

## 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>51</b>	<b>COD</b>	<b>8.74</b>
Total Sales Price	\$	1520200	<b>PRD</b>	<b>103.41</b>
Total Adj. Sales Price	\$	1520200	COV	14.37
Total Assessed Value	\$	1435069	STD	14.03
Avg. Adj. Sales Price	\$	29807.84	Avg. Abs. Dev.	8.55
Avg. Assessed Value	\$	28138.61	Min	55.41
<b>Median</b>		<b>97.75</b>	Max	141.77
Wgt. Mean		94.40	95% Median C.I.	96.27 to 100.00
Mean		97.62	95% Wgt. Mean C.I.	90.80 to 98.00
			95% Mean C.I.	93.77 to 101.47
% of Value of the Class of all Real Property Value in the County				8.87
% of Records Sold in the Study Period				5.5
% of Value Sold in the Study Period				5.87
Average Assessed Value of the Base				26,331

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>51</b>	<b>97.75</b>	<b>8.74</b>	<b>103.41</b>
<b>2006</b>	64	99.67	18.40	106.98
<b>2005</b>	52	97.48	18.40	104.88
<b>2004</b>	45	95.45	14.88	100.13
<b>2003</b>	73	88	33.1	109.7
<b>2002</b>	86	94	37.21	119.86
<b>2001</b>	91	96	48.81	131.59

## 2007 Commission Summary

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### Commercial Real Property - Current

<b>Number of Sales</b>		<b>11</b>	<b>COD</b>	<b>11.25</b>
Total Sales Price	\$	296500	<b>PRD</b>	<b>100.08</b>
Total Adj. Sales Price	\$	296500	COV	21.31
Total Assessed Value	\$	309767	STD	22.28
Avg. Adj. Sales Price	\$	26954.55	Avg. Abs. Dev.	11.12
Avg. Assessed Value	\$	28160.64	Min	84.00
<b>Median</b>		<b>98.80</b>	Max	168.47
Wgt. Mean		104.47	95% Median C.I.	89.01 to 106.59
Mean		104.55	95% Wgt. Mean C.I.	92.80 to 116.15
			95% Mean C.I.	89.59 to 119.52
% of Value of the Class of all Real Property Value in the County				1.59
% of Records Sold in the Study Period				5.5
% of Value Sold in the Study Period				7.06
Average Assessed Value of the Base				21,945

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>11</b>	<b>98.80</b>	<b>11.25</b>	<b>100.08</b>
<b>2006</b>	19	99.05	21.77	104.90
<b>2005</b>	18	99.17	20.40	106.00
<b>2004</b>	17	99.62	25.35	115.67
<b>2003</b>	15	93	25.9	125.42
<b>2002</b>	19	96	68.88	133.95
<b>2001</b>	20	100	67.29	138.93

## 2007 Commission Summary

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### Agricultural Land - Current

<b>Number of Sales</b>	<b>53</b>	<b>COD</b>	<b>14.34</b>
Total Sales Price	\$ 8814452	<b>PRD</b>	<b>105.48</b>
Total Adj. Sales Price	\$ 8573616	COV	18.24
Total Assessed Value	\$ 5944430	STD	13.34
Avg. Adj. Sales Price	\$ 161766.34	Avg. Abs. Dev.	10.60
Avg. Assessed Value	\$ 112159.06	Min	42.36
<b>Median</b>	<b>73.92</b>	Max	105.78
Wgt. Mean	69.33	95% Median C.I.	66.54 to 76.98
Mean	73.13	95% Wgt. Mean C.I.	61.62 to 77.04
		95% Mean C.I.	69.54 to 76.72
% of Value of the Class of all Real Property Value in the County			85.24
% of Records Sold in the Study Period			2.16
% of Value Sold in the Study Period			4.78
Average Assessed Value of the Base			95,514

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### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>53</b>	<b>73.92</b>	<b>14.34</b>	<b>105.48</b>
<b>2006</b>	49	74.52	15.06	105.82
<b>2005</b>	50	77.01	16.19	100.03
<b>2004</b>	51	75.64	16.39	100.30
<b>2003</b>	46	75	14.41	98.68
<b>2002</b>	45	74	19.51	100
<b>2001</b>	45	76	20.74	99.98

## **2007 Opinions of the Property Tax Administrator for Dundy 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 Dundy County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Dundy County is in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

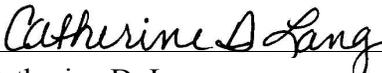
It is my opinion that the level of value of the class of commercial real property in Dundy County is 99% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Dundy County is in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Dundy County is 74% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Dundy County is not in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.



  
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Catherine D. Lang  
Property Tax Administrator

**2007 Correlation Section  
for Dundy County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: A review of the information contained in the six tables for residential property in Dundy County for 2007 indicates the three measures of central tendency are within the acceptable range. The median will be used to represent the overall level of value for the residential property class. Both qualitative measures are also within the prescribed parameters. The county reported that fair and average quality residential structures in all five assessor locations and agricultural residences were revalued by depreciation/effective age in 2007. It is believed that based on the measures of central tendency Dundy County has attained the level of value as shown by the median. With no further information available the conclusion is that Dundy County is in compliance for assessment uniformity.

**2007 Correlation Section  
for Dundy 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>89</b>	<b>51</b>	<b>57.3</b>
<b>2006</b>	<b>82</b>	<b>64</b>	<b>78.05</b>
<b>2005</b>	<b>75</b>	<b>52</b>	<b>69.33</b>
<b>2004</b>	<b>75</b>	<b>45</b>	<b>60</b>
<b>2003</b>	<b>100</b>	<b>73</b>	<b>73</b>
<b>2002</b>	<b>116</b>	<b>87</b>	<b>75</b>
<b>2001</b>	<b>106</b>	<b>91</b>	<b>85.85</b>

RESIDENTIAL: Table II indicates a significant decrease in the number of sales used in the residential property class for the development of statistical information. The declining number of sales used reflects the portion of eliminated sales due to substantially changed properties since the time of sale. Fourteen sales represent the usability code of #3; which theoretically would increase the percent used to 73% if they were added.

**2007 Correlation Section  
for Dundy 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.

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

**2007 Correlation Section  
for Dundy 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>100.71</b>	<b>-2.9</b>	<b>97.79</b>	<b>97.75</b>
<b>2006</b>	<b>103.57</b>	<b>-2.67</b>	<b>100.8</b>	<b>99.67</b>
<b>2005</b>	<b>97.48</b>	<b>-0.67</b>	<b>96.83</b>	<b>97.48</b>
<b>2004</b>	<b>87.49</b>	<b>6.57</b>	<b>93.24</b>	<b>95.45</b>
<b>2003</b>	<b>84</b>	<b>-0.39</b>	<b>83.67</b>	<b>88</b>
<b>2002</b>	<b>90</b>	<b>0.9</b>	<b>90.81</b>	<b>94</b>
<b>2001</b>	<b>96</b>	<b>0</b>	<b>96</b>	<b>96</b>

RESIDENTIAL: Table III indicates the Trended Preliminary Ratio and the R&O Ratio are very close and supportive of each measure with an approximate .04 point spread.

**2007 Correlation Section  
for Dundy 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 Dundy 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>-1.67</b>	<b>2007</b>	<b>-2.9</b>
<b>-11.32</b>	<b>2006</b>	<b>-2.67</b>
<b>0</b>	<b>2005</b>	<b>-0.67</b>
<b>23.62</b>	<b>2004</b>	<b>6.57</b>
<b>2</b>	<b>2003</b>	<b>0</b>
<b>-1.88</b>	<b>2002</b>	<b>0.9</b>
<b>0</b>	<b>2001</b>	<b>0</b>

RESIDENTIAL: Table IV for 2007 represents a 1.23 point spread between the sales file and the residential assessment base values. This would reflect the assessor's actions for 2007.

## 2007 Correlation Section for Dundy 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 Dundy 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>97.75</b>	<b>94.40</b>	<b>97.62</b>

RESIDENTIAL: All three measures of central tendency are within the acceptable parameters for residential property within Dundy County. Both the median and mean are in strong support of each other indicating the median is a reliable measure of the level of value in this property class. The major assessor locations of Benkelman and Haigler both reflect acceptable levels of value and no recommendations are made to the residential property class.

**2007 Correlation Section  
for Dundy 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>8.74</b>	<b>103.41</b>
<b>Difference</b>	<b>0</b>	<b>0.41</b>

RESIDENTIAL: Hypothetically the price related differential would round to 103 and both qualitative measures are within the acceptable parameters for each. Indication is the county has attained uniform and proportionate assessments.

**2007 Correlation Section  
for Dundy 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>51</b>	<b>51</b>	<b>0</b>
<b>Median</b>	<b>100.71</b>	<b>97.75</b>	<b>-2.96</b>
<b>Wgt. Mean</b>	<b>97.65</b>	<b>94.40</b>	<b>-3.25</b>
<b>Mean</b>	<b>102.98</b>	<b>97.62</b>	<b>-5.36</b>
<b>COD</b>	<b>13.94</b>	<b>8.74</b>	<b>-5.2</b>
<b>PRD</b>	<b>105.46</b>	<b>103.41</b>	<b>-2.05</b>
<b>Min Sales Ratio</b>	<b>55.41</b>	<b>55.41</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>165.53</b>	<b>141.77</b>	<b>-23.76</b>

RESIDENTIAL: The statistical changes shown between the preliminary and R&O statistics reflects the assessment actions taken by the Dundy County Assessor to equalize the property class for the current assessment year.

**2007 Correlation Section  
for Dundy County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: A review of the information contained in the six tables for commercial property in Dundy County for 2007 indicates that the median is within the acceptable range. Although the aggregate and mean are above the prescribed parameters the small sample size of 11 sales may not be representative of the total Commercial class of property. Therefore there is no information available not to indicate the median best describes the level of value. Based on the qualitative measures the county is also in compliance for assessment uniformity and no recommendations are suggested for the current assessment year.

**2007 Correlation Section  
for Dundy 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>26</b>	<b>11</b>	<b>42.31</b>
<b>2006</b>	<b>30</b>	<b>19</b>	<b>63.33</b>
<b>2005</b>	<b>27</b>	<b>18</b>	<b>66.67</b>
<b>2004</b>	<b>25</b>	<b>17</b>	<b>68</b>
<b>2003</b>	<b>20</b>	<b>15</b>	<b>75</b>
<b>2002</b>	<b>25</b>	<b>20</b>	<b>80</b>
<b>2001</b>	<b>29</b>	<b>20</b>	<b>68.97</b>

COMMERCIAL: Table II indicates a significant decrease in the number of sales used in the commercial property class for the development of statistical information. The declining number of sales used reflects the portion of eliminated sales due to substantially changed properties since the time of sale. Five sales represent the usability code of #3; which theoretically would increase the percent used to 62% if they were added. History would then show a constant percent of sales have been used in the county for the study period.

## 2007 Correlation Section for Dundy 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.

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

**2007 Correlation Section  
for Dundy 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>88.27</b>	<b>-2.58</b>	<b>85.99</b>	<b>98.80</b>
<b>2006</b>	<b>99.05</b>	<b>0.14</b>	<b>99.19</b>	<b>99.05</b>
<b>2005</b>	<b>99.29</b>	<b>0.05</b>	<b>99.33</b>	<b>99.17</b>
<b>2004</b>	<b>92.54</b>	<b>2.15</b>	<b>94.53</b>	<b>99.62</b>
<b>2003</b>	<b>92</b>	<b>1.67</b>	<b>93.54</b>	<b>93</b>
<b>2002</b>	<b>95</b>	<b>1.72</b>	<b>96.63</b>	<b>96</b>
<b>2001</b>	<b>100</b>	<b>0.1</b>	<b>100.1</b>	<b>100</b>

COMMERCIAL: The Trended Preliminary Ratio and the R&O Ratio show weak support of each other. Assessment Actions reported by the assessor show Benkelman retail stores were revalued in 2007; added functional obsolescence to grain elevators in Benkelman, Haigler and Max; added economic obsolescence to an apartment building in Benkelman; and removed temporary grain storage facilities from a fertilizer company property. Eleven sales make the qualified commercial sales with ten of those being in the Benkelman assessor location.

**2007 Correlation Section  
for Dundy 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 Dundy 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>-2.58</b>
<b>0</b>	<b>2006</b>	<b>0.14</b>
<b>0</b>	<b>2005</b>	<b>0.05</b>
<b>32.58</b>	<b>2004</b>	<b>2.15</b>
<b>0</b>	<b>2003</b>	<b>2</b>
<b>0</b>	<b>2002</b>	<b>1.72</b>
<b>0</b>	<b>2001</b>	<b>0.1</b>

COMMERCIAL: Table IV shows indicates that no changes were made in the sales file base and the assessment actions are reflected through the percent change in assessed value (excluding growth) for commercial property in 2007.

## 2007 Correlation Section for Dundy 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 Dundy 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>98.80</b>	<b>104.47</b>	<b>104.55</b>

COMMERCIAL: Based on the limited number of sales within the sample size in the commercial class of property, there is no information available that indicates that the median is not the best representation of the level of value in this county.

**2007 Correlation Section  
for Dundy 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>11.25</b>	<b>100.08</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

COMMERCIAL: The measures of uniformity are both within the acceptable parameters as prescribed for each. Indication is the county has attained uniform and proportionate assessments.

**2007 Correlation Section  
for Dundy 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>11</b>	<b>11</b>	<b>0</b>
<b>Median</b>	<b>88.27</b>	<b>98.80</b>	<b>10.53</b>
<b>Wgt. Mean</b>	<b>83.37</b>	<b>104.47</b>	<b>21.1</b>
<b>Mean</b>	<b>86.29</b>	<b>104.55</b>	<b>18.26</b>
<b>COD</b>	<b>14.48</b>	<b>11.25</b>	<b>-3.23</b>
<b>PRD</b>	<b>103.50</b>	<b>100.08</b>	<b>-3.42</b>
<b>Min Sales Ratio</b>	<b>38.82</b>	<b>84.00</b>	<b>45.18</b>
<b>Max Sales Ratio</b>	<b>110.18</b>	<b>168.47</b>	<b>58.29</b>

COMMERCIAL: The statistical changes shown between the preliminary and R&O statistics reflects the assessment actions taken by the Dundy County Assessor to equalize the property class for the current assessment year.

**2007 Correlation Section  
for Dundy County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: The median, mean and weighted mean measures of central tendency are all three within the parameters designated for each along with the coefficient of dispersion. Decreased grassland subclasses were implemented in all five market areas for 2007 in Dundy County. The number of sales have been declining in market area five historically with no sales available for the current study period. Historically the majority of the agricultural unimproved sales have occurred in market areas one and two. Based on the statistical information contained in this report it is believed that the median of 74 is the best indicator of the level of value although the county may want to examine the levels of value in each majority land use for proportionate assessment practices. Statistical measurements of the majority land use indicates there may be some disparity in the grass and irrigated subclasses although the assessor did take action and decrease grassland valuations in 2007.

**2007 Correlation Section  
for Dundy 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>74</b>	<b>53</b>	<b>71.62</b>
<b>2006</b>	<b>67</b>	<b>49</b>	<b>73.13</b>
<b>2005</b>	<b>62</b>	<b>50</b>	<b>80.65</b>
<b>2004</b>	<b>64</b>	<b>51</b>	<b>79.69</b>
<b>2003</b>	<b>61</b>	<b>46</b>	<b>75.41</b>
<b>2002</b>	<b>55</b>	<b>45</b>	<b>81.82</b>
<b>2001</b>	<b>52</b>	<b>45</b>	<b>86.54</b>

AGRICULTURAL UNIMPROVED: Historically the county has used a high portion of the total sales to determine the level of value for statistical measures. The percent of sales used in 2007 for the agricultural unimproved property class is adequate and indicates the measurements were done as fairly as possible.

**2007 Correlation Section  
for Dundy 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.

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

**2007 Correlation Section  
for Dundy 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>74.66</b>	<b>-1.24</b>	<b>73.73</b>	<b>73.92</b>
<b>2006</b>	<b>68.35</b>	<b>9.02</b>	<b>74.51</b>	<b>74.52</b>
<b>2005</b>	<b>77.73</b>	<b>-0.98</b>	<b>76.97</b>	<b>77.01</b>
<b>2004</b>	<b>72.09</b>	<b>12.7</b>	<b>81.25</b>	<b>75.64</b>
<b>2003</b>	<b>76</b>	<b>0</b>	<b>76</b>	<b>75</b>
<b>2002</b>	<b>69</b>	<b>20.17</b>	<b>82.92</b>	<b>74</b>
<b>2001</b>	<b>72</b>	<b>5.17</b>	<b>75.72</b>	<b>76</b>

AGRICULTURAL UNIMPROVED: The Trended Preliminary Ratio and the R&O Ratio are very close and supportive of each other. The 1.24 percent decrease in assessed value (excluding growth) reflects the decreased grassland values in all five market areas implemented by the Dundy County Assessor for 2007.

**2007 Correlation Section  
for Dundy 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 Dundy 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>-0.72</b>	<b>2007</b>	<b>-1.24</b>
<b>4.84</b>	<b>2006</b>	<b>9.02</b>
<b>-0.55</b>	<b>2005</b>	<b>-0.98</b>
<b>-2.07</b>	<b>2004</b>	<b>12.7</b>
<b>-1</b>	<b>2003</b>	<b>0</b>
<b>19.44</b>	<b>2002</b>	<b>20.17</b>
<b>1.39</b>	<b>2001</b>	<b>5.17</b>

AGRICULTURAL UNIMPROVED: Slight differences are shown on Table IV between the sales file base and the agricultural unimproved total assessed base. Both percentages reflect the decreased grass subclassifications for 2007 in the county.

## 2007 Correlation Section for Dundy 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 Dundy 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>73.92</b>	<b>69.33</b>	<b>73.13</b>

AGRICULTURAL UNIMPROVED: All three measures of central tendency are within the acceptable parameters for each. The median will be used to best describe the level of value for the overall agricultural unimproved class of property in Dundy County for the 2007 assessment year. A detailed review of the qualified statistics reflect unacceptable levels of value for irrigated and grass subclasses. All three majority land use subclasses reflect a 76% median for the level of value for grass valuations in Dundy County. Eleven qualified irrigated sales in the >80% majority land use subclass indicates a 63% median for the level of value for irrigated valuations for 2007. Through the statistical information developed from data provided in the assessed value update report by the County, it appears the levels of value for grass and irrigated subclasses are not acceptable in 2007.

**2007 Correlation Section  
for Dundy 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>14.34</b>	<b>105.48</b>
<b>Difference</b>	<b>0</b>	<b>2.48</b>

**AGRICULTURAL UNIMPROVED:** Although the coefficient of dispersion is within the acceptable parameters, a review of the statistics for agricultural unimproved land in Dundy County reflects a disparity between the majority land uses. The price related differential for market areas one and two along with the coefficient of dispersion for the major market areas are within the acceptable ranges in Dundy County. A further detail review of the qualitative measures in the >80% majority land use subclass indicates that irrigated valuations are not proportionate within the county and the 11 sales reflect a median level of value at 63%.

