

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

36 Garfield

Residential Real Property - Current

Number of Sales		72	COD	22.98
Total Sales Price	\$	3306415	PRD	115.07
Total Adj. Sales Price	\$	3306415	COV	33.50
Total Assessed Value	\$	2968230	STD	34.61
Avg. Adj. Sales Price	\$	45922.43	Avg. Abs. Dev.	22.62
Avg. Assessed Value	\$	41225.42	Min	36.64
Median		98.46	Max	291.67
Wgt. Mean		89.77	95% Median C.I.	92.86 to 105.56
Mean		103.30	95% Wgt. Mean C.I.	83.02 to 96.52
			95% Mean C.I.	95.31 to 111.29
% of Value of the Class of all Real Property Value in the County				22.35
% of Records Sold in the Study Period				6.69
% of Value Sold in the Study Period				9.02
Average Assessed Value of the Base				30,544

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	72	98.46	22.98	115.07
2006	66	94.11	30.36	120.20
2005	80	97.60	24.73	112.29
2004	89	97.30	27.65	119.80
2003	68	94	27.89	113.62
2002	43	96	22.49	111.56
2001	39	100	23.99	113.73

2007 Commission Summary

36 Garfield

Commercial Real Property - Current

Number of Sales		6	COD	10.20
Total Sales Price	\$	278000	PRD	100.65
Total Adj. Sales Price	\$	278000	COV	13.40
Total Assessed Value	\$	223465	STD	10.84
Avg. Adj. Sales Price	\$	46333.33	Avg. Abs. Dev.	8.05
Avg. Assessed Value	\$	37244.17	Min	67.27
Median		78.89	Max	95.06
Wgt. Mean		80.38	95% Median C.I.	67.27 to 95.06
Mean		80.90	95% Wgt. Mean C.I.	70.74 to 90.03
			95% Mean C.I.	69.52 to 92.29
% of Value of the Class of all Real Property Value in the County				4.55
% of Records Sold in the Study Period				4.55
% of Value Sold in the Study Period				3.34
Average Assessed Value of the Base				50,679

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	6	78.89	10.20	100.65
2006	9	92.62	23.74	113.20
2005	20	94.81	25.74	103.88
2004	14	95.32	27.50	118.21
2003	16	98	35.49	131.6
2002	8	96	32.98	130.75
2001	14	97	20.45	115.34

2007 Commission Summary

36 Garfield

Agricultural Land - Current

Number of Sales	23	COD	17.85
Total Sales Price	\$ 5376757	PRD	101.42
Total Adj. Sales Price	\$ 5290757	COV	24.76
Total Assessed Value	\$ 3744970	STD	17.78
Avg. Adj. Sales Price	\$ 230032.91	Avg. Abs. Dev.	13.00
Avg. Assessed Value	\$ 162824.78	Min	30.63
Median	72.86	Max	99.95
Wgt. Mean	70.78	95% Median C.I.	63.10 to 81.58
Mean	71.79	95% Wgt. Mean C.I.	63.79 to 77.78
		95% Mean C.I.	64.10 to 79.48
% of Value of the Class of all Real Property Value in the County			74.82
% of Records Sold in the Study Period			1.7
% of Value Sold in the Study Period			0.15
Average Assessed Value of the Base			81,561

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	23	72.86	17.85	101.42
2006	29	76.34	11.67	99.99
2005	18	78.26	13.15	97.17
2004	15	76.68	14.01	95.79
2003	11	78	19.06	94.82
2002	20	78	22.08	93.13
2001	20	78	21.23	95.56

2007 Opinions of the Property Tax Administrator for Garfield County

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

Residential Real Property

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

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Garfield County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Garfield 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 Garfield County is 73% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Garfield County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Garfield County**

Residential Real Property

I. Correlation

RESIDENTIAL: After reviewing the Preliminary Statistical Report, the 2007 Assessment Actions and the 2007 Statistical Report for the Residential real property, the statistical measurements appear to achieve an acceptable level of value in Garfield County. The best measure of central tendency for Garfield County can best be measured using the median. The weighted mean and mean of the qualified sales file are both outside the acceptable range. The mean ratio is significantly above the range because there are several high ratio sales that are outliers that drive the mean to be over the acceptable range. The weighted mean is low compared to the mean, which has caused the price related differential to be significantly above the range. Having a high price related differential, may indicate the higher value properties may be under-assessed and/or the lower value properties are under-assessed. The coefficient of dispersion and the price related differential are above the acceptable range. The disparities noted in tables three and four suggest that there are some concerns with representation to the sales file. However, there are no other indications that would suggest that the qualified median is not the best indication of the level of value in the residential property class.

