

## Preface

The requirements for the assessment of real property for the purposes of property taxation are found in Nebraska law. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniformly and proportionately upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (R.R.S., 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is seventy-five percent of actual value. Neb. Rev. Stat. §77-201 (1) and (2)(R.S. Supp., 2006). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance equity in the imposition of the property tax by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp., 2006) requires that all classes of real property, except agricultural land, be assessed within the range of ninety-two and one hundred percent of actual value; the class of agricultural land be assessed within the range of sixty-nine to seventy-five percent of actual value; the class of agricultural land receiving special valuation be assessed within the range sixty-nine to seventy-five percent of its special value; and, when the land is disqualified for special value the recapture value be assessed at actual value.

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

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

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

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

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

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

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

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

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

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

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## 2007 Commission Summary

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### Residential Real Property - Current

<b>Number of Sales</b>	<b>199</b>	<b>COD</b>	<b>15.32</b>
Total Sales Price	\$ 12167392	<b>PRD</b>	<b>104.72</b>
Total Adj. Sales Price	\$ 12157192	COV	22.93
Total Assessed Value	\$ 11214055	STD	22.15
Avg. Adj. Sales Price	\$ 61091.42	Avg. Abs. Dev.	14.43
Avg. Assessed Value	\$ 56352.04	Min	38.48
<b>Median</b>	<b>94.16</b>	Max	203.55
Wgt. Mean	92.24	95% Median C.I.	92.40 to 96.14
Mean	96.59	95% Wgt. Mean C.I.	90.13 to 94.35
		95% Mean C.I.	93.52 to 99.67
% of Value of the Class of all Real Property Value in the County			20.46
% of Records Sold in the Study Period			6.6
% of Value Sold in the Study Period			6.26
Average Assessed Value of the Base			59,407

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>199</b>	<b>94.16</b>	<b>15.32</b>	<b>104.72</b>
<b>2006</b>	207	99.72	15.84	104.69
<b>2005</b>	218	98.50	19.90	107.22
<b>2004</b>	213	98.28	16.49	105.20
<b>2003</b>	246	92	20.05	104.65
<b>2002</b>	253	93	20.53	105.99
<b>2001</b>	264	94	21.03	105.81

## 2007 Commission Summary

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>37</b>	<b>COD</b>	<b>39.08</b>
Total Sales Price	\$ 3152646	<b>PRD</b>	<b>120.24</b>
Total Adj. Sales Price	\$ 3141948	COV	75.72
Total Assessed Value	\$ 3018145	STD	87.45
Avg. Adj. Sales Price	\$ 84917.51	Avg. Abs. Dev.	38.40
Avg. Assessed Value	\$ 81571.49	Min	20.79
<b>Median</b>	<b>98.25</b>	Max	510.25
Wgt. Mean	96.06	95% Median C.I.	90.00 to 103.71
Mean	115.50	95% Wgt. Mean C.I.	81.39 to 110.73
		95% Mean C.I.	87.32 to 143.68
% of Value of the Class of all Real Property Value in the County			6.96
% of Records Sold in the Study Period			5.83
% of Value Sold in the Study Period			4.95
Average Assessed Value of the Base			96,071

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>37</b>	<b>98.25</b>	<b>39.08</b>	<b>120.24</b>
<b>2006</b>	40	100.77	33.24	107.87
<b>2005</b>	35	93.03	24.86	100.71
<b>2004</b>	44	93.49	36.64	108.72
<b>2003</b>	46	97	35.77	109.82
<b>2002</b>	47	96	39.82	117.55
<b>2001</b>	54	95	37.54	122.63

## 2007 Opinions of the Property Tax Administrator for Cuming County

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

### Residential Real Property

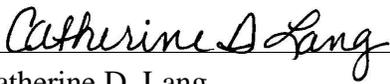
It is my opinion that the level of value of the class of residential real property in Cuming County is 94% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Cuming County is in compliance with generally accepted mass appraisal practices.

### Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Cuming County is 98% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Cuming County is not in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.



  
Catherine D. Lang  
Property Tax Administrator

**2007 Correlation Section  
for Cuming County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: The conclusion drawn from the following tables indicates that the county utilized a reasonable percentage of available sales and did not excessively trim the sales file. The relationship between the trended preliminary ratio and the R&O ratio is relatively the same number and supportive of each other. The difference between the percent change in sales file and the percent change is minimal and supportive of each other. The median, mean and weighted mean are all within the acceptable range and the coefficient of dispersion and price related differential are only slightly outside the acceptable range and may be attributed to outlier sales.

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

**2007 Correlation Section  
for Cuming County**

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**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>299</b>	<b>199</b>	<b>66.56</b>
<b>2006</b>	<b>308</b>	<b>207</b>	<b>67.21</b>
<b>2005</b>	<b>275</b>	<b>218</b>	<b>79.27</b>
<b>2004</b>	<b>272</b>	<b>213</b>	<b>78.31</b>
<b>2003</b>	<b>300</b>	<b>246</b>	<b>82</b>
<b>2002</b>	<b>295</b>	<b>253</b>	<b>85.76</b>
<b>2001</b>	<b>298</b>	<b>264</b>	<b>88.59</b>

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

**2007 Correlation Section  
for Cuming County**

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**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 Cuming County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median Ratio</b>
<b>2007</b>	<b>93.74</b>	<b>0.46</b>	<b>94.17</b>	<b>94.16</b>
<b>2006</b>	<b>95.84</b>	<b>1.3</b>	<b>97.08</b>	<b>99.72</b>
<b>2005</b>	<b>98.37</b>	<b>-0.04</b>	<b>98.33</b>	<b>98.50</b>
<b>2004</b>	<b>94.69</b>	<b>6.32</b>	<b>100.67</b>	<b>98.28</b>
<b>2003</b>	<b>92</b>	<b>-0.18</b>	<b>91.83</b>	<b>92</b>
<b>2002</b>	<b>92</b>	<b>0.34</b>	<b>92.31</b>	<b>93</b>
<b>2001</b>	<b>94</b>	<b>-0.09</b>	<b>93.92</b>	<b>94</b>

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

## 2007 Correlation Section for Cuming County

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### **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 Cuming County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>1.44</b>	<b>2007</b>	<b>0.46</b>
<b>2.69</b>	<b>2006</b>	<b>1.3</b>
<b>-0.1</b>	<b>2005</b>	<b>-0.04</b>
<b>4.63</b>	<b>2004</b>	<b>6.32</b>
<b>0</b>	<b>2003</b>	<b>0</b>
<b>4.47</b>	<b>2002</b>	<b>0.34</b>
<b>0.88</b>	<b>2001</b>	<b>-0.09</b>

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

## 2007 Correlation Section for Cuming County

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

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

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

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

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

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

**2007 Correlation Section  
for Cuming County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>94.16</b>	<b>92.24</b>	<b>96.59</b>

RESIDENTIAL: When reviewing the three measures of central tendency they are similar and supportive of the assessment actions in Cuming County. All three measures are within the acceptable range and support the median as the level of value for the residential class.

**2007 Correlation Section  
for Cuming County**

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**VI. Analysis of R&O COD and PRD**

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>15.32</b>	<b>104.72</b>
<b>Difference</b>	<b>0.32</b>	<b>1.72</b>

**RESIDENTIAL:** The measures of the quality of assessment indicate that the coefficient of dispersion and the price related differential are slightly outside the acceptable parameters. These statistics may be distorted a little due to outlier sales in the file.

**2007 Correlation Section  
for Cuming County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>202</b>	<b>199</b>	<b>-3</b>
<b>Median</b>	<b>93.74</b>	<b>94.16</b>	<b>0.42</b>
<b>Wgt. Mean</b>	<b>91.30</b>	<b>92.24</b>	<b>0.94</b>
<b>Mean</b>	<b>96.47</b>	<b>96.59</b>	<b>0.12</b>
<b>COD</b>	<b>16.66</b>	<b>15.32</b>	<b>-1.34</b>
<b>PRD</b>	<b>105.66</b>	<b>104.72</b>	<b>-0.94</b>
<b>Min Sales Ratio</b>	<b>38.48</b>	<b>38.48</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>203.55</b>	<b>203.55</b>	<b>0</b>

RESIDENTIAL: The number of qualified sales decreased between the preliminary statistics and the final statistics by three sales which were a result of the review of the assessor finding that the parcels had been substantially changed. The county has continued with the cyclical assessment of the residential class and continues to strive to achieve an acceptable level of value.

**2007 Correlation Section  
for Cuming County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: The conclusion drawn from the following tables indicates that the county utilized a reasonable percentage of available sales and did not excessively trim the sales file. The relationship between the trended preliminary ratio and the R&O ratio is relatively the same number and supportive of each other. The difference between the percent change in sales file and the percent change is minimal and supportive of each other. The median and weighted mean are all within the acceptable range, the mean is far above the acceptable range and the coefficient of dispersion and price related differential are far above the acceptable range.

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

**2007 Correlation Section  
for Cuming County**

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**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>83</b>	<b>37</b>	<b>44.58</b>
<b>2006</b>	<b>73</b>	<b>40</b>	<b>54.79</b>
<b>2005</b>	<b>60</b>	<b>35</b>	<b>58.33</b>
<b>2004</b>	<b>72</b>	<b>44</b>	<b>61.11</b>
<b>2003</b>	<b>85</b>	<b>46</b>	<b>54.12</b>
<b>2002</b>	<b>88</b>	<b>47</b>	<b>53.41</b>
<b>2001</b>	<b>80</b>	<b>54</b>	<b>67.5</b>

COMMERCIAL: The analysis of the sales grid indicates that a reasonable percentage of the available sales for the commercial class were considered when determining the valuation process for the 2007 assessment year. Approximately six percent of the available commercial parcels sold.

**2007 Correlation Section  
for Cuming County**

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**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 Cuming County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>98.25</b>	<b>0.16</b>	<b>98.41</b>	<b>98.25</b>
<b>2006</b>	<b>100.77</b>	<b>7.37</b>	<b>108.19</b>	<b>100.77</b>
<b>2005</b>	<b>93.03</b>	<b>5.89</b>	<b>98.51</b>	<b>93.03</b>
<b>2004</b>	<b>86.38</b>	<b>7.19</b>	<b>92.59</b>	<b>93.49</b>
<b>2003</b>	<b>97</b>	<b>0.95</b>	<b>97.92</b>	<b>97</b>
<b>2002</b>	<b>95</b>	<b>0.72</b>	<b>95.68</b>	<b>96</b>
<b>2001</b>	<b>95</b>	<b>-0.48</b>	<b>94.54</b>	<b>95</b>

COMMERCIAL: The trended preliminary median ratio and the R&O median ratio are less than one percentage point different. There is no information available to suggest that the median ratio is not the best representation of the level of value for the residential class.

**2007 Correlation Section  
for Cuming County**

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**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 Cuming County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0</b>	<b>2007</b>	<b>0.16</b>
<b>0.21</b>	<b>2006</b>	<b>7.37</b>
<b>9.56</b>	<b>2005</b>	<b>5.89</b>
<b>11.1</b>	<b>2004</b>	<b>7.19</b>
<b>0</b>	<b>2003</b>	<b>1</b>
<b>22.21</b>	<b>2002</b>	<b>0.72</b>
<b>3.31</b>	<b>2001</b>	<b>-0.48</b>

COMMERCIAL: The relationship between the change in total assessed value to the sales file and the change in assessed value is minimal. The comparison supports the fact that minimal changes were completed in the commercial class.

## 2007 Correlation Section for Cuming County

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

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

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

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

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

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

**2007 Correlation Section  
for Cuming County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98.25</b>	<b>96.06</b>	<b>115.50</b>

COMMERCIAL: The median, weighted mean are within the acceptable level while the mean ratio is relatively higher in comparison. The median is supported by the trended preliminary ratio.

**2007 Correlation Section  
for Cuming County**

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**VI. Analysis of R&O COD and PRD**

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>39.08</b>	<b>120.24</b>
<b>Difference</b>	<b>19.08</b>	<b>17.24</b>

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

**2007 Correlation Section  
for Cuming County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>37</b>	<b>37</b>	<b>0</b>
<b>Median</b>	<b>98.25</b>	<b>98.25</b>	<b>0</b>
<b>Wgt. Mean</b>	<b>96.06</b>	<b>96.06</b>	<b>0</b>
<b>Mean</b>	<b>115.50</b>	<b>115.50</b>	<b>0</b>
<b>COD</b>	<b>39.08</b>	<b>39.08</b>	<b>0</b>
<b>PRD</b>	<b>120.24</b>	<b>120.24</b>	<b>0</b>
<b>Min Sales Ratio</b>	<b>20.79</b>	<b>20.79</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>510.25</b>	<b>510.25</b>	<b>0</b>

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

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

20 Cuming

	<b>2006 CTL County Total</b>	<b>2007 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2007 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	176,327,335	178,888,730	2,561,395	1.45	1,770,950	0.45
2. Recreational	327,225	343,240	16,015	4.89	0	4.89
3. Ag-Homesite Land, Ag-Res Dwellings	55,726,315	60,049,760	4,323,445	7.76	*-----	7.76
<b>4. Total Residential (sum lines 1-3)</b>	<b>232,380,875</b>	<b>239,281,730</b>	<b>6,900,855</b>	<b>2.97</b>	<b>1,770,950</b>	<b>2.21</b>
5. Commercial	52,641,345	53,394,505	753,160	1.43	582,490	0.32
6. Industrial	7,684,595	7,610,610	-73,985	-0.96	0	-0.96
7. Ag-Farmsite Land, Outbuildings	47,672,335	48,819,435	1,147,100	2.41	2,659,925	-3.17
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>107,998,275</b>	<b>109,824,550</b>	<b>1,826,275</b>	<b>1.69</b>	<b>1,898,525</b>	<b>-0.07</b>
<b>10. Total Non-Agland Real Property</b>	<b>340,379,150</b>	<b>349,106,280</b>	<b>8,727,130</b>	<b>2.56</b>	<b>5,013,365</b>	<b>1.09</b>
11. Irrigated	84,509,840	94,020,530	9,510,690	11.25		
12. Dryland	428,912,515	448,583,015	19,670,500	4.59		
13. Grassland	18,909,595	19,414,035	504,440	2.67		
14. Wasteland	240,953	2,734,045	324,510	13.47		
15. Other Agland	39,045	42,590	3,545	9.08		
<b>16. Total Agricultural Land</b>	<b>534,780,530</b>	<b>564,794,215</b>	<b>30,013,685</b>	<b>5.61</b>		
<b>17. Total Value of All Real Property</b> (Locally Assessed)	<b>875,159,680</b>	<b>913,900,495</b>	<b>38,740,815</b>	<b>4.43</b>	<b>5,013,365</b>	<b>3.85</b>

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

**PA&T 2007 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	199	<b>MEDIAN:</b>	<b>94</b>	COV:	22.93	95% Median C.I.:	92.40 to 96.14
TOTAL Sales Price:	12,167,392	WGT. MEAN:	92	STD:	22.15	95% Wgt. Mean C.I.:	90.13 to 94.35
TOTAL Adj.Sales Price:	12,157,192	MEAN:	97	AVG.ABS.DEV:	14.43	95% Mean C.I.:	93.52 to 99.67
TOTAL Assessed Value:	11,214,055						
AVG. Adj. Sales Price:	61,091	COD:	15.32	MAX Sales Ratio:	203.55		
AVG. Assessed Value:	56,352	PRD:	104.72	MIN Sales Ratio:	38.48		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	27	94.27	97.14	96.58	11.50	100.59	67.84	122.07	89.87 to 106.13	51,690	49,921
10/01/04 TO 12/31/04	19	95.79	98.87	96.49	9.67	102.47	84.41	135.30	90.04 to 105.72	66,742	64,400
01/01/05 TO 03/31/05	25	94.69	95.86	93.69	13.62	102.31	50.00	123.50	91.32 to 108.11	66,058	61,891
04/01/05 TO 06/30/05	27	95.04	97.78	92.10	12.76	106.18	74.76	197.37	87.72 to 99.89	67,570	62,229
07/01/05 TO 09/30/05	30	93.38	93.36	89.62	15.16	104.17	53.09	166.33	86.43 to 100.00	57,665	51,677
10/01/05 TO 12/31/05	24	92.56	94.49	90.42	11.64	104.51	77.88	139.87	81.67 to 100.22	65,445	59,175
01/01/06 TO 03/31/06	25	92.47	93.05	88.98	20.83	104.57	38.48	167.00	79.16 to 100.50	68,883	61,293
04/01/06 TO 06/30/06	22	98.16	104.07	91.70	26.20	113.50	56.07	203.55	80.64 to 118.31	45,220	41,465
____Study Years____											
07/01/04 TO 06/30/05	98	94.77	97.33	94.45	12.07	103.04	50.00	197.37	92.37 to 96.76	62,648	59,172
07/01/05 TO 06/30/06	101	93.49	95.88	89.99	18.50	106.55	38.48	203.55	91.59 to 96.50	59,580	53,614
____Calendar Yrs____											
01/01/05 TO 12/31/05	106	93.60	95.33	91.46	13.49	104.23	50.00	197.37	91.85 to 95.83	63,929	58,471
____ALL____											
	199	94.16	96.59	92.24	15.32	104.72	38.48	203.55	92.40 to 96.14	61,091	56,352