**2007 Correlation Section  
for Dundy 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>54</b>	<b>53</b>	<b>-1</b>
<b>Median</b>	<b>74.66</b>	<b>73.92</b>	<b>-0.74</b>
<b>Wgt. Mean</b>	<b>69.97</b>	<b>69.33</b>	<b>-0.64</b>
<b>Mean</b>	<b>74.05</b>	<b>73.13</b>	<b>-0.92</b>
<b>COD</b>	<b>14.47</b>	<b>14.34</b>	<b>-0.13</b>
<b>PRD</b>	<b>105.84</b>	<b>105.48</b>	<b>-0.36</b>
<b>Min Sales Ratio</b>	<b>42.42</b>	<b>42.36</b>	<b>-0.06</b>
<b>Max Sales Ratio</b>	<b>105.78</b>	<b>105.78</b>	<b>0</b>

AGRICULTURAL UNIMPROVED: The changes shown on Table VII between the Preliminary Statistics and the R&O Statistics are supportive of the assessors actions to implement new land values in the grass subclasses. One less sale between the preliminary and final statistics is due to the status of one sale changing from unimproved to improved on the assessed valuation update report.

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

29 Dundy

	<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	24,860,392	24,307,604	-552,788	-2.22	171,898	-2.92
2. Recreational	127,560	127,560	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	15,560,729	15,618,601	57,872	0.37	*-----	0.37
<b>4. Total Residential (sum lines 1-3)</b>	<b>40,548,681</b>	<b>40,053,765</b>	<b>-494,916</b>	<b>-1.22</b>	<b>171,898</b>	<b>-1.64</b>
5. Commercial	4,503,970	4,388,963	-115,007	-2.55	1,123	-2.58
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	10,047,075	8,265,680	-1,781,395	-17.73	294,536	-20.66
8. Minerals	11,373,361	12,420,341	1,046,980	9.21	257,620	6.94
<b>9. Total Commercial (sum lines 5-8)</b>	<b>25,924,406</b>	<b>25,074,984</b>	<b>-849,422</b>	<b>-3.28</b>	<b>1,123</b>	<b>-4.27</b>
<b>10. Total Non-Agland Real Property</b>	<b>66,473,087</b>	<b>65,128,749</b>	<b>-1,344,338</b>	<b>-2.02</b>	<b>725,177</b>	<b>-3.11</b>
11. Irrigated	91,326,942	91,303,923	-23,019	-0.03		
12. Dryland	37,802,280	37,615,651	-186,629	-0.49		
13. Grassland	79,763,692	77,379,969	-2,383,723	-2.99		
14. Wasteland	43,231	43,231	0	0		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>208,936,145</b>	<b>206,342,774</b>	<b>-2,593,371</b>	<b>-1.24</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>275,409,232</b>	<b>271,471,523</b>	<b>-3,937,709</b>	<b>-1.43</b>	<b>725,177</b>	<b>-1.69</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

NUMBER of Sales:	51	<b>MEDIAN:</b>	<b>98</b>	COV:	14.37	95% Median C.I.:	96.27 to 100.00	(! : Derived)
TOTAL Sales Price:	1,520,200	WGT. MEAN:	94	STD:	14.03	95% Wgt. Mean C.I.:	90.80 to 98.00	
TOTAL Adj.Sales Price:	1,520,200	MEAN:	98	AVG.ABS.DEV:	8.55	95% Mean C.I.:	93.77 to 101.47	
TOTAL Assessed Value:	1,435,069							
AVG. Adj. Sales Price:	29,807	COD:	8.74	MAX Sales Ratio:	141.77			
AVG. Assessed Value:	28,138	PRD:	103.41	MIN Sales Ratio:	55.41			

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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
____Qrtrs____											
07/01/04 TO 09/30/04	5	104.08	103.12	99.20	4.67	103.96	95.27	113.33	N/A	18,180	18,034
10/01/04 TO 12/31/04	7	102.97	104.34	100.01	8.81	104.33	82.61	132.10	82.61 to 132.10	26,428	26,432
01/01/05 TO 03/31/05	2	95.25	95.25	95.27	1.54	99.98	93.78	96.72	N/A	20,250	19,291
04/01/05 TO 06/30/05	11	98.04	93.61	91.92	10.11	101.83	55.41	111.80	73.54 to 105.35	34,000	31,253
07/01/05 TO 09/30/05	10	97.26	100.37	97.32	5.29	103.13	91.65	122.50	94.89 to 106.76	33,080	32,194
10/01/05 TO 12/31/05	7	96.61	94.68	91.74	3.27	103.21	83.37	98.40	83.37 to 98.40	22,928	21,034
01/01/06 TO 03/31/06	1	100.71	100.71	100.71			100.71	100.71	N/A	68,000	68,480
04/01/06 TO 06/30/06	8	91.52	93.16	88.67	16.68	105.07	58.69	141.77	58.69 to 141.77	33,812	29,980
____Study Years____											
07/01/04 TO 06/30/05	25	99.35	98.65	95.24	8.74	103.57	55.41	132.10	95.27 to 104.12	27,616	26,302
07/01/05 TO 06/30/06	26	96.80	96.63	93.70	8.36	103.13	58.69	141.77	93.12 to 98.40	31,915	29,904
____Calendar Yrs____											
01/01/05 TO 12/31/05	30	96.85	96.22	94.01	6.46	102.35	55.41	122.50	94.99 to 98.40	30,193	28,385
____ALL____											
	51	97.75	97.62	94.40	8.74	103.41	55.41	141.77	96.27 to 100.00	29,807	28,138

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BENKELMAN	37	98.00	98.82	97.49	5.81	101.36	73.54	132.10	96.27 to 100.65	29,510	28,770
HAIGLER	10	97.07	98.64	86.43	16.91	114.12	55.41	141.77	82.61 to 122.50	26,930	23,275
MAX	3	79.00	79.30	79.97	17.52	99.17	58.69	100.22	N/A	33,333	26,655
RURAL	1	98.04	98.04	98.04			98.04	98.04	N/A	59,000	57,845
____ALL____											
	51	97.75	97.62	94.40	8.74	103.41	55.41	141.77	96.27 to 100.00	29,807	28,138

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	47	97.75	98.78	95.30	8.17	103.65	55.41	141.77	96.27 to 100.12	28,961	27,601
3	4	88.52	83.99	86.67	17.11	96.90	58.69	100.22	N/A	39,750	34,453
____ALL____											
	51	97.75	97.62	94.40	8.74	103.41	55.41	141.77	96.27 to 100.00	29,807	28,138

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	49	97.53	97.06	94.38	8.55	102.85	55.41	141.77	95.52 to 99.35	30,967	29,226
2	2	111.25	111.25	106.43	10.11	104.53	100.00	122.50	N/A	1,400	1,490
____ALL____											
	51	97.75	97.62	94.40	8.74	103.41	55.41	141.77	96.27 to 100.00	29,807	28,138

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	51	<b>MEDIAN:</b>	<b>98</b>	COV:	14.37	95% Median C.I.:	96.27 to 100.00	(! : Derived)
TOTAL Sales Price:	1,520,200	WGT. MEAN:	94	STD:	14.03	95% Wgt. Mean C.I.:	90.80 to 98.00	
TOTAL Adj.Sales Price:	1,520,200	MEAN:	98	AVG.ABS.DEV:	8.55	95% Mean C.I.:	93.77 to 101.47	
TOTAL Assessed Value:	1,435,069							
AVG. Adj. Sales Price:	29,807	COD:	8.74	MAX Sales Ratio:	141.77			
AVG. Assessed Value:	28,138	PRD:	103.41	MIN Sales Ratio:	55.41			

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	50	97.64	96.74	94.31	8.03	102.58	55.41	132.10	95.52 to 100.00	30,344	28,616
06											
07	1	141.77	141.77	141.77			141.77	141.77	N/A	3,000	4,253
ALL	51	97.75	97.62	94.40	8.74	103.41	55.41	141.77	96.27 to 100.00	29,807	28,138

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010											
15-0536											
29-0117	51	97.75	97.62	94.40	8.74	103.41	55.41	141.77	96.27 to 100.00	29,807	28,138
44-0008											
NonValid School											
ALL	51	97.75	97.62	94.40	8.74	103.41	55.41	141.77	96.27 to 100.00	29,807	28,138

**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	3	100.00	106.75	102.81	8.25	103.83	97.75	122.50	N/A	1,600	1,645
Prior TO 1860											
1860 TO 1899	1	100.12	100.12	100.12			100.12	100.12	N/A	27,500	27,532
1900 TO 1919	12	93.92	91.67	90.35	8.65	101.46	58.69	113.33	91.64 to 98.36	22,795	20,595
1920 TO 1939	11	94.99	93.26	88.40	11.44	105.51	55.41	132.10	82.50 to 104.58	32,900	29,082
1940 TO 1949	6	100.69	100.72	100.65	2.99	100.07	96.72	104.12	96.72 to 104.12	15,708	15,810
1950 TO 1959	8	101.16	101.79	99.65	4.76	102.15	94.89	111.80	94.89 to 111.80	24,937	24,849
1960 TO 1969	1	98.87	98.87	98.87			98.87	98.87	N/A	92,200	91,162
1970 TO 1979	7	100.65	101.20	94.46	12.48	107.13	79.00	141.77	79.00 to 141.77	50,071	47,297
1980 TO 1989	2	103.24	103.24	103.15	5.03	100.08	98.04	108.43	N/A	58,000	59,825
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	51	97.75	97.62	94.40	8.74	103.41	55.41	141.77	96.27 to 100.00	29,807	28,138

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	51	<b>MEDIAN:</b>	<b>98</b>	COV:	14.37	95% Median C.I.:	96.27 to 100.00	(! : Derived)
TOTAL Sales Price:	1,520,200	WGT. MEAN:	94	STD:	14.03	95% Wgt. Mean C.I.:	90.80 to 98.00	
TOTAL Adj.Sales Price:	1,520,200	MEAN:	98	AVG.ABS.DEV:	8.55	95% Mean C.I.:	93.77 to 101.47	
TOTAL Assessed Value:	1,435,069							
AVG. Adj. Sales Price:	29,807	COD:	8.74	MAX Sales Ratio:	141.77			
AVG. Assessed Value:	28,138	PRD:	103.41	MIN Sales Ratio:	55.41			

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	7	104.08	110.90	109.56	10.97	101.23	97.75	141.77	97.75 to 141.77	2,828	3,098
5000 TO 9999	5	96.27	102.81	102.14	8.96	100.66	92.62	132.10	N/A	7,010	7,159
Total \$ _____											
1 TO 9999	12	99.20	107.53	104.81	11.27	102.59	92.62	141.77	96.27 to 122.50	4,570	4,790
10000 TO 29999	17	98.00	97.00	96.63	7.39	100.38	58.69	113.33	93.78 to 104.58	18,955	18,317
30000 TO 59999	16	95.94	92.31	92.78	8.70	99.50	55.41	108.43	83.37 to 99.35	44,587	41,366
60000 TO 99999	6	95.26	93.71	94.09	6.68	99.60	79.00	100.71	79.00 to 100.71	71,616	67,386
ALL _____	51	97.75	97.62	94.40	8.74	103.41	55.41	141.77	96.27 to 100.00	29,807	28,138

**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	8	102.04	108.62	106.14	11.19	102.33	92.62	141.77	92.62 to 141.77	3,100	3,290
5000 TO 9999	5	96.27	96.03	90.12	16.01	106.55	58.69	132.10	N/A	8,610	7,759
Total \$ _____											
1 TO 9999	13	98.40	103.77	95.98	13.59	108.12	58.69	141.77	94.72 to 122.50	5,219	5,009
10000 TO 29999	19	97.32	95.57	91.54	8.19	104.40	55.41	113.33	93.78 to 104.12	22,065	20,199
30000 TO 59999	15	94.99	93.67	93.03	5.68	100.69	79.00	105.35	91.39 to 98.04	49,426	45,982
60000 TO 99999	4	100.68	102.17	101.62	2.39	100.53	98.87	108.43	N/A	72,925	74,107
ALL _____	51	97.75	97.62	94.40	8.74	103.41	55.41	141.77	96.27 to 100.00	29,807	28,138

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	100.00	106.75	102.81	8.25	103.83	97.75	122.50	N/A	1,600	1,645
10	9	98.36	98.56	94.23	6.41	104.59	79.00	111.80	92.62 to 108.43	21,000	19,788
20	17	96.61	95.45	90.01	11.80	106.05	55.41	132.10	91.64 to 104.92	18,400	16,560
30	19	96.99	97.43	94.79	8.01	102.78	73.54	141.77	91.65 to 100.65	41,810	39,632
40	3	98.87	99.21	99.22	0.90	99.99	98.04	100.71	N/A	73,066	72,495
ALL _____	51	97.75	97.62	94.40	8.74	103.41	55.41	141.77	96.27 to 100.00	29,807	28,138

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	51	<b>MEDIAN:</b>	<b>98</b>	COV:	14.37	95% Median C.I.:	96.27 to 100.00	(! : Derived)
TOTAL Sales Price:	1,520,200	WGT. MEAN:	94	STD:	14.03	95% Wgt. Mean C.I.:	90.80 to 98.00	
TOTAL Adj.Sales Price:	1,520,200	MEAN:	98	AVG.ABS.DEV:	8.55	95% Mean C.I.:	93.77 to 101.47	
TOTAL Assessed Value:	1,435,069							
AVG. Adj. Sales Price:	29,807	COD:	8.74	MAX Sales Ratio:	141.77			
AVG. Assessed Value:	28,138	PRD:	103.41	MIN Sales Ratio:	55.41			

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<b>STYLE</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	100.00	106.75	102.81	8.25	103.83	97.75	122.50	N/A	1,600	1,645
100	3	98.04	112.45	99.26	15.04	113.28	97.53	141.77	N/A	31,333	31,103
101	43	96.99	95.99	93.99	8.53	102.13	55.41	132.10	94.99 to 100.12	32,079	30,151
102	1	100.22	100.22	100.22			100.22	100.22	N/A	17,000	17,038
104	1	93.12	93.12	93.12			93.12	93.12	N/A	25,000	23,280
ALL	51	97.75	97.62	94.40	8.74	103.41	55.41	141.77	96.27 to 100.00	29,807	28,138

<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)	3	100.00	106.75	102.81	8.25	103.83	97.75	122.50	N/A	1,600	1,645
20	1	58.69	58.69	58.69			58.69	58.69	N/A	13,000	7,630
30	47	97.53	97.87	94.68	8.06	103.36	55.41	141.77	95.52 to 100.12	31,965	30,266
ALL	51	97.75	97.62	94.40	8.74	103.41	55.41	141.77	96.27 to 100.00	29,807	28,138

**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:	11	<b>MEDIAN:</b>	<b>99</b>	COV:	21.31	95% Median C.I.:	89.01 to 106.59
TOTAL Sales Price:	296,500	WGT. MEAN:	104	STD:	22.28	95% Wgt. Mean C.I.:	92.80 to 116.15
TOTAL Adj.Sales Price:	296,500	MEAN:	105	AVG.ABS.DEV:	11.12	95% Mean C.I.:	89.59 to 119.52
TOTAL Assessed Value:	309,767						
AVG. Adj. Sales Price:	26,954	COD:	11.25	MAX Sales Ratio:	168.47		
AVG. Assessed Value:	28,160	PRD:	100.08	MIN Sales Ratio:	84.00		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	136.11	136.11	136.10	23.78	100.00	103.74	168.47	N/A	20,000	27,220
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	1	84.00	84.00	84.00			84.00	84.00	N/A	1,250	1,050
04/01/04 TO 06/30/04	2	104.13	104.13	104.09	2.36	100.04	101.67	106.59	N/A	39,375	40,985
07/01/04 TO 09/30/04	1	106.33	106.33	106.33			106.33	106.33	N/A	12,500	13,291
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	2	96.70	96.70	96.92	0.39	99.77	96.32	97.08	N/A	57,500	55,728
04/01/05 TO 06/30/05	2	93.91	93.91	96.79	5.21	97.02	89.01	98.80	N/A	19,500	18,874
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/03 TO 06/30/04	5	103.74	112.89	114.55	17.23	98.55	84.00	168.47	N/A	24,000	27,492
07/01/04 TO 06/30/05	5	97.08	97.51	97.60	4.08	99.91	89.01	106.33	N/A	33,300	32,499
07/01/05 TO 06/30/06	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	4	104.00	99.65	104.12	6.55	95.70	84.00	106.59	N/A	23,125	24,078
01/01/05 TO 12/31/05	5	97.08	95.86	96.96	2.38	98.87	89.01	98.80	N/A	32,800	31,802
<u>ALL</u>											
	11	98.80	104.55	104.47	11.25	100.08	84.00	168.47	89.01 to 106.59	26,954	28,160

<b>ASSESSOR LOCATION</b>											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
BENKELMAN	10	100.24	106.61	104.56	10.72	101.96	89.01	168.47	96.32 to 106.59	29,525	30,871	
MAX	1	84.00	84.00	84.00			84.00	84.00	N/A	1,250	1,050	
<u>ALL</u>												
	11	98.80	104.55	104.47	11.25	100.08	84.00	168.47	89.01 to 106.59	26,954	28,160	

<b>LOCATIONS: URBAN, SUBURBAN &amp; RURAL</b>											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	10	100.24	106.61	104.56	10.72	101.96	89.01	168.47	96.32 to 106.59	29,525	30,871	
3	1	84.00	84.00	84.00			84.00	84.00	N/A	1,250	1,050	
<u>ALL</u>												
	11	98.80	104.55	104.47	11.25	100.08	84.00	168.47	89.01 to 106.59	26,954	28,160	

**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:	11	<b>MEDIAN:</b>	<b>99</b>	COV:	21.31	95% Median C.I.:	89.01 to 106.59
TOTAL Sales Price:	296,500	WGT. MEAN:	104	STD:	22.28	95% Wgt. Mean C.I.:	92.80 to 116.15
TOTAL Adj.Sales Price:	296,500	MEAN:	105	AVG.ABS.DEV:	11.12	95% Mean C.I.:	89.59 to 119.52
TOTAL Assessed Value:	309,767						
AVG. Adj. Sales Price:	26,954	COD:	11.25	MAX Sales Ratio:	168.47		
AVG. Assessed Value:	28,160	PRD:	100.08	MIN Sales Ratio:	84.00		

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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	10	100.24	106.61	104.56	10.72	101.96	89.01	168.47	96.32 to 106.59	29,525	30,871
2	1	84.00	84.00	84.00			84.00	84.00	N/A	1,250	1,050
<u>ALL</u>	<u>11</u>	<u>98.80</u>	<u>104.55</u>	<u>104.47</u>	<u>11.25</u>	<u>100.08</u>	<u>84.00</u>	<u>168.47</u>	<u>89.01 to 106.59</u>	<u>26,954</u>	<u>28,160</u>

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010											
15-0536											
29-0117	11	98.80	104.55	104.47	11.25	100.08	84.00	168.47	89.01 to 106.59	26,954	28,160
44-0008											
NonValid School											
<u>ALL</u>	<u>11</u>	<u>98.80</u>	<u>104.55</u>	<u>104.47</u>	<u>11.25</u>	<u>100.08</u>	<u>84.00</u>	<u>168.47</u>	<u>89.01 to 106.59</u>	<u>26,954</u>	<u>28,160</u>

