMA pricing, the pictures are downloaded in the P.C.-printed off and attached to the property card. The sketching of the house is done on the CAMA also. Any updates of information are recorded from the copy to the original property card. If needed a call to the property owner is made to gain the needed information. Properties are compared as to year built, quality, condition, square foot, style, etc. to be able to value them equally per market value.

In the rural areas, we gather information on the improvements the same way as we do in the urban area. Our ag-land is measured by soil map and we are on the most recent soil conversion. We check certified acres with the FSA office for land use changes after obtaining signed permission from land owner or renter. We also have purchased the FSA ag-use aerial CD for further review.

Our office makes a concerted effort to research sales as they are filed. Questionnaires are sent to both the grantor and grantee requesting specific information on the sale. We receive more than 80% return on the questionnaires. The information attained is then used to represent the sales going into the ratio study. This has proven to be an effective tool not only for sales study, but we are also able to check current land use and residential data from the information provided. Assessment required levels for residential and commercial/industrial property is 100% of actual value while agricultural/horticultural requirement is 80% of actual value. In the 2006 Reports & Opinions the county of Clay level of value for residential real property was 97%, commercial real property was 98%, and the agricultural land was 79%. We will maintain the level of value and quality of assessment to meet the required statutes.

Our 3-year plan is as follows for the tax year:

2007

Residential---The following residential properties will be up for review in our rotation of residential properties:

Clay Center – 524 parcels – Market Area 1
Glensville Village – 191 parcels – Market Area 1

A lateral filing system has been established. New record cards will be made as each residential property is reviewed. Updated pictures of the front and back of the house and all outbuildings will be taken and placed in the folder. Any changes to the property will be noted and updated in the CAMA pricing. Standard Appraisals will look at all lots to determine the quality and cost per square foot so that lots can be valued by square foot instead of front foot price.

Rural & Suburban Residential and Agricultural land---The following townships will be up for review in our rotation of rural properties:

Sheridan Township – 236 parcels – Market Area 1
Marshall Township – 234 parcels – Market Area 1
Lonetree Township – 156 parcels – Market Area 1
Glensville Township - 160 parcels – Market Area 1

New record cards will be made with all updated information, including new pictures of all improvements. The lateral filing system will allow all pertinent information about the parcel to be found in one folder. For example it may include certifications, aerial maps, soils maps, surveys, transfer statements etc.

Commercial---Standard Appraisals will be contracted to do our pickup work.

2008

Residential---The following residential properties will be up for review in our rotation of residential properties:

Trumbull Village – 175 parcels – Market Area 2
Inland Village – 40 parcels – Market Area 2

New record cards will be made with all updated information and pictures. All pertinent information about the parcel will be put in one folder.

Rural & Suburban Residential & Agricultural Land---The following townships will be up for review in our rotation of rural properties:

Spring Ranch Township & Spring Ranch Village – 277 parcels – Market Area 1
Fairfield Township – 282 parcels – Market Area 1
Edgar Township – 260 parcels – Market Area 1
Logan Township – 236 parcels – Market Area 1

New record cards will be made with all updated information, including new pictures of all improvements. The lateral filing system will allow all pertinent information about the parcel to be found in one folder. For example it may include certifications, aerial maps, soils maps, surveys, transfer statements etc. This will complete new record cards for the rural areas of Market Area 1.

Commercial---Stanard Appraisals will be contracted for the pickup work.

2009

Residential---The following residential properties will be up for review in our rotation of residential properties:

Fairfield City – 370 parcels – Market Area 1
Harvard City – 700 parcels – Market Area 2
Ong Village – 157 parcels – Market Area 1

A lateral filing system has been established. New record cards will be made as each residential property is reviewed. Updated pictures of the front and back of the house and all outbuildings will be taken and placed in the folder. Any changes to the property will be noted and updated in the CAMA pricing.

Rural & Suburban Residential and Agricultural land---The following townships will be up for review in our rotation of rural properties:

School Creek – 325 parcels – Market Area 2
Eldorado & Eldorado Village – 310 parcels – Market Area 2
Harvard – 323 parcels – Market Area 2
Leicester – 255 parcels – Market Area 2

New record cards will be made with all updated information, including new pictures of all improvements. The lateral filing system will allow all pertinent information about the parcel to be found in one folder. For example it may include certifications, aerial maps, soils maps, surveys, transfer statements etc.

Commercial--Stanard Appraisals will be contracted to do our pickup work.

COMMENTS

The summer of 2005 was a very busy one. Office personnel completed reviews of the rest of the parcels in Clay County that were not previously on the CAMA pricing. All residential, rural improvements and commercial properties are now valued on new pricing. As we begin our 5 year rotation, we have decided to wait until the beginning of the next rotation to implement an update to our CAMA pricing. Our intent is to update our pricing so that we do not create a thirty year gap as in the past and to keep the pricing current. We also have designed property cards for residential, rural and commercial properties. All the property cards were running out of room to record data and numerous paper additions are getting torn off. As each year of rotation occurs, those properties will receive new cards. Thus after five years all properties should be on new data cards.

A lateral file system replaced the shelves and red binders used to store the property cards. Folders were purchased for each parcel. The folders hold information pertinent to that particular parcel (such as improvement worksheets, ag land use, certifications, aerial maps, soil maps, surveys etc. and also pictures of all improvements). This system has proven to be time saving as we have most everything we need in one folder. The appraisers who also use this file are appreciative of this system and find it easy to use.

A cabinet unit with shelves that hold our real estate assessment books has been put in place. We also have new hard covers for each book to replace the torn and worn covers. We also have a two drawer unit that sits beside this unit that is used to house the review sheets and various forms. This completes the update for our office.

The sales map developed for agricultural sales has proven very helpful. Farmers have come in especially during the personal property filing time and given the map a good look. Only the sales that are used in our ratios are put on the map.

Four of the Clay County Supervisors attended a personal review of the Hamilton County GIS program. This gave the supervisors a hands on look at what could be done with the GIS system and how the information on-line could be used by individuals as well as appraisers. The accuracy of the GIS system was emphasized and the ability to see current statistics. This is one program that will be put into the budget again this year. Our cadastral maps are dated 1964 and really need to be updated.

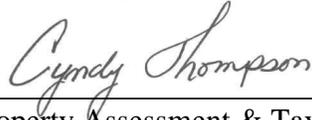
The assessor has all the required number of continuing educational hours needed for the rest of 2006. However, the office has lost the deputy assessor. There is a current employee who will be taking the test in August and hopefully will fill that position. We will also be hiring another person to complete the office personnel. The assessor and potential deputy will attend the fall workshop and any meetings held in the Central District.

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 Clay County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8167.

Dated this 9th day of April, 2007.



Property Assessment & Taxation