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BANCROFT	15	99.37	111.26	88.79	27.04	125.31	58.78	203.55	87.23 to 125.62	36,904	32,766
BEEEMER	15	95.04	97.90	96.45	9.77	101.50	81.36	121.77	91.70 to 105.95	45,033	43,435
COTTONWOOD	1	74.00	74.00	74.00			74.00	74.00	N/A	9,000	6,660
HIDDEN MEADOWS	6	97.41	94.21	94.90	10.24	99.27	65.80	110.00	65.80 to 110.00	34,000	32,267
RURAL	29	96.50	95.65	91.68	19.27	104.34	38.48	172.17	80.62 to 104.46	74,485	68,285
WEST POINT	88	93.22	94.67	93.33	11.49	101.44	50.00	160.51	92.18 to 96.14	72,752	67,898
WISNER	45	94.05	96.46	88.97	17.46	108.41	49.58	167.00	86.76 to 96.76	47,840	42,565
____ALL____											
	199	94.16	96.59	92.24	15.32	104.72	38.48	203.55	92.40 to 96.14	61,091	56,352

**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	163	93.76	96.99	92.33	14.65	105.05	49.58	203.55	92.37 to 95.83	60,025	55,420
2	1	56.20	56.20	56.20			56.20	56.20	N/A	12,750	7,165
3	35	96.80	95.92	92.08	17.17	104.17	38.48	172.17	89.36 to 103.05	67,437	62,096
____ALL____											
	199	94.16	96.59	92.24	15.32	104.72	38.48	203.55	92.40 to 96.14	61,091	56,352

**PA&T 2007 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	199	<b>MEDIAN:</b>	<b>94</b>	COV:	22.93	95% Median C.I.:	92.40 to 96.14
TOTAL Sales Price:	12,167,392	WGT. MEAN:	92	STD:	22.15	95% Wgt. Mean C.I.:	90.13 to 94.35
TOTAL Adj.Sales Price:	12,157,192	MEAN:	97	AVG.ABS.DEV:	14.43	95% Mean C.I.:	93.52 to 99.67
TOTAL Assessed Value:	11,214,055						
AVG. Adj. Sales Price:	61,091	COD:	15.32	MAX Sales Ratio:	203.55		
AVG. Assessed Value:	56,352	PRD:	104.72	MIN Sales Ratio:	38.48		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	176	93.74	96.29	92.53	13.48	104.07	49.58	203.55	92.34 to 95.83	66,480	61,511
2	23	100.00	98.90	84.97	27.29	116.39	38.48	172.17	74.00 to 109.11	19,853	16,870
ALL	199	94.16	96.59	92.24	15.32	104.72	38.48	203.55	92.40 to 96.14	61,091	56,352

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	195	94.16	96.45	92.25	15.14	104.55	38.48	203.55	92.37 to 96.14	62,143	57,327
06											
07	4	108.40	103.72	90.00	21.11	115.24	68.38	129.70	N/A	9,787	8,808
ALL	199	94.16	96.59	92.24	15.32	104.72	38.48	203.55	92.40 to 96.14	61,091	56,352

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0014	1	103.05	103.05	103.05			103.05	103.05	N/A	55,000	56,675
11-0020											
19-0059	1	77.68	77.68	77.68			77.68	77.68	N/A	143,000	111,080
20-0001	125	93.63	94.47	93.09	12.13	101.48	50.00	160.51	92.29 to 96.18	67,977	63,281
20-0020	19	99.37	109.88	91.71	24.83	119.81	58.78	203.55	87.23 to 125.62	44,806	41,092
20-0030	51	94.16	97.29	90.67	19.08	107.29	38.48	172.17	90.04 to 96.76	49,190	44,602
27-0046											
27-0062											
27-0594	2	91.54	91.54	79.08	14.16	115.75	78.58	104.50	N/A	51,000	40,332
87-0001											
NonValid School											
ALL	199	94.16	96.59	92.24	15.32	104.72	38.48	203.55	92.40 to 96.14	61,091	56,352

**PA&T 2007 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	199	<b>MEDIAN:</b>	<b>94</b>	COV:	22.93	95% Median C.I.:	92.40 to 96.14
TOTAL Sales Price:	12,167,392	WGT. MEAN:	92	STD:	22.15	95% Wgt. Mean C.I.:	90.13 to 94.35
TOTAL Adj.Sales Price:	12,157,192	MEAN:	97	AVG.ABS.DEV:	14.43	95% Mean C.I.:	93.52 to 99.67
TOTAL Assessed Value:	11,214,055						
AVG. Adj. Sales Price:	61,091	COD:	15.32	MAX Sales Ratio:	203.55		
AVG. Assessed Value:	56,352	PRD:	104.72	MIN Sales Ratio:	38.48		

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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	23	100.00	98.90	84.97	27.29	116.39	38.48	172.17	74.00 to 109.11	19,853	16,870
Prior TO 1860											
1860 TO 1899	15	90.13	97.26	90.00	19.33	108.06	70.52	203.55	79.61 to 96.76	41,466	37,320
1900 TO 1919	44	96.11	97.51	95.58	11.39	102.02	67.84	137.03	90.67 to 102.38	46,297	44,252
1920 TO 1939	36	95.99	100.68	94.89	20.15	106.10	49.58	197.37	91.13 to 108.11	60,641	57,544
1940 TO 1949	11	95.18	98.66	94.33	14.95	104.59	68.29	145.11	77.81 to 114.29	60,409	56,984
1950 TO 1959	22	94.87	94.77	95.81	8.98	98.91	53.09	115.69	91.60 to 102.58	64,920	62,202
1960 TO 1969	15	93.11	93.82	92.74	9.57	101.16	68.38	129.70	85.52 to 95.83	69,402	64,361
1970 TO 1979	20	93.12	91.69	89.65	7.32	102.28	70.85	106.95	85.94 to 96.95	94,903	85,077
1980 TO 1989	6	84.66	87.56	80.72	16.54	108.47	58.78	123.50	58.78 to 123.50	111,500	90,005
1990 TO 1994											
1995 TO 1999	3	96.04	91.89	89.52	7.42	102.65	79.13	100.50	N/A	142,833	127,858
2000 TO Present	4	92.62	90.40	90.76	3.12	99.60	82.73	93.63	N/A	182,250	165,415
ALL	199	94.16	96.59	92.24	15.32	104.72	38.48	203.55	92.40 to 96.14	61,091	56,352

**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	9	128.00	125.54	126.88	23.31	98.95	53.09	172.17	100.00 to 167.00	2,494	3,165
5000 TO 9999	7	104.46	99.48	99.02	13.59	100.46	74.00	123.50	74.00 to 123.50	7,085	7,016
Total \$											
1 TO 9999	16	108.51	114.14	107.70	22.68	105.98	53.09	172.17	90.67 to 129.70	4,503	4,850
10000 TO 29999	30	94.10	97.65	94.38	27.26	103.47	38.48	203.55	81.67 to 104.35	19,443	18,350
30000 TO 59999	66	100.56	100.43	100.49	12.72	99.94	63.26	160.51	94.27 to 103.96	42,173	42,380
60000 TO 99999	53	94.05	92.51	92.50	8.18	100.01	49.58	121.42	91.13 to 96.18	77,967	72,119
100000 TO 149999	23	86.12	85.67	85.48	12.01	100.22	58.78	115.69	78.35 to 93.11	114,786	98,121
150000 TO 249999	11	87.02	87.76	87.86	5.38	99.89	79.13	93.72	82.31 to 93.63	176,909	155,428
ALL	199	94.16	96.59	92.24	15.32	104.72	38.48	203.55	92.40 to 96.14	61,091	56,352

**PA&T 2007 R&O Statistics**

Type: Qualified

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

(!: AVTot=0)

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TOTAL Adj.Sales Price:	12,157,192	MEAN:	97	AVG.ABS.DEV:	14.43	95% Mean C.I.:	93.52 to 99.67
TOTAL Assessed Value:	11,214,055						
AVG. Adj. Sales Price:	61,091	COD:	15.32	MAX Sales Ratio:	203.55		
AVG. Assessed Value:	56,352	PRD:	104.72	MIN Sales Ratio:	38.48		

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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	109.11	110.69	91.35	30.04	121.17	38.48	167.00	53.09 to 166.33	3,327	3,040
5000 TO 9999	10	91.99	95.06	83.68	25.39	113.60	56.07	172.17	56.20 to 114.21	8,135	6,807
Total \$											
1 TO 9999	19	104.46	102.46	85.74	27.99	119.50	38.48	172.17	74.00 to 128.00	5,857	5,022
10000 TO 29999	36	91.25	98.43	91.79	23.56	107.23	50.00	203.55	84.41 to 103.19	23,640	21,698
30000 TO 59999	58	97.41	98.19	96.30	11.64	101.96	49.58	135.30	93.49 to 102.58	45,180	43,509
60000 TO 99999	64	93.91	94.04	91.47	11.24	102.81	58.78	160.51	90.85 to 96.14	82,790	75,727
100000 TO 149999	16	92.08	92.52	91.04	8.94	101.62	77.68	115.69	82.73 to 100.50	134,143	122,128
150000 TO 249999	6	92.62	89.79	89.71	3.94	100.09	79.13	93.72	79.13 to 93.72	188,250	168,881
ALL	199	94.16	96.59	92.24	15.32	104.72	38.48	203.55	92.40 to 96.14	61,091	56,352

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	25	98.02	97.22	81.44	27.34	119.38	38.48	172.17	74.00 to 107.91	26,505	21,585
10	2	99.22	99.22	94.78	14.36	104.69	84.98	113.47	N/A	21,800	20,662
20	54	96.11	98.06	94.15	16.76	104.15	49.58	203.55	92.40 to 102.42	35,831	33,734
30	111	92.47	95.60	92.08	12.04	103.82	56.07	197.37	91.70 to 95.04	76,086	70,057
40	6	95.99	99.13	97.52	5.93	101.65	92.95	115.69	92.95 to 115.69	150,250	146,519
60	1	92.28	92.28	92.28			92.28	92.28	N/A	169,000	155,955
ALL	199	94.16	96.59	92.24	15.32	104.72	38.48	203.55	92.40 to 96.14	61,091	56,352

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	26	101.02	99.30	90.46	24.40	109.77	38.48	172.17	81.60 to 107.98	26,293	23,784
100	4	108.40	103.72	90.00	21.11	115.24	68.38	129.70	N/A	9,787	8,808
101	92	94.61	96.86	92.56	11.70	104.64	49.58	197.37	92.95 to 96.34	73,207	67,763
102	12	94.63	99.46	96.22	17.97	103.36	74.76	160.51	81.73 to 112.78	70,583	67,918
103	1	84.82	84.82	84.82			84.82	84.82	N/A	175,000	148,435
104	58	91.95	95.38	91.04	14.17	104.77	67.84	203.55	88.19 to 95.79	59,337	54,018
106	4	73.37	78.33	100.36	32.37	78.05	53.09	113.48	N/A	22,187	22,267
111	2	95.75	95.75	95.63	1.66	100.13	94.16	97.34	N/A	73,500	70,287
ALL	199	94.16	96.59	92.24	15.32	104.72	38.48	203.55	92.40 to 96.14	61,091	56,352

**PA&T 2007 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

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TOTAL Adj.Sales Price:	12,157,192	MEAN:	97	AVG.ABS.DEV:	14.43	95% Mean C.I.:	93.52 to 99.67
TOTAL Assessed Value:	11,214,055						
AVG. Adj. Sales Price:	61,091	COD:	15.32	MAX Sales Ratio:	203.55		
AVG. Assessed Value:	56,352	PRD:	104.72	MIN Sales Ratio:	38.48		

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	32	99.01	98.56	91.75	21.54	107.42	38.48	172.17	90.12 to 105.72	32,394	29,721
10	1	129.70	129.70	129.70			129.70	129.70	N/A	1,650	2,140
20	28	94.10	99.96	96.37	19.88	103.72	53.09	203.55	86.53 to 107.06	24,889	23,985
30	111	93.49	95.31	92.03	13.02	103.56	49.58	197.37	91.86 to 96.24	68,837	63,353
40	21	94.27	96.14	93.30	10.94	103.05	78.35	145.11	86.43 to 101.96	82,380	76,857
50	3	92.28	88.12	87.69	4.99	100.49	79.13	92.95	N/A	180,666	158,426
60	3	93.63	92.29	91.88	6.33	100.44	82.73	100.50	N/A	169,666	155,890
<u>ALL</u>	<u>199</u>	<u>94.16</u>	<u>96.59</u>	<u>92.24</u>	<u>15.32</u>	<u>104.72</u>	<u>38.48</u>	<u>203.55</u>	<u>92.40 to 96.14</u>	<u>61,091</u>	<u>56,352</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:	37	<b>MEDIAN:</b>	<b>98</b>	COV:	75.72	95% Median C.I.:	90.00 to 103.71	(! : Derived)
TOTAL Sales Price:	3,152,646	WGT. MEAN:	96	STD:	87.45	95% Wgt. Mean C.I.:	81.39 to 110.73	
TOTAL Adj.Sales Price:	3,141,948	MEAN:	116	AVG.ABS.DEV:	38.40	95% Mean C.I.:	87.32 to 143.68	
TOTAL Assessed Value:	3,018,145							
AVG. Adj. Sales Price:	84,917	COD:	39.08	MAX Sales Ratio:	510.25			
AVG. Assessed Value:	81,571	PRD:	120.24	MIN Sales Ratio:	20.79			

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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	76.49	72.08	72.19	27.32	99.84	38.53	101.21	N/A	133,600	96,450
10/01/03 TO 12/31/03	2	94.01	94.01	94.13	0.32	99.86	93.70	94.31	N/A	324,746	305,695
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	7	103.71	104.65	93.43	16.19	112.01	68.48	132.00	68.48 to 132.00	40,105	37,470
10/01/04 TO 12/31/04	4	106.96	104.02	110.07	6.36	94.50	90.00	112.17	N/A	97,240	107,035
01/01/05 TO 03/31/05	4	95.35	95.62	95.54	3.85	100.09	91.45	100.33	N/A	157,000	149,991
04/01/05 TO 06/30/05	3	111.68	194.31	126.03	76.33	154.18	107.75	363.50	N/A	5,666	7,141
07/01/05 TO 09/30/05	3	102.50	148.77	183.99	58.54	80.86	81.90	261.90	N/A	71,000	130,630
10/01/05 TO 12/31/05	5	79.46	84.17	82.77	6.53	101.70	78.28	98.18	N/A	73,800	61,082
01/01/06 TO 03/31/06	4	116.34	202.06	100.42	102.04	201.21	65.33	510.25	N/A	17,675	17,750
04/01/06 TO 06/30/06	2	39.88	39.88	30.00	47.87	132.92	20.79	58.97	N/A	62,125	18,640
<u>Study Years</u>											
07/01/03 TO 06/30/04	5	93.70	80.85	85.76	17.18	94.27	38.53	101.21	N/A	210,058	180,148
07/01/04 TO 06/30/05	18	104.07	117.45	99.78	24.04	117.71	68.48	363.50	92.44 to 112.17	73,039	72,879
07/01/05 TO 06/30/06	14	83.69	125.37	103.68	70.57	120.91	20.79	510.25	65.33 to 131.30	55,496	57,541
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	11	104.43	104.42	103.10	12.66	101.29	68.48	132.00	83.95 to 124.56	60,882	62,766
01/01/05 TO 12/31/05	15	98.18	122.17	107.47	37.85	113.68	78.28	363.50	81.90 to 107.75	81,800	87,912
<u>ALL</u>											
	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BANCROFT	3	102.50	98.98	98.44	4.69	100.54	90.00	104.43	N/A	12,000	11,813
BEEEMER	3	100.33	97.85	98.78	7.40	99.06	85.48	107.75	N/A	89,666	88,573
RURAL	3	109.49	114.05	108.54	9.11	105.08	101.37	131.30	N/A	61,654	66,921
WEST POINT	19	92.44	98.54	98.92	23.41	99.61	58.97	261.90	78.28 to 103.71	125,233	123,884
WEST POINT V	2	85.27	85.27	47.43	54.81	179.78	38.53	132.00	N/A	26,250	12,450
WISNER	6	99.73	195.58	61.19	129.76	319.60	20.79	510.25	20.79 to 510.25	35,925	21,984
WISNER V	1	124.56	124.56	124.56			124.56	124.56	N/A	4,500	5,605
<u>ALL</u>											
	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

**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:	37	<b>MEDIAN:</b>	<b>98</b>	COV:	75.72	95% Median C.I.:	90.00 to 103.71	(! : Derived)
TOTAL Sales Price:	3,152,646	WGT. MEAN:	96	STD:	87.45	95% Wgt. Mean C.I.:	81.39 to 110.73	
TOTAL Adj.Sales Price:	3,141,948	MEAN:	116	AVG.ABS.DEV:	38.40	95% Mean C.I.:	87.32 to 143.68	
TOTAL Assessed Value:	3,018,145							
AVG. Adj. Sales Price:	84,917	COD:	39.08	MAX Sales Ratio:	510.25			
AVG. Assessed Value:	81,571	PRD:	120.24	MIN Sales Ratio:	20.79			

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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	35	98.18	115.22	95.35	40.06	120.84	20.79	510.25	85.48 to 103.25	85,485	81,510
3	2	120.40	120.40	110.22	9.06	109.23	109.49	131.30	N/A	74,981	82,642
ALL	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