**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	2	92.84	92.84	101.13	9.52	91.80	84.00	101.67	N/A	20,625	20,858
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	98.80	99.87	98.40	2.25	101.49	97.08	103.74	N/A	47,000	46,250
1920 TO 1939	3	106.59	123.79	118.30	22.56	104.64	96.32	168.47	N/A	27,916	33,026
1940 TO 1949	2	97.67	97.67	99.57	8.87	98.09	89.01	106.33	N/A	10,250	10,206
1950 TO 1959											
1960 TO 1969	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
<u>ALL</u>	<u>11</u>	<u>98.80</u>	<u>104.55</u>	<u>104.47</u>	<u>11.25</u>	<u>100.08</u>	<u>84.00</u>	<u>168.47</u>	<u>89.01 to 106.59</u>	<u>26,954</u>	<u>28,160</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:	11	<b>MEDIAN:</b>	<b>99</b>	COV:	21.31	95% Median C.I.:	89.01 to 106.59
TOTAL Sales Price:	296,500	WGT. MEAN:	104	STD:	22.28	95% Wgt. Mean C.I.:	92.80 to 116.15
TOTAL Adj.Sales Price:	296,500	MEAN:	105	AVG.ABS.DEV:	11.12	95% Mean C.I.:	89.59 to 119.52
TOTAL Assessed Value:	309,767						
AVG. Adj. Sales Price:	26,954	COD:	11.25	MAX Sales Ratio:	168.47		
AVG. Assessed Value:	28,160	PRD:	100.08	MIN Sales Ratio:	84.00		

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	84.00	84.00	84.00			84.00	84.00	N/A	1,250	1,050
5000 TO 9999	1	89.01	89.01	89.01			89.01	89.01	N/A	8,000	7,121
Total \$ _____											
1 TO 9999	2	86.51	86.51	88.34	2.90	97.93	84.00	89.01	N/A	4,625	4,085
10000 TO 29999	5	103.74	114.59	116.14	15.50	98.67	96.32	168.47	N/A	17,500	20,324
30000 TO 59999	3	101.67	102.35	102.59	2.55	99.76	98.80	106.59	N/A	36,583	37,532
60000 TO 99999	1	97.08	97.08	97.08			97.08	97.08	N/A	90,000	87,376
ALL _____											
	11	98.80	104.55	104.47	11.25	100.08	84.00	168.47	89.01 to 106.59	26,954	28,160

**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	1	84.00	84.00	84.00			84.00	84.00	N/A	1,250	1,050
5000 TO 9999	2	93.55	93.55	94.06	4.85	99.46	89.01	98.09	N/A	9,000	8,465
Total \$ _____											
1 TO 9999	3	89.01	90.37	93.40	5.28	96.75	84.00	98.09	N/A	6,416	5,993
10000 TO 29999	3	103.74	102.13	101.08	3.22	101.04	96.32	106.33	N/A	19,166	19,373
30000 TO 59999	4	104.13	118.88	112.75	17.91	105.44	98.80	168.47	N/A	32,437	36,572
60000 TO 99999	1	97.08	97.08	97.08			97.08	97.08	N/A	90,000	87,376
ALL _____											
	11	98.80	104.55	104.47	11.25	100.08	84.00	168.47	89.01 to 106.59	26,954	28,160

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	92.84	92.84	101.13	9.52	91.80	84.00	101.67	N/A	20,625	20,858
10	7	98.80	108.54	105.05	13.90	103.31	89.01	168.47	89.01 to 168.47	29,500	30,991
15	1	106.59	106.59	106.59			106.59	106.59	N/A	38,750	41,304
30	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
ALL _____											
	11	98.80	104.55	104.47	11.25	100.08	84.00	168.47	89.01 to 106.59	26,954	28,160

**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:	11	<b>MEDIAN:</b>	<b>99</b>	COV:	21.31	95% Median C.I.:	89.01 to 106.59
TOTAL Sales Price:	296,500	WGT. MEAN:	104	STD:	22.28	95% Wgt. Mean C.I.:	92.80 to 116.15
TOTAL Adj.Sales Price:	296,500	MEAN:	105	AVG.ABS.DEV:	11.12	95% Mean C.I.:	89.59 to 119.52
TOTAL Assessed Value:	309,767						
AVG. Adj. Sales Price:	26,954	COD:	11.25	MAX Sales Ratio:	168.47		
AVG. Assessed Value:	28,160	PRD:	100.08	MIN Sales Ratio:	84.00		

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	92.84	92.84	101.13	9.52	91.80	84.00	101.67	N/A	20,625	20,858
311	1	89.01	89.01	89.01			89.01	89.01	N/A	8,000	7,121
340	1	97.08	97.08	97.08			97.08	97.08	N/A	90,000	87,376
349	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
350	1	106.59	106.59	106.59			106.59	106.59	N/A	38,750	41,304
353	4	101.27	116.83	113.70	19.03	102.76	96.32	168.47	N/A	24,000	27,287
406	1	106.33	106.33	106.33			106.33	106.33	N/A	12,500	13,291
ALL	11	98.80	104.55	104.47	11.25	100.08	84.00	168.47	89.01 to 106.59	26,954	28,160

**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	11	98.80	104.55	104.47	11.25	100.08	84.00	168.47	89.01 to 106.59	26,954	28,160
04											
ALL	11	98.80	104.55	104.47	11.25	100.08	84.00	168.47	89.01 to 106.59	26,954	28,160

**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:	53	<b>MEDIAN:</b>	<b>74</b>	COV:	18.24	95% Median C.I.:	66.54 to 76.98	
(AgLand) TOTAL Sales Price:	8,814,452	WGT. MEAN:	69	STD:	13.34	95% Wgt. Mean C.I.:	61.62 to 77.04	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,573,616	MEAN:	73	AVG.ABS.DEV:	10.60	95% Mean C.I.:	69.54 to 76.72	
(AgLand) TOTAL Assessed Value:	5,944,430							
AVG. Adj. Sales Price:	161,766	COD:	14.34	MAX Sales Ratio:	105.78			
AVG. Assessed Value:	112,159	PRD:	105.48	MIN Sales Ratio:	42.36			

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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	1	60.08	60.08	60.08			60.08	60.08	N/A	72,000	43,260
10/01/03 TO 12/31/03	6	66.03	70.22	70.46	17.96	99.66	46.63	105.78	46.63 to 105.78	252,603	177,989
01/01/04 TO 03/31/04	3	88.31	89.13	88.50	2.97	100.71	85.60	93.47	N/A	213,368	188,822
04/01/04 TO 06/30/04	6	79.14	78.07	80.34	10.36	97.17	62.95	88.08	62.95 to 88.08	112,974	90,767
07/01/04 TO 09/30/04	1	75.73	75.73	75.73			75.73	75.73	N/A	100,000	75,734
10/01/04 TO 12/31/04	2	73.32	73.32	75.56	11.60	97.03	64.81	81.82	N/A	130,580	98,660
01/01/05 TO 03/31/05	9	74.52	75.20	74.55	6.37	100.88	65.67	87.97	69.83 to 83.59	80,384	59,926
04/01/05 TO 06/30/05	8	67.86	68.19	57.12	22.98	119.37	42.36	96.84	42.36 to 96.84	273,706	156,342
07/01/05 TO 09/30/05	1	84.12	84.12	84.12			84.12	84.12	N/A	72,000	60,565
10/01/05 TO 12/31/05	1	87.39	87.39	87.39			87.39	87.39	N/A	40,000	34,955
01/01/06 TO 03/31/06	5	59.66	64.46	61.31	10.44	105.14	57.47	85.18	N/A	156,600	96,012
04/01/06 TO 06/30/06	10	73.29	72.02	72.29	10.18	99.63	62.27	89.99	62.71 to 79.06	149,877	108,344
<u>Study Years</u>											
07/01/03 TO 06/30/04	16	74.46	76.08	76.48	16.51	99.47	46.63	105.78	62.96 to 88.08	181,598	138,891
07/01/04 TO 06/30/05	20	73.68	72.23	63.01	13.37	114.64	42.36	96.84	66.87 to 76.98	163,713	103,156
07/01/05 TO 06/30/06	17	71.52	71.41	69.31	13.63	103.04	57.47	89.99	61.72 to 84.12	140,810	97,589
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	12	82.55	79.85	82.43	9.51	96.86	62.95	93.47	71.67 to 88.08	139,926	115,343
01/01/05 TO 12/31/05	19	74.52	73.36	62.33	14.21	117.69	42.36	96.84	66.87 to 84.12	159,216	99,242
<u>ALL</u>											
	53	73.92	73.13	69.33	14.34	105.48	42.36	105.78	66.54 to 76.98	161,766	112,159

**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:	53	<b>MEDIAN:</b>	<b>74</b>	COV:	18.24	95% Median C.I.:	66.54 to 76.98	
(AgLand) TOTAL Sales Price:	8,814,452	WGT. MEAN:	69	STD:	13.34	95% Wgt. Mean C.I.:	61.62 to 77.04	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,573,616	MEAN:	73	AVG.ABS.DEV:	10.60	95% Mean C.I.:	69.54 to 76.72	
(AgLand) TOTAL Assessed Value:	5,944,430							
AVG. Adj. Sales Price:	161,766	COD:	14.34	MAX Sales Ratio:	105.78			
AVG. Assessed Value:	112,159	PRD:	105.48	MIN Sales Ratio:	42.36			

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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	
4071	1	73.92	73.92	73.92			73.92	73.92	N/A	483,195	357,156	
4073	2	69.00	69.00	65.39	9.75	105.53	62.27	75.73	N/A	216,062	141,275	
4075	2	62.59	62.59	61.57	4.67	101.65	59.66	65.51	N/A	300,250	184,853	
4077	1	62.96	62.96	62.96			62.96	62.96	N/A	195,644	123,175	
4079	9	71.52	72.15	73.67	18.20	97.94	46.63	96.84	58.28 to 87.45	113,438	83,567	
4081	10	70.65	69.83	68.89	8.39	101.36	57.47	85.18	61.72 to 74.79	83,522	57,540	
4295	5	87.39	85.31	85.54	13.12	99.72	63.59	105.78	N/A	138,860	118,784	
4297	2	71.35	71.35	70.48	6.74	101.24	66.54	76.16	N/A	208,972	147,278	
4303	2	82.50	82.50	83.57	9.09	98.71	75.00	89.99	N/A	117,988	98,607	
4305	3	83.28	77.28	81.24	9.07	95.12	62.95	85.60	N/A	173,583	141,019	
4307	1	75.07	75.07	75.07			75.07	75.07	N/A	329,530	247,370	
4313	2	85.07	85.07	85.30	3.81	99.72	81.82	88.31	N/A	178,020	151,852	
4317	3	43.31	53.89	44.12	25.88	122.14	42.36	75.99	N/A	448,710	197,962	
4543	1	93.47	93.47	93.47			93.47	93.47	N/A	169,995	158,888	
4545	4	85.78	82.83	84.23	6.06	98.34	71.67	88.08	N/A	76,330	64,292	
4551	5	66.87	66.12	65.80	8.35	100.49	57.84	76.98	N/A	126,000	82,912	
_____ALL_____												
	53	73.92	73.13	69.33	14.34	105.48	42.36	105.78	66.54 to 76.98	161,766	112,159	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	14	75.04	74.43	73.05	11.19	101.89	59.66	89.99	62.95 to 85.60	225,268	164,566	
2	26	72.18	73.72	74.65	14.44	98.76	46.63	105.78	64.81 to 79.06	114,169	85,230	
3	5	66.87	66.12	65.80	8.35	100.49	57.84	76.98	N/A	126,000	82,912	
4	8	79.79	73.30	55.45	18.76	132.21	42.36	93.47	42.36 to 93.47	227,680	126,243	
_____ALL_____												
	53	73.92	73.13	69.33	14.34	105.48	42.36	105.78	66.54 to 76.98	161,766	112,159	

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	53	73.92	73.13	69.33	14.34	105.48	42.36	105.78	66.54 to 76.98	161,766	112,159	
_____ALL_____												
	53	73.92	73.13	69.33	14.34	105.48	42.36	105.78	66.54 to 76.98	161,766	112,159	

**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:	53	<b>MEDIAN:</b>	<b>74</b>	COV:	18.24	95% Median C.I.:	66.54 to 76.98	
(AgLand) TOTAL Sales Price:	8,814,452	WGT. MEAN:	69	STD:	13.34	95% Wgt. Mean C.I.:	61.62 to 77.04	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,573,616	MEAN:	73	AVG.ABS.DEV:	10.60	95% Mean C.I.:	69.54 to 76.72	
(AgLand) TOTAL Assessed Value:	5,944,430							
AVG. Adj. Sales Price:	161,766	COD:	14.34	MAX Sales Ratio:	105.78			
AVG. Assessed Value:	112,159	PRD:	105.48	MIN Sales Ratio:	42.36			

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	3	62.96	62.71	61.91	3.10	101.29	59.66	65.51	N/A	265,381	164,294
15-0536	19	74.52	75.16	78.03	14.29	96.33	57.47	105.78	62.71 to 85.18	106,680	83,242
29-0117	28	75.40	73.31	67.21	14.50	109.09	42.36	93.47	66.87 to 83.28	197,615	132,811
44-0008	3	69.83	68.99	69.58	2.76	99.14	65.67	71.46	N/A	72,433	50,402
NonValid School											
ALL	53	73.92	73.13	69.33	14.34	105.48	42.36	105.78	66.54 to 76.98	161,766	112,159

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	5	62.71	65.43	65.53	6.02	99.85	60.08	75.99	N/A	56,936	37,312
100.01 TO 180.00	22	72.18	71.84	67.33	14.70	106.69	43.31	89.99	62.96 to 84.12	105,489	71,027
180.01 TO 330.00	11	71.67	72.91	71.20	11.05	102.40	59.66	92.45	62.95 to 88.08	167,981	119,599
330.01 TO 650.00	11	81.82	80.27	79.19	12.41	101.37	57.84	105.78	62.27 to 93.47	210,234	166,488
650.01 +	4	72.10	70.85	57.99	22.52	122.18	42.36	96.84	N/A	451,948	262,074
ALL	53	73.92	73.13	69.33	14.34	105.48	42.36	105.78	66.54 to 76.98	161,766	112,159

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	16	71.49	70.70	70.62	9.20	100.11	57.47	85.18	62.71 to 76.16	84,878	59,937
DRY-N/A	4	90.27	87.01	90.14	13.41	96.53	61.72	105.78	N/A	137,605	124,036
GRASS	11	75.73	75.88	74.97	8.20	101.22	62.95	87.97	66.87 to 83.59	105,787	79,303
GRASS-N/A	7	77.32	76.22	75.80	16.41	100.55	57.84	96.84	57.84 to 96.84	189,195	143,415
IRRGTD	3	75.99	74.51	76.60	12.01	97.27	60.08	87.45	N/A	83,183	63,715
IRRGTD-N/A	12	66.03	67.09	61.66	20.72	108.79	42.36	93.47	46.63 to 85.60	327,297	201,823
ALL	53	73.92	73.13	69.33	14.34	105.48	42.36	105.78	66.54 to 76.98	161,766	112,159

**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	18	71.49	71.41	71.45	10.57	99.94	57.47	92.45	62.71 to 76.16	86,558	61,842
DRY-N/A	2	96.93	96.93	97.59	9.13	99.32	88.08	105.78	N/A	175,210	170,989
GRASS	15	75.73	76.02	76.24	11.54	99.72	57.84	96.84	66.87 to 83.59	114,190	87,058
GRASS-N/A	3	77.32	75.97	73.58	11.23	103.24	62.27	88.31	N/A	258,388	190,123
IRRGTD	11	62.96	64.46	56.50	20.50	114.08	42.36	89.99	43.31 to 87.45	272,555	153,994
IRRGTD-N/A	4	79.76	79.88	77.96	12.10	102.47	66.54	93.47	N/A	294,751	229,773
ALL	53	73.92	73.13	69.33	14.34	105.48	42.36	105.78	66.54 to 76.98	161,766	112,159

**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:	53	<b>MEDIAN:</b>	<b>74</b>	COV:	18.24	95% Median C.I.:	66.54 to 76.98	
(AgLand) TOTAL Sales Price:	8,814,452	WGT. MEAN:	69	STD:	13.34	95% Wgt. Mean C.I.:	61.62 to 77.04	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,573,616	MEAN:	73	AVG.ABS.DEV:	10.60	95% Mean C.I.:	69.54 to 76.72	
(AgLand) TOTAL Assessed Value:	5,944,430							
AVG. Adj. Sales Price:	161,766	COD:	14.34	MAX Sales Ratio:	105.78			
AVG. Assessed Value:	112,159	PRD:	105.48	MIN Sales Ratio:	42.36			

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**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	20	72.18	73.96	76.25	12.94	97.00	57.47	105.78	64.81 to 79.06	95,424	72,757
GRASS	18	76.36	76.01	75.41	11.55	100.80	57.84	96.84	66.87 to 83.59	138,223	104,236
IRRGTD	15	66.54	68.57	62.56	20.14	109.61	42.36	93.47	59.66 to 85.60	278,474	174,202
ALL	53	73.92	73.13	69.33	14.34	105.48	42.36	105.78	66.54 to 76.98	161,766	112,159

**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	7	83.59	76.46	75.90	11.87	100.73	62.71	87.97	62.71 to 87.97	47,057	35,718
60000 TO 99999	15	71.67	71.96	71.87	6.40	100.13	60.08	84.12	68.85 to 75.99	81,089	58,278
100000 TO 149999	10	69.30	71.95	71.77	17.57	100.25	57.47	92.45	57.84 to 89.99	112,824	80,978
150000 TO 249999	13	76.16	74.52	73.15	19.08	101.87	43.31	105.78	62.96 to 88.31	192,347	140,707
250000 TO 499999	7	75.07	75.81	74.17	12.16	102.22	59.66	96.84	59.66 to 96.84	332,988	246,971
500000 +	1	42.36	42.36	42.36			42.36	42.36	N/A	1,068,192	452,449
ALL	53	73.92	73.13	69.33	14.34	105.48	42.36	105.78	66.54 to 76.98	161,766	112,159

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	14	70.75	72.81	71.64	11.49	101.64	60.08	87.97	62.71 to 85.18	61,056	43,741
60000 TO 99999	19	71.52	69.20	66.01	14.21	104.83	43.31	92.45	58.28 to 76.98	110,731	73,091
100000 TO 149999	7	81.82	78.26	77.17	9.90	101.41	62.96	89.99	62.96 to 89.99	168,877	130,317
150000 TO 249999	11	77.32	79.79	77.10	16.41	103.50	59.66	105.78	62.27 to 96.84	261,945	201,953
250000 TO 499999	2	58.14	58.14	52.19	27.14	111.41	42.36	73.92	N/A	775,693	404,802
ALL	53	73.92	73.13	69.33	14.34	105.48	42.36	105.78	66.54 to 76.98	161,766	112,159