**2007 Correlation Section
for Garfield County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	132	72	54.55
2006	110	66	60
2005	98	80	81.63
2004	108	89	82.41
2003	86	68	79.07
2002	70	43	61.43
2001	79	39	49.37

RESIDENTIAL: This table indicates that the county has utilized just over one half of all residential available sales for this study period. This is a decrease of a little over 5% from the previous year. There is no additional information available to indicate that the county has excessively trimmed the sample.

**2007 Correlation Section
for Garfield County**

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

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

**2007 Correlation Section
for Garfield County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	99.89	4.79	104.68	98.46
2006	91.88	4.58	96.09	94.11
2005	94.49	8.93	102.93	97.60
2004	95.29	2.48	97.65	97.30
2003	95	0.35	95.33	94
2002	94	2.07	95.95	96
2001	100	0.02	100.02	100

RESIDENTIAL: The results of the Trended Preliminary Ratio statistic to the Reports & Opinion Ratio are not similar. The difference might be attributed to the review of lot prices at Calamus Lake.

**2007 Correlation Section
for Garfield County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, (International Association of Assessing Officers, 1999), p. 311.

**2007 Correlation Section
for Garfield County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
-0.43	2007	4.79
3.02	2006	4.58
7.67	2005	8.93
4.99	2004	2.48
0	2003	0.35
7.2	2002	2.07
0.52	2001	0.02

RESIDENTIAL: An examination of the percent change to the sales file compared to the percent change to assessed value (excluding growth) reveals more than a 4 point difference for the residential property. While not extreme, the difference implies that the assessment actions had more of a pronounced effect on the population base compared to the sample. This is also evident with the trended ratio and is likely attributed to the lots at Calamus Lake.

2007 Correlation Section for Garfield County

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

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

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

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

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

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

**2007 Correlation Section
for Garfield County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	98.46	89.77	103.30

RESIDENTIAL: There is more than an 8% difference between the aggregate and median qualified statistics. The median statistic at 98% indicates a level of value within the acceptable range. The aggregate statistic at 90% is below the acceptable range while the mean is above the acceptable range. After reviewing the aggregate ratio, the PRD, and a review of the Sale Price Range section of the 2007 R&O Statistics, it could be interpreted that the lower dollar properties are being over assessed when compared to the higher dollar properties and further evaluation appears to be needed. The median is considered to be the best measure of central tendency.

**2007 Correlation Section
for Garfield County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	22.98	115.07
Difference	7.98	12.07

RESIDENTIAL: Res Table VI – The Coefficient of Dispersion and the Price Related Differential are both outside of the acceptable range. The COD indicates that there might be an issue with uniformity of assessment. A high PRD might indicate that the assessment process for residential property is regressive.

**2007 Correlation Section
for Garfield County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	72	72	0
Median	99.89	98.46	-1.43
Wgt. Mean	90.10	89.77	-0.33
Mean	103.07	103.30	0.23
COD	23.75	22.98	-0.77
PRD	114.40	115.07	0.67
Min Sales Ratio	39.18	36.64	-2.54
Max Sales Ratio	282.50	291.67	9.17

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

**2007 Correlation Section
for Garfield County**

Commerical Real Property

I. Correlation

COMMERCIAL: It is apparent that the level of value for this class of property does not fall within the acceptable range. No recommendations to the adjustment of the level of value are being made at this time. However, this county will be monitored for the utilization and representative sampling of all arm's lengths transactions.

**2007 Correlation Section
for Garfield County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	16	6	37.5
2006	16	9	56.25
2005	27	20	74.07
2004	24	14	58.33
2003	29	16	55.17
2002	17	8	47.06
2001	26	14	53.85

COMMERCIAL: The trend for this class for this county has been around 50%-55% but the utilization for this year is well below this average. We will monitor this in the future.

**2007 Correlation Section
for Garfield County**

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

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

**2007 Correlation Section
for Garfield County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	78.89	-0.31	78.64	78.89
2006	94.98	7.01	101.64	92.62
2005	95.22	1.65	96.79	94.81
2004	95.32	0.54	95.84	95.32
2003	101	-5.41	95.54	98
2002	92	-0.05	91.95	96
2001	99	-0.07	98.93	97

COMMERCIAL: After reviewing the Trended Preliminary Ratio and the R&O Ratio the two statistics strongly support each other. There is no information available that would suggest that the qualified median is not the best indication of the level of value for commercial land in Garfield County.