**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	29	98.18	111.99	97.31	32.21	115.08	20.79	510.25	85.48 to 103.25	103,663	100,874
2	8	118.12	128.23	68.37	50.46	187.56	38.53	363.50	38.53 to 363.50	16,962	11,597
ALL	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0014											
11-0020											
19-0059											
20-0001	26	94.01	99.12	98.56	24.07	100.57	38.53	261.90	81.90 to 107.75	109,649	108,065
20-0020	3	102.50	98.98	98.44	4.69	100.54	90.00	104.43	N/A	12,000	11,813
20-0030	8	101.29	174.92	67.83	98.72	257.90	20.79	510.25	20.79 to 510.25	31,881	21,623
27-0046											
27-0062											
27-0594											
87-0001											
NonValid School											
ALL	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

**PA&T 2007 R&O Statistics**

Base Stat

State Stat Run

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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	8	118.12	128.23	68.37	50.46	187.56	38.53	363.50	38.53 to 363.50	16,962	11,597
Prior TO 1860	1	510.25	510.25	510.25			510.25	510.25	N/A	2,000	10,205
1860 TO 1899											
1900 TO 1919	7	102.50	100.92	98.96	7.48	101.99	83.95	116.62	83.95 to 116.62	15,291	15,132
1920 TO 1939	1	98.18	98.18	98.18			98.18	98.18	N/A	60,000	58,910
1940 TO 1949	1	81.90	81.90	81.90			81.90	81.90	N/A	86,000	70,435
1950 TO 1959	1	98.25	98.25	98.25			98.25	98.25	N/A	20,000	19,650
1960 TO 1969	1	78.28	78.28	78.28			78.28	78.28	N/A	65,000	50,880
1970 TO 1979	6	98.07	124.08	124.91	34.96	99.33	85.48	261.90	85.48 to 261.90	118,493	148,012
1980 TO 1989	6	94.01	82.15	86.27	18.61	95.21	20.79	103.25	20.79 to 103.25	163,123	140,734
1990 TO 1994	2	84.41	84.41	92.43	18.87	91.32	68.48	100.33	N/A	158,250	146,265
1995 TO 1999	3	79.46	89.37	88.54	14.97	100.94	76.49	112.17	N/A	220,000	194,783
2000 TO Present											
ALL	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

**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	5	124.56	241.45	194.84	106.74	123.92	101.21	510.25	N/A	2,560	4,988
5000 TO 9999	3	131.30	121.93	119.65	7.49	101.91	102.50	132.00	N/A	5,666	6,780
Total \$											
1 TO 9999	8	127.93	196.63	151.95	68.50	129.41	101.21	510.25	101.21 to 510.25	3,725	5,660
10000 TO 29999	6	94.13	92.53	88.72	13.02	104.29	65.33	111.68	65.33 to 111.68	20,117	17,848
30000 TO 59999	7	91.45	84.94	83.90	21.91	101.24	38.53	116.62	38.53 to 116.62	39,320	32,990
60000 TO 99999	7	79.46	75.76	73.67	20.82	102.83	20.79	103.25	20.79 to 103.25	79,821	58,807
100000 TO 149999	3	109.49	150.28	147.64	55.55	101.79	79.45	261.90	N/A	128,321	189,448
150000 TO 249999	3	100.33	102.07	102.35	6.14	99.72	93.70	112.17	N/A	213,666	218,695
250000 TO 499999	3	92.44	87.75	88.27	6.43	99.41	76.49	94.31	N/A	377,164	332,920
ALL	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

**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:	37	<b>MEDIAN:</b>	<b>98</b>	COV:	75.72	95% Median C.I.:	90.00 to 103.71	(! : Derived)
TOTAL Sales Price:	3,152,646	WGT. MEAN:	96	STD:	87.45	95% Wgt. Mean C.I.:	81.39 to 110.73	
TOTAL Adj.Sales Price:	3,141,948	MEAN:	116	AVG.ABS.DEV:	38.40	95% Mean C.I.:	87.32 to 143.68	
TOTAL Assessed Value:	3,018,145							
AVG. Adj. Sales Price:	84,917	COD:	39.08	MAX Sales Ratio:	510.25			
AVG. Assessed Value:	81,571	PRD:	120.24	MIN Sales Ratio:	20.79			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	107.75	190.82	144.92	81.14	131.67	101.21	363.50	N/A	2,100	3,043
5000 TO 9999	4	127.93	122.59	120.67	7.08	101.59	102.50	132.00	N/A	5,375	6,486
Total \$ _____											
1 TO 9999	7	124.56	151.83	126.17	36.17	120.34	101.21	363.50	101.21 to 363.50	3,971	5,010
10000 TO 29999	10	87.74	118.37	58.71	73.57	201.62	20.79	510.25	38.53 to 111.68	29,445	17,287
30000 TO 59999	8	94.82	92.76	89.34	12.88	103.82	68.48	116.62	68.48 to 116.62	50,155	44,810
60000 TO 99999	4	80.68	86.02	85.00	8.13	101.19	79.45	103.25	N/A	95,250	80,966
150000 TO 249999	4	104.91	103.92	103.67	6.58	100.24	93.70	112.17	N/A	196,490	203,701
250000 TO 499999	4	93.38	131.29	104.92	50.14	125.13	76.49	261.90	N/A	312,873	328,260
ALL _____											
	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	95.57	112.61	59.36	62.78	189.72	20.79	363.50	38.53 to 132.00	34,995	20,771
10	6	95.60	94.00	87.96	13.79	106.86	68.48	116.62	68.48 to 116.62	34,756	30,571
20	20	99.29	124.45	103.29	37.15	120.49	76.49	510.25	91.45 to 104.43	106,098	109,588
30	1	94.31	94.31	94.31			94.31	94.31	N/A	461,493	435,235
ALL _____											
	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

**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:	37	<b>MEDIAN:</b>	<b>98</b>	COV:	75.72	95% Median C.I.:	90.00 to 103.71	(! : Derived)
TOTAL Sales Price:	3,152,646	WGT. MEAN:	96	STD:	87.45	95% Wgt. Mean C.I.:	81.39 to 110.73	
TOTAL Adj.Sales Price:	3,141,948	MEAN:	116	AVG.ABS.DEV:	38.40	95% Mean C.I.:	87.32 to 143.68	
TOTAL Assessed Value:	3,018,145							
AVG. Adj. Sales Price:	84,917	COD:	39.08	MAX Sales Ratio:	510.25			
AVG. Assessed Value:	81,571	PRD:	120.24	MIN Sales Ratio:	20.79			

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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)	8	118.12	128.23	68.37	50.46	187.56	38.53	363.50	38.53 to 363.50	16,962	11,597
326	2	101.86	101.86	102.09	0.63	99.77	101.21	102.50	N/A	5,150	5,257
341	1	93.70	93.70	93.70			93.70	93.70	N/A	188,000	176,155
344	1	98.18	98.18	98.18			98.18	98.18	N/A	60,000	58,910
352	3	81.90	85.22	90.04	6.05	94.65	79.45	94.31	N/A	222,497	200,338
353	2	313.44	313.44	141.22	62.79	221.95	116.62	510.25	N/A	16,000	22,595
386	1	101.37	101.37	101.37			101.37	101.37	N/A	35,000	35,480
406	4	104.04	99.93	101.38	9.64	98.57	79.46	112.17	N/A	137,500	139,392
442	2	94.19	94.19	90.01	10.87	104.65	83.95	104.43	N/A	25,370	22,835
444	1	76.49	76.49	76.49			76.49	76.49	N/A	350,000	267,710
471	2	96.85	96.85	100.57	7.08	96.31	90.00	103.71	N/A	30,500	30,672
472	1	20.79	20.79	20.79			20.79	20.79	N/A	94,250	19,590
494	3	103.25	144.54	161.81	62.44	89.33	68.48	261.90	N/A	92,833	150,211
528	4	95.35	94.62	95.47	9.71	99.10	78.28	109.49	N/A	137,490	131,266
530	1	85.48	85.48	85.48			85.48	85.48	N/A	29,000	24,790
555	1	91.45	91.45	91.45			91.45	91.45	N/A	50,000	45,725
<u>ALL</u>											
	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

**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	98.22	111.43	89.47	35.56	124.54	20.79	510.25	85.48 to 103.71	83,943	75,107
04	1	261.90	261.90	261.90			261.90	261.90	N/A	120,000	314,280
<u>ALL</u>											
	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	202	<b>MEDIAN:</b>	<b>94</b>	COV:	24.49	95% Median C.I.:	92.29 to 96.04
TOTAL Sales Price:	12,445,892	WGT. MEAN:	91	STD:	23.63	95% Wgt. Mean C.I.:	89.03 to 93.58
TOTAL Adj.Sales Price:	12,435,692	MEAN:	96	AVG.ABS.DEV:	15.61	95% Mean C.I.:	93.21 to 99.73
TOTAL Assessed Value:	11,354,305						
AVG. Adj. Sales Price:	61,562	COD:	16.66	MAX Sales Ratio:	203.55		
AVG. Assessed Value:	56,209	PRD:	105.66	MIN Sales Ratio:	38.48		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	27	94.27	94.71	95.03	12.25	99.67	39.27	122.07	89.87 to 104.50	51,690	49,121
10/01/04 TO 12/31/04	19	95.79	99.51	97.21	10.34	102.37	84.41	135.30	90.04 to 107.23	66,742	64,877
01/01/05 TO 03/31/05	25	94.69	95.94	93.90	13.32	102.17	50.00	123.50	91.32 to 108.11	66,058	62,030
04/01/05 TO 06/30/05	27	95.11	97.09	90.94	13.38	106.76	72.91	197.37	86.22 to 98.27	67,570	61,447
07/01/05 TO 09/30/05	30	92.86	94.29	89.20	17.29	105.70	53.09	166.33	86.76 to 100.00	57,665	51,437
10/01/05 TO 12/31/05	25	91.99	94.75	90.76	12.45	104.40	71.79	139.87	82.73 to 96.34	65,508	59,452
01/01/06 TO 03/31/06	26	92.16	94.54	86.73	24.42	109.00	38.48	168.52	79.13 to 101.52	66,676	57,825
04/01/06 TO 06/30/06	23	96.95	102.80	88.10	27.85	116.69	56.07	203.55	80.64 to 112.26	51,950	45,766
<u>Study Years</u>											
07/01/04 TO 06/30/05	98	94.77	96.61	93.96	12.50	102.82	39.27	197.37	92.37 to 96.76	62,648	58,865
07/01/05 TO 06/30/06	104	92.80	96.34	88.71	20.58	108.60	38.48	203.55	89.89 to 96.34	60,539	53,706
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	107	93.49	95.49	91.17	14.34	104.73	50.00	197.37	91.32 to 95.99	63,958	58,311
<u>ALL</u>											
	202	93.74	96.47	91.30	16.66	105.66	38.48	203.55	92.29 to 96.04	61,562	56,209

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BANCROFT	14	97.81	110.06	88.57	27.35	124.26	58.78	203.55	84.41 to 125.62	39,326	34,832
BANCROFT V	1	128.00	128.00	128.00			128.00	128.00	N/A	3,000	3,840
BEEMER	17	97.62	105.22	99.79	23.16	105.44	39.27	172.14	89.17 to 118.51	44,352	44,259
COTTONWOOD	1	74.00	74.00	74.00			74.00	74.00	N/A	9,000	6,660
HIDDEN MEADOWS	6	97.41	94.21	94.90	10.24	99.27	65.80	110.00	65.80 to 110.00	34,000	32,267
RURAL	29	91.95	90.59	86.03	20.36	105.29	38.48	135.30	72.91 to 103.05	74,485	64,082
WEST POINT	89	93.13	94.64	92.94	11.77	101.83	50.00	160.51	92.04 to 96.14	74,182	68,946
WISNER	45	94.05	96.46	88.97	17.46	108.41	49.58	167.00	86.76 to 96.76	47,840	42,565
<u>ALL</u>											
	202	93.74	96.47	91.30	16.66	105.66	38.48	203.55	92.29 to 96.04	61,562	56,209

**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	166	93.74	97.72	92.38	16.22	105.78	39.27	203.55	92.29 to 96.04	60,618	55,997
2	1	56.20	56.20	56.20			56.20	56.20	N/A	12,750	7,165
3	35	95.39	91.72	86.92	17.71	105.52	38.48	135.30	80.31 to 99.55	67,437	58,614
<u>ALL</u>											
	202	93.74	96.47	91.30	16.66	105.66	38.48	203.55	92.29 to 96.04	61,562	56,209

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	202	<b>MEDIAN:</b>	<b>94</b>	COV:	24.49	95% Median C.I.:	92.29 to 96.04
TOTAL Sales Price:	12,445,892	WGT. MEAN:	91	STD:	23.63	95% Wgt. Mean C.I.:	89.03 to 93.58
TOTAL Adj.Sales Price:	12,435,692	MEAN:	96	AVG.ABS.DEV:	15.61	95% Mean C.I.:	93.21 to 99.73
TOTAL Assessed Value:	11,354,305						
AVG. Adj. Sales Price:	61,562	COD:	16.66	MAX Sales Ratio:	203.55		
AVG. Assessed Value:	56,209	PRD:	105.66	MIN Sales Ratio:	38.48		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	179	93.49	96.61	91.58	14.94	105.49	49.58	203.55	92.18 to 95.79	66,922	61,288
2	23	100.00	95.39	84.03	27.47	113.53	38.48	167.00	66.17 to 109.11	19,853	16,681
ALL											
	202	93.74	96.47	91.30	16.66	105.66	38.48	203.55	92.29 to 96.04	61,562	56,209

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	198	93.74	96.33	91.31	16.50	105.50	38.48	203.55	92.28 to 96.04	62,608	57,167
06											
07	4	108.40	103.72	90.00	21.11	115.24	68.38	129.70	N/A	9,787	8,808
ALL											
	202	93.74	96.47	91.30	16.66	105.66	38.48	203.55	92.29 to 96.04	61,562	56,209

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0014	1	103.05	103.05	103.05			103.05	103.05	N/A	55,000	56,675
11-0020											
19-0059	1	72.91	72.91	72.91			72.91	72.91	N/A	143,000	104,260
20-0001	128	93.47	95.06	92.39	14.54	102.88	39.27	172.14	92.18 to 96.34	68,559	63,345
20-0020	19	99.37	108.42	88.29	26.30	122.81	58.78	203.55	84.41 to 125.62	44,806	39,557
20-0030	51	94.05	96.00	89.62	17.82	107.12	38.48	167.00	90.04 to 96.04	49,190	44,084
27-0046											
27-0062											
27-0594	2	93.83	93.83	83.57	11.37	112.27	83.16	104.50	N/A	51,000	42,622
87-0001											
NonValid School											
ALL											
	202	93.74	96.47	91.30	16.66	105.66	38.48	203.55	92.29 to 96.04	61,562	56,209

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	202	<b>MEDIAN:</b>	<b>94</b>	COV:	24.49	95% Median C.I.:	92.29 to 96.04
TOTAL Sales Price:	12,445,892	WGT. MEAN:	91	STD:	23.63	95% Wgt. Mean C.I.:	89.03 to 93.58
TOTAL Adj.Sales Price:	12,435,692	MEAN:	96	AVG.ABS.DEV:	15.61	95% Mean C.I.:	93.21 to 99.73
TOTAL Assessed Value:	11,354,305						
AVG. Adj. Sales Price:	61,562	COD:	16.66	MAX Sales Ratio:	203.55		
AVG. Assessed Value:	56,209	PRD:	105.66	MIN Sales Ratio:	38.48		

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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	23	100.00	95.39	84.03	27.47	113.53	38.48	167.00	66.17 to 109.11	19,853	16,681
Prior TO 1860											
1860 TO 1899	16	90.86	101.56	91.27	23.20	111.28	70.52	203.55	79.61 to 113.90	39,593	36,136
1900 TO 1919	44	94.10	97.66	94.01	13.88	103.88	67.84	172.14	89.17 to 103.05	46,297	43,523
1920 TO 1939	37	95.99	100.28	94.21	20.51	106.44	49.58	197.37	91.29 to 107.06	60,813	57,293
1940 TO 1949	11	95.18	102.69	95.23	18.86	107.83	69.01	148.00	77.81 to 145.11	60,409	57,530
1950 TO 1959	22	95.04	94.22	95.03	9.36	99.15	53.09	115.69	91.60 to 102.42	64,920	61,695
1960 TO 1969	15	93.11	92.76	91.43	8.44	101.45	68.38	129.70	85.52 to 95.83	69,402	63,458
1970 TO 1979	20	93.12	91.49	88.55	9.19	103.31	70.85	112.70	84.82 to 96.95	94,903	84,041
1980 TO 1989	6	84.66	87.56	80.72	16.54	108.47	58.78	123.50	58.78 to 123.50	111,500	90,005
1990 TO 1994	1	74.73	74.73	74.73			74.73	74.73	N/A	200,000	149,465
1995 TO 1999	3	96.04	91.89	89.52	7.42	102.65	79.13	100.50	N/A	142,833	127,858
2000 TO Present	4	92.62	90.40	90.76	3.12	99.60	82.73	93.63	N/A	182,250	165,415
ALL	202	93.74	96.47	91.30	16.66	105.66	38.48	203.55	92.29 to 96.04	61,562	56,209