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	51	<b>MEDIAN:</b>	<b>101</b>	COV:	20.70	95% Median C.I.:	98.36 to 105.35	(! : Derived)
TOTAL Sales Price:	1,520,200	WGT. MEAN:	98	STD:	21.32	95% Wgt. Mean C.I.:	92.74 to 102.55	
TOTAL Adj.Sales Price:	1,520,200	MEAN:	103	AVG.ABS.DEV:	14.04	95% Mean C.I.:	97.13 to 108.83	
TOTAL Assessed Value:	1,484,403							
AVG. Adj. Sales Price:	29,807	COD:	13.94	MAX Sales Ratio:	165.53			
AVG. Assessed Value:	29,105	PRD:	105.46	MIN Sales Ratio:	55.41			

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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
____Qrtrs____											
07/01/04 TO 09/30/04	5	104.08	109.32	96.56	15.27	113.22	83.16	156.43	N/A	18,180	17,554
10/01/04 TO 12/31/04	7	108.49	113.78	104.77	17.80	108.60	67.97	165.53	67.97 to 165.53	26,428	27,688
01/01/05 TO 03/31/05	2	107.19	107.19	107.35	12.51	99.85	93.78	120.60	N/A	20,250	21,739
04/01/05 TO 06/30/05	11	105.29	102.22	98.57	9.96	103.71	55.41	136.50	92.62 to 111.80	34,000	33,513
07/01/05 TO 09/30/05	10	100.39	102.86	101.65	5.39	101.19	96.27	122.50	96.33 to 107.88	33,080	33,625
10/01/05 TO 12/31/05	7	98.40	97.90	93.03	8.91	105.24	81.40	113.35	81.40 to 113.35	22,928	21,330
01/01/06 TO 03/31/06	1	100.71	100.71	100.71			100.71	100.71	N/A	68,000	68,480
04/01/06 TO 06/30/06	8	83.84	94.43	87.48	22.49	107.94	58.69	164.13	58.69 to 164.13	33,812	29,579
____Study Years____											
07/01/04 TO 06/30/05	25	105.29	107.27	100.48	14.01	106.76	55.41	165.53	100.00 to 108.49	27,616	27,748
07/01/05 TO 06/30/06	26	98.20	98.85	95.29	12.22	103.74	58.69	164.13	91.64 to 103.59	31,915	30,411
____Calendar Yrs____											
01/01/05 TO 12/31/05	30	100.77	101.76	99.10	9.09	102.68	55.41	136.50	98.00 to 105.63	30,193	29,923
____ALL____											
	51	100.71	102.98	97.65	13.94	105.46	55.41	165.53	98.36 to 105.35	29,807	29,105

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BENKELMAN	37	104.08	104.85	102.01	9.79	102.79	82.12	165.53	98.40 to 107.88	29,510	30,104
HAIGLER	10	98.42	102.82	84.71	26.09	121.37	55.41	164.13	67.97 to 156.43	26,930	22,813
MAX	3	79.00	79.53	80.08	17.81	99.31	58.69	100.89	N/A	33,333	26,693
RURAL	1	105.63	105.63	105.63			105.63	105.63	N/A	59,000	62,320
____ALL____											
	51	100.71	102.98	97.65	13.94	105.46	55.41	165.53	98.36 to 105.35	29,807	29,105

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	47	100.71	104.42	98.59	13.67	105.91	55.41	165.53	98.36 to 106.76	28,961	28,553
3	4	89.94	86.05	89.56	19.13	96.08	58.69	105.63	N/A	39,750	35,600
____ALL____											
	51	100.71	102.98	97.65	13.94	105.46	55.41	165.53	98.36 to 105.35	29,807	29,105

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	49	100.71	102.64	97.63	14.05	105.13	55.41	165.53	98.00 to 105.35	30,967	30,233
2	2	111.25	111.25	106.43	10.11	104.53	100.00	122.50	N/A	1,400	1,490
____ALL____											
	51	100.71	102.98	97.65	13.94	105.46	55.41	165.53	98.36 to 105.35	29,807	29,105

**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

NUMBER of Sales:	51	<b>MEDIAN:</b>	<b>101</b>	COV:	20.70	95% Median C.I.:	98.36 to 105.35	(! : Derived)
TOTAL Sales Price:	1,520,200	WGT. MEAN:	98	STD:	21.32	95% Wgt. Mean C.I.:	92.74 to 102.55	
TOTAL Adj.Sales Price:	1,520,200	MEAN:	103	AVG.ABS.DEV:	14.04	95% Mean C.I.:	97.13 to 108.83	
TOTAL Assessed Value:	1,484,403							
AVG. Adj. Sales Price:	29,807	COD:	13.94	MAX Sales Ratio:	165.53			
AVG. Assessed Value:	29,105	PRD:	105.46	MIN Sales Ratio:	55.41			

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	50	100.68	101.76	97.51	12.96	104.35	55.41	165.53	98.00 to 105.35	30,344	29,589
06											
07	1	164.13	164.13	164.13			164.13	164.13	N/A	3,000	4,924
ALL	51	100.71	102.98	97.65	13.94	105.46	55.41	165.53	98.36 to 105.35	29,807	29,105

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010											
15-0536											
29-0117	51	100.71	102.98	97.65	13.94	105.46	55.41	165.53	98.36 to 105.35	29,807	29,105
44-0008											
NonValid School											
ALL	51	100.71	102.98	97.65	13.94	105.46	55.41	165.53	98.36 to 105.35	29,807	29,105

**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	3	111.50	111.33	108.54	6.73	102.57	100.00	122.50	N/A	1,600	1,736
Prior TO 1860											
1860 TO 1899	1	100.12	100.12	100.12			100.12	100.12	N/A	27,500	27,532
1900 TO 1919	12	100.10	103.17	100.61	16.15	102.54	58.69	156.43	91.64 to 113.35	22,795	22,935
1920 TO 1939	11	93.78	94.21	85.15	19.40	110.63	55.41	165.53	67.97 to 107.96	32,900	28,015
1940 TO 1949	6	104.10	105.62	107.54	5.24	98.21	98.00	120.60	98.00 to 120.60	15,708	16,892
1950 TO 1959	8	109.84	108.27	110.21	8.41	98.24	85.17	128.60	85.17 to 128.60	24,937	27,483
1960 TO 1969	1	98.87	98.87	98.87			98.87	98.87	N/A	92,200	91,162
1970 TO 1979	7	100.65	104.39	94.65	15.65	110.29	79.00	164.13	79.00 to 164.13	50,071	47,393
1980 TO 1989	2	107.03	107.03	107.01	1.31	100.02	105.63	108.43	N/A	58,000	62,063
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	51	100.71	102.98	97.65	13.94	105.46	55.41	165.53	98.36 to 105.35	29,807	29,105

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	51	<b>MEDIAN:</b>	<b>101</b>	COV:	20.70	95% Median C.I.:	98.36 to 105.35	(! : Derived)
TOTAL Sales Price:	1,520,200	WGT. MEAN:	98	STD:	21.32	95% Wgt. Mean C.I.:	92.74 to 102.55	
TOTAL Adj.Sales Price:	1,520,200	MEAN:	103	AVG.ABS.DEV:	14.04	95% Mean C.I.:	97.13 to 108.83	
TOTAL Assessed Value:	1,484,403							
AVG. Adj. Sales Price:	29,807	COD:	13.94	MAX Sales Ratio:	165.53			
AVG. Assessed Value:	29,105	PRD:	105.46	MIN Sales Ratio:	55.41			

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	7	111.50	116.06	114.33	12.29	101.51	98.40	164.13	98.40 to 164.13	2,828	3,234
5000 TO 9999	5	98.36	117.86	116.26	23.01	101.37	92.62	165.53	N/A	7,010	8,150
Total \$ _____											
1 TO 9999	12	107.79	116.81	115.57	17.18	101.07	92.62	165.53	98.36 to 136.50	4,570	5,282
10000 TO 29999	17	100.89	102.74	101.76	12.70	100.96	58.69	156.43	93.78 to 113.35	18,955	19,289
30000 TO 59999	16	101.41	96.18	96.39	13.80	99.78	55.41	128.60	83.16 to 107.96	44,587	42,977
60000 TO 99999	6	99.76	94.16	94.36	7.51	99.79	79.00	103.59	79.00 to 103.59	71,616	67,576
ALL _____											
	51	100.71	102.98	97.65	13.94	105.46	55.41	165.53	98.36 to 105.35	29,807	29,105

**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	8	107.79	113.13	109.96	13.32	102.89	92.62	164.13	92.62 to 164.13	3,100	3,408
5000 TO 9999	5	98.36	111.07	101.62	29.90	109.30	58.69	165.53	N/A	8,610	8,749
Total \$ _____											
1 TO 9999	13	104.08	112.34	104.67	19.78	107.33	58.69	165.53	96.27 to 136.50	5,219	5,462
10000 TO 29999	16	99.72	100.18	93.94	13.73	106.64	55.41	156.43	85.17 to 106.76	20,390	19,154
30000 TO 59999	16	101.41	98.18	95.89	12.78	102.39	67.97	128.60	83.16 to 108.49	44,712	42,875
60000 TO 99999	6	102.15	102.98	102.48	2.84	100.48	98.87	108.43	98.87 to 108.43	68,450	70,150
ALL _____											
	51	100.71	102.98	97.65	13.94	105.46	55.41	165.53	98.36 to 105.35	29,807	29,105

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	111.50	111.33	108.54	6.73	102.57	100.00	122.50	N/A	1,600	1,736
10	9	98.36	98.56	94.23	6.41	104.59	79.00	111.80	92.62 to 108.43	21,000	19,788
20	17	99.31	103.30	93.33	21.74	110.69	55.41	165.53	82.50 to 120.60	18,400	17,171
30	19	103.59	103.66	99.09	12.22	104.61	67.97	164.13	96.99 to 108.49	41,810	41,432
40	3	100.71	101.74	101.26	2.24	100.47	98.87	105.63	N/A	73,066	73,987
ALL _____											
	51	100.71	102.98	97.65	13.94	105.46	55.41	165.53	98.36 to 105.35	29,807	29,105

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	51	<b>MEDIAN:</b>	<b>101</b>	COV:	20.70	95% Median C.I.:	98.36 to 105.35	(!: Derived)
TOTAL Sales Price:	1,520,200	WGT. MEAN:	98	STD:	21.32	95% Wgt. Mean C.I.:	92.74 to 102.55	
TOTAL Adj.Sales Price:	1,520,200	MEAN:	103	AVG.ABS.DEV:	14.04	95% Mean C.I.:	97.13 to 108.83	
TOTAL Assessed Value:	1,484,403							
AVG. Adj. Sales Price:	29,807	COD:	13.94	MAX Sales Ratio:	165.53			
AVG. Assessed Value:	29,105	PRD:	105.46	MIN Sales Ratio:	55.41			

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<b>STYLE</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	111.50	111.33	108.54	6.73	102.57	100.00	122.50	N/A	1,600	1,736
100	3	105.63	122.43	104.74	21.02	116.89	97.53	164.13	N/A	31,333	32,818
101	43	100.65	101.17	97.05	14.08	104.25	55.41	165.53	96.33 to 105.35	32,079	31,133
102	1	100.89	100.89	100.89			100.89	100.89	N/A	17,000	17,152
104	1	99.31	99.31	99.31			99.31	99.31	N/A	25,000	24,827
<u>ALL</u>											
	51	100.71	102.98	97.65	13.94	105.46	55.41	165.53	98.36 to 105.35	29,807	29,105

<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)	3	111.50	111.33	108.54	6.73	102.57	100.00	122.50	N/A	1,600	1,736
20	1	58.69	58.69	58.69			58.69	58.69	N/A	13,000	7,630
30	47	100.71	103.39	97.95	13.53	105.56	55.41	165.53	98.00 to 105.35	31,965	31,309
<u>ALL</u>											
	51	100.71	102.98	97.65	13.94	105.46	55.41	165.53	98.36 to 105.35	29,807	29,105

**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:	11	<b>MEDIAN:</b>	<b>88</b>	COV:	22.18	95% Median C.I.:	76.80 to 106.33
TOTAL Sales Price:	296,500	WGT. MEAN:	83	STD:	19.13	95% Wgt. Mean C.I.:	68.93 to 97.80
TOTAL Adj.Sales Price:	296,500	MEAN:	86	AVG.ABS.DEV:	12.78	95% Mean C.I.:	73.43 to 99.14
TOTAL Assessed Value:	247,181						
AVG. Adj. Sales Price:	26,954	COD:	14.48	MAX Sales Ratio:	110.18		
AVG. Assessed Value:	22,471	PRD:	103.50	MIN Sales Ratio:	38.82		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	84.10	84.10	84.10	4.95	100.01	79.94	88.27	N/A	20,000	16,820
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	1	84.00	84.00	84.00			84.00	84.00	N/A	1,250	1,050
04/01/04 TO 06/30/04	2	93.49	93.49	93.22	17.85	100.29	76.80	110.18	N/A	39,375	36,707
07/01/04 TO 09/30/04	1	106.33	106.33	106.33			106.33	106.33	N/A	12,500	13,291
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	2	88.86	88.86	84.19	9.28	105.54	80.61	97.11	N/A	57,500	48,411
04/01/05 TO 06/30/05	2	63.92	63.92	49.11	39.26	130.14	38.82	89.01	N/A	19,500	9,577
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/03 TO 06/30/04	5	84.00	87.84	90.09	9.93	97.50	76.80	110.18	N/A	24,000	21,620
07/01/04 TO 06/30/05	5	89.01	82.38	77.64	18.88	106.10	38.82	106.33	N/A	33,300	25,853
07/01/05 TO 06/30/06	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	4	95.16	94.33	94.87	14.64	99.43	76.80	110.18	N/A	23,125	21,938
01/01/05 TO 12/31/05	5	89.01	80.73	76.70	17.03	105.25	38.82	98.09	N/A	32,800	25,157
<u>ALL</u>											
	11	88.27	86.29	83.37	14.48	103.50	38.82	110.18	76.80 to 106.33	26,954	22,471

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BENKELMAN	10	88.64	86.52	83.36	15.37	103.78	38.82	110.18	76.80 to 106.33	29,525	24,613
MAX	1	84.00	84.00	84.00			84.00	84.00	N/A	1,250	1,050
<u>ALL</u>											
	11	88.27	86.29	83.37	14.48	103.50	38.82	110.18	76.80 to 106.33	26,954	22,471

**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	10	88.64	86.52	83.36	15.37	103.78	38.82	110.18	76.80 to 106.33	29,525	24,613
3	1	84.00	84.00	84.00			84.00	84.00	N/A	1,250	1,050
<u>ALL</u>											
	11	88.27	86.29	83.37	14.48	103.50	38.82	110.18	76.80 to 106.33	26,954	22,471

**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:	11	<b>MEDIAN:</b>	<b>88</b>	COV:	22.18	95% Median C.I.:	76.80 to 106.33
TOTAL Sales Price:	296,500	WGT. MEAN:	83	STD:	19.13	95% Wgt. Mean C.I.:	68.93 to 97.80
TOTAL Adj.Sales Price:	296,500	MEAN:	86	AVG.ABS.DEV:	12.78	95% Mean C.I.:	73.43 to 99.14
TOTAL Assessed Value:	247,181						
AVG. Adj. Sales Price:	26,954	COD:	14.48	MAX Sales Ratio:	110.18		
AVG. Assessed Value:	22,471	PRD:	103.50	MIN Sales Ratio:	38.82		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	10	88.64	86.52	83.36	15.37	103.78	38.82	110.18	76.80 to 106.33	29,525	24,613
2	1	84.00	84.00	84.00			84.00	84.00	N/A	1,250	1,050
<u>ALL</u>	<u>11</u>	<u>88.27</u>	<u>86.29</u>	<u>83.37</u>	<u>14.48</u>	<u>103.50</u>	<u>38.82</u>	<u>110.18</u>	<u>76.80 to 106.33</u>	<u>26,954</u>	<u>22,471</u>

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010											
15-0536											
29-0117	11	88.27	86.29	83.37	14.48	103.50	38.82	110.18	76.80 to 106.33	26,954	22,471
44-0008											
NonValid School											
<u>ALL</u>	<u>11</u>	<u>88.27</u>	<u>86.29</u>	<u>83.37</u>	<u>14.48</u>	<u>103.50</u>	<u>38.82</u>	<u>110.18</u>	<u>76.80 to 106.33</u>	<u>26,954</u>	<u>22,471</u>

**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	2	80.40	80.40	77.02	4.48	104.39	76.80	84.00	N/A	20,625	15,884
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	79.94	66.46	71.32	17.43	93.18	38.82	80.61	N/A	47,000	33,521
1920 TO 1939	3	97.11	98.52	101.05	7.52	97.50	88.27	110.18	N/A	27,916	28,208
1940 TO 1949	2	97.67	97.67	99.57	8.87	98.09	89.01	106.33	N/A	10,250	10,206
1950 TO 1959											
1960 TO 1969	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
<u>ALL</u>	<u>11</u>	<u>88.27</u>	<u>86.29</u>	<u>83.37</u>	<u>14.48</u>	<u>103.50</u>	<u>38.82</u>	<u>110.18</u>	<u>76.80 to 106.33</u>	<u>26,954</u>	<u>22,471</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:	11	<b>MEDIAN:</b>	<b>88</b>	COV:	22.18	95% Median C.I.:	76.80 to 106.33
TOTAL Sales Price:	296,500	WGT. MEAN:	83	STD:	19.13	95% Wgt. Mean C.I.:	68.93 to 97.80
TOTAL Adj.Sales Price:	296,500	MEAN:	86	AVG.ABS.DEV:	12.78	95% Mean C.I.:	73.43 to 99.14
TOTAL Assessed Value:	247,181						
AVG. Adj. Sales Price:	26,954	COD:	14.48	MAX Sales Ratio:	110.18		
AVG. Assessed Value:	22,471	PRD:	103.50	MIN Sales Ratio:	38.82		

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	84.00	84.00	84.00			84.00	84.00	N/A	1,250	1,050
5000 TO 9999	1	89.01	89.01	89.01			89.01	89.01	N/A	8,000	7,121
Total \$ _____											
1 TO 9999	2	86.51	86.51	88.34	2.90	97.93	84.00	89.01	N/A	4,625	4,085
10000 TO 29999	5	97.11	93.95	92.59	7.46	101.46	79.94	106.33	N/A	17,500	16,203
30000 TO 59999	3	76.80	75.27	77.86	30.97	96.67	38.82	110.18	N/A	36,583	28,482
60000 TO 99999	1	80.61	80.61	80.61			80.61	80.61	N/A	90,000	72,545
ALL _____											
	11	88.27	86.29	83.37	14.48	103.50	38.82	110.18	76.80 to 106.33	26,954	22,471

**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	1	84.00	84.00	84.00			84.00	84.00	N/A	1,250	1,050
5000 TO 9999	2	93.55	93.55	94.06	4.85	99.46	89.01	98.09	N/A	9,000	8,465
Total \$ _____											
1 TO 9999	3	89.01	90.37	93.40	5.28	96.75	84.00	98.09	N/A	6,416	5,993
10000 TO 29999	5	88.27	82.09	76.72	19.19	107.00	38.82	106.33	N/A	21,700	16,648
30000 TO 59999	2	93.49	93.49	93.22	17.85	100.29	76.80	110.18	N/A	39,375	36,707
60000 TO 99999	1	80.61	80.61	80.61			80.61	80.61	N/A	90,000	72,545
ALL _____											
	11	88.27	86.29	83.37	14.48	103.50	38.82	110.18	76.80 to 106.33	26,954	22,471