2007 Correlation Section for Garfield County

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, (International Association of Assessing Officers, 1999), p. 311.

**2007 Correlation Section
for Garfield County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0	2007	-0.31
-19.05	2006	7.01
-1.95	2005	1.65
0	2004	0.54
-5.38	2003	-5.41
0.16	2002	-0.05
-1.31	2001	-0.07

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

2007 Correlation Section for Garfield County

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

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

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

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

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

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

**2007 Correlation Section
for Garfield County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	78.89	80.38	80.90

COMMERCIAL: There are an insufficient number of sales to develop representative measure of central tendency statistics for the 2007 commercial class of property. This would be a concern in light of the significant decrease in the utilization of the available sales.

**2007 Correlation Section
for Garfield County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	10.20	100.65
Difference	0	0

COMMERCIAL: The above chart indicates the quality of assessment is within the acceptable levels for the qualified sales. This indicates the quality of assessment has been met for this class of property and this class is being treated uniformly and proportionally.

**2007 Correlation Section
for Garfield County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	6	6	0
Median	78.89	78.89	0
Wgt. Mean	80.45	80.38	-0.07
Mean	80.95	80.90	-0.05
COD	10.27	10.20	-0.07
PRD	100.62	100.65	0.03
Min Sales Ratio	67.27	67.27	0
Max Sales Ratio	95.06	95.06	0

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

**2007 Correlation Section
for Garfield County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: After reviewing the Preliminary Statistical Report, the 2007 Assessment Actions and the 2007 Statistical Report for the unimproved agricultural real property, the statistical measurements appear to achieve an acceptable level of value in Garfield County. The best measure of central tendency for Garfield County is the median. The median, weighted mean and mean of the qualified sales file are all within the range.

**2007 Correlation Section
for Garfield County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	50	23	46
2006	49	29	59.18
2005	32	18	56.25
2004	27	15	55.56
2003	21	11	52.38
2002	31	20	64.52
2001	33	20	60.61

AGRICULTURAL UNIMPROVED: A review of the table indicates that the county has utilized a sufficient portion of unimproved agricultural sales for the study period.

**2007 Correlation Section
for Garfield County**

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

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

**2007 Correlation Section
for Garfield County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	74.22	11.1	82.46	72.86
2006	71.41	6.78	76.25	76.34
2005	74.34	8.98	81.02	78.26
2004	71.57	3.49	74.07	76.68
2003	83	-4.8	79.02	78
2002	75	4.56	78.42	78
2001	69	11.25	76.76	78

AGRICULTURAL UNIMPROVED: There is a significant percentage change between the preliminary and final statistical sales base. This comparison is dissimilar and does not support each other. The movement in the sales file when compared to the base appears disproportionate. The appraiser offered the explanation that some of the sales contained CRP acres and these acres were lowered as indicated by the market as the income stream declines causing a disproportionate movement between the sales file and the agricultural base.

**2007 Correlation Section
for Garfield County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, (International Association of Assessing Officers, 1999), p. 311.

**2007 Correlation Section
for Garfield County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
20.04	2007	11.1
12.1	2006	6.78
8.92	2005	8.98
11.65	2004	3.49
-4.3	2003	-4.8
7.99	2002	4.56
7.4	2001	11.25

AGRICULTURAL UNIMPROVED: As discussed in Table III, the percent change between the sales base and the assessed base is around 8%. This comparison is dissimilar and does not support each other.

2007 Correlation Section for Garfield County

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

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

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

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

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

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

**2007 Correlation Section
for Garfield County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	72.86	70.78	71.79

AGRICULTURAL UNIMPROVED: This table indicates that the level of value is represented by the median and is within the range. The median, the weighted mean and the mean are within the acceptable range.

**2007 Correlation Section
for Garfield County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	17.85	101.42
Difference	0	0

AGRICULTURAL UNIMPROVED: The qualified coefficient of dispersion and price related differential are within the acceptable range.