**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	9	128.00	121.28	121.76	19.98	99.61	53.09	167.00	100.00 to 166.33	2,494	3,037
5000 TO 9999	7	104.46	93.43	92.62	19.38	100.88	39.27	123.50	39.27 to 123.50	7,085	6,562
Total \$											
1 TO 9999	16	108.51	109.10	101.70	22.91	107.27	39.27	167.00	90.67 to 129.70	4,503	4,579
10000 TO 29999	31	93.30	103.14	98.50	32.89	104.71	38.48	203.55	81.67 to 113.47	19,187	18,899
30000 TO 59999	66	99.01	99.94	99.95	13.04	99.99	63.26	160.51	93.49 to 103.48	42,173	42,151
60000 TO 99999	54	94.43	92.67	92.51	8.59	100.17	49.58	121.30	91.32 to 96.18	77,764	71,939
100000 TO 149999	23	83.16	83.63	83.35	12.45	100.34	58.78	115.69	76.01 to 91.95	114,786	95,669
150000 TO 249999	12	84.63	85.05	85.18	6.72	99.85	72.86	93.72	79.13 to 92.95	178,833	152,333
ALL	202	93.74	96.47	91.30	16.66	105.66	38.48	203.55	92.29 to 96.04	61,562	56,209

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	202	<b>MEDIAN:</b>	<b>94</b>	COV:	24.49	95% Median C.I.:	92.29 to 96.04
TOTAL Sales Price:	12,445,892	WGT. MEAN:	91	STD:	23.63	95% Wgt. Mean C.I.:	89.03 to 93.58
TOTAL Adj.Sales Price:	12,435,692	MEAN:	96	AVG.ABS.DEV:	15.61	95% Mean C.I.:	93.21 to 99.73
TOTAL Assessed Value:	11,354,305						
AVG. Adj. Sales Price:	61,562	COD:	16.66	MAX Sales Ratio:	203.55		
AVG. Assessed Value:	56,209	PRD:	105.66	MIN Sales Ratio:	38.48		

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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	109.11	106.30	84.85	32.45	125.29	38.48	167.00	39.27 to 166.33	3,677	3,120
5000 TO 9999	8	91.99	87.10	80.15	19.42	108.68	56.07	114.21	56.07 to 114.21	8,856	7,098
Total \$											
1 TO 9999	19	104.46	98.22	81.86	28.19	119.99	38.48	167.00	56.20 to 128.00	5,857	4,795
10000 TO 29999	36	90.08	101.09	92.64	26.83	109.12	50.00	203.55	84.41 to 104.35	23,348	21,629
30000 TO 59999	60	96.52	98.35	95.35	13.22	103.14	49.58	172.14	92.42 to 102.58	45,474	43,360
60000 TO 99999	64	93.91	94.18	91.39	11.59	103.05	58.78	160.51	90.13 to 96.18	82,493	75,390
100000 TO 149999	17	91.29	89.14	87.14	11.02	102.30	71.79	115.69	74.73 to 100.50	138,017	120,272
150000 TO 249999	6	92.62	89.79	89.71	3.94	100.09	79.13	93.72	79.13 to 93.72	188,250	168,881
ALL	202	93.74	96.47	91.30	16.66	105.66	38.48	203.55	92.29 to 96.04	61,562	56,209

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	25	98.02	93.99	80.79	27.51	116.35	38.48	167.00	66.17 to 107.91	26,505	21,412
10	2	99.22	99.22	94.78	14.36	104.69	84.98	113.47	N/A	21,800	20,662
20	55	96.24	100.07	94.36	19.67	106.05	49.58	203.55	89.89 to 104.35	35,389	33,393
30	113	92.41	95.12	90.74	12.85	104.82	56.07	197.37	91.32 to 94.89	77,102	69,964
40	6	95.99	99.13	97.52	5.93	101.65	92.95	115.69	92.95 to 115.69	150,250	146,519
60	1	92.28	92.28	92.28			92.28	92.28	N/A	169,000	155,955
ALL	202	93.74	96.47	91.30	16.66	105.66	38.48	203.55	92.29 to 96.04	61,562	56,209

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	26	101.02	96.02	89.51	24.38	107.27	38.48	167.00	74.00 to 107.91	26,293	23,535
100	4	108.40	103.72	90.00	21.11	115.24	68.38	129.70	N/A	9,787	8,808
101	93	94.53	97.29	91.62	13.14	106.19	49.58	197.37	92.42 to 96.37	74,571	68,318
102	13	89.36	99.64	96.52	17.88	103.24	74.76	160.51	83.16 to 118.51	70,307	67,860
103	1	84.82	84.82	84.82			84.82	84.82	N/A	175,000	148,435
104	59	91.86	95.51	89.42	16.25	106.82	60.80	203.55	86.76 to 95.39	58,526	52,333
106	4	73.37	76.45	94.87	29.81	80.58	53.09	105.98	N/A	22,187	21,050
111	2	103.43	103.43	102.73	8.96	100.68	94.16	112.70	N/A	73,500	75,510
ALL	202	93.74	96.47	91.30	16.66	105.66	38.48	203.55	92.29 to 96.04	61,562	56,209

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	202	<b>MEDIAN:</b>	<b>94</b>	COV:	24.49	95% Median C.I.:	92.29 to 96.04
TOTAL Sales Price:	12,445,892	WGT. MEAN:	91	STD:	23.63	95% Wgt. Mean C.I.:	89.03 to 93.58
TOTAL Adj.Sales Price:	12,435,692	MEAN:	96	AVG.ABS.DEV:	15.61	95% Mean C.I.:	93.21 to 99.73
TOTAL Assessed Value:	11,354,305						
AVG. Adj. Sales Price:	61,562	COD:	16.66	MAX Sales Ratio:	203.55		
AVG. Assessed Value:	56,209	PRD:	105.66	MIN Sales Ratio:	38.48		

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	32	99.01	95.90	91.01	21.80	105.38	38.48	167.00	90.12 to 105.72	32,394	29,481
10	1	129.70	129.70	129.70			129.70	129.70	N/A	1,650	2,140
20	29	95.18	104.37	98.56	23.78	105.89	53.09	203.55	86.53 to 113.47	24,427	24,076
30	112	92.77	94.86	90.85	14.11	104.42	49.58	197.37	91.59 to 95.39	68,821	62,521
40	22	94.22	95.29	91.46	11.52	104.18	74.73	145.11	82.31 to 101.96	87,727	80,237
50	3	92.28	88.12	87.69	4.99	100.49	79.13	92.95	N/A	180,666	158,426
60	3	93.63	92.29	91.88	6.33	100.44	82.73	100.50	N/A	169,666	155,890
<u>ALL</u>	<u>202</u>	<u>93.74</u>	<u>96.47</u>	<u>91.30</u>	<u>16.66</u>	<u>105.66</u>	<u>38.48</u>	<u>203.55</u>	<u>92.29 to 96.04</u>	<u>61,562</u>	<u>56,209</u>

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	37	<b>MEDIAN:</b>	<b>98</b>	COV:	75.72	95% Median C.I.:	90.00 to 103.71	(! : Derived)
TOTAL Sales Price:	3,152,646	WGT. MEAN:	96	STD:	87.45	95% Wgt. Mean C.I.:	81.39 to 110.73	
TOTAL Adj.Sales Price:	3,141,948	MEAN:	116	AVG.ABS.DEV:	38.40	95% Mean C.I.:	87.32 to 143.68	
TOTAL Assessed Value:	3,018,145							
AVG. Adj. Sales Price:	84,917	COD:	39.08	MAX Sales Ratio:	510.25			
AVG. Assessed Value:	81,571	PRD:	120.24	MIN Sales Ratio:	20.79			

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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	76.49	72.08	72.19	27.32	99.84	38.53	101.21	N/A	133,600	96,450
10/01/03 TO 12/31/03	2	94.01	94.01	94.13	0.32	99.86	93.70	94.31	N/A	324,746	305,695
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	7	103.71	104.65	93.43	16.19	112.01	68.48	132.00	68.48 to 132.00	40,105	37,470
10/01/04 TO 12/31/04	4	106.96	104.02	110.07	6.36	94.50	90.00	112.17	N/A	97,240	107,035
01/01/05 TO 03/31/05	4	95.35	95.62	95.54	3.85	100.09	91.45	100.33	N/A	157,000	149,991
04/01/05 TO 06/30/05	3	111.68	194.31	126.03	76.33	154.18	107.75	363.50	N/A	5,666	7,141
07/01/05 TO 09/30/05	3	102.50	148.77	183.99	58.54	80.86	81.90	261.90	N/A	71,000	130,630
10/01/05 TO 12/31/05	5	79.46	84.17	82.77	6.53	101.70	78.28	98.18	N/A	73,800	61,082
01/01/06 TO 03/31/06	4	116.34	202.06	100.42	102.04	201.21	65.33	510.25	N/A	17,675	17,750
04/01/06 TO 06/30/06	2	39.88	39.88	30.00	47.87	132.92	20.79	58.97	N/A	62,125	18,640
<u>Study Years</u>											
07/01/03 TO 06/30/04	5	93.70	80.85	85.76	17.18	94.27	38.53	101.21	N/A	210,058	180,148
07/01/04 TO 06/30/05	18	104.07	117.45	99.78	24.04	117.71	68.48	363.50	92.44 to 112.17	73,039	72,879
07/01/05 TO 06/30/06	14	83.69	125.37	103.68	70.57	120.91	20.79	510.25	65.33 to 131.30	55,496	57,541
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	11	104.43	104.42	103.10	12.66	101.29	68.48	132.00	83.95 to 124.56	60,882	62,766
01/01/05 TO 12/31/05	15	98.18	122.17	107.47	37.85	113.68	78.28	363.50	81.90 to 107.75	81,800	87,912
<u>ALL</u>											
	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BANCROFT	3	102.50	98.98	98.44	4.69	100.54	90.00	104.43	N/A	12,000	11,813
BEEEMER	3	100.33	97.85	98.78	7.40	99.06	85.48	107.75	N/A	89,666	88,573
RURAL	3	109.49	114.05	108.54	9.11	105.08	101.37	131.30	N/A	61,654	66,921
WEST POINT	19	92.44	98.54	98.92	23.41	99.61	58.97	261.90	78.28 to 103.71	125,233	123,884
WEST POINT V	2	85.27	85.27	47.43	54.81	179.78	38.53	132.00	N/A	26,250	12,450
WISNER	6	99.73	195.58	61.19	129.76	319.60	20.79	510.25	20.79 to 510.25	35,925	21,984
WISNER V	1	124.56	124.56	124.56			124.56	124.56	N/A	4,500	5,605
<u>ALL</u>											
	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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TOTAL Sales Price:	3,152,646	WGT. MEAN:	96	STD:	87.45	95% Wgt. Mean C.I.:	81.39 to 110.73	
TOTAL Adj.Sales Price:	3,141,948	MEAN:	116	AVG.ABS.DEV:	38.40	95% Mean C.I.:	87.32 to 143.68	
TOTAL Assessed Value:	3,018,145							
AVG. Adj. Sales Price:	84,917	COD:	39.08	MAX Sales Ratio:	510.25			
AVG. Assessed Value:	81,571	PRD:	120.24	MIN Sales Ratio:	20.79			

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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	35	98.18	115.22	95.35	40.06	120.84	20.79	510.25	85.48 to 103.25	85,485	81,510
3	2	120.40	120.40	110.22	9.06	109.23	109.49	131.30	N/A	74,981	82,642
ALL	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

**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	29	98.18	111.99	97.31	32.21	115.08	20.79	510.25	85.48 to 103.25	103,663	100,874
2	8	118.12	128.23	68.37	50.46	187.56	38.53	363.50	38.53 to 363.50	16,962	11,597
ALL	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0014											
11-0020											
19-0059											
20-0001	26	94.01	99.12	98.56	24.07	100.57	38.53	261.90	81.90 to 107.75	109,649	108,065
20-0020	3	102.50	98.98	98.44	4.69	100.54	90.00	104.43	N/A	12,000	11,813
20-0030	8	101.29	174.92	67.83	98.72	257.90	20.79	510.25	20.79 to 510.25	31,881	21,623
27-0046											
27-0062											
27-0594											
87-0001											
NonValid School											
ALL	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

# PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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TOTAL Sales Price:	3,152,646	WGT. MEAN:	96	STD:	87.45	95% Wgt. Mean C.I.:	81.39 to 110.73	
TOTAL Adj. Sales Price:	3,141,948	MEAN:	116	AVG. ABS. DEV:	38.40	95% Mean C.I.:	87.32 to 143.68	
TOTAL Assessed Value:	3,018,145							
AVG. Adj. Sales Price:	84,917	COD:	39.08	MAX Sales Ratio:	510.25			
AVG. Assessed Value:	81,571	PRD:	120.24	MIN Sales Ratio:	20.79			

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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	8	118.12	128.23	68.37	50.46	187.56	38.53	363.50	38.53 to 363.50	16,962	11,597
Prior TO 1860	1	510.25	510.25	510.25			510.25	510.25	N/A	2,000	10,205
1860 TO 1899											
1900 TO 1919	7	102.50	100.92	98.96	7.48	101.99	83.95	116.62	83.95 to 116.62	15,291	15,132
1920 TO 1939	1	98.18	98.18	98.18			98.18	98.18	N/A	60,000	58,910
1940 TO 1949	1	81.90	81.90	81.90			81.90	81.90	N/A	86,000	70,435
1950 TO 1959	1	98.25	98.25	98.25			98.25	98.25	N/A	20,000	19,650
1960 TO 1969	1	78.28	78.28	78.28			78.28	78.28	N/A	65,000	50,880
1970 TO 1979	6	98.07	124.08	124.91	34.96	99.33	85.48	261.90	85.48 to 261.90	118,493	148,012
1980 TO 1989	6	94.01	82.15	86.27	18.61	95.21	20.79	103.25	20.79 to 103.25	163,123	140,734
1990 TO 1994	2	84.41	84.41	92.43	18.87	91.32	68.48	100.33	N/A	158,250	146,265
1995 TO 1999	3	79.46	89.37	88.54	14.97	100.94	76.49	112.17	N/A	220,000	194,783
2000 TO Present											
ALL	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

**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	5	124.56	241.45	194.84	106.74	123.92	101.21	510.25	N/A	2,560	4,988
5000 TO 9999	3	131.30	121.93	119.65	7.49	101.91	102.50	132.00	N/A	5,666	6,780
Total \$											
1 TO 9999	8	127.93	196.63	151.95	68.50	129.41	101.21	510.25	101.21 to 510.25	3,725	5,660
10000 TO 29999	6	94.13	92.53	88.72	13.02	104.29	65.33	111.68	65.33 to 111.68	20,117	17,848
30000 TO 59999	7	91.45	84.94	83.90	21.91	101.24	38.53	116.62	38.53 to 116.62	39,320	32,990
60000 TO 99999	7	79.46	75.76	73.67	20.82	102.83	20.79	103.25	20.79 to 103.25	79,821	58,807
100000 TO 149999	3	109.49	150.28	147.64	55.55	101.79	79.45	261.90	N/A	128,321	189,448
150000 TO 249999	3	100.33	102.07	102.35	6.14	99.72	93.70	112.17	N/A	213,666	218,695
250000 TO 499999	3	92.44	87.75	88.27	6.43	99.41	76.49	94.31	N/A	377,164	332,920
ALL	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

**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:	37	<b>MEDIAN:</b>	<b>98</b>	COV:	75.72	95% Median C.I.:	90.00 to 103.71	(! : Derived)
TOTAL Sales Price:	3,152,646	WGT. MEAN:	96	STD:	87.45	95% Wgt. Mean C.I.:	81.39 to 110.73	
TOTAL Adj.Sales Price:	3,141,948	MEAN:	116	AVG.ABS.DEV:	38.40	95% Mean C.I.:	87.32 to 143.68	
TOTAL Assessed Value:	3,018,145							
AVG. Adj. Sales Price:	84,917	COD:	39.08	MAX Sales Ratio:	510.25			
AVG. Assessed Value:	81,571	PRD:	120.24	MIN Sales Ratio:	20.79			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	107.75	190.82	144.92	81.14	131.67	101.21	363.50	N/A	2,100	3,043
5000 TO 9999	4	127.93	122.59	120.67	7.08	101.59	102.50	132.00	N/A	5,375	6,486
Total \$ _____											
1 TO 9999	7	124.56	151.83	126.17	36.17	120.34	101.21	363.50	101.21 to 363.50	3,971	5,010
10000 TO 29999	10	87.74	118.37	58.71	73.57	201.62	20.79	510.25	38.53 to 111.68	29,445	17,287
30000 TO 59999	8	94.82	92.76	89.34	12.88	103.82	68.48	116.62	68.48 to 116.62	50,155	44,810
60000 TO 99999	4	80.68	86.02	85.00	8.13	101.19	79.45	103.25	N/A	95,250	80,966
150000 TO 249999	4	104.91	103.92	103.67	6.58	100.24	93.70	112.17	N/A	196,490	203,701
250000 TO 499999	4	93.38	131.29	104.92	50.14	125.13	76.49	261.90	N/A	312,873	328,260
ALL _____											
	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	95.57	112.61	59.36	62.78	189.72	20.79	363.50	38.53 to 132.00	34,995	20,771
10	6	95.60	94.00	87.96	13.79	106.86	68.48	116.62	68.48 to 116.62	34,756	30,571
20	20	99.29	124.45	103.29	37.15	120.49	76.49	510.25	91.45 to 104.43	106,098	109,588
30	1	94.31	94.31	94.31			94.31	94.31	N/A	461,493	435,235
ALL _____											
	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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TOTAL Assessed Value:	3,018,145							
AVG. Adj. Sales Price:	84,917	COD:	39.08	MAX Sales Ratio:	510.25			
AVG. Assessed Value:	81,571	PRD:	120.24	MIN Sales Ratio:	20.79			