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	80.40	80.40	77.02	4.48	104.39	76.80	84.00	N/A	20,625	15,884
10	7	88.27	82.87	78.89	15.06	105.04	38.82	106.33	38.82 to 106.33	29,500	23,272
15	1	110.18	110.18	110.18			110.18	110.18	N/A	38,750	42,695
30	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
ALL _____											
	11	88.27	86.29	83.37	14.48	103.50	38.82	110.18	76.80 to 106.33	26,954	22,471

**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:	11	<b>MEDIAN:</b>	<b>88</b>	COV:	22.18	95% Median C.I.:	76.80 to 106.33
TOTAL Sales Price:	296,500	WGT. MEAN:	83	STD:	19.13	95% Wgt. Mean C.I.:	68.93 to 97.80
TOTAL Adj.Sales Price:	296,500	MEAN:	86	AVG.ABS.DEV:	12.78	95% Mean C.I.:	73.43 to 99.14
TOTAL Assessed Value:	247,181						
AVG. Adj. Sales Price:	26,954	COD:	14.48	MAX Sales Ratio:	110.18		
AVG. Assessed Value:	22,471	PRD:	103.50	MIN Sales Ratio:	38.82		

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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)	2	80.40	80.40	77.02	4.48	104.39	76.80	84.00	N/A	20,625	15,884
311	1	89.01	89.01	89.01			89.01	89.01	N/A	8,000	7,121
340	1	80.61	80.61	80.61			80.61	80.61	N/A	90,000	72,545
349	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
350	1	110.18	110.18	110.18			110.18	110.18	N/A	38,750	42,695
353	4	84.10	76.04	72.87	19.80	104.35	38.82	97.11	N/A	24,000	17,487
406	1	106.33	106.33	106.33			106.33	106.33	N/A	12,500	13,291
ALL	11	88.27	86.29	83.37	14.48	103.50	38.82	110.18	76.80 to 106.33	26,954	22,471

**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	11	88.27	86.29	83.37	14.48	103.50	38.82	110.18	76.80 to 106.33	26,954	22,471
04											
ALL	11	88.27	86.29	83.37	14.48	103.50	38.82	110.18	76.80 to 106.33	26,954	22,471

**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:	54	<b>MEDIAN:</b>	<b>75</b>	COV:	18.20	95% Median C.I.:	68.92 to 78.65	
(AgLand) TOTAL Sales Price:	8,856,452	WGT. MEAN:	70	STD:	13.47	95% Wgt. Mean C.I.:	62.17 to 77.77	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,615,616	MEAN:	74	AVG.ABS.DEV:	10.80	95% Mean C.I.:	70.46 to 77.65	
(AgLand) TOTAL Assessed Value:	6,028,287							
AVG. Adj. Sales Price:	159,548	COD:	14.47	MAX Sales Ratio:	105.78			
AVG. Assessed Value:	111,634	PRD:	105.84	MIN Sales Ratio:	42.42			

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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	1	60.08	60.08	60.08			60.08	60.08	N/A	72,000	43,260
10/01/03 TO 12/31/03	6	66.03	70.27	70.54	18.01	99.61	46.63	105.78	46.63 to 105.78	252,603	178,184
01/01/04 TO 03/31/04	3	89.73	89.90	89.21	3.04	100.77	85.90	94.07	N/A	213,368	190,345
04/01/04 TO 06/30/04	6	82.66	80.26	82.34	8.76	97.48	65.74	88.08	65.74 to 88.08	112,974	93,025
07/01/04 TO 09/30/04	1	79.10	79.10	79.10			79.10	79.10	N/A	100,000	79,098
10/01/04 TO 12/31/04	2	75.13	75.13	77.85	13.74	96.50	64.81	85.45	N/A	130,580	101,660
01/01/05 TO 03/31/05	9	74.52	75.73	74.82	7.07	101.21	65.67	89.43	69.83 to 86.84	80,384	60,144
04/01/05 TO 06/30/05	8	69.78	69.18	57.67	22.19	119.96	42.42	96.89	42.42 to 96.89	273,706	157,836
07/01/05 TO 09/30/05	2	84.72	84.72	84.56	0.71	100.19	84.12	85.33	N/A	57,000	48,201
10/01/05 TO 12/31/05	1	87.61	87.61	87.61			87.61	87.61	N/A	40,000	35,045
01/01/06 TO 03/31/06	5	59.70	64.47	61.33	10.44	105.12	57.47	85.18	N/A	156,600	96,045
04/01/06 TO 06/30/06	10	73.37	72.22	72.64	10.00	99.42	62.71	90.18	62.71 to 79.06	149,877	108,865
<u>Study Years</u>											
07/01/03 TO 06/30/04	16	76.66	77.06	77.15	16.28	99.89	46.63	105.78	65.51 to 88.08	181,598	140,096
07/01/04 TO 06/30/05	20	73.68	73.22	63.72	13.86	114.90	42.42	96.89	68.92 to 79.10	163,713	104,320
07/01/05 TO 06/30/06	18	73.37	72.31	69.81	13.51	103.58	57.47	90.18	62.71 to 84.12	135,320	94,462
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	12	85.68	81.72	84.07	8.15	97.21	64.81	94.07	75.00 to 88.08	139,926	117,633
01/01/05 TO 12/31/05	20	74.66	74.60	63.10	14.23	118.22	42.42	96.89	69.83 to 85.33	153,355	96,772
<u>ALL</u>	54	74.66	74.05	69.97	14.47	105.84	42.42	105.78	68.92 to 78.65	159,548	111,634

**PA&T 2007 Preliminary Statistics**

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

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(AgLand) TOTAL Adj.Sales Price:	8,615,616	MEAN:	74	AVG.ABS.DEV:	10.80	95% Mean C.I.:	70.46 to 77.65	
(AgLand) TOTAL Assessed Value:	6,028,287							
AVG. Adj. Sales Price:	159,548	COD:	14.47	MAX Sales Ratio:	105.78			
AVG. Assessed Value:	111,634	PRD:	105.84	MIN Sales Ratio:	42.42			

Printed: 02/24/2007 17:01:00

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4071	1	74.15	74.15	74.15			74.15	74.15	N/A	483,195	358,274	
4073	2	71.30	71.30	67.10	10.95	106.25	63.49	79.10	N/A	216,062	144,976	
4075	2	62.61	62.61	61.59	4.64	101.64	59.70	65.51	N/A	300,250	184,935	
4077	1	62.98	62.98	62.98			62.98	62.98	N/A	195,644	123,226	
4079	9	71.52	72.15	73.68	18.21	97.93	46.63	96.89	58.28 to 87.45	113,438	83,579	
4081	10	70.65	69.83	68.89	8.39	101.36	57.47	85.18	61.72 to 74.79	83,522	57,540	
4295	5	87.61	85.42	85.61	13.00	99.77	63.95	105.78	N/A	138,860	118,884	
4297	2	71.35	71.35	70.48	6.74	101.24	66.54	76.16	N/A	208,972	147,278	
4303	2	84.26	84.26	85.11	7.03	99.00	78.33	90.18	N/A	117,988	100,418	
4305	3	85.90	79.54	82.97	8.24	95.86	65.74	86.98	N/A	173,583	144,027	
4307	1	75.22	75.22	75.22			75.22	75.22	N/A	329,530	247,872	
4313	2	87.59	87.59	87.75	2.44	99.82	85.45	89.73	N/A	178,020	156,205	
4317	3	43.31	53.91	44.17	25.84	122.06	42.42	75.99	N/A	448,710	198,176	
4319	1	85.33	85.33	85.33			85.33	85.33	N/A	42,000	35,838	
4543	1	94.07	94.07	94.07			94.07	94.07	N/A	169,995	159,911	
4545	4	87.46	84.84	85.53	4.48	99.20	75.00	89.43	N/A	76,330	65,281	
4551	5	68.92	67.68	67.58	8.44	100.15	60.08	78.65	N/A	126,000	85,152	
ALL												
	54	74.66	74.05	69.97	14.47	105.84	42.42	105.78	68.92 to 78.65	159,548	111,634	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	14	76.78	75.89	74.02	11.99	102.52	59.70	90.18	63.49 to 86.98	225,268	166,751	
2	26	72.18	73.75	74.67	14.43	98.76	46.63	105.78	64.81 to 79.06	114,169	85,253	
3	5	68.92	67.68	67.58	8.44	100.15	60.08	78.65	N/A	126,000	85,152	
4	9	85.33	75.61	56.42	15.85	134.00	42.42	94.07	43.31 to 89.43	207,049	116,822	
ALL												
	54	74.66	74.05	69.97	14.47	105.84	42.42	105.78	68.92 to 78.65	159,548	111,634	

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	54	74.66	74.05	69.97	14.47	105.84	42.42	105.78	68.92 to 78.65	159,548	111,634	
ALL												
	54	74.66	74.05	69.97	14.47	105.84	42.42	105.78	68.92 to 78.65	159,548	111,634	

**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:	54	<b>MEDIAN:</b>	<b>75</b>	COV:	18.20	95% Median C.I.:	68.92 to 78.65	
(AgLand) TOTAL Sales Price:	8,856,452	WGT. MEAN:	70	STD:	13.47	95% Wgt. Mean C.I.:	62.17 to 77.77	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,615,616	MEAN:	74	AVG.ABS.DEV:	10.80	95% Mean C.I.:	70.46 to 77.65	
(AgLand) TOTAL Assessed Value:	6,028,287							
AVG. Adj. Sales Price:	159,548	COD:	14.47	MAX Sales Ratio:	105.78			
AVG. Assessed Value:	111,634	PRD:	105.84	MIN Sales Ratio:	42.42			

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	3	62.98	62.73	61.94	3.08	101.28	59.70	65.51	N/A	265,381	164,365
15-0536	19	74.52	75.20	78.06	14.28	96.33	57.47	105.78	62.71 to 85.18	106,680	83,274
29-0117	29	76.16	75.00	68.19	14.59	109.98	42.42	94.07	68.92 to 85.90	192,249	131,095
44-0008	3	69.83	68.99	69.58	2.76	99.14	65.67	71.46	N/A	72,433	50,402
NonValid School											
ALL	54	74.66	74.05	69.97	14.47	105.84	42.42	105.78	68.92 to 78.65	159,548	111,634

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	6	64.19	68.75	68.08	10.77	100.98	60.08	85.33	60.08 to 85.33	54,446	37,066
100.01 TO 180.00	22	72.18	72.07	67.43	15.02	106.88	43.31	90.18	62.98 to 85.18	105,489	71,134
180.01 TO 330.00	11	75.00	73.83	71.66	10.18	103.04	59.70	92.45	63.95 to 88.08	167,981	120,367
330.01 TO 650.00	11	85.45	82.10	80.56	11.41	101.91	60.12	105.78	63.49 to 94.07	210,234	169,362
650.01 +	4	73.12	71.39	58.30	21.50	122.45	42.42	96.89	N/A	451,948	263,476
ALL	54	74.66	74.05	69.97	14.47	105.84	42.42	105.78	68.92 to 78.65	159,548	111,634

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	17	71.52	71.56	71.06	9.79	100.70	57.47	85.33	62.71 to 79.06	82,356	58,520
DRY-N/A	4	90.27	87.01	90.14	13.41	96.53	61.72	105.78	N/A	137,605	124,036
GRASS	11	78.65	78.64	77.78	8.00	101.11	65.74	89.43	68.92 to 86.98	105,787	82,281
GRASS-N/A	7	77.32	77.02	76.61	16.01	100.53	60.12	96.89	60.12 to 96.89	189,195	144,940
IRRGTD	3	75.99	74.51	76.60	12.01	97.27	60.08	87.45	N/A	83,183	63,715
IRRGTD-N/A	12	66.03	67.22	61.78	20.89	108.80	42.42	94.07	46.63 to 85.90	327,297	202,206
ALL	54	74.66	74.05	69.97	14.47	105.84	42.42	105.78	68.92 to 78.65	159,548	111,634

**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	19	71.52	72.14	71.81	11.02	100.46	57.47	92.45	62.71 to 79.06	84,213	60,474
DRY-N/A	2	96.93	96.93	97.59	9.13	99.32	88.08	105.78	N/A	175,210	170,989
GRASS	15	78.65	78.24	78.38	10.99	99.82	60.12	96.89	68.92 to 86.98	114,190	89,504
GRASS-N/A	3	77.32	76.85	74.45	11.31	103.22	63.49	89.73	N/A	258,388	192,371
IRRGTD	11	62.98	64.50	56.55	20.53	114.05	42.42	90.18	43.31 to 87.45	272,555	154,140
IRRGTD-N/A	4	80.03	80.16	78.21	12.27	102.50	66.54	94.07	N/A	294,751	230,518
ALL	54	74.66	74.05	69.97	14.47	105.84	42.42	105.78	68.92 to 78.65	159,548	111,634

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Assessed Value:	6,028,287							
AVG. Adj. Sales Price:	159,548	COD:	14.47	MAX Sales Ratio:	105.78			
AVG. Assessed Value:	111,634	PRD:	105.84	MIN Sales Ratio:	42.42			

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**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	21	72.84	74.50	76.44	13.03	97.46	57.47	105.78	64.81 to 84.12	92,880	70,999
GRASS	18	78.49	78.01	77.16	11.12	101.11	60.12	96.89	68.92 to 86.98	138,223	106,648
IRRGTD	15	66.54	68.68	62.67	20.27	109.59	42.42	94.07	59.70 to 85.90	278,474	174,508
ALL	54	74.66	74.05	69.97	14.47	105.84	42.42	105.78	68.92 to 78.65	159,548	111,634

**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	8	85.26	78.19	77.52	10.69	100.86	62.71	89.43	62.71 to 89.43	46,425	35,989
60000 TO 99999	15	72.84	72.60	72.48	6.23	100.18	60.08	84.12	69.83 to 75.99	81,089	58,769
100000 TO 149999	10	71.14	72.91	72.72	17.71	100.25	57.47	92.45	58.28 to 90.18	112,824	82,049
150000 TO 249999	13	76.16	75.40	73.97	19.82	101.93	43.31	105.78	62.98 to 89.73	192,347	142,281
250000 TO 499999	7	75.22	76.10	74.46	11.92	102.20	59.70	96.89	59.70 to 96.89	332,988	247,938
500000 +	1	42.42	42.42	42.42			42.42	42.42	N/A	1,068,192	453,089
ALL	54	74.66	74.05	69.97	14.47	105.84	42.42	105.78	68.92 to 78.65	159,548	111,634

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	15	74.79	74.50	73.15	11.41	101.84	60.08	89.43	65.67 to 85.33	59,786	43,735
60000 TO 99999	19	71.52	69.78	66.58	14.63	104.80	43.31	92.45	60.12 to 79.06	110,731	73,726
100000 TO 149999	7	85.45	79.33	78.19	10.13	101.46	62.98	90.18	62.98 to 90.18	168,877	132,052
150000 TO 249999	11	77.32	80.32	77.59	16.28	103.52	59.70	105.78	63.49 to 96.89	261,945	203,247
250000 TO 499999	2	58.29	58.29	52.30	27.22	111.45	42.42	74.15	N/A	775,693	405,681
ALL	54	74.66	74.05	69.97	14.47	105.84	42.42	105.78	68.92 to 78.65	159,548	111,634

**2007 Assessment Survey for Dundy County**  
**March 20, 2007**

**I. General Information**

**A. Staffing and Funding Information**

- 1. Deputy(ies) on staff:** 0
- 2. Appraiser(s) on staff:** 0
- 3. Other full-time employees:** 1 full time employee is budgeted; and currently filled by 2 part-time positions.
- 4. Other part-time employees:** 0
- 5. Number of shared employees:** 0
- 6. Assessor's requested budget for current fiscal year:** \$78,900
- 7. Part of the budget that is dedicated to the computer system:** \$7,500
- 8. Adopted budget, or granted budget if different from above:** Same as requested
- 9. Amount of total budget set aside for appraisal work:** Included in regular budget (mostly from official's salary).
- 10. Amount of the total budget set aside for education/workshops:** \$500
- 11. Appraisal/Reappraisal budget, if not part of the total budget:** Part of total budget
- 12. Other miscellaneous funds:** \$3,000 is allocated for contract amount for Mineral Appraisals
- 13. Total budget:** Salaries- \$58,500; Operating- \$16,900; Supplies- \$2,500; Equipment- \$1,000= \$78,900
  - a. Was any of last year's budget not used?** Yes, \$9,162

**B. Residential Appraisal Information**

*(Includes Urban, Suburban and Rural Residential)*

- 1. Data collection done by:** Joanna Niblack-County Assessor

2. **Valuation done by:** Joanna Niblack-County Assessor

3. **Pickup work done by:** Joanna Niblack-County Assessor

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	14	2	5	21

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 06/03

5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** 2004

6. **What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** 2004

7. **Number of market areas/neighborhoods for this property class:** 5

8. **How are these defined?** City, Town, Village, Rural Site

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:** Joanna Niblack-County Assessor

2. **Valuation done by:** Joanna Niblack-County Assessor

3. **Pickup work done by whom:** Joanna Niblack-County Assessor

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Commercial	1	0	0	1

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 06/03

5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 2004
6. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** No income information is available to the assessor.
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?** 2004
8. **Number of market areas/neighborhoods for this property class?** 3
9. **How are these defined?** City, Village, 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:** Joanna Niblack-County Assessor
2. **Valuation done by:** Joanna Niblack-County Assessor
3. **Pickup work done by whom:** Joanna Niblack-County Assessor

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Agricultural	10	12	3	25

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

**How is your agricultural land defined?** By Statute: 77-1359 and 77-1363

5. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?** The income approach has not been used.
6. **What is the date of the soil survey currently used?** 1957, with a 1995 conversion being used.
7. **What date was the last countywide land use study completed?** Currently in progress from approximately 2005 through 2008

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

FSA maps, owner information and physical inspection

**b. By whom?**

Joanna Niblack-County Assessor and Julie Jessee-Office Clerk

**c. What proportion is complete / implemented at this time? 25%**

**8. Number of market areas/neighborhoods for this property class: 5**

**9. How are these defined?** Boundaries are drawn on Township lines

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

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

**1. Administrative software:** TerraScan

**2. CAMA software:** TerraScan

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

**a. Who maintains the Cadastral Maps?** Assessor and Office Clerk

**4. Does the county have GIS software? No**

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

**4. Personal Property software:** TerraScan

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

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

**a. If so, is the zoning countywide? Yes**

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

**c. When was zoning implemented? 2007**

#### **G. Contracted Services**

1. **Appraisal Services:** Contracted for Operating Minerals
2. **Other Services:** PTAS-CAMA TerraScan/Contracted

**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-** New valuations were applied to fair and average quality residential structures in all five assessor locations and agricultural residences for the 2007 assessment year.
2. **Commercial-** The Dundy County Assessor revalued Benkelman Main street retail stores. Functional obsolescence was added to grain elevators in Benkelman, Haigler and Max assessor locations. Economic obsolescence was added to a 16 unit apartment building in Benkelman for vacancy and condition. The value of four temporary grain storage facilities was removed because the commercial site was cleared for new structures in 2007.
3. **Agricultural-** A market study conducted by the Assessor supported changed agricultural grass land values in Dundy County for 2007. The assessor physically checked current land use on multiple properties, revalued outbuildings, including improvements on leased land for the current assessment year. Also property reviews for new improvements and/or removed improvements and completion of structures started in 2006 and prior was completed.