**2007 Correlation Section
for Garfield County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	23	23	0
Median	74.22	72.86	-1.36
Wgt. Mean	63.90	70.78	6.88
Mean	65.88	71.79	5.91
COD	17.43	17.85	0.42
PRD	103.09	101.42	-1.67
Min Sales Ratio	25.00	30.63	5.63
Max Sales Ratio	90.22	99.95	9.73

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

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

36 Garfield

	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	30,010,850	31,631,415	1,620,565	5.4	767,025	2.84
2. Recreational	521,215	1,264,725	743,510	142.65	134,365	116.87
3. Ag-Homesite Land, Ag-Res Dwellings	13,269,050	12,023,840	-1,245,210	-9.38	*-----	-9.38
4. Total Residential (sum lines 1-3)	43,801,115	44,919,980	1,118,865	2.55	901,390	0.5
5. Commercial	5,701,180	5,909,460	208,280	3.65	207,730	0.01
6. Industrial	765,505	780,220	14,715	1.92	35,565	-2.72
7. Ag-Farmsite Land, Outbuildings	6,062,930	5,917,710	-145,220	-2.4	299,215	-7.33
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	12,529,615	12,607,390	77,775	0.62	243,295	-1.32
10. Total Non-Agland Real Property	56,330,730	57,527,370	1,196,640	2.12	1,443,900	-0.44
11. Irrigated	12,430,420	13,545,370	1,114,950	8.97		
12. Dryland	4,548,530	3,320,130	-1,228,400	-27.01		
13. Grassland	72,200,395	82,386,650	10,186,255	14.11		
14. Wasteland	1500565	1,497,620	-2,945	-0.2		
15. Other Agland	0	0	0			
16. Total Agricultural Land	90,679,910	100,749,770	10,069,860	11.1		
17. Total Value of All Real Property (Locally Assessed)	147,010,640	158,277,140	11,266,500	7.66	1,443,900	6.68

*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:	72	MEDIAN:	98	COV:	33.50	95% Median C.I.:	92.86 to 105.56	(! : Derived)
TOTAL Sales Price:	3,306,415	WGT. MEAN:	90	STD:	34.61	95% Wgt. Mean C.I.:	83.02 to 96.52	
TOTAL Adj.Sales Price:	3,306,415	MEAN:	103	AVG.ABS.DEV:	22.62	95% Mean C.I.:	95.31 to 111.29	
TOTAL Assessed Value:	2,968,230							
AVG. Adj. Sales Price:	45,922	COD:	22.98	MAX Sales Ratio:	291.67			
AVG. Assessed Value:	41,225	PRD:	115.07	MIN Sales Ratio:	36.64			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	9	92.53	116.39	77.53	44.56	150.13	48.13	291.67	73.04 to 140.00	31,683	24,562
10/01/04 TO 12/31/04	9	85.98	92.77	88.48	22.30	104.85	49.12	146.67	74.84 to 117.25	24,466	21,647
01/01/05 TO 03/31/05	2	105.27	105.27	115.00	11.78	91.53	92.86	117.67	N/A	32,500	37,375
04/01/05 TO 06/30/05	12	93.11	95.77	86.81	27.31	110.33	36.64	158.14	69.82 to 114.48	39,216	34,042
07/01/05 TO 09/30/05	17	107.85	110.82	103.22	12.81	107.36	86.81	156.77	97.17 to 124.64	48,000	49,546
10/01/05 TO 12/31/05	6	96.63	96.17	78.32	23.08	122.78	48.58	139.04	48.58 to 139.04	89,083	69,772
01/01/06 TO 03/31/06	9	105.56	105.63	88.88	20.48	118.84	62.89	148.36	72.70 to 140.77	45,505	40,446
04/01/06 TO 06/30/06	8	96.22	97.96	87.87	15.97	111.48	70.91	146.53	70.91 to 146.53	63,176	55,515
<u>Study Years</u>											
07/01/04 TO 06/30/05	32	92.69	101.32	86.38	29.70	117.30	36.64	291.67	81.47 to 108.21	32,529	28,098
07/01/05 TO 06/30/06	40	100.31	104.88	91.33	18.04	114.84	48.58	156.77	96.55 to 111.23	56,636	51,726
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	37	101.63	103.27	92.48	19.22	111.67	36.64	158.14	95.05 to 113.11	50,975	47,140
<u>ALL</u>	72	98.46	103.30	89.77	22.98	115.07	36.64	291.67	92.86 to 105.56	45,922	41,225

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURWELL	48	98.90	101.63	89.96	23.19	112.98	36.64	158.14	92.07 to 111.23	43,302	38,953
CALAMUS	13	95.90	115.91	86.79	30.36	133.55	73.04	291.67	87.50 to 140.00	19,357	16,801
RURAL	11	97.17	95.66	90.14	13.55	106.12	72.70	124.64	75.83 to 113.11	88,750	80,003
<u>ALL</u>	72	98.46	103.30	89.77	22.98	115.07	36.64	291.67	92.86 to 105.56	45,922	41,225