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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)	8	118.12	128.23	68.37	50.46	187.56	38.53	363.50	38.53 to 363.50	16,962	11,597
326	2	101.86	101.86	102.09	0.63	99.77	101.21	102.50	N/A	5,150	5,257
341	1	93.70	93.70	93.70			93.70	93.70	N/A	188,000	176,155
344	1	98.18	98.18	98.18			98.18	98.18	N/A	60,000	58,910
352	3	81.90	85.22	90.04	6.05	94.65	79.45	94.31	N/A	222,497	200,338
353	2	313.44	313.44	141.22	62.79	221.95	116.62	510.25	N/A	16,000	22,595
386	1	101.37	101.37	101.37			101.37	101.37	N/A	35,000	35,480
406	4	104.04	99.93	101.38	9.64	98.57	79.46	112.17	N/A	137,500	139,392
442	2	94.19	94.19	90.01	10.87	104.65	83.95	104.43	N/A	25,370	22,835
444	1	76.49	76.49	76.49			76.49	76.49	N/A	350,000	267,710
471	2	96.85	96.85	100.57	7.08	96.31	90.00	103.71	N/A	30,500	30,672
472	1	20.79	20.79	20.79			20.79	20.79	N/A	94,250	19,590
494	3	103.25	144.54	161.81	62.44	89.33	68.48	261.90	N/A	92,833	150,211
528	4	95.35	94.62	95.47	9.71	99.10	78.28	109.49	N/A	137,490	131,266
530	1	85.48	85.48	85.48			85.48	85.48	N/A	29,000	24,790
555	1	91.45	91.45	91.45			91.45	91.45	N/A	50,000	45,725
<u>ALL</u>											
	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

**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	98.22	111.43	89.47	35.56	124.54	20.79	510.25	85.48 to 103.71	83,943	75,107
04	1	261.90	261.90	261.90			261.90	261.90	N/A	120,000	314,280
<u>ALL</u>											
	37	98.25	115.50	96.06	39.08	120.24	20.79	510.25	90.00 to 103.71	84,917	81,571

**2007 Assessment Survey for Cuming County**  
**2/15/2007**

**I. General Information**

**A. Staffing and Funding Information**

- 1. Deputy(ies) on staff: 0**
- 2. Appraiser(s) on staff: 1**
- 3. Other full-time employees: 3**
- 4. Other part-time employees: 1**
- 5. Number of shared employees: 0**
- 6. Assessor's requested budget for current fiscal year: \$175,900**
- 7. Part of the budget that is dedicated to the computer system: \$1200**
- 8. Adopted budget, or granted budget if different from above: \$43,650 = GIS  
Licensing (\$3,000) Gas (\$300)**
- 9. Amount of total budget set aside for appraisal work: \$3900 (Meals, gas, lodging)**
- 10. Amount of the total budget set aside for education/workshops: 0**
- 11. Appraisal/Reappraisal budget, if not part of the total budget: 0**
- 12. Other miscellaneous funds: 0**
- 13. Total budget: \$175,900**
  - a. Was any of last year's budget not used? \$9,168 (Assessor budgeted for a  
deputy, but did not send anyone to take the test)**

**B. Residential Appraisal Information**

- 1. Data collection done by: Appraiser**
- 2. Valuation done by: Appraiser**
- 3. Pickup work done by: Appraiser**

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	205	61	20	286

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2005
5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** 2000 with the exception of West Point, 2005 and Beemer-Wisner-Range 4, 2006
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?** Bancroft, 2000, West Point, 2005, Wisner, Beemer, Range 4 and Pt. Range 5, 2006
7. **Number of market areas/neighborhoods for this property class:** 7
8. **How are these defined?** By towns, rural, Hidden Meadows and Cottonwood Chimes
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:** Appraiser
2. **Valuation done by:** Appraiser
3. **Pickup work done by whom:** Appraiser

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Commercial	7	0	21	28

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 2000

5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 2000
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?** Ongoing, Partial income approach has been developed for Apartments – *Sec. 42 Housing*
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?** 2000 – The county has the capability of running a market or sales comparison approach to the individual parcels
8. **Number of market areas/neighborhoods for this property class?** 5
9. **How are these defined?** By towns, rural
10. **Is “Assessor Location” a usable valuation identity?** Yes
11. **Does the assessor location “suburban” mean something other than rural commercial?** No

**D. Agricultural Appraisal Information**

1. **Data collection done by:** Appraiser
2. **Valuation done by:** Appraiser
3. **Pickup work done by whom:** Appraiser

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Agricultural	75	222	173	470

4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** Working on it, as we move on with the GIS and land usage, we will be able to define the differences.

**How is your agricultural land defined?** Irrigated, Dry, Grass and waste

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?** NA
6. **What is the date of the soil survey currently used?** 1975

7. **What date was the last countywide land use study completed?** On a continuous basis as we have begun the implementation of the GIS system.
  - a. **By what method? (Physical inspection, FSA maps, etc.)** Physical inspection and FSA maps and GIS
  - b. **By whom?** Appraiser
  - c. **What proportion is complete / implemented at this time?** Minimal, just getting started
8. **Number of market areas/neighborhoods for this property class:** 4
9. **How are these defined?** Market
10. **Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** Special value is only around the edge of West Point.

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

1. **Administrative software:** MIPS Inc.
2. **CAMA software:** MIPS Inc.
3. **Cadastral maps: Are they currently being used?** Yes
  - a. **Who maintains the Cadastral Maps?** Assessor
4. **Does the county have GIS software?** Yes
  - a. **Who maintains the GIS software and maps?** Assessor's office clerk
4. **Personal Property software:** MIPS

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

1. **Does the county have zoning?** Yes
  - a. **If so, is the zoning countywide?** Rural
  - b. **What municipalities in the county are zoned?** West Point, Wisner, Beemer

c. When was zoning implemented? 2000

**G. Contracted Services**

1. **Appraisal Services:** In House

2. **Other Services:** NA

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

**II. Assessment Actions**

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

1. **Residential**—The county is working on the replacement cost and update in the city of Beemer, plus converting the lot values to the square foot method. Continuing to do an in house rural replacement cost update, 2007, working on Range 4.
  
2. **Commercial**— Continue to complete pick up work, no major assessment changes.
  
3. **Agricultural**— The County has reviewed the sales and completed an analysis determining changes in the market area boundaries.

**County 20 - Cuming**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 8,467	<b>Value</b> 913,900,495	<b>Total Growth</b> 5,013,365 (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	310	2,395,150	8	131,120	38	602,460	356	3,128,730	
2. Res Improv Land	2,312	18,673,490	52	768,635	199	2,879,505	2,563	22,321,630	
3. Res Improvements	2,357	131,213,815	57	6,096,900	224	16,127,655	2,638	153,438,370	
4. Res Total	2,667	152,282,455	65	6,996,655	262	19,609,620	2,994	178,888,730	1,770,950
% of Total	89.07	85.12	2.17	3.91	8.75	10.96	35.36	19.57	35.32
5. Rec UnImp Land	0	0	1	5,800	3	15,810	4	21,610	
6. Rec Improv Land	0	0	1	4,760	2	12,370	3	17,130	
7. Rec Improvements	0	0	1	375	18	304,125	19	304,500	
8. Rec Total	0	0	2	10,935	21	332,305	23	343,240	0
% of Total	0.00	0.00	8.69	3.18	91.30	96.81	0.27	0.03	0.00
Res+Rec Total	2,667	152,282,455	67	7,007,590	283	19,941,925	3,017	179,231,970	1,770,950
% of Total	88.39	84.96	2.22	3.90	9.38	11.12	35.63	19.61	35.32

**County 20 - Cuming**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 8,467	<b>Value</b> 913,900,495	<b>Total Growth</b> 5,013,365 (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	88	1,576,105	7	76,205	8	121,415	103	1,773,725	
10. Comm Improv Land	463	6,583,830	20	530,565	23	410,570	506	7,524,965	
11. Comm Improvements	473	39,258,445	21	3,566,625	28	1,270,745	522	44,095,815	
12. Comm Total	561	47,418,380	28	4,173,395	36	1,802,730	625	53,394,505	582,490
% of Total	89.76	88.80	4.48	7.81	5.76	3.37	7.38	5.84	11.61
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	6	264,470	3	259,500	0	0	9	523,970	
15. Ind Improvements	7	3,465,120	3	3,621,520	0	0	10	7,086,640	
16. Ind Total	7	3,729,590	3	3,881,020	0	0	10	7,610,610	0
% of Total	70.00	49.00	30.00	50.99	0.00	0.00	0.11	0.83	0.00
Comm+Ind Total	568	51,147,970	31	8,054,415	36	1,802,730	635	61,005,115	582,490
% of Total	89.44	83.84	4.88	13.20	5.66	2.95	7.49	6.67	11.61
17. Taxable Total	3,235	203,430,425	98	15,062,005	319	21,744,655	3,652	240,237,085	2,353,440
% of Total	88.58	84.67	2.68	2.91	8.73	8.30	43.13	26.28	46.94

**County 20 - Cuming**

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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	5	848,465	5,794,415	0	0	0
20. Industrial	2	5,575	978,205	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	5	848,465	5,794,415
20. Industrial	0	0	0	2	5,575	978,205
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>7</b>	<b>854,040</b>	<b>6,772,620</b>

**Schedule III: Mineral Interest Records**

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

**Schedule IV: Exempt Records: Non-Agricultural**

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	101	0	13	114

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	10,520	2	89,695	3,202	360,752,265	3,205	360,852,480
28. Ag-Improved Land	0	0	25	1,017,940	1,646	221,769,680	1,671	222,787,620
29. Ag-Improvements	0	0	2	152,550	1,608	89,870,760	1,610	90,023,310
<b>30. Ag-Total Taxable</b>							<b>4,815</b>	<b>673,663,410</b>

**County 20 - Cuming**

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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	1		49,795	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	2	8.510	32,540	
37. FarmSite Improv	0		0	2		102,755	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			26.860		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	3	2.000	12,000	3	2.000	12,000	
32. HomeSite Improv Land	1,211	1,182.450	7,094,760	1,211	1,182.450	7,094,760	
33. HomeSite Improvements	1,218		52,893,205	1,219		52,943,000	1,343,890
<b>34. HomeSite Total</b>				1,222	1,184.450	60,049,760	
35. FarmSite UnImp Land	11	18.130	54,390	11	18.130	54,390	
36. FarmSite Impr Land	1,438	3,884.010	11,652,195	1,440	3,892.520	11,684,735	
37. FarmSite Improv	1,541		36,977,555	1,543		37,080,310	1,316,035
<b>38. FarmSite Total</b>				1,554	3,910.650	48,819,435	
39. Road & Ditches		7,352.260			7,379.120		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>2,776</b>	<b>12,474.220</b>	<b>108,869,195</b>	<b>2,659,925</b>

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	2	82.930	51,400	2	82.930	51,400

**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	40	1,745.000	1,880,860	40	1,745.000	1,880,860
44. Recapture Val			7,921,365			7,921,365

County 20 - Cuming

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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	4,112.350	9,211,710	4,112.350	9,211,710
46. 1A	0.000	0	0.000	0	6,411.390	14,361,520	6,411.390	14,361,520
47. 2A1	0.000	0	0.000	0	374.040	789,230	374.040	789,230
48. 2A	0.000	0	0.000	0	6,632.670	13,995,020	6,632.670	13,995,020
49. 3A1	0.000	0	0.000	0	2,906.690	4,868,845	2,906.690	4,868,845
50. 3A	0.000	0	0.000	0	4,841.730	8,110,010	4,841.730	8,110,010
51. 4A1	0.000	0	0.000	0	1,299.820	1,481,780	1,299.820	1,481,780
52. 4A	0.000	0	0.000	0	13.000	14,820	13.000	14,820
53. Total	0.000	0	0.000	0	26,591.690	52,832,935	26,591.690	52,832,935
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	16,312.430	34,093,275	16,312.430	34,093,275
55. 1D	0.000	0	62.000	129,580	45,758.820	95,636,950	45,820.820	95,766,530
56. 2D1	0.000	0	1.000	1,960	2,320.160	4,547,670	2,321.160	4,549,630
57. 2D	0.000	0	22.140	43,395	13,100.390	25,676,960	13,122.530	25,720,355
58. 3D1	0.000	0	14.000	21,350	19,357.240	29,520,315	19,371.240	29,541,665
59. 3D	0.000	0	16.000	24,400	41,568.240	63,161,080	41,584.240	63,185,480
60. 4D1	0.000	0	12.270	12,145	14,012.690	13,872,725	14,024.960	13,884,870
61. 4D	0.000	0	23.000	22,770	224.800	222,555	247.800	245,325
62. Total	0.000	0	150.410	255,600	152,654.770	266,731,530	152,805.180	266,987,130
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	562.000	452,455	562.000	452,455
64. 1G	0.000	0	0.000	0	2,684.290	2,161,150	2,684.290	2,161,150
65. 2G1	0.000	0	0.000	0	639.680	514,970	639.680	514,970
66. 2G	0.000	0	0.000	0	4,719.960	3,540,120	4,719.960	3,540,120
67. 3G1	0.000	0	0.000	0	900.320	598,845	900.320	598,845
68. 3G	0.000	0	0.000	0	1,646.610	1,045,775	1,646.610	1,045,775
69. 4G1	0.000	0	0.000	0	1,554.990	917,465	1,554.990	917,465
70. 4G	0.000	0	0.000	0	414.850	232,325	414.850	232,325
71. Total	0.000	0	0.000	0	13,122.700	9,463,105	13,122.700	9,463,105
72. Waste	0.000	0	16.000	3,600	5,272.510	1,186,545	5,288.510	1,190,145
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		1.000		1.000	
75. Total	0.000	0	166.410	259,200	197,641.670	330,214,115	197,808.080	330,473,315

County 20 - Cuming

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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	444.480	828,960	444.480	828,960
46. 1A	0.000	0	0.000	0	1,125.370	2,098,860	1,125.370	2,098,860
47. 2A1	0.000	0	0.000	0	26.020	45,535	26.020	45,535
48. 2A	0.000	0	21.000	36,750	996.200	1,743,395	1,017.200	1,780,145
49. 3A1	0.000	0	0.000	0	230.150	345,225	230.150	345,225
50. 3A	0.000	0	0.000	0	1,411.900	2,117,850	1,411.900	2,117,850
51. 4A1	0.000	0	0.000	0	252.860	241,505	252.860	241,505
52. 4A	0.000	0	0.000	0	7.750	7,400	7.750	7,400
53. Total	0.000	0	21.000	36,750	4,494.730	7,428,730	4,515.730	7,465,480
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	868.330	1,497,885	868.330	1,497,885
55. 1D	0.000	0	93.980	162,135	2,758.360	4,758,265	2,852.340	4,920,400
56. 2D1	0.000	0	7.500	12,075	52.390	84,350	59.890	96,425
57. 2D	0.000	0	63.820	102,745	3,595.060	5,788,170	3,658.880	5,890,915
58. 3D1	0.000	0	22.110	26,625	702.730	942,810	724.840	969,435
59. 3D	0.000	0	258.370	296,255	2,559.070	3,197,560	2,817.440	3,493,815
60. 4D1	0.000	0	57.540	46,330	896.720	721,930	954.260	768,260
61. 4D	0.000	0	12.370	9,960	42.290	34,045	54.660	44,005
62. Total	0.000	0	515.690	656,125	11,474.950	17,025,015	11,990.640	17,681,140
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	9.870	7,945	9.870	7,945
64. 1G	0.000	0	11.810	9,510	190.250	153,170	202.060	162,680
65. 2G1	0.000	0	0.000	0	59.500	47,895	59.500	47,895
66. 2G	0.000	0	35.960	26,975	1,435.850	1,076,965	1,471.810	1,103,940
67. 3G1	0.000	0	7.040	4,680	105.500	70,165	112.540	74,845
68. 3G	0.000	0	60.780	38,590	765.460	486,095	826.240	524,685
69. 4G1	0.000	0	50.170	29,600	772.720	455,905	822.890	485,505
70. 4G	0.000	0	9.730	5,455	677.340	379,310	687.070	384,765
71. Total	0.000	0	175.490	114,810	4,016.490	2,677,450	4,191.980	2,792,260
72. Waste	0.000	0	2.000	450	2,000.620	450,190	2,002.620	450,640
73. Other	0.000	0	0.000	0	141.970	42,590	141.970	42,590
74. Exempt	0.000		0.000		87.390		87.390	
75. Total	0.000	0	714.180	808,135	22,128.760	27,623,975	22,842.940	28,432,110