County 29 - Dundy

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 3,848	<b>Value</b> 271,471,523	<b>Total Growth</b> 725,177 (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	103	214,313	5	13,163	48	89,903	156	317,379	
2. Res Improv Land	629	1,506,828	6	26,528	121	597,609	756	2,130,965	
3. Res Improvements	633	17,625,176	6	570,077	128	3,664,007	767	21,859,260	
4. Res Total	736	19,346,317	11	609,768	176	4,351,519	923	24,307,604	171,898
% of Total	79.73	79.58	1.19	2.50	19.06	17.90	23.98	8.95	23.70
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	2	62,680	2	62,680	
7. Rec Improvements	0	0	0	0	5	64,880	5	64,880	
8. Rec Total	0	0	0	0	5	127,560	5	127,560	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.12	0.04	0.00
Res+Rec Total	736	19,346,317	11	609,768	181	4,479,079	928	24,435,164	171,898
% of Total	79.31	79.17	1.18	2.49	19.50	18.33	24.11	9.00	23.70

**County 29 - Dundy**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 3,848	<b>Value</b> 271,471,523	<b>Total Growth</b> 725,177 (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	31	55,450	3	13,675	17	53,524	51	122,649	
10. Comm Improv Land	107	245,140	9	44,580	21	114,907	137	404,627	
11. Comm Improvements	111	3,020,295	12	256,214	26	585,178	149	3,861,687	
12. Comm Total	142	3,320,885	15	314,469	43	753,609	200	4,388,963	1,123
% of Total	71.00	75.66	7.50	7.16	21.50	17.17	5.19	1.61	0.15
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	142	3,320,885	15	314,469	43	753,609	200	4,388,963	1,123
% of Total	71.00	75.66	7.50	7.16	21.50	17.17	5.19	1.61	0.15
17. Taxable Total	878	22,667,202	26	924,237	224	5,232,688	1,128	28,824,127	173,021
% of Total	77.83	78.63	2.30	2.11	19.85	15.53	29.31	10.61	23.85

**County 29 - Dundy**

**2007 County Abstract of Assessment for Real Property, Form 45**

**Schedule II: Tax Increment Financing (TIF)**

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>0</b>	<b>0</b>	<b>0</b>

**Schedule III: Mineral Interest Records**

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	104	12,327,120
24. Mineral Interest-Non-Producing	0	0	0	0	156	93,221
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	104	12,327,120		257,620		
24. Mineral Interest-Non-Producing	156	93,221		0		
<b>25. Mineral Interest Total</b>	<b>260</b>	<b>12,420,341</b>		<b>257,620</b>		

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

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
26. Exempt	73	12	55				140	

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	2	91,174	1,817	146,410,937	1,819	146,502,111
28. Ag-Improved Land	1	3,803	3	112,588	584	61,099,343	588	61,215,734
29. Ag-Improvements	1	100,421	3	7,382	637	22,401,407	641	22,509,210
<b>30. Ag-Total Taxable</b>							<b>2,460</b>	<b>230,227,055</b>

**County 29 - Dundy**

**2007 County Abstract of Assessment for Real Property, Form 45**

**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	1	1.000	2,500	1	1.000	2,500	
33. HomeSite Improvements	1		99,867	2		1,319	
<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	5.860	7,325	
37. FarmSite Improv	1		554	2		6,063	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.500			2.810		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	3	3.000	7,500	3	3.000	7,500	
32. HomeSite Improv Land	350	397.630	992,825	352	399.630	997,825	
33. HomeSite Improvements	383		14,512,090	386		14,613,276	294,536
<b>34. HomeSite Total</b>				<b>389</b>	<b>402.630</b>	<b>15,618,601</b>	
35. FarmSite UnImp Land	12	23.590	29,488	12	23.590	29,488	
36. FarmSite Impr Land	215	279.810	332,933	217	285.670	340,258	
37. FarmSite Improv	618		7,889,317	621		7,895,934	0
<b>38. FarmSite Total</b>				<b>633</b>	<b>309.260</b>	<b>8,265,680</b>	
39. Road & Ditches		5,061.440			5,064.750		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>1,022</b>	<b>5,776.640</b>	<b>23,884,281</b>	<b>294,536</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	0	0.000	0	<b>0</b>	<b>0.000</b>	<b>0</b>

**Schedule VIII: Agricultural Records:**

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	0	0.000	0	<b>0</b>	<b>0.000</b>	<b>0</b>
44. Recapture Val			0			<b>0</b>

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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	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	2,976.000	2,708,160	2,976.000	2,708,160
47. 2A1	0.000	0	0.000	0	449.000	408,590	449.000	408,590
48. 2A	0.000	0	0.000	0	1,201.500	1,093,365	1,201.500	1,093,365
49. 3A1	0.000	0	0.000	0	5,706.400	5,050,172	5,706.400	5,050,172
50. 3A	0.000	0	0.000	0	16,209.730	14,345,621	16,209.730	14,345,621
51. 4A1	0.000	0	0.000	0	33,530.130	29,338,896	33,530.130	29,338,896
52. 4A	0.000	0	0.000	0	1,728.200	1,512,177	1,728.200	1,512,177
53. Total	0.000	0	0.000	0	61,800.960	54,456,981	61,800.960	54,456,981
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	2,325.690	953,533	2,325.690	953,533
56. 2D1	0.000	0	0.000	0	244.000	87,840	244.000	87,840
57. 2D	0.000	0	0.000	0	527.800	190,008	527.800	190,008
58. 3D1	0.000	0	0.000	0	2,227.030	801,731	2,227.030	801,731
59. 3D	0.000	0	0.000	0	951.900	280,816	951.900	280,816
60. 4D1	0.000	0	0.000	0	1,272.820	375,488	1,272.820	375,488
61. 4D	0.000	0	0.000	0	288.200	85,020	288.200	85,020
62. Total	0.000	0	0.000	0	7,837.440	2,774,436	7,837.440	2,774,436
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	680.100	180,227	680.100	180,227
65. 2G1	0.000	0	0.000	0	236.300	62,620	236.300	62,620
66. 2G	0.000	0	0.000	0	425.000	112,625	425.000	112,625
67. 3G1	0.000	0	0.000	0	3,974.010	1,062,662	3,974.010	1,062,662
68. 3G	0.000	0	0.000	0	15,667.230	3,526,346	15,667.230	3,526,346
69. 4G1	0.000	0	0.000	0	104,835.400	23,605,711	104,835.400	23,605,711
70. 4G	0.000	0	0.000	0	12,517.330	2,818,022	12,517.330	2,818,022
71. Total	0.000	0	0.000	0	138,335.370	31,368,213	138,335.370	31,368,213
72. Waste	0.000	0	0.000	0	1,676.500	16,765	1,676.500	16,765
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		116.900		116.900	
75. Total	0.000	0	0.000	0	209,650.270	88,616,395	209,650.270	88,616,395

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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	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	7,853.100	5,300,849	7,853.100	5,300,849
47. 2A1	0.000	0	0.000	0	236.100	159,368	236.100	159,368
48. 2A	0.000	0	0.000	0	82.000	55,350	82.000	55,350
49. 3A1	0.000	0	0.000	0	1,474.300	921,440	1,474.300	921,440
50. 3A	0.000	0	0.000	0	549.500	343,438	549.500	343,438
51. 4A1	0.000	0	0.000	0	686.800	429,251	686.800	429,251
52. 4A	0.000	0	0.000	0	131.500	82,188	131.500	82,188
53. Total	0.000	0	0.000	0	11,013.300	7,291,884	11,013.300	7,291,884
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	40,273.160	16,511,998	40,273.160	16,511,998
56. 2D1	0.000	0	0.000	0	80.500	28,980	80.500	28,980
57. 2D	0.000	0	0.000	0	37.000	13,320	37.000	13,320
58. 3D1	0.000	0	0.000	0	1,962.200	706,392	1,962.200	706,392
59. 3D	0.000	0	0.000	0	118.100	34,840	118.100	34,840
60. 4D1	0.000	0	0.000	0	1,525.200	449,936	1,525.200	449,936
61. 4D	0.000	0	0.000	0	509.100	150,185	509.100	150,185
62. Total	0.000	0	0.000	0	44,505.260	17,895,651	44,505.260	17,895,651
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	3,189.590	797,399	3,189.590	797,399
65. 2G1	0.000	0	0.000	0	186.100	46,525	186.100	46,525
66. 2G	0.000	0	0.000	0	84.000	21,000	84.000	21,000
67. 3G1	0.000	0	0.000	0	1,162.500	290,625	1,162.500	290,625
68. 3G	0.000	0	0.000	0	653.100	140,419	653.100	140,419
69. 4G1	0.000	0	0.000	0	8,864.410	1,905,855	8,864.410	1,905,855
70. 4G	0.000	0	0.000	0	19,957.120	3,991,424	19,957.120	3,991,424
71. Total	0.000	0	0.000	0	34,096.820	7,193,247	34,096.820	7,193,247
72. Waste	0.000	0	0.000	0	35.700	357	35.700	357
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	0.000	0	89,651.080	32,381,139	89,651.080	32,381,139

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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	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	1,642.980	1,078,720	1,642.980	1,078,720
47. 2A1	0.000	0	0.000	0	106.800	61,278	106.800	61,278
48. 2A	0.000	0	0.000	0	115.000	76,565	115.000	76,565
49. 3A1	0.000	0	0.000	0	644.800	317,909	644.800	317,909
50. 3A	0.000	0	0.000	0	201.500	119,975	201.500	119,975
51. 4A1	0.000	0	0.000	0	996.200	518,799	996.200	518,799
52. 4A	0.000	0	0.000	0	144.700	82,885	144.700	82,885
53. Total	0.000	0	0.000	0	3,851.980	2,256,131	3,851.980	2,256,131
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	1,390.730	571,776	1,390.730	571,776
56. 2D1	0.000	0	0.000	0	104.100	37,476	104.100	37,476
57. 2D	0.000	0	0.000	0	262.100	94,356	262.100	94,356
58. 3D1	0.000	0	0.000	0	635.480	228,773	635.480	228,773
59. 3D	0.000	0	0.000	0	116.900	34,486	116.900	34,486
60. 4D1	0.000	0	0.000	0	711.620	209,931	711.620	209,931
61. 4D	0.000	0	0.000	0	227.600	67,143	227.600	67,143
62. Total	0.000	0	0.000	0	3,448.530	1,243,941	3,448.530	1,243,941
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	1,456.170	364,043	1,456.170	364,043
65. 2G1	0.000	0	0.000	0	222.400	55,600	222.400	55,600
66. 2G	0.000	0	0.000	0	221.000	55,250	221.000	55,250
67. 3G1	0.000	0	0.000	0	3,076.230	769,058	3,076.230	769,058
68. 3G	0.000	0	0.000	0	2,336.880	502,429	2,336.880	502,429
69. 4G1	0.000	0	0.000	0	25,412.680	5,463,733	25,412.680	5,463,733
70. 4G	0.000	0	0.000	0	13,156.290	2,631,258	13,156.290	2,631,258
71. Total	0.000	0	0.000	0	45,881.650	9,841,371	45,881.650	9,841,371
72. Waste	0.000	0	0.000	0	896.000	8,960	896.000	8,960
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	0.000	0	54,078.160	13,350,403	54,078.160	13,350,403

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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	0.000	0	0.000	0
46. 1A	0.000	0	11.000	7,425	2,840.500	1,917,341	2,851.500	1,924,766
47. 2A1	0.000	0	0.000	0	4,331.700	2,923,905	4,331.700	2,923,905
48. 2A	0.000	0	0.000	0	1,924.560	1,299,082	1,924.560	1,299,082
49. 3A1	0.000	0	52.900	33,063	9,120.200	5,700,138	9,173.100	5,733,201
50. 3A	0.000	0	45.000	28,125	7,220.800	4,513,009	7,265.800	4,541,134
51. 4A1	0.000	0	79.460	49,663	14,826.310	9,266,467	14,905.770	9,316,130
52. 4A	0.000	0	0.000	0	770.300	481,438	770.300	481,438
53. Total	0.000	0	188.360	118,276	41,034.370	26,101,380	41,222.730	26,219,656
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	41.700	17,097	6,959.200	2,853,272	7,000.900	2,870,369
56. 2D1	0.000	0	7.000	2,520	3,990.000	1,436,400	3,997.000	1,438,920
57. 2D	0.000	0	0.000	0	2,115.000	761,400	2,115.000	761,400
58. 3D1	0.000	0	9.000	3,240	6,712.800	2,416,608	6,721.800	2,419,848
59. 3D	0.000	0	0.000	0	5,031.440	1,484,294	5,031.440	1,484,294
60. 4D1	0.000	0	21.050	6,210	5,328.980	1,572,074	5,350.030	1,578,284
61. 4D	0.000	0	3.000	885	612.800	180,777	615.800	181,662
62. Total	0.000	0	81.750	29,952	30,750.220	10,704,825	30,831.970	10,734,777
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	5.210	1,303	0.000	0	2,801.720	700,431	2,806.930	701,734
65. 2G1	0.000	0	0.000	0	1,821.010	455,253	1,821.010	455,253
66. 2G	0.000	0	0.000	0	1,898.260	474,565	1,898.260	474,565
67. 3G1	0.000	0	3.000	750	5,326.400	1,331,600	5,329.400	1,332,350
68. 3G	0.000	0	0.000	0	5,864.150	1,260,799	5,864.150	1,260,799
69. 4G1	0.000	0	53.100	11,417	60,333.530	12,971,757	60,386.630	12,983,174
70. 4G	0.000	0	167.710	33,542	27,099.680	5,419,936	27,267.390	5,453,478
71. Total	5.210	1,303	223.810	45,709	105,144.750	22,614,341	105,373.770	22,661,353
72. Waste	0.000	0	0.000	0	1,616.300	16,163	1,616.300	16,163
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		99.550		99.550	
75. Total	5.210	1,303	493.920	193,937	178,545.640	59,436,709	179,044.770	59,631,949

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 5

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	694.200	468,587	694.200	468,587
47. 2A1	0.000	0	0.000	0	307.600	207,631	307.600	207,631
48. 2A	0.000	0	0.000	0	174.800	117,990	174.800	117,990
49. 3A1	0.000	0	0.000	0	15.000	9,375	15.000	9,375
50. 3A	0.000	0	0.000	0	134.000	83,750	134.000	83,750
51. 4A1	0.000	0	0.000	0	237.500	148,438	237.500	148,438
52. 4A	0.000	0	0.000	0	69.600	43,500	69.600	43,500
53. Total	0.000	0	0.000	0	1,632.700	1,079,271	1,632.700	1,079,271
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	8,300.500	3,403,205	8,300.500	3,403,205
56. 2D1	0.000	0	0.000	0	1,248.700	449,532	1,248.700	449,532
57. 2D	0.000	0	0.000	0	270.100	97,236	270.100	97,236
58. 3D1	0.000	0	0.000	0	841.900	303,084	841.900	303,084
59. 3D	0.000	0	0.000	0	1,045.500	308,426	1,045.500	308,426
60. 4D1	0.000	0	0.000	0	1,077.800	317,953	1,077.800	317,953
61. 4D	0.000	0	0.000	0	296.300	87,410	296.300	87,410
62. Total	0.000	0	0.000	0	13,080.800	4,966,846	13,080.800	4,966,846
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	1,903.030	475,758	1,903.030	475,758
65. 2G1	0.000	0	0.000	0	847.800	211,950	847.800	211,950
66. 2G	0.000	0	0.000	0	321.800	80,450	321.800	80,450
67. 3G1	0.000	0	0.000	0	506.900	126,725	506.900	126,725
68. 3G	0.000	0	0.000	0	837.900	180,150	837.900	180,150
69. 4G1	0.000	0	0.000	0	7,657.740	1,646,424	7,657.740	1,646,424
70. 4G	0.000	0	0.000	0	17,971.640	3,594,328	17,971.640	3,594,328
71. Total	0.000	0	0.000	0	30,046.810	6,315,785	30,046.810	6,315,785
72. Waste	0.000	0	0.000	0	98.600	986	98.600	986
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	0.000	0	44,858.910	12,362,888	44,858.910	12,362,888

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	188.360	118,276	119,333.310	91,185,647	119,521.670	91,303,923
77.Dry Land	0.000	0	81.750	29,952	99,622.250	37,585,699	99,704.000	37,615,651
78.Grass	5.210	1,303	223.810	45,709	353,505.400	77,332,957	353,734.420	77,379,969
79.Waste	0.000	0	0.000	0	4,323.100	43,231	4,323.100	43,231
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	216.450	0	216.450	0
<b>82.Total</b>	<b>5.210</b>	<b>1,303</b>	<b>493.920</b>	<b>193,937</b>	<b>576,784.060</b>	<b>206,147,534</b>	<b>577,283.190</b>	<b>206,342,774</b>

## 2007 Agricultural Land Detail

### County 29 - Dundy

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	2,976.000	4.82%	2,708,160	4.97%	910.000
2A1	449.000	0.73%	408,590	0.75%	910.000
2A	1,201.500	1.94%	1,093,365	2.01%	910.000
3A1	5,706.400	9.23%	5,050,172	9.27%	885.001
3A	16,209.730	26.23%	14,345,621	26.34%	885.000
4A1	33,530.130	54.26%	29,338,896	53.88%	875.000
4A	1,728.200	2.80%	1,512,177	2.78%	875.001
<b>Irrigated Total</b>	<b>61,800.960</b>	<b>100.00%</b>	<b>54,456,981</b>	<b>100.00%</b>	<b>881.167</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	2,325.690	29.67%	953,533	34.37%	410.000
2D1	244.000	3.11%	87,840	3.17%	360.000
2D	527.800	6.73%	190,008	6.85%	360.000
3D1	2,227.030	28.42%	801,731	28.90%	360.000
3D	951.900	12.15%	280,816	10.12%	295.005
4D1	1,272.820	16.24%	375,488	13.53%	295.004
4D	288.200	3.68%	85,020	3.06%	295.003
<b>Dry Total</b>	<b>7,837.440</b>	<b>100.00%</b>	<b>2,774,436</b>	<b>100.00%</b>	<b>353.997</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	680.100	0.49%	180,227	0.57%	265.000
2G1	236.300	0.17%	62,620	0.20%	265.002
2G	425.000	0.31%	112,625	0.36%	265.000
3G1	3,974.010	2.87%	1,062,662	3.39%	267.402
3G	15,667.230	11.33%	3,526,346	11.24%	225.077
4G1	104,835.400	75.78%	23,605,711	75.25%	225.169
4G	12,517.330	9.05%	2,818,022	8.98%	225.129
<b>Grass Total</b>	<b>138,335.370</b>	<b>100.00%</b>	<b>31,368,213</b>	<b>100.00%</b>	<b>226.754</b>