County 20 - Cuming

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	1,075.660	2,409,480	1,075.660	2,409,480
46. 1A	0.000	0	0.000	0	2,888.270	6,469,730	2,888.270	6,469,730
47. 2A1	0.000	0	0.000	0	199.860	421,705	199.860	421,705
48. 2A	0.000	0	0.000	0	2,269.210	4,788,025	2,269.210	4,788,025
49. 3A1	0.000	0	0.000	0	1,100.710	1,843,735	1,100.710	1,843,735
50. 3A	0.000	0	0.000	0	4,157.310	6,963,560	4,157.310	6,963,560
51. 4A1	0.000	0	0.000	0	1,410.190	1,607,620	1,410.190	1,607,620
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	13,101.210	24,503,855	13,101.210	24,503,855
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	3,763.340	7,865,455	3,763.340	7,865,455
55. 1D	0.000	0	2.970	6,205	12,263.410	25,630,710	12,266.380	25,636,915
56. 2D1	0.000	0	0.000	0	682.860	1,338,405	682.860	1,338,405
57. 2D	0.000	0	0.000	0	5,040.040	9,878,535	5,040.040	9,878,535
58. 3D1	0.000	0	1.020	1,555	5,149.150	7,785,850	5,150.170	7,787,405
59. 3D	0.000	0	0.000	0	14,258.800	21,147,465	14,258.800	21,147,465
60. 4D1	0.000	0	0.000	0	4,265.810	4,222,830	4,265.810	4,222,830
61. 4D	0.000	0	0.000	0	40.730	40,325	40.730	40,325
62. Total	0.000	0	3.990	7,760	45,464.140	77,909,575	45,468.130	77,917,335
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	309.360	249,050	309.360	249,050
64. 1G	0.000	0	0.000	0	519.690	418,410	519.690	418,410
65. 2G1	0.000	0	0.000	0	365.640	294,360	365.640	294,360
66. 2G	0.000	0	0.000	0	1,109.120	831,875	1,109.120	831,875
67. 3G1	0.000	0	0.000	0	277.840	184,780	277.840	184,780
68. 3G	0.000	0	0.000	0	1,066.570	677,320	1,066.570	677,320
69. 4G1	0.000	0	0.000	0	672.310	396,675	672.310	396,675
70. 4G	0.000	0	0.000	0	342.860	192,000	342.860	192,000
71. Total	0.000	0	0.000	0	4,663.390	3,244,470	4,663.390	3,244,470
72. Waste	0.000	0	0.000	0	2,288.740	515,065	2,288.740	515,065
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	3.990	7,760	65,517.480	106,172,965	65,521.470	106,180,725

County 20 - Cuming

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	750.020	1,575,045	750.020	1,575,045
46. 1A	0.000	0	0.000	0	1,757.400	3,690,545	1,757.400	3,690,545
47. 2A1	0.000	0	0.000	0	72.800	147,785	72.800	147,785
48. 2A	0.000	0	0.000	0	754.160	1,530,955	754.160	1,530,955
49. 3A1	0.000	0	0.000	0	476.850	813,055	476.850	813,055
50. 3A	0.000	0	0.000	0	822.830	1,402,965	822.830	1,402,965
51. 4A1	0.000	0	0.000	0	50.800	57,910	50.800	57,910
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	4,684.860	9,218,260	4,684.860	9,218,260
<b>Dryland:</b>								
54. 1D1	4.000	7,800	0.000	0	7,080.490	13,807,090	7,084.490	13,814,890
55. 1D	0.000	0	0.000	0	16,938.390	33,030,240	16,938.390	33,030,240
56. 2D1	0.000	0	0.000	0	403.740	759,070	403.740	759,070
57. 2D	0.000	0	0.000	0	4,326.030	8,132,965	4,326.030	8,132,965
58. 3D1	0.000	0	0.000	0	5,559.950	8,479,225	5,559.950	8,479,225
59. 3D	0.000	0	0.000	0	13,479.950	20,557,285	13,479.950	20,557,285
60. 4D1	0.000	0	0.000	0	1,212.730	1,200,615	1,212.730	1,200,615
61. 4D	0.000	0	0.000	0	23.340	23,120	23.340	23,120
62. Total	4.000	7,800	0.000	0	49,024.620	85,989,610	49,028.620	85,997,410
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	76.900	61,910	76.900	61,910
64. 1G	0.000	0	0.000	0	979.390	788,510	979.390	788,510
65. 2G1	0.000	0	0.000	0	244.570	196,890	244.570	196,890
66. 2G	0.000	0	0.000	0	2,730.030	2,047,575	2,730.030	2,047,575
67. 3G1	0.000	0	0.000	0	300.240	199,705	300.240	199,705
68. 3G	0.000	0	0.000	0	460.960	292,770	460.960	292,770
69. 4G1	1.000	590	0.000	0	258.020	152,225	259.020	152,815
70. 4G	3.000	1,680	0.000	0	307.760	172,345	310.760	174,025
71. Total	4.000	2,270	0.000	0	5,357.870	3,911,930	5,361.870	3,914,200
72. Waste	1.990	450	0.000	0	2,567.270	577,745	2,569.260	578,195
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	9.990	10,520	0.000	0	61,634.620	99,697,545	61,644.610	99,708,065

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	21.000	36,750	48,872.490	93,983,780	48,893.490	94,020,530
77.Dry Land	4.000	7,800	670.090	919,485	258,618.480	447,655,730	259,292.570	448,583,015
78.Grass	4.000	2,270	175.490	114,810	27,160.450	19,296,955	27,339.940	19,414,035
79.Waste	1.990	450	18.000	4,050	12,129.140	2,729,545	12,149.130	2,734,045
80.Other	0.000	0	0.000	0	141.970	42,590	141.970	42,590
81.Exempt	0.000	0	0.000	0	88.390	0	88.390	0
<b>82.Total</b>	<b>9.990</b>	<b>10,520</b>	<b>884.580</b>	<b>1,075,095</b>	<b>346,922.530</b>	<b>563,708,600</b>	<b>347,817.100</b>	<b>564,794,215</b>

## 2007 Agricultural Land Detail

### County 20 - Cuming

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	4,112.350	15.46%	9,211,710	17.44%	2,240.011
1A	6,411.390	24.11%	14,361,520	27.18%	2,240.001
2A1	374.040	1.41%	789,230	1.49%	2,110.014
2A	6,632.670	24.94%	13,995,020	26.49%	2,110.013
3A1	2,906.690	10.93%	4,868,845	9.22%	1,675.047
3A	4,841.730	18.21%	8,110,010	15.35%	1,675.023
4A1	1,299.820	4.89%	1,481,780	2.80%	1,139.988
4A	13.000	0.05%	14,820	0.03%	1,140.000
<b>Irrigated Total</b>	<b>26,591.690</b>	<b>100.00%</b>	<b>52,832,935</b>	<b>100.00%</b>	<b>1,986.821</b>
<b>Dry:</b>					
1D1	16,312.430	10.68%	34,093,275	12.77%	2,090.018
1D	45,820.820	29.99%	95,766,530	35.87%	2,090.022
2D1	2,321.160	1.52%	4,549,630	1.70%	1,960.067
2D	13,122.530	8.59%	25,720,355	9.63%	1,960.014
3D1	19,371.240	12.68%	29,541,665	11.06%	1,525.027
3D	41,584.240	27.21%	63,185,480	23.67%	1,519.457
4D1	14,024.960	9.18%	13,884,870	5.20%	990.011
4D	247.800	0.16%	245,325	0.09%	990.012
<b>Dry Total</b>	<b>152,805.180</b>	<b>100.00%</b>	<b>266,987,130</b>	<b>100.00%</b>	<b>1,747.238</b>
<b>Grass:</b>					
1G1	562.000	4.28%	452,455	4.78%	805.080
1G	2,684.290	20.46%	2,161,150	22.84%	805.110
2G1	639.680	4.87%	514,970	5.44%	805.043
2G	4,719.960	35.97%	3,540,120	37.41%	750.031
3G1	900.320	6.86%	598,845	6.33%	665.146
3G	1,646.610	12.55%	1,045,775	11.05%	635.107
4G1	1,554.990	11.85%	917,465	9.70%	590.013
4G	414.850	3.16%	232,325	2.46%	560.021
<b>Grass Total</b>	<b>13,122.700</b>	<b>100.00%</b>	<b>9,463,105</b>	<b>100.00%</b>	<b>721.124</b>
<hr/>					
<b>Irrigated Total</b>	<b>26,591.690</b>	<b>13.44%</b>	<b>52,832,935</b>	<b>15.99%</b>	<b>1,986.821</b>
<b>Dry Total</b>	<b>152,805.180</b>	<b>77.25%</b>	<b>266,987,130</b>	<b>80.79%</b>	<b>1,747.238</b>
<b>Grass Total</b>	<b>13,122.700</b>	<b>6.63%</b>	<b>9,463,105</b>	<b>2.86%</b>	<b>721.124</b>
Waste	5,288.510	2.67%	1,190,145	0.36%	225.043
Other	0.000	0.00%	0	0.00%	0.000
Exempt	1.000	0.00%			
<b>Market Area Total</b>	<b>197,808.080</b>	<b>100.00%</b>	<b>330,473,315</b>	<b>100.00%</b>	<b>1,670.676</b>

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

<b>Irrigated Total</b>	<b>26,591.690</b>	<b>54.39%</b>	<b>52,832,935</b>	<b>56.19%</b>	
<b>Dry Total</b>	<b>152,805.180</b>	<b>58.93%</b>	<b>266,987,130</b>	<b>59.52%</b>	
<b>Grass Total</b>	<b>13,122.700</b>	<b>48.00%</b>	<b>9,463,105</b>	<b>48.74%</b>	
Waste	5,288.510	43.53%	1,190,145	43.53%	
Other	0.000	0.00%	0	0.00%	
Exempt	1.000	1.13%			
<b>Market Area Total</b>	<b>197,808.080</b>	<b>56.87%</b>	<b>330,473,315</b>	<b>58.51%</b>	

## 2007 Agricultural Land Detail

### County 20 - Cuming

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	444.480	9.84%	828,960	11.10%	1,865.010
1A	1,125.370	24.92%	2,098,860	28.11%	1,865.039
2A1	26.020	0.58%	45,535	0.61%	1,750.000
2A	1,017.200	22.53%	1,780,145	23.85%	1,750.044
3A1	230.150	5.10%	345,225	4.62%	1,500.000
3A	1,411.900	31.27%	2,117,850	28.37%	1,500.000
4A1	252.860	5.60%	241,505	3.23%	955.093
4A	7.750	0.17%	7,400	0.10%	954.838
<b>Irrigated Total</b>	<b>4,515.730</b>	<b>100.00%</b>	<b>7,465,480</b>	<b>100.00%</b>	<b>1,653.216</b>

**Dry:**

1D1	868.330	7.24%	1,497,885	8.47%	1,725.018
1D	2,852.340	23.79%	4,920,400	27.83%	1,725.039
2D1	59.890	0.50%	96,425	0.55%	1,610.035
2D	3,658.880	30.51%	5,890,915	33.32%	1,610.032
3D1	724.840	6.05%	969,435	5.48%	1,337.446
3D	2,817.440	23.50%	3,493,815	19.76%	1,240.067
4D1	954.260	7.96%	768,260	4.35%	805.084
4D	54.660	0.46%	44,005	0.25%	805.067
<b>Dry Total</b>	<b>11,990.640</b>	<b>100.00%</b>	<b>17,681,140</b>	<b>100.00%</b>	<b>1,474.578</b>

**Grass:**

1G1	9.870	0.24%	7,945	0.28%	804.964
1G	202.060	4.82%	162,680	5.83%	805.107
2G1	59.500	1.42%	47,895	1.72%	804.957
2G	1,471.810	35.11%	1,103,940	39.54%	750.056
3G1	112.540	2.68%	74,845	2.68%	665.052
3G	826.240	19.71%	524,685	18.79%	635.027
4G1	822.890	19.63%	485,505	17.39%	589.999
4G	687.070	16.39%	384,765	13.78%	560.008
<b>Grass Total</b>	<b>4,191.980</b>	<b>100.00%</b>	<b>2,792,260</b>	<b>100.00%</b>	<b>666.095</b>

<b>Irrigated Total</b>	<b>4,515.730</b>	<b>19.77%</b>	<b>7,465,480</b>	<b>26.26%</b>	<b>1,653.216</b>
<b>Dry Total</b>	<b>11,990.640</b>	<b>52.49%</b>	<b>17,681,140</b>	<b>62.19%</b>	<b>1,474.578</b>
<b>Grass Total</b>	<b>4,191.980</b>	<b>18.35%</b>	<b>2,792,260</b>	<b>9.82%</b>	<b>666.095</b>
Waste	2,002.620	8.77%	450,640	1.58%	225.025
Other	141.970	0.62%	42,590	0.15%	299.992
Exempt	87.390	0.38%			
<b>Market Area Total</b>	<b>22,842.940</b>	<b>100.00%</b>	<b>28,432,110</b>	<b>100.00%</b>	<b>1,244.678</b>

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

<b>Irrigated Total</b>	<b>4,515.730</b>	<b>9.24%</b>	<b>7,465,480</b>	<b>7.94%</b>	
<b>Dry Total</b>	<b>11,990.640</b>	<b>4.62%</b>	<b>17,681,140</b>	<b>3.94%</b>	
<b>Grass Total</b>	<b>4,191.980</b>	<b>15.33%</b>	<b>2,792,260</b>	<b>14.38%</b>	
Waste	2,002.620	16.48%	450,640	16.48%	
Other	141.970	100.00%	42,590	100.00%	
Exempt	87.390	98.87%			
<b>Market Area Total</b>	<b>22,842.940</b>	<b>6.57%</b>	<b>28,432,110</b>	<b>5.03%</b>	

## 2007 Agricultural Land Detail

### County 20 - Cuming

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,075.660	8.21%	2,409,480	9.83%	2,240.001
1A	2,888.270	22.05%	6,469,730	26.40%	2,240.001
2A1	199.860	1.53%	421,705	1.72%	2,110.002
2A	2,269.210	17.32%	4,788,025	19.54%	2,109.996
3A1	1,100.710	8.40%	1,843,735	7.52%	1,675.041
3A	4,157.310	31.73%	6,963,560	28.42%	1,675.015
4A1	1,410.190	10.76%	1,607,620	6.56%	1,140.002
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>13,101.210</b>	<b>100.00%</b>	<b>24,503,855</b>	<b>100.00%</b>	<b>1,870.350</b>

**Dry:**

1D1	3,763.340	8.28%	7,865,455	10.09%	2,090.019
1D	12,266.380	26.98%	25,636,915	32.90%	2,090.014
2D1	682.860	1.50%	1,338,405	1.72%	1,959.999
2D	5,040.040	11.08%	9,878,535	12.68%	1,960.011
3D1	5,150.170	11.33%	7,787,405	9.99%	1,512.067
3D	14,258.800	31.36%	21,147,465	27.14%	1,483.116
4D1	4,265.810	9.38%	4,222,830	5.42%	989.924
4D	40.730	0.09%	40,325	0.05%	990.056
<b>Dry Total</b>	<b>45,468.130</b>	<b>100.00%</b>	<b>77,917,335</b>	<b>100.00%</b>	<b>1,713.669</b>

**Grass:**

1G1	309.360	6.63%	249,050	7.68%	805.049
1G	519.690	11.14%	418,410	12.90%	805.114
2G1	365.640	7.84%	294,360	9.07%	805.054
2G	1,109.120	23.78%	831,875	25.64%	750.031
3G1	277.840	5.96%	184,780	5.70%	665.059
3G	1,066.570	22.87%	677,320	20.88%	635.045
4G1	672.310	14.42%	396,675	12.23%	590.018
4G	342.860	7.35%	192,000	5.92%	559.995
<b>Grass Total</b>	<b>4,663.390</b>	<b>100.00%</b>	<b>3,244,470</b>	<b>100.00%</b>	<b>695.732</b>

<b>Irrigated Total</b>	<b>13,101.210</b>	<b>20.00%</b>	<b>24,503,855</b>	<b>23.08%</b>	<b>1,870.350</b>
<b>Dry Total</b>	<b>45,468.130</b>	<b>69.39%</b>	<b>77,917,335</b>	<b>73.38%</b>	<b>1,713.669</b>
<b>Grass Total</b>	<b>4,663.390</b>	<b>7.12%</b>	<b>3,244,470</b>	<b>3.06%</b>	<b>695.732</b>
Waste	2,288.740	3.49%	515,065	0.49%	225.043
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>65,521.470</b>	<b>100.00%</b>	<b>106,180,725</b>	<b>100.00%</b>	<b>1,620.548</b>

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

<b>Irrigated Total</b>	<b>13,101.210</b>	<b>26.80%</b>	<b>24,503,855</b>	<b>26.06%</b>	
<b>Dry Total</b>	<b>45,468.130</b>	<b>17.54%</b>	<b>77,917,335</b>	<b>17.37%</b>	
<b>Grass Total</b>	<b>4,663.390</b>	<b>17.06%</b>	<b>3,244,470</b>	<b>16.71%</b>	
Waste	2,288.740	18.84%	515,065	18.84%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>65,521.470</b>	<b>18.84%</b>	<b>106,180,725</b>	<b>18.80%</b>	

## 2007 Agricultural Land Detail

### County 20 - Cuming

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	750.020	16.01%	1,575,045	17.09%	2,100.004
1A	1,757.400	37.51%	3,690,545	40.04%	2,100.002
2A1	72.800	1.55%	147,785	1.60%	2,030.013
2A	754.160	16.10%	1,530,955	16.61%	2,030.013
3A1	476.850	10.18%	813,055	8.82%	1,705.054
3A	822.830	17.56%	1,402,965	15.22%	1,705.048
4A1	50.800	1.08%	57,910	0.63%	1,139.960
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>4,684.860</b>	<b>100.00%</b>	<b>9,218,260</b>	<b>100.00%</b>	<b>1,967.670</b>

**Dry:**

1D1	7,084.490	14.45%	13,814,890	16.06%	1,950.018
1D	16,938.390	34.55%	33,030,240	38.41%	1,950.022
2D1	403.740	0.82%	759,070	0.88%	1,880.096
2D	4,326.030	8.82%	8,132,965	9.46%	1,880.006
3D1	5,559.950	11.34%	8,479,225	9.86%	1,525.054
3D	13,479.950	27.49%	20,557,285	23.90%	1,525.026
4D1	1,212.730	2.47%	1,200,615	1.40%	990.010
4D	23.340	0.05%	23,120	0.03%	990.574
<b>Dry Total</b>	<b>49,028.620</b>	<b>100.00%</b>	<b>85,997,410</b>	<b>100.00%</b>	<b>1,754.024</b>

**Grass:**

1G1	76.900	1.43%	61,910	1.58%	805.071
1G	979.390	18.27%	788,510	20.14%	805.103
2G1	244.570	4.56%	196,890	5.03%	805.045
2G	2,730.030	50.92%	2,047,575	52.31%	750.019
3G1	300.240	5.60%	199,705	5.10%	665.151
3G	460.960	8.60%	292,770	7.48%	635.131
4G1	259.020	4.83%	152,815	3.90%	589.973
4G	310.760	5.80%	174,025	4.45%	559.998
<b>Grass Total</b>	<b>5,361.870</b>	<b>100.00%</b>	<b>3,914,200</b>	<b>100.00%</b>	<b>730.006</b>

<b>Irrigated Total</b>	<b>4,684.860</b>	<b>7.60%</b>	<b>9,218,260</b>	<b>9.25%</b>	<b>1,967.670</b>
<b>Dry Total</b>	<b>49,028.620</b>	<b>79.53%</b>	<b>85,997,410</b>	<b>86.25%</b>	<b>1,754.024</b>
<b>Grass Total</b>	<b>5,361.870</b>	<b>8.70%</b>	<b>3,914,200</b>	<b>3.93%</b>	<b>730.006</b>
Waste	2,569.260	4.17%	578,195	0.58%	225.043
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>61,644.610</b>	<b>100.00%</b>	<b>99,708,065</b>	<b>100.00%</b>	<b>1,617.466</b>

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

<b>Irrigated Total</b>	<b>4,684.860</b>	<b>9.58%</b>	<b>9,218,260</b>	<b>9.80%</b>	
<b>Dry Total</b>	<b>49,028.620</b>	<b>18.91%</b>	<b>85,997,410</b>	<b>19.17%</b>	
<b>Grass Total</b>	<b>5,361.870</b>	<b>19.61%</b>	<b>3,914,200</b>	<b>20.16%</b>	
Waste	2,569.260	21.15%	578,195	21.15%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>61,644.610</b>	<b>17.72%</b>	<b>99,708,065</b>	<b>17.65%</b>	

## 2007 Agricultural Land Detail

### County 20 - Cuming

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	21.000	36,750	48,872.490	93,983,780
Dry	4.000	7,800	670.090	919,485	258,618.480	447,655,730
Grass	4.000	2,270	175.490	114,810	27,160.450	19,296,955
Waste	1.990	450	18.000	4,050	12,129.140	2,729,545
Other	0.000	0	0.000	0	141.970	42,590
Exempt	0.000	0	0.000	0	88.390	0
<b>Total</b>	<b>9.990</b>	<b>10,520</b>	<b>884.580</b>	<b>1,075,095</b>	<b>346,922.530</b>	<b>563,708,600</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	48,893.490	94,020,530	48,893.490	14.06%	94,020,530	16.65%	1,922.966
Dry	259,292.570	448,583,015	259,292.570	74.55%	448,583,015	79.42%	1,730.026
Grass	27,339.940	19,414,035	27,339.940	7.86%	19,414,035	3.44%	710.097
Waste	12,149.130	2,734,045	12,149.130	3.49%	2,734,045	0.48%	225.040
Other	141.970	42,590	141.970	0.04%	42,590	0.01%	299.992
Exempt	88.390	0	88.390	0.03%	0	0.00%	0.000
<b>Total</b>	<b>347,817.100</b>	<b>564,794,215</b>	<b>347,817.100</b>	<b>100.00%</b>	<b>564,794,215</b>	<b>100.00%</b>	<b>1,623.825</b>

\* Department of Property Assessment & Taxation Calculates

## CUMING COUNTY ASSESSOR'S OFFICE

Cherie Kreikemeier, Assessor  
200 S. Lincoln Street, Room 101  
West Point, NE 68788  
(402) 372-6000 Fax (402) 372-6013  
www.co.cuming.ne.us

### Introduction

This Plan of Assessment is required by Law – Section 77-1311, as amended by 2001 Neb. Laws LB 170, Section 5, as amended by Neb. Laws 2005, LB 263, Section 9. Purpose: Submit plan to the County Board of Equalization on or before July 31 each year and the Department of Property Assessment & Taxation on or before October 31 each year. This is to be a 3-year plan.

### General Description of Cuming County

Cuming County has a total population of 10,117. We are listing 2,986 parcels of Residential property, 23 parcels of Recreational property, 628 parcels as Commercial property, 9 parcels as Industrial property, 1234 rural residential properties and 4,806 parcels as Agricultural property. Cuming County also has 105 exempt parcels and 3 TIF projects.

Cuming County has approximately 1400 Personal Property Schedules filed. We also have approximately 550 Homestead Exemption applications filed each year.

The Assessor's Office has 4 employees, in addition to the Assessor: 1 full-time appraiser, who is 95% in charge of the appraisal process; and 3 clerks, who are the all-around helpers. We all share in the responsibilities of collecting information for the real estate, personal property, homestead exemptions, etc. The Assessor, Dorothy Roth retired in February 2005, so the office is still in training of all duties to the new Assessor and two new employees that are in the office just over a year.

### Procedures Manual

Cuming County has a Policies and Procedures Manual which is updated on a continual basis. A copy of this Policy is written into the minutes at every County Board of Equalization Protest Hearing. A copy for review is available in the Assessor's Office at all times.

### Responsibilities

#### Record Maintenance

The Assessor's Office maintains a Cadastral Map in our office. It is kept up-to-date by the Assessor. The background flight is a 1975 aerial photo, which is used, primarily, for ownership records. The actual acre determination is done using the current FSA maps (these are very accessible to our office from their office). The Assessor's Office also updates and maintains the Irregular Tract Book for parcel splits. In September 2005, our office started with the GIS Workshop on updating our Cadastral Maps with the GIS system. We have most of the parcels labeled, except the West Point City, which we are presently working on. In June 2006 we received our oblique pictures of the county, but have not had the time to put them to use yet.

## Property Record Cards

The Property Record Cards were replaced in 1998 and are still in good condition listing 5 or more years of valuation information.

## Report Generation

The Assessor timely files all reports due to the proper Government Entities:

Abstract – Due March 20 –Personal Property Abstract – Due June 15

Certification of Values – Due to subdivision August 20

School District Taxable Value report – Due August 25

3-Year Plan of Assessments –Due July 31 to County Board, October 31 to PA & T

Certificate of Taxes Levied – Due December 1

Generate Tax Roll and Tax Statements – Deliver to Treasurer by November 22

Homestead Exemption Tax Loss Report – November 22

Tax List Corrections – On an as needed basis

## Filing Homestead Exemption Applications

Accept Homestead Applications – after Feb 1 and on\before June 30

Send approved Homestead Exemption Applications to Tax Commissioner-Due August 1

## Filling Personal Property

Accept Personal Property Schedules on or before May 1

Apply 10% penalty if filed after May 1 and by July 31

Apply 25% penalty if filed on or after August 1

Personal Property Abstract filed by June 15

## Centrally Assessed Value

Review valuations certified by PA & T for railroads and public service entities, establish assessment records and tax billing for tax list in an excel program.

## Tax Increment Financing

Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

## Tax Districts and Tax Rates

Management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process, we work with the Clerk's office.

## Real Property

The Assessor's Office started a county/wide reappraisal project in 1997. We started in the city of West Point with the residential property and placed the values on the tax rolls in 1998. We continued with Wisner, Beemer and Bancroft. The final city values were added to the tax rolls in the year 2000. We then proceeded to do the rural homes and buildings; this is still an ongoing project. In 2006 – 2007 we plan on updating our Marshall & Swift pricing and starting another reappraisal on all properties.

Our review process consists of physical inspections and interior inspections (if possible). Any improvements, changes, or discrepancies are corrected by measuring/remeasuring, collecting data; taking digital photos, comparing the data and entering that data into our computer database/updating our property record card files with updated information. If the property owner is not present, we leave a questionnaire for the property owner to fill out and return to our office / call our office with the information. If there continues to be questions we will set up an appointment to review the property again. We also get information from newspaper listings, sales reviews, broker information, personal knowledge, etc., before placing a value on a parcel.

The assessor's office uses a CAMA 2000 computerized program, which implements the Marshall & Swift pricing system. We use this program to develop the cost approach and sales comparison approach for all residential properties. The program was obtained in July of 2003 with several bugs, which we are in the process of cleaning up, with the assistance of MIPS. (They have been a great help, but this was a much bigger project than we expected.) In addition to the cleanup of the program, we also encountered unforeseen delays. These delays included, but are not limited to, data not transferring to the new program, more required data, and more data input. As we are cleaning up these properties we have just started to sketch the residential properties using APEX sketching, which links the sketches to the file. At the same time, we are attaching the digital photos with the property file. The linking of these digital photos allows us to print digital photos on our sales files and with the property record card. (Much larger project than expected) Hopefully the data conversion of the previously inputted files can be completed by the 2007 year. The sketching is an ongoing process with no specific timetable set as of yet. The digital photos are being linked as we encounter the individual file.

Our pick-up work is started in the late summer and continues until the March deadline for the abstract filing. We use building permits, taxpayer information sheets, and in-field sightings for adding properties to the tax rolls. Our inspections are similar to the reviews, except we provide the property owner (who has reported their improvements) with a written notice that we will be inspecting properties in their township, village, or town. We ask those property owners to call us to set up an appointment. This allows us to schedule our inspections in an orderly fashion and allows the taxpayer to schedule the appointments around their schedules. The properties, where the owner doesn't schedule an appointment, are inspected as we are in the neighborhood or the area. We also obtain limited information from our Zoning Administrator and Personal Property Schedules.

#### Sales Review

The Assessor's Office does an in-house sales review. This process includes comparing our property record card file, with any information we obtain during our sales review, and the Property Tax Sales File for any discrepancies. These discrepancies might affect the sale and ultimately the value placed on that property and similar properties.

We use a verification questionnaire which is done by phone, mail or if possible, in person. We visit with either the seller, the buyer or even the broker or lawyer for information pertaining to that particular sale.

#### County Board of Equalization

The Assessor and Appraiser attend county board of equalization meetings for valuation protest. We review the properties in question a second time and spend lots of valuable time on these extra issues.

## TERC

The Assessor and Appraiser spend lots of valuable time in preparing information for TERC hearings, plus there is lots of extra expense in defending our values. TERC hearings take lots of valuable time away from the office. The Assessor prepares for the TERC Statewide Equalization hearings if applicable to the county to defend values and/or implement orders of the TERC

## CUMING COUNTY'S 3-YEAR ASSESSMENT PLAN 2007 – 2009

We are currently in the process of inspecting and reappraising all rural residences and rural buildings. This is one of our primary goals at this time. We have been understaffed and have been unable to work on this project with any consistency. This has limited our ability to complete this portion of our reappraisal. For the rural residential this includes, but is not limited to, data collection, data input, sketching of the home, and attaching the photos in the CAMA 2000 system. We are also revaluing the rural buildings using an Excel spreadsheet that we have developed. This allows us to do a complete reappraisal on each property. (Cost approach and Comparable sales approach for every rural residential property) We took aerial photos in the year 2000 to assist us in this process. We will start using our oblique (aerial) photos from GIS Workshop in 2007. We are adding these new values on the tax rolls as we complete them. Our goal is to do 2 to 3 townships a year, time permitting, since we have been doing an on-site viewing as part of the process. We would have been farther along with this revaluation, if the Property Tax Division and the Tax Equalization and Review Commission would allow us to finish our revaluation.

The town and village residential properties are monitored on a yearly basis. We completed a reappraisal of West Point residential properties in 2006. This includes the process, which we explained in the REAL PROPERTY section. **We cannot emphasize enough how time consuming this project was to update the new program with all of the additional data for West Point City.** Our goal in the upcoming years will be to **repeat this process** with the other towns and villages in Cuming County.

Within our three year plan, our goal is to complete a review of the West Point commercial property.

To update our Marshall & Swift pricing on all the homes in the county.

The Beemer, Bancroft, & Wisner commercial properties are monitored on a yearly basis.

The special valuation (greenbelt) land surrounding the city of West Point is constantly being reviewed.

Our agricultural land values are monitored on a yearly basis, using our sales file. We also monitor the land use (i.e. irrigated, dryland, pasture, etc) using FSA maps, inspections, and taxpayer provided information. We are developing a sales file on feedlots and recreation land. This will provide significant insight into these properties, and provide us with data, which should be quite useful in our continued monitoring of the valuations.

Each year we have a significant amount of pickup work. (nearly 600 parcels / year) As we inspect a property for new improvements or removal of any improvements, we complete a reappraisal of that parcel. We would rather revalue the property at the same time, instead of returning to the property and irritating the taxpayer again. (We have enough problems with that, as it is). This does slow up the pickup process significantly, but we feel this is necessary to increase our efficiency in the continuing reappraisal process.

The Cuming County Assessor's Office is in the process of updating the cadastral maps to a Geographic Information System (GIS). This is a large project (this is what other counties implementing the system have said) and is quite expensive. The added costs include, but are not limited to, adding a full time employee, computer hardware, license fees and training. The full time employee is converting the data from the current cadastral maps and the irregular tract book to the GIS program. This is a very time consuming project, but we believe this will be very beneficial for not only our office, but other county offices as well (i.e. zoning, roads dept, E911, and the sheriff's dept). It is expected to be a couple of years of inputting before it will be used to its full capacity.

Cuming County is a very prosperous county, and even with a slow down in the economy, we are still seeing a significant amount of improvements each year within the county. Along with those improvements, we have seen the sale of properties, within the county, continue to be very strong. This indicates a continual need to monitor the assessed values on an annual basis. There is also, a significant increase in the number of irrigated acres added each year. In addition, our office has identified numerous cattle yard improvements, such as yards, bunks, lagoons, etc. (most of this is due to DEQ requirements).

All of the plans listed above for our 3-year assessment process are goals that have been established by the Assessor and her appraisal staff. They are all still contingent on time, state mandates, help and monies budgeted for these years. Our office has added an employee. This should help with our ability to work consistently on the reappraisal. We have developed sales files, depreciation studies, etc. for each town, village, and township. This is a never-ending task, and some are quite time-consuming to develop, but well worth the effort in the long term. Along with these processes, the assessor's staff attends education classes to further their knowledge of the appraisal process. We work very hard to implement any process that might improve our ability to value properties fairly and equitably.

Our County Board has continued to be very cooperative in allowing the Assessor's Office the equipment and monies to keep current in our assessment process. We are quite grateful for that. We don't need to be constantly going to battle with the Board, as some counties do. Their support is much appreciated and we hope it will continue in the future. We are very appreciative for the approving of the GIS mapping program. I feel this is a definite step forward. The biggest portion of the Assessor's budget is the salaries, and I feel this will continue as it takes good quality employees to get the work done in our office. We are still in the training process for many things and it seems things continue to change, but I feel we are moving forward in every aspect of the office. The staff is doing a very good job and we hope someday to be caught up. In order to get some of the projects completed I will have some part time help during the year.

Respectfully submitted

Assessor signature: \_\_\_\_\_ Date: \_\_\_\_\_

## **2007 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Cuming County**

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

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Cuming County is 71% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Cuming County is in compliance with generally accepted mass appraisal practices.

### **Special Valuation of Agricultural Land**

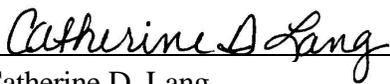
It is my opinion that the level of value of the special valuation of the class of agricultural land in Cuming County is 74% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Cuming County is in compliance with generally accepted mass appraisal practices.

### **Recapture Valuation of Agricultural Land**

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

Dated this 9th day of April, 2007.



  
\_\_\_\_\_  
Catherine D. Lang  
Property Tax Administrator

**SPECIAL VALUE SECTION  
CORRELATION FOR  
CUMING COUNTY  
2007**

**I. Agricultural Land Value Correlation**

In Cuming County there are one hundred twenty four unimproved agricultural sales that are valued as having non-influenced values. The county completed an analysis of the agricultural market activity in the county and applied value increases where necessary to create uniformity and equalization within the agricultural class. The measures of central tendency rounded are the median 71, weighted mean 70, mean 74, and are relatively close to each other. The measures of dispersion will indicate the coefficient of dispersion (18.61) and the price related differential (106.04).