<b>Irrigated Total</b>	<b>61,800.960</b>	<b>29.48%</b>	<b>54,456,981</b>	<b>61.45%</b>	<b>881.167</b>
<b>Dry Total</b>	<b>7,837.440</b>	<b>3.74%</b>	<b>2,774,436</b>	<b>3.13%</b>	<b>353.997</b>
<b>Grass Total</b>	<b>138,335.370</b>	<b>65.98%</b>	<b>31,368,213</b>	<b>35.40%</b>	<b>226.754</b>
Waste	1,676.500	0.80%	16,765	0.02%	10.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	116.900	0.06%			
<b>Market Area Total</b>	<b>209,650.270</b>	<b>100.00%</b>	<b>88,616,395</b>	<b>100.00%</b>	<b>422.686</b>

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

<b>Irrigated Total</b>	<b>61,800.960</b>	<b>51.71%</b>	<b>54,456,981</b>	<b>59.64%</b>	
<b>Dry Total</b>	<b>7,837.440</b>	<b>7.86%</b>	<b>2,774,436</b>	<b>7.38%</b>	
<b>Grass Total</b>	<b>138,335.370</b>	<b>39.11%</b>	<b>31,368,213</b>	<b>40.54%</b>	
Waste	1,676.500	38.78%	16,765	38.78%	
Other	0.000	0.00%	0	0.00%	
Exempt	116.900	54.01%			
<b>Market Area Total</b>	<b>209,650.270</b>	<b>36.32%</b>	<b>88,616,395</b>	<b>42.95%</b>	

## 2007 Agricultural Land Detail

### County 29 - Dundy

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	7,853.100	71.31%	5,300,849	72.70%	675.000
2A1	236.100	2.14%	159,368	2.19%	675.002
2A	82.000	0.74%	55,350	0.76%	675.000
3A1	1,474.300	13.39%	921,440	12.64%	625.001
3A	549.500	4.99%	343,438	4.71%	625.000
4A1	686.800	6.24%	429,251	5.89%	625.001
4A	131.500	1.19%	82,188	1.13%	625.003
<b>Irrigated Total</b>	<b>11,013.300</b>	<b>100.00%</b>	<b>7,291,884</b>	<b>100.00%</b>	<b>662.098</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	40,273.160	90.49%	16,511,998	92.27%	410.000
2D1	80.500	0.18%	28,980	0.16%	360.000
2D	37.000	0.08%	13,320	0.07%	360.000
3D1	1,962.200	4.41%	706,392	3.95%	360.000
3D	118.100	0.27%	34,840	0.19%	295.004
4D1	1,525.200	3.43%	449,936	2.51%	295.001
4D	509.100	1.14%	150,185	0.84%	295.000
<b>Dry Total</b>	<b>44,505.260</b>	<b>100.00%</b>	<b>17,895,651</b>	<b>100.00%</b>	<b>402.101</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	3,189.590	9.35%	797,399	11.09%	250.000
2G1	186.100	0.55%	46,525	0.65%	250.000
2G	84.000	0.25%	21,000	0.29%	250.000
3G1	1,162.500	3.41%	290,625	4.04%	250.000
3G	653.100	1.92%	140,419	1.95%	215.003
4G1	8,864.410	26.00%	1,905,855	26.50%	215.000
4G	19,957.120	58.53%	3,991,424	55.49%	200.000
<b>Grass Total</b>	<b>34,096.820</b>	<b>100.00%</b>	<b>7,193,247</b>	<b>100.00%</b>	<b>210.965</b>

<b>Irrigated Total</b>	<b>11,013.300</b>	<b>12.28%</b>	<b>7,291,884</b>	<b>22.52%</b>	<b>662.098</b>
<b>Dry Total</b>	<b>44,505.260</b>	<b>49.64%</b>	<b>17,895,651</b>	<b>55.27%</b>	<b>402.101</b>
<b>Grass Total</b>	<b>34,096.820</b>	<b>38.03%</b>	<b>7,193,247</b>	<b>22.21%</b>	<b>210.965</b>
Waste	35.700	0.04%	357	0.00%	10.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>89,651.080</b>	<b>100.00%</b>	<b>32,381,139</b>	<b>100.00%</b>	<b>361.190</b>

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

<b>Irrigated Total</b>	<b>11,013.300</b>	<b>9.21%</b>	<b>7,291,884</b>	<b>7.99%</b>
<b>Dry Total</b>	<b>44,505.260</b>	<b>44.64%</b>	<b>17,895,651</b>	<b>47.58%</b>
<b>Grass Total</b>	<b>34,096.820</b>	<b>9.64%</b>	<b>7,193,247</b>	<b>9.30%</b>
Waste	35.700	0.83%	357	0.83%
Other	0.000	0.00%	0	0.00%
Exempt	0.000	0.00%		
<b>Market Area Total</b>	<b>89,651.080</b>	<b>15.53%</b>	<b>32,381,139</b>	<b>15.69%</b>

## 2007 Agricultural Land Detail

### County 29 - Dundy

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	1,642.980	42.65%	1,078,720	47.81%	656.563
2A1	106.800	2.77%	61,278	2.72%	573.764
2A	115.000	2.99%	76,565	3.39%	665.782
3A1	644.800	16.74%	317,909	14.09%	493.035
3A	201.500	5.23%	119,975	5.32%	595.409
4A1	996.200	25.86%	518,799	23.00%	520.777
4A	144.700	3.76%	82,885	3.67%	572.805
<b>Irrigated Total</b>	<b>3,851.980</b>	<b>100.00%</b>	<b>2,256,131</b>	<b>100.00%</b>	<b>585.706</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	1,390.730	40.33%	571,776	45.96%	411.133
2D1	104.100	3.02%	37,476	3.01%	360.000
2D	262.100	7.60%	94,356	7.59%	360.000
3D1	635.480	18.43%	228,773	18.39%	360.000
3D	116.900	3.39%	34,486	2.77%	295.004
4D1	711.620	20.64%	209,931	16.88%	295.004
4D	227.600	6.60%	67,143	5.40%	295.004
<b>Dry Total</b>	<b>3,448.530</b>	<b>100.00%</b>	<b>1,243,941</b>	<b>100.00%</b>	<b>360.716</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	1,456.170	3.17%	364,043	3.70%	250.000
2G1	222.400	0.48%	55,600	0.56%	250.000
2G	221.000	0.48%	55,250	0.56%	250.000
3G1	3,076.230	6.70%	769,058	7.81%	250.000
3G	2,336.880	5.09%	502,429	5.11%	214.999
4G1	25,412.680	55.39%	5,463,733	55.52%	215.000
4G	13,156.290	28.67%	2,631,258	26.74%	200.000
<b>Grass Total</b>	<b>45,881.650</b>	<b>100.00%</b>	<b>9,841,371</b>	<b>100.00%</b>	<b>214.494</b>

<b>Irrigated Total</b>	<b>3,851.980</b>	<b>7.12%</b>	<b>2,256,131</b>	<b>16.90%</b>	<b>585.706</b>
<b>Dry Total</b>	<b>3,448.530</b>	<b>6.38%</b>	<b>1,243,941</b>	<b>9.32%</b>	<b>360.716</b>
<b>Grass Total</b>	<b>45,881.650</b>	<b>84.84%</b>	<b>9,841,371</b>	<b>73.72%</b>	<b>214.494</b>
Waste	896.000	1.66%	8,960	0.07%	10.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>54,078.160</b>	<b>100.00%</b>	<b>13,350,403</b>	<b>100.00%</b>	<b>246.872</b>

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

<b>Irrigated Total</b>	<b>3,851.980</b>	<b>3.22%</b>	<b>2,256,131</b>	<b>2.47%</b>	
<b>Dry Total</b>	<b>3,448.530</b>	<b>3.46%</b>	<b>1,243,941</b>	<b>3.31%</b>	
<b>Grass Total</b>	<b>45,881.650</b>	<b>12.97%</b>	<b>9,841,371</b>	<b>12.72%</b>	
Waste	896.000	20.73%	8,960	20.73%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>54,078.160</b>	<b>9.37%</b>	<b>13,350,403</b>	<b>6.47%</b>	

## 2007 Agricultural Land Detail

### County 29 - Dundy

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	2,851.500	6.92%	1,924,766	7.34%	675.001
2A1	4,331.700	10.51%	2,923,905	11.15%	675.001
2A	1,924.560	4.67%	1,299,082	4.95%	675.002
3A1	9,173.100	22.25%	5,733,201	21.87%	625.001
3A	7,265.800	17.63%	4,541,134	17.32%	625.001
4A1	14,905.770	36.16%	9,316,130	35.53%	625.001
4A	770.300	1.87%	481,438	1.84%	625.000
<b>Irrigated Total</b>	<b>41,222.730</b>	<b>100.00%</b>	<b>26,219,656</b>	<b>100.00%</b>	<b>636.048</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	7,000.900	22.71%	2,870,369	26.74%	410.000
2D1	3,997.000	12.96%	1,438,920	13.40%	360.000
2D	2,115.000	6.86%	761,400	7.09%	360.000
3D1	6,721.800	21.80%	2,419,848	22.54%	360.000
3D	5,031.440	16.32%	1,484,294	13.83%	295.003
4D1	5,350.030	17.35%	1,578,284	14.70%	295.004
4D	615.800	2.00%	181,662	1.69%	295.001
<b>Dry Total</b>	<b>30,831.970</b>	<b>100.00%</b>	<b>10,734,777</b>	<b>100.00%</b>	<b>348.170</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	2,806.930	2.66%	701,734	3.10%	250.000
2G1	1,821.010	1.73%	455,253	2.01%	250.000
2G	1,898.260	1.80%	474,565	2.09%	250.000
3G1	5,329.400	5.06%	1,332,350	5.88%	250.000
3G	5,864.150	5.57%	1,260,799	5.56%	215.001
4G1	60,386.630	57.31%	12,983,174	57.29%	215.000
4G	27,267.390	25.88%	5,453,478	24.07%	200.000
<b>Grass Total</b>	<b>105,373.770</b>	<b>100.00%</b>	<b>22,661,353</b>	<b>100.00%</b>	<b>215.056</b>

<b>Irrigated Total</b>	<b>41,222.730</b>	<b>23.02%</b>	<b>26,219,656</b>	<b>43.97%</b>	<b>636.048</b>
<b>Dry Total</b>	<b>30,831.970</b>	<b>17.22%</b>	<b>10,734,777</b>	<b>18.00%</b>	<b>348.170</b>
<b>Grass Total</b>	<b>105,373.770</b>	<b>58.85%</b>	<b>22,661,353</b>	<b>38.00%</b>	<b>215.056</b>
Waste	1,616.300	0.90%	16,163	0.03%	10.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	99.550	0.06%			
<b>Market Area Total</b>	<b>179,044.770</b>	<b>100.00%</b>	<b>59,631,949</b>	<b>100.00%</b>	<b>333.056</b>

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

<b>Irrigated Total</b>	<b>41,222.730</b>	<b>34.49%</b>	<b>26,219,656</b>	<b>28.72%</b>	
<b>Dry Total</b>	<b>30,831.970</b>	<b>30.92%</b>	<b>10,734,777</b>	<b>28.54%</b>	
<b>Grass Total</b>	<b>105,373.770</b>	<b>29.79%</b>	<b>22,661,353</b>	<b>29.29%</b>	
Waste	1,616.300	37.39%	16,163	37.39%	
Other	0.000	0.00%	0	0.00%	
Exempt	99.550	45.99%			
<b>Market Area Total</b>	<b>179,044.770</b>	<b>31.02%</b>	<b>59,631,949</b>	<b>28.90%</b>	

## 2007 Agricultural Land Detail

### County 29 - Dundy

Market Area: **5**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	694.200	42.52%	468,587	43.42%	675.002
2A1	307.600	18.84%	207,631	19.24%	675.003
2A	174.800	10.71%	117,990	10.93%	675.000
3A1	15.000	0.92%	9,375	0.87%	625.000
3A	134.000	8.21%	83,750	7.76%	625.000
4A1	237.500	14.55%	148,438	13.75%	625.002
4A	69.600	4.26%	43,500	4.03%	625.000
<b>Irrigated Total</b>	<b>1,632.700</b>	<b>100.00%</b>	<b>1,079,271</b>	<b>100.00%</b>	<b>661.034</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	8,300.500	63.46%	3,403,205	68.52%	410.000
2D1	1,248.700	9.55%	449,532	9.05%	360.000
2D	270.100	2.06%	97,236	1.96%	360.000
3D1	841.900	6.44%	303,084	6.10%	360.000
3D	1,045.500	7.99%	308,426	6.21%	295.003
4D1	1,077.800	8.24%	317,953	6.40%	295.001
4D	296.300	2.27%	87,410	1.76%	295.005
<b>Dry Total</b>	<b>13,080.800</b>	<b>100.00%</b>	<b>4,966,846</b>	<b>100.00%</b>	<b>379.705</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	1,903.030	6.33%	475,758	7.53%	250.000
2G1	847.800	2.82%	211,950	3.36%	250.000
2G	321.800	1.07%	80,450	1.27%	250.000
3G1	506.900	1.69%	126,725	2.01%	250.000
3G	837.900	2.79%	180,150	2.85%	215.001
4G1	7,657.740	25.49%	1,646,424	26.07%	215.001
4G	17,971.640	59.81%	3,594,328	56.91%	200.000
<b>Grass Total</b>	<b>30,046.810</b>	<b>100.00%</b>	<b>6,315,785</b>	<b>100.00%</b>	<b>210.198</b>

<b>Irrigated Total</b>	<b>1,632.700</b>	<b>3.64%</b>	<b>1,079,271</b>	<b>8.73%</b>	<b>661.034</b>
<b>Dry Total</b>	<b>13,080.800</b>	<b>29.16%</b>	<b>4,966,846</b>	<b>40.18%</b>	<b>379.705</b>
<b>Grass Total</b>	<b>30,046.810</b>	<b>66.98%</b>	<b>6,315,785</b>	<b>51.09%</b>	<b>210.198</b>
Waste	98.600	0.22%	986	0.01%	10.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>44,858.910</b>	<b>100.00%</b>	<b>12,362,888</b>	<b>100.00%</b>	<b>275.594</b>

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

<b>Irrigated Total</b>	<b>1,632.700</b>	<b>1.37%</b>	<b>1,079,271</b>	<b>1.18%</b>	
<b>Dry Total</b>	<b>13,080.800</b>	<b>13.12%</b>	<b>4,966,846</b>	<b>13.20%</b>	
<b>Grass Total</b>	<b>30,046.810</b>	<b>8.49%</b>	<b>6,315,785</b>	<b>8.16%</b>	
Waste	98.600	2.28%	986	2.28%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>44,858.910</b>	<b>7.77%</b>	<b>12,362,888</b>	<b>5.99%</b>	

## 2007 Agricultural Land Detail

### County 29 - Dundy

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	188.360	118,276	119,333.310	91,185,647
Dry	0.000	0	81.750	29,952	99,622.250	37,585,699
Grass	5.210	1,303	223.810	45,709	353,505.400	77,332,957
Waste	0.000	0	0.000	0	4,323.100	43,231
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	216.450	0
<b>Total</b>	<b>5.210</b>	<b>1,303</b>	<b>493.920</b>	<b>193,937</b>	<b>576,784.060</b>	<b>206,147,534</b>

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	119,521.670	91,303,923	119,521.670	20.70%	91,303,923	44.25%	763.911
Dry	99,704.000	37,615,651	99,704.000	17.27%	37,615,651	18.23%	377.273
Grass	353,734.420	77,379,969	353,734.420	61.28%	77,379,969	37.50%	218.751
Waste	4,323.100	43,231	4,323.100	0.75%	43,231	0.02%	10.000
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	216.450	0	216.450	0.04%	0	0.00%	0.000
<b>Total</b>	<b>577,283.190</b>	<b>206,342,774</b>	<b>577,283.190</b>	<b>100.00%</b>	<b>206,342,774</b>	<b>100.00%</b>	<b>357.437</b>

\* Department of Property Assessment & Taxation Calculates

*Dundy County*  
**Plan of Assessment**

Prepared by

*Joanna Niblack*  
COUNTY ASSESSOR

June 15, 2006

Presented to

DUNDY COUNTY BOARD of EQUALIZATION

July 17, 2006

**INTRODUCTION**

In compliance with Nebraska Laws 2005, [Legislative Bill 263](#), [Section 9](#), and the Nebraska Property Tax Administrator's April 6, 2005 [DIRECTIVE 05-4](#), this plan of assessment is prepared by the county assessor and submitted to the Dundy County Board of Equalization and to the Department of Property Assessment and Taxation.

The purpose of the plan is to:

- (I) Discuss the duties and responsibilities of the assessor's office;
- (II) Address issues of level, quality and uniformity of assessment;
- (III) Indicate by class or subclass the assessment actions the assessor has planned for tax years 2007, 2008 and 2009, the properties the assessor plans to examine during the 3-year period and the assessment actions necessary to attain required levels of value and quality of assessment; and
- (IV) Anticipate the resources necessary to complete the described assessment actions.

## Section I

### County Assessor's Office: Duties and Responsibilities

All property in the State of Nebraska, unless expressly exempt by the Nebraska constitution or permissively exempt through legislative adoption, is subject to property tax.

Except for those properties expressly exempt by the constitution, the county assessor is charged with the assessment, for property tax purposes, of all property within the county jurisdiction.

Permissively exempt property is subject to qualification through annual applications or affirmations filed in the assessor's office.

The assessment of property includes [discovery](#), [listing \(measurements, components, property details, sketches, photos, etc.\)](#), [classification](#), [valuation](#), [determination of tax situs](#) and, finally, [calculation of property tax upon a certified tax list](#). Each assessment step, from discovery to property tax calculation, requires timely and intensely detailed records, procedures and records of procedures.

The assessor must be respectful of the rights of property ownership and provide all avenues of due process to property owners. While it can delay or encumber the completion of assessment duties, policies mindful of the rights and privileges of ownership are legally, politically and morally prudent.

There are a multitude of administrative and clerical procedures not related to the valuation and calculation of property taxes involved in accomplishing the duties and requirements of the assessor's office. Most procedures are not immediately obvious to the observer and cannot be sufficiently detailed in a conservative report.

Following is a partial list, highlighting procedure subjects, brief process descriptions and, where applicable actual or estimated counts.

Due to time and space restrictions and the sometimes "drawing-a-blank" state of the assessor, this list is not intended to be inclusive of all activities of the assessor's office.

## Duties, Responsibilities and Activities of the Dundy County Assessor

DUTY RESPONSIBILITY PROCEDURE ACTIVITY	PROPERTY CLASS / SUBCLASS OR OTHER DESCRIPTION	NUMBER PARCELS RECORDS INCIDENTS
Assess Real Property - Discover, List, Value MAINTAIN HARD FILE and COMPUTER RECORDS - Annually update values, reasons for change of value - Update or correct property characteristics as needed - Update sketches & photos when changes occur - Note any TERC or CBoE actions affecting value - Update ownerships as deeds or other documents are filed - Update taxing district information when necessary - File hard records in legal description order - Annually proofread hard file against computer records	Residential-Unimproved	156
	Residential-Improved	769
	Commercial-Unimproved	53
	Commercial-Improved	149
	Recreational-Improved	5
	Operating Minerals	104
	Non-Operating Minerals	156
	Home Sites & Improvements	390
	Farm Outbuilding Sites	647
	AGRICULTURAL LAND	2,458
	Irrigated Land Acres -	119,503
Dryland Acres -	100,791	
Grassland Acres -	352,705	
Wasteland Acres -	4,306	
Assess Personal Property MAINTAIN HARD FILE and COMPUTER RECORDS - Annually update net book items in computer records - Annually mail forms, instructions to property owners - Process additions, deletions, changes as owner reports - Annually proofread hard file against computer records	INCOME-PRODUCING	
	Agricultural Equipment	305
	Commercial Equipment	255
	CENTRALLY-ASSESSED VALUED by STATE PA&T	14 Companies
	Railroad & Public Service Co's	200 Records
Homestead Exemption Applications & Income Statements - Annually mail forms, instructions to applicants - Assist applicants with forms completion - Process, file forms with Nebraska Department of Revenue	RESIDENTIAL ONLY	125±
Permissive Exemption Applications & Reaffirmations	Religious, Charitable, etc.	30
Intent to Tax Notices	Government-Owned	54
(Monthly) Process Real Estate Transfer Statements - Update Property Ownership - Update Cadastral Map Books & Indexes - Complete Sales File Reports	Real Property	200/ year±
Physical Property Review (New and Altered Properties)	Real Property Sites	50 - 100
Change of Value Notices - by June 1	Real Property	1 - 3,900
Prepare for and Attend TERC Hearings & Appeals	All Taxable Property Value	Unknown
Prepare for and Attend Co. Board of Equalization Hearings	All Taxable Property	1 - 50

DUTY RESPONSIBILITY PROCEDURE ACTIVITY	PROPERTY CLASS / SUBCLASS OR OTHER DESCRIPTION	NUMBER PARCELS RECORDS INCIDENTS
Annually Certify Values & Growth to Taxing Subdivisions	All Taxable Property Value	25
Annually Certify Values to County Clerks for Levy-Setting	by Taxing Subdivision	4 Counties
Compute Gross & Net Property Tax for Taxable Property	Real and Personal	4,500±
Prepare & Certify Tax Lists	Real and Personal	2
Prepare any Tax List Corrections Throughout Year	Real and Personal	1 - 10
Sales File Processing CONTINUOUSLY MAINTAINED & ANALYZED - Proof State's Rosters for Accuracy and Updated Values - Verify (some) Sales - Add/Delete/Change/Code Sales with Obsessive Detail	Residential Property Commercial Property Agricultural Property "Other" Property	120 30 100 5
Sales (Market) Study - Assessment/Sales Ratios by Property Type - Level/Quality Testing & Solutions for Problem Areas	Residential Property Commercial Property Agricultural Property	
Mandatory Reporting Real Property Abstract of Assessment - Includes Survey, Abstract, Value Update (Sales), Maps Personal Property Abstract of Assessment Certification of Completion of Real Property Assessment Assessment/ Sales Ratio Statistics Plan of Assessment School District Taxable Value Report Trusts Owning Agricultural Land Homestead Exemption Summary Certificate Certificate of Taxes Levied	by March 19  by June 15 by June 1 by June 6 by June 15 by August 25 by October 1 by November 30 by December 1	
Taxpayer Assistance On-going Verbal & Printed Information to Taxpayers	All Property Information All Assessment Tools	No Record of Incidents
Public Information - Frequent, Time-Consuming As Requested by Appraisers, Insurance, Sales Reps, etc.	All Property Information	Not Counted
Administrative Functions Budget Office Inventory Procedure Manuals Staff Training Staff Supervision Communications with Vendors & Suppliers Correspondence Continuing Education Public Relations		NO COUNT ESTIMATED

## Section II

### Statistical Measures: Level and Quality of Assessment

The level and quality of assessment can be statistically measured for any class or subclass of property within any given jurisdiction or geographic boundary. An adequate number of sales which have occurred within a logical time frame is required for reliable statistical measure.

#### LEVEL OF ASSESSMENT

In a sales study, like-property sales, such as Residential Sales within the city of Benkelman which occurred between July 1, 2003 and June 30, 2005, will each have a **Transaction Ratio**. That ratio is calculated by dividing the assessed value by the (adjusted) selling price.

**EXAMPLE:** In Sale Number 2005031, the assessed value of the property for tax purposes was \$79,491. The property sold for \$82,000. The **Transaction Ratio** is **96.94**. [ $79,491 \div 82,000 = 0.9694$  or 96.94%]

When a class or subclass of property is the subject of the sales study, transaction ratios are calculated for each sale. The sales are arrayed in either ascending or descending order by transaction ratio and the **level of assessment** for that property class is measured by the **Median Ratio**.

The **Median Ratio** is calculated by simply locating the **transaction ratio** which occurs in the arrayed sales midway between the highest and the lowest transaction ratio.

EXAMPLE:	SALE #	ASSESSED	SALE PRICE	TRANS RATIO
	2005031	\$79,491	\$82,000	96.94
	2003113	\$43,285	\$45,000	96.19
	<b>2003147</b>	<b>\$23,020</b>	<b>\$25,000</b>	<b>92.08</b>
	2004015	\$63,488	\$70,000	90.70
	2003121	\$72,539	\$85,000	85.34

In this example, **92.08** is the **Median Ratio**.

**NOTE:** This is a demonstration only. A higher number of sales would be required to produce reliable statistics.

## QUALITY OF ASSESSMENT

Measurement of the **QUALITY of ASSESSMENT** is accomplished through a bevy of complicated calculations. In addition to the **Transaction Ratios** and the **Median Ratios**, calculations must be made to determine **Aggregate Ratio**, **Mean (Average) Ratio** and **Average Deviation from the Mean**.

The **Coefficient of Dispersion (COD)** and the **Price Related Differential (PRD)** are the most common quality of assessment statistical measurements expressed in Nebraska property tax assessment studies and reports.

The **COD** measures the reliability of the mean. It is computed by dividing the average deviation from the mean by the mean, multiplied by 100 to yield the desired percentage figure. A **COD**, at or less than the acceptable percentage, indicates that the mean is representative of the total array. A higher **COD** requires identification of and a plan to remedy the cause of the non-representative mean.

The **PRD** measures the uniformity of values when studying a property class or subclass. The **PRD** is calculated by dividing the mean ratio by the aggregate ratio, multiplied by 100 to convert the figure to a percentage.

The **Mean Ratio** is the average of the **Transaction Ratios** and the **Aggregate Ratio** is the sum of all assessed values divided by the sum of all selling prices.

A **PRD** of more than 100(%) indicates that higher priced properties may be assessed at lower ratios than low priced properties. A **PRD** of less than 100(%) could mean that lower priced properties are assessed at lower ratios than high priced properties.

If an adequate number of sales exists, the **PRD** can be used as an indicator of which price range of property classes or subclasses require examination and valuation updates.

### **AN INADEQUATE NUMBER OF SALES CAN RENDER ALL RATIOS UNRELIABLE.**

In this section, property classes are presented as a county total. Discussion of market areas for agricultural land or other assessor locations, such as Benkelman, Haigler, Max, Parks and Rural Sites for residential and commercial properties, may be addressed in other sections.

## Assessment Statistics for Dundy County

Residential Property - Based Upon Improved & Unimproved Sales							
SOURCE:		P T A's REPORTS & OPINIONS			FINAL - After Any TERC Adjustments		
Tax Year	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	79	95	20.83	103.96	95	20.83	103.96
2001	87	96	30.42	112.38	96	30.42	112.38
2002	86	94	27.86	110.52	94	27.86	110.52
2003	69	88	29.08	106.90	96	28.72	107.60
2004	45	95	14.88	100.13	95	14.88	100.13
2005	52	97	18.40	104.88	97	18.40	104.88
2006	64	100	18.40	106.98	99.67	18.40	106.98
2007							
2008							
2009							
2010							
<b>GENERALLY ACCEPTABLE RANGES:</b>					<b>92 - 100</b>	<b>&lt;18</b>	<b>&lt;103</b>

Commercial Property - Based Upon Improved & Unimproved Sales							
SOURCE:		P T A's REPORTS & OPINIONS			FINAL - After Any TERC Adjustments		
Tax Year	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	22	97	22.43	109.21	97	22.43	109.21
2001	20	100	37.61	109.64	100	37.61	109.64
2002	19	96	35.18	108.21	96	35.18	108.21
2003	15	93	11.62	104.37	93	11.62	104.37
2004	19	100	25.35	115.67	100	25.35	115.67
2005	18	99	20.40	106.00	99	20.40	106.00
2006	19	99	21.77	104.90	99.05	21.77	104.90
2007							
2008							
2009							
2010							
<b>GENERALLY ACCEPTABLE RANGES:</b>					<b>92 - 100</b>	<b>&lt;20</b>	<b>&lt;103</b>

Agricultural Land - Based Upon Unimproved Sales							
SOURCE:		P T A's REPORTS & OPINIONS			FINAL - After Any TERC Adjustments		
Tax Year	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	61	77	19.76	101.63	77	19.76	101.63
2001	45	76	17.44	99.58	76	17.44	99.58
2002	45	74	16.74	99.50	74	16.74	99.50
2003	46	75	12.03	99.52	75	12.03	99.52
2004	54	76	16.39	100.30	78	16.55	100.19
2005	50	77	16.19	100.03	77	15.67	99.81
2006	49	75	15.06	105.82	74.52	15.06	105.82
2007							
2008							
2009							
2010							
<b>GENERALLY ACCEPTABLE RANGES:</b>					<b>74 - 80</b>	<b>&lt;20</b>	<b>&lt;103</b>

**Section III****Assessment Plan by Property Class/Subclass**

PROPERTY CLASS / SUBCLASS TARGET/ PLAN	2007 EXAMINE	2008 EXAMINE	2009 EXAMINE
RESIDENTIAL - Improved & Unimproved - Manufactured Housing	Level/ Quality	Level/ Quality	Level/ Quality
COMMERCIAL - Improved & Unimproved - Retail Stores - All Commercial Structures	Level/ Quality Market Review Depr/ Vacancy	Level/ Quality Market Review Depr/ Vacancy	Level/ Quality Market Review Depr/ Vacancy
RECREATIONAL - Improved & Unimproved - Improvements	Level/ Quality Physical Inspection	Level/ Quality	Level/ Quality
OPERATING MINERALS	Update Appraisals	Update Appraisals	Update Appraisals
Non-Operating Minerals	Lease Review	Lease Review	Lease Review
Home Sites - Rural & Agricultural		Physical Inspection	Physical Inspection
Agricultural Outbuildings		Physical Inspection	Physical Inspection
Agricultural Land - Land Use Update - Crop Acre Count	Level/ Quality PHOTOS/ MEASUREMENTS X	Level/ Quality X	Level/ Quality X

NOTE: The level of value and quality of assessment statistics will be examined for each property class every year. Those statistics, when analyzed, may change the assessment actions plans.

## **Section IV**

### Current Resources

#### **STAFFING**

Adequate staffing of the assessor's office is a persistent problem.

For some years, it has not been possible to recruit a capable, willing person to a full-time clerical position. The position requires, in addition to clerical duties, participation in listing and the valuation of real property, as well as some of the more intense office activities.

The two people currently employed as office clerks each work only part time. One works two days per week and one works three days per week. They have other interests and are content to perform simple data entry, clerical and filing duties. Both employees have admitted that they have no interest in enhancing their involvement in property assessment.

This situation leaves too many projects for the assessor to personally complete in a timely and competent manner. Some projects are left stagnant due to priorities which must be administered.

It should be stressed here that, in the last few years, adequate personnel funding has been approved by the county board. The problem appears to be a serious lack of capable and willing employee-pool candidates. Most expect a receptionist-type position with no supervision and a salary far-exceeding that of the county assessor.

#### **TRAINING**

Typical for part-time employees, there is frequent absenteeism, leaving the assessor to sometimes work alone. When working alone, the assessor is preoccupied with clerical and public contact work, precluding attention to the more intense, measurable projects.

Part-time clerical employees and frequent absenteeism make it difficult to provide comprehensive training in multiple tasks. The result is that only the assessor is familiar with many of the requirements and procedures.

As projects are planned, the assessor writes procedures and adds them to the on-going production of the [Assessment Procedures Manual](#). A copy of that manual is kept in a 3-ring binder on each employee's desktop.

Nearly all training of staff is conducted by the assessor, during office hours, in the assessor's office. The training methods include up-close and personal, one-on-one, hands-on, detailed instructions and excruciating supervision.

## **ASSESSMENT EDUCATION**

### **ASSESSOR**

Joanna Niblack began in-training for the position of county assessor on July 1, 1977. The county board appointed her to that position on October 17, 1977 and she has held the position through subsequent elections since that date.

Joanna has held a Nebraska County Assessor's Certificate since September, 1977 and has attended numerous assessment, appraisal and administrative courses.

As of the date of this plan, Joanna has 72.5 hours of continuing education for the four-year period ending December 31, 2006. During this period, 60 hours are necessary to renew an assessor's certificate.

### **OFFICE CLERK I**

Julie L. Jessee was employed in the assessor's office, in the position of office clerk, from August, 1992 through May, 1993. She returned to that position on a part-time basis in January, 1995. She currently serves that position two days per week.

Julie has attended one 8-hour course, "Valuation of Agricultural Land". She has attended two TerraScan training seminars and is willing to attend other assessment or computer courses.

### **OFFICE CLERK II**

Jeanne K. Hansen was employed in the assessor's office, in the position of office clerk, from March, 1995 through October, 1996. She returned to that position, on a part-time basis in November, 2003. She currently serves that position three days per week.

Jeanne has attended no assessment education courses and has verbally stated that she has no desire to do so.

## **CADASTRAL MAPS**

As a resource, the cadastral maps for Dundy County are becoming more and more limited with time.

The three Cadastral Map Books and the Tax Lot Book were completed, printed on both paper and mylar sheets, and loose-bound in hard binders in approximately 1970.

The 1966 flight of ASCS aerial photos were used for the rural areas and existing plat maps were used for cities, villages and towns.

Since that time, extensive center pivot irrigation development has drastically changed the aerial view of Dundy County, a large portion of state highway has been moved, changed or abandoned, much of the City of Benkelman has been re-platted and many street and avenue names have been changed.

The map pages have been marked over and over for ownership boundaries, parcel numbers and surveys. They have become ragged, torn and very fragile.

The Cadastral Map Book Index is stored on computer diskettes, three per map book, and on one CD for all three books. The diskettes, the CD and a printed index for all three map books are updated each time real estate transfer statements are processed. The printed index is maintained by printing and replacing those pages with changes when the diskettes and CD are updated. The printed index displays Cadastral Number, Legal Description, Owner Name and Deed Book and Page, in order of cadastral number.

In summary, the Cadastral Map pages for Dundy County should be updated and replaced, but the Cadastral Index is efficient and comprehensive.

### **PROPERTY RECORD CARDS**

Property record cards in the Dundy County Assessor's Office are maintained both on hard copy and in electronic files.

#### **Hardcopy Files**

Current hardcopy files for each parcel are enclosed in see-through plastic sleeves with hanging spines. Each parcel file consists of:

- Face Sheets – 1999 through 2006 displaying:
  - Deed book and pages
  - Owner names (as they appear on the deed)
  - Legal description
  - Parcel I.D. number
  - Map number
  - Taxing District
  - School District
  - Classification Codes
  - Neighborhood
  - Property Type
  - Cadastral Map number
  - Lot Dimensions
  - Land Area/Acres

- Four Years' Value - Land, Improvements, Outbuildings, Total
  - Reason for Value Change
- 
- Photograph of primary structure – most recent
  - Current sketch with dimensions and labels
  - Active correspondence (if any)

### Electronic Media Files

Current property record face sheets are recorded on diskettes, with about 30 parcels per diskette, by legal description. The diskettes are updated with ownership transfers, parcel splits and valuation changes.

Face sheets are also recorded on CD's, one for each town and one for each range in rural descriptions. The CD file, maintained simultaneously with the diskette file, will be stored as permanent records at the end of each four-year period displayed on the face sheets.

The first permanent CD file, for tax years 2003 – 2006, will be finalized in November, 2006, at the time tax lists are generated. A new CD file will be implemented, beginning 2007, intended for tax years 2007 – 2010.

### Terra Scan CAMA Files

Dundy County subscribes to Terra Scan, a Computer-Assisted Mass Appraisal (CAMA) system. The system stores and processes property record information as the data is entered by assessment staff.

## Morgue Files

Historic property record cards, 1978 – 1998, are stored by legal description in vault and outer-office file cabinets. Those files contain the property record face sheets, field sheets and any other papers identifiable with the parcel description.

Many of the “morgue” records were B.C. (before computers), but were mostly typewritten, are legible and in good condition.

Due to the whim of an over zealous, or possibly uninformed, county official who took advantage of the assessor’s absence during assessor’s school in 1979, no property record cards dated prior to 1978 exist.

The property records were stored in a lower-level vault shared by the county assessor and the county clerk. The clerk decided to do some “fall house cleaning” and had more than one truckload of “old” records hauled to the county dumpsite. The “old” property records were in one of those trucks.

The county assessor no longer shares a vault with other officials.

## Web-Based Property Information

Although web-based property information access remains on the hoped-for list, Dundy County does not, at this time, offer that service.

# B U D G E T S U M M A R Y

## Dundy County Assessor

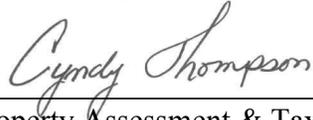
EXPENDITURE DESCRIPTION	BUDGETED 2002-2003	BUDGETED 2003-2004	BUDGETED 2004-2005	BUDGETED 2005-2006	BUDGETED 2006-2007
Official's Salary	28,875	30,500	31,500	32,500	33,500
Staff Salary	23,300	22,500	23,296	23,675	23,000
Postage	1,500	1,500	1,500	1,500	1,000
Telephone-FAX	1,500	2,000	2,000	1,800	1,500
Official's Surety Bond					500
Equipment Repair	500	1,000	500	500	500
Lodging	500	500	500	500	500
Mileage	1,500	1,500	1,500	1,500	1,500
Dues, Registration	500	500	500	250	250
Minerals Contract	2,100	2,100	2,700	2,700	2,700
PTAS/ CAMA System	4,500	4,500	5,500	5,500	5,500
System Upgrade				5,080	1,500
Continuing Education	1,000	675	1,000	350	500
Office Supplies	4,500	4,500	4,500	3,500	2,500
Office Equipment	1,000		1,500	1,000	1,000
Official's Bond	500				
Reappraisal		72,000			
<b>TOTAL BUDGETED</b>	<b>71,775</b>	<b>143,775</b>	<b>76,496</b>	<b>80,355</b>	<b>75,950</b>
<b>TOTAL EXPENDED</b>	<b>61,801</b>	<b>141,932</b>	<b>64,730</b>	<b>71,193</b>	
<b>FORFEIT TO GENERAL FUND</b>	<b>9,974</b>	<b>1,843</b>	<b>11,766</b>	<b>9,162</b>	

## 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 Dundy County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8273.

Dated this 9th day of April, 2007.

  
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Property Assessment & Taxation