**PA&T 2007 R&O Agricultural Statistics**

Base Stat

Query: 5652

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

NUMBER of Sales:	124	<b>MEDIAN:</b>	<b>71</b>	COV:	26.22	95% Median C.I.:	67.04 to 73.81	(! : Derived)
(AgLand) TOTAL Sales Price:	22,551,110	WGT. MEAN:	70	STD:	19.42	95% Wgt. Mean C.I.:	66.96 to 72.68	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	22,495,110	MEAN:	74	AVG.ABS.DEV:	13.19	95% Mean C.I.:	70.62 to 77.46	
(AgLand) TOTAL Assessed Value:	15,706,250							
AVG. Adj. Sales Price:	181,412	COD:	18.61	MAX Sales Ratio:	173.73			
AVG. Assessed Value:	126,663	PRD:	106.04	MIN Sales Ratio:	44.38			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	17	84.97	79.54	78.03	11.15	101.94	48.93	96.81	70.87 to 88.93	167,871	130,985
01/01/04 TO 03/31/04	14	84.16	88.29	82.91	19.31	106.49	55.42	148.73	73.18 to 108.24	166,926	138,398
04/01/04 TO 06/30/04	7	81.60	91.16	84.99	32.45	107.27	45.94	173.73	45.94 to 173.73	87,924	74,723
07/01/04 TO 09/30/04	2	49.94	49.94	50.03	1.61	99.81	49.13	50.74	N/A	226,469	113,300
10/01/04 TO 12/31/04	8	67.71	80.66	71.65	27.39	112.58	58.15	139.70	58.15 to 139.70	198,518	142,232
01/01/05 TO 03/31/05	16	63.62	65.97	64.13	11.47	102.87	50.55	83.35	58.16 to 77.13	257,054	164,852
04/01/05 TO 06/30/05	8	68.85	72.15	70.03	10.84	103.04	61.04	96.31	61.04 to 96.31	188,399	131,932
07/01/05 TO 09/30/05	5	79.68	83.01	78.68	8.19	105.50	72.65	98.65	N/A	138,244	108,773
10/01/05 TO 12/31/05	16	63.08	64.28	60.35	18.35	106.53	44.38	97.17	51.94 to 75.15	175,577	105,953
01/01/06 TO 03/31/06	22	67.82	68.10	67.99	11.25	100.17	45.52	98.39	62.98 to 71.58	180,950	123,023
04/01/06 TO 06/30/06	9	68.48	70.52	65.68	10.96	107.37	56.98	99.54	58.05 to 75.66	171,813	112,851
<u>Study Years</u>											
07/01/03 TO 06/30/04	38	83.41	84.91	80.73	18.21	105.17	45.94	173.73	74.17 to 87.77	152,796	123,352
07/01/04 TO 06/30/05	34	64.22	69.94	66.02	16.80	105.94	49.13	139.70	62.68 to 71.43	225,327	148,751
07/01/05 TO 06/30/06	52	68.08	68.78	66.03	14.52	104.16	44.38	99.54	63.86 to 71.48	173,609	114,640
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	31	76.65	84.50	76.60	27.61	110.31	45.94	173.73	66.33 to 86.46	161,081	123,390
01/01/05 TO 12/31/05	45	64.62	68.36	65.04	16.13	105.11	44.38	98.65	63.30 to 72.65	202,678	131,827
<u>ALL</u>											
	124	70.88	74.04	69.82	18.61	106.04	44.38	173.73	67.04 to 73.81	181,412	126,663

**PA&T 2007 R&O Agricultural Statistics**

Base Stat

Query: 5652

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

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(AgLand) TOTAL Adj.Sales Price:	22,495,110	MEAN:	74	AVG.ABS.DEV:	13.19	95% Mean C.I.:	70.62 to 77.46	
(AgLand) TOTAL Assessed Value:	15,706,250							
AVG. Adj. Sales Price:	181,412	COD:	18.61	MAX Sales Ratio:	173.73			
AVG. Assessed Value:	126,663	PRD:	106.04	MIN Sales Ratio:	44.38			

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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	
1509	5	63.12	64.17	59.47	9.02	107.90	51.94	78.58	N/A	336,923	200,369	
1511	9	74.12	83.74	80.83	20.71	103.60	60.01	148.73	67.68 to 96.81	213,130	172,283	
1513	10	68.85	72.74	67.86	13.98	107.19	57.37	111.52	63.69 to 80.06	255,624	173,472	
1515	13	75.29	82.17	79.12	17.24	103.86	59.95	110.57	68.48 to 98.65	178,709	141,395	
1537	7	71.48	72.86	72.47	10.04	100.53	57.90	88.35	57.90 to 88.35	215,900	156,466	
1539	9	75.66	83.15	66.18	31.57	125.64	50.55	173.73	55.42 to 97.17	132,760	87,860	
1541	4	64.70	65.32	71.24	27.64	91.68	45.94	85.92	N/A	142,819	101,750	
1543	7	69.43	68.27	67.83	3.68	100.65	63.62	71.86	63.62 to 71.86	151,986	103,085	
1789	14	65.58	72.53	68.49	22.02	105.89	44.38	111.85	60.20 to 98.14	124,136	85,025	
1791	5	66.62	69.18	67.68	22.87	102.21	45.52	89.95	N/A	165,710	112,155	
1793	8	72.58	69.15	62.50	16.74	110.64	49.13	87.25	49.13 to 87.25	134,247	83,905	
1795	8	68.88	70.80	67.18	13.56	105.39	58.05	88.93	58.05 to 88.93	193,302	129,856	
1821	11	63.80	68.46	67.23	13.02	101.84	53.34	89.37	57.78 to 84.97	192,249	129,245	
1823	8	73.85	75.08	69.46	14.52	108.08	56.20	96.31	56.20 to 96.31	146,408	101,696	
1825	1	93.18	93.18	93.18			93.18	93.18	N/A	139,605	130,085	
1827	5	66.07	77.10	69.86	35.52	110.36	49.02	139.70	N/A	211,810	147,961	
ALL												
	124	70.88	74.04	69.82	18.61	106.04	44.38	173.73	67.04 to 73.81	181,412	126,663	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	69	70.87	74.21	69.27	19.94	107.13	45.52	173.73	64.52 to 75.54	200,635	138,985	
2	12	74.24	72.01	65.55	16.35	109.85	49.13	96.31	56.98 to 85.68	145,946	95,667	
3	30	70.24	74.90	73.36	17.80	102.10	44.38	148.73	64.62 to 74.12	157,332	115,416	
4	13	71.43	73.03	69.07	14.41	105.72	56.20	93.18	58.16 to 88.93	167,685	115,826	
ALL												
	124	70.88	74.04	69.82	18.61	106.04	44.38	173.73	67.04 to 73.81	181,412	126,663	

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	124	70.88	74.04	69.82	18.61	106.04	44.38	173.73	67.04 to 73.81	181,412	126,663	
ALL												
	124	70.88	74.04	69.82	18.61	106.04	44.38	173.73	67.04 to 73.81	181,412	126,663	

**PA&T 2007 R&O Agricultural Statistics**

Base Stat

Query: 5652

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

NUMBER of Sales:	124	<b>MEDIAN:</b>	<b>71</b>	COV:	26.22	95% Median C.I.:	67.04 to 73.81	(!: Derived)
(AgLand) TOTAL Sales Price:	22,551,110	WGT. MEAN:	70	STD:	19.42	95% Wgt. Mean C.I.:	66.96 to 72.68	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	22,495,110	MEAN:	74	AVG.ABS.DEV:	13.19	95% Mean C.I.:	70.62 to 77.46	
(AgLand) TOTAL Assessed Value:	15,706,250							
AVG. Adj. Sales Price:	181,412	COD:	18.61	MAX Sales Ratio:	173.73			
AVG. Assessed Value:	126,663	PRD:	106.04	MIN Sales Ratio:	44.38			

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<b>SCHOOL DISTRICT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
11-0014	1	70.13	70.13	70.13			70.13	70.13	N/A	185,577	130,150	
11-0020	1	98.65	98.65	98.65			98.65	98.65	N/A	80,000	78,920	
19-0059	4	59.05	61.45	63.60	18.50	96.60	49.02	78.67	N/A	243,012	154,567	
20-0001	59	71.43	73.32	68.40	17.82	107.18	45.52	173.73	65.38 to 75.66	171,468	117,286	
20-0020	14	79.87	81.34	78.91	14.92	103.07	59.95	110.57	65.64 to 98.39	182,629	144,119	
20-0030	35	67.68	72.19	68.45	18.14	105.47	44.38	148.73	63.86 to 71.86	187,840	128,568	
27-0046	1	139.70	139.70	139.70			139.70	139.70	N/A	87,000	121,535	
27-0062	1	62.98	62.98	62.98			62.98	62.98	N/A	60,000	37,785	
27-0594	2	55.56	55.56	56.67	4.00	98.04	53.34	57.78	N/A	240,000	136,010	
87-0001	6	71.89	76.93	73.05	12.75	105.31	63.69	111.52	63.69 to 111.52	230,441	168,345	
NonValid School												
ALL	124	70.88	74.04	69.82	18.61	106.04	44.38	173.73	67.04 to 73.81	181,412	126,663	

<b>ACRES IN SALE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	13	70.00	70.72	69.10	13.43	102.34	47.95	87.25	61.04 to 86.46	55,400	38,283	
30.01 TO 50.00	22	74.91	78.29	73.86	22.55	105.99	45.94	173.73	61.82 to 88.35	91,202	67,363	
50.01 TO 100.00	63	70.89	75.54	71.90	19.15	105.06	44.38	148.73	66.62 to 75.54	170,136	122,327	
100.01 TO 180.00	24	68.72	69.63	68.48	14.69	101.67	50.55	98.39	59.95 to 75.29	324,599	222,285	
180.01 TO 330.00	2	54.66	54.66	54.39	4.97	100.48	51.94	57.37	N/A	629,736	342,537	
ALL	124	70.88	74.04	69.82	18.61	106.04	44.38	173.73	67.04 to 73.81	181,412	126,663	

<b>MAJORITY LAND USE &gt; 95%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	78	71.51	75.01	69.82	19.16	107.43	44.38	173.73	66.58 to 75.66	190,401	132,939	
DRY-N/A	36	69.39	73.02	72.01	18.44	101.40	45.52	139.70	63.86 to 75.15	155,089	111,681	
GRASS	1	79.68	79.68	79.68			79.68	79.68	N/A	55,840	44,495	
GRASS-N/A	2	73.53	73.53	58.25	30.99	126.23	50.74	96.31	N/A	151,665	88,342	
IRRGTD	2	66.96	66.96	65.22	4.54	102.66	63.92	70.00	N/A	151,366	98,727	
IRRGTD-N/A	5	70.89	68.17	64.19	11.64	106.20	56.98	80.06	N/A	279,735	179,551	
ALL	124	70.88	74.04	69.82	18.61	106.04	44.38	173.73	67.04 to 73.81	181,412	126,663	

**PA&T 2007 R&O Agricultural Statistics**

Base Stat

Query: 5652

Type: Qualified

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

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(AgLand) TOTAL Sales Price:	22,551,110	WGT. MEAN:	70	STD:	19.42	95% Wgt. Mean C.I.:	66.96 to 72.68		(!: Derived)
(AgLand) TOTAL Adj.Sales Price:	22,495,110	MEAN:	74	AVG.ABS.DEV:	13.19	95% Mean C.I.:	70.62 to 77.46		(!: land+NAT=0)
(AgLand) TOTAL Assessed Value:	15,706,250								
AVG. Adj. Sales Price:	181,412	COD:	18.61	MAX Sales Ratio:	173.73				
AVG. Assessed Value:	126,663	PRD:	106.04	MIN Sales Ratio:	44.38				

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	102	71.28	75.21	70.79	18.78	106.24	44.38	173.73	67.68 to 74.17	186,033	131,699
DRY-N/A	12	65.54	67.31	65.55	19.23	102.68	45.52	98.65	48.93 to 75.15	121,594	79,710
GRASS	2	88.00	88.00	87.54	9.45	100.52	79.68	96.31	N/A	52,920	46,325
GRASS-N/A	1	50.74	50.74	50.74			50.74	50.74	N/A	253,330	128,530
IRRGTD	6	66.96	65.78	62.63	9.50	105.04	56.98	75.54	56.98 to 75.54	255,234	159,852
IRRGTD-N/A	1	80.06	80.06	80.06			80.06	80.06	N/A	170,000	136,095
ALL	124	70.88	74.04	69.82	18.61	106.04	44.38	173.73	67.04 to 73.81	181,412	126,663

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	113	70.98	74.63	70.51	18.79	105.85	44.38	173.73	67.04 to 74.12	180,164	127,034
DRY-N/A	1	45.94	45.94	45.94			45.94	45.94	N/A	76,000	34,915
GRASS	2	88.00	88.00	87.54	9.45	100.52	79.68	96.31	N/A	52,920	46,325
GRASS-N/A	1	50.74	50.74	50.74			50.74	50.74	N/A	253,330	128,530
IRRGTD	7	70.00	67.82	64.37	9.84	105.36	56.98	80.06	56.98 to 80.06	243,058	156,458
ALL	124	70.88	74.04	69.82	18.61	106.04	44.38	173.73	67.04 to 73.81	181,412	126,663

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	11	80.44	85.56	85.13	22.57	100.50	47.95	173.73	61.04 to 96.31	46,014	39,174
60000 TO 99999	19	78.72	84.89	86.16	21.61	98.53	45.94	148.73	70.00 to 98.14	78,955	68,027
100000 TO 149999	29	74.37	77.31	77.48	19.58	99.78	48.93	111.85	64.04 to 85.33	122,445	94,866
150000 TO 249999	40	66.83	68.08	67.57	12.98	100.76	44.38	98.39	63.86 to 70.89	199,098	134,531
250000 TO 499999	22	66.32	68.26	68.09	12.42	100.25	50.74	96.81	59.95 to 74.12	327,930	223,300
500000 +	3	51.94	53.29	53.30	4.38	99.97	50.55	57.37	N/A	586,490	312,615
ALL	124	70.88	74.04	69.82	18.61	106.04	44.38	173.73	67.04 to 73.81	181,412	126,663

**PA&T 2007 R&O Agricultural Statistics**

Base Stat

Query: 5652

Type: Qualified

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

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AVG. Adj. Sales Price:	181,412	COD:	18.61	MAX Sales Ratio:	173.73			
AVG. Assessed Value:	126,663	PRD:	106.04	MIN Sales Ratio:	44.38			

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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 \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	3	61.04	60.77	59.28	13.86	102.52	47.95	73.33	N/A	43,689	25,898
30000 TO 59999	17	71.86	72.50	69.11	16.48	104.91	45.94	96.31	60.20 to 86.46	65,770	45,451
60000 TO 99999	28	72.16	74.91	68.62	21.39	109.16	44.38	173.73	63.62 to 78.58	114,723	78,719
100000 TO 149999	40	70.78	77.88	73.44	21.19	106.05	49.02	148.73	65.64 to 81.49	170,271	125,048
150000 TO 249999	26	69.03	71.84	69.75	14.44	102.99	56.98	110.57	63.69 to 76.65	264,928	184,782
250000 TO 499999	10	68.72	68.58	65.64	15.52	104.47	50.55	96.81	51.94 to 81.74	433,467	284,544
ALL	124	70.88	74.04	69.82	18.61	106.04	44.38	173.73	67.04 to 73.81	181,412	126,663

**SPECIAL VALUE SECTION  
CORRELATION FOR  
CUMING COUNTY  
2007**

**II. Special Value Correlation**

There are no sales to indicate that Cuming County is affected by special value, for purposes of valuation. The special value is derived from the sales file and equalized to the surrounding market values on a yearly basis. Therefore, the county derives the special value equal to the uninfluenced agricultural level of market area four at 74%.

**SPECIAL VALUE SECTION  
CORRELATION FOR  
CUMING COUNTY  
2007**

**III. Recapture Value Correlation**

In this measurement period there have been no sales among the properties that carry special value. Therefore there is no other information available to suggest that the recapture value is anything other than 75%.

## CUMING COUNTY ASSESSOR'S OFFICE

Cherie Kreikemeier, Assessor  
200 S. Lincoln Street, Room 101  
West Point, Ne 68788  
(402) 372-6000 Fax (402) 372-6013

March 1, 2007

Nebraska Department of  
Property Assessment of Taxation  
1033 "O" Street, Suite 600  
Lincoln, NE 68508

Our method of determining Greenbelt values for Cuming County, Nebraska is as follows:

The Greenbelt area in Cuming County is located adjacent to West Point City to the eastern city limits and is monitored by the City of West Point.

The uninfluenced values are derived from the sales file and equalized with the surrounding lands, using 69-74% of the indicated market values. This is done on a yearly basis, just as is the valuing of agricultural land.

The recapture values are derived from the sales file and equalized to the surrounding market values of land. This is also done on a yearly basis at the time the agricultural land is valued.

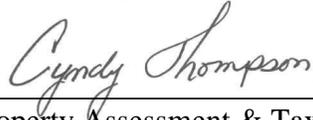
Cherie J. Kreikemeier  
CUMING COUNTY ASSESSOR

## Certification

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

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Cuming County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8181.

Dated this 9th day of April, 2007.

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Property Assessment & Taxation