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	48	98.90	101.63	89.96	23.19	112.98	36.64	158.14	92.07 to 111.23	43,302	38,953
2	3	107.94	101.76	94.45	16.04	107.74	72.70	124.64	N/A	79,166	74,773
3	21	95.90	107.33	88.26	22.87	121.60	73.04	291.67	87.50 to 105.56	47,161	41,625
<u>ALL</u>	72	98.46	103.30	89.77	22.98	115.07	36.64	291.67	92.86 to 105.56	45,922	41,225

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	57	98.72	100.85	89.25	21.57	113.01	36.64	158.14	92.07 to 108.21	55,000	49,085
2	15	98.11	112.60	99.40	28.16	113.28	49.12	291.67	91.58 to 116.67	11,426	11,358
<u>ALL</u>	72	98.46	103.30	89.77	22.98	115.07	36.64	291.67	92.86 to 105.56	45,922	41,225

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:	72	MEDIAN:	98	COV:	33.50	95% Median C.I.:	92.86 to 105.56	(! : Derived)
TOTAL Sales Price:	3,306,415	WGT. MEAN:	90	STD:	34.61	95% Wgt. Mean C.I.:	83.02 to 96.52	
TOTAL Adj.Sales Price:	3,306,415	MEAN:	103	AVG.ABS.DEV:	22.62	95% Mean C.I.:	95.31 to 111.29	
TOTAL Assessed Value:	2,968,230							
AVG. Adj. Sales Price:	45,922	COD:	22.98	MAX Sales Ratio:	291.67			
AVG. Assessed Value:	41,225	PRD:	115.07	MIN Sales Ratio:	36.64			

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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	55	98.72	101.29	90.91	20.51	111.42	48.58	158.14	92.07 to 108.21	54,640	49,673
06	11	101.63	123.22	100.15	29.73	123.04	87.50	291.67	91.58 to 140.77	11,427	11,444
07	6	89.67	85.17	62.86	31.20	135.48	36.64	139.04	36.64 to 139.04	29,250	18,387
____ALL____	72	98.46	103.30	89.77	22.98	115.07	36.64	291.67	92.86 to 105.56	45,922	41,225

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
36-0100	71	98.20	103.16	89.38	23.15	115.42	36.64	291.67	92.58 to 105.56	45,794	40,929
45-0137											
88-0005	1	113.11	113.11	113.11			113.11	113.11	N/A	55,000	62,210
92-0045											
NonValid School											
____ALL____	72	98.46	103.30	89.77	22.98	115.07	36.64	291.67	92.86 to 105.56	45,922	41,225

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	15	98.11	112.97	102.04	27.78	110.72	49.12	291.67	92.86 to 116.67	9,826	10,027
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	21	95.05	99.69	90.13	23.03	110.61	60.57	158.14	78.80 to 117.25	39,438	35,546
1920 TO 1939	14	105.99	111.21	90.40	21.94	123.02	72.70	156.77	81.47 to 146.53	44,185	39,945
1940 TO 1949											
1950 TO 1959	3	115.30	106.96	90.40	14.35	118.32	77.98	127.60	N/A	63,333	57,255
1960 TO 1969	2	109.41	109.41	108.81	4.63	100.55	104.34	114.48	N/A	40,250	43,797
1970 TO 1979	7	92.53	95.60	94.76	19.09	100.88	48.13	124.64	48.13 to 124.64	45,285	42,914
1980 TO 1989	2	64.61	64.61	76.85	43.29	84.07	36.64	92.58	N/A	80,000	61,480
1990 TO 1994	5	98.20	95.37	83.25	19.83	114.57	48.58	139.04	N/A	127,400	106,055
1995 TO 1999	1	73.04	73.04	73.04			73.04	73.04	N/A	115,950	84,690
2000 TO Present	2	102.19	102.19	101.26	3.30	100.92	98.82	105.56	N/A	105,875	107,210
____ALL____	72	98.46	103.30	89.77	22.98	115.07	36.64	291.67	92.86 to 105.56	45,922	41,225

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:	72	MEDIAN:	98	COV:	33.50	95% Median C.I.:	92.86 to 105.56	(! : Derived)
TOTAL Sales Price:	3,306,415	WGT. MEAN:	90	STD:	34.61	95% Wgt. Mean C.I.:	83.02 to 96.52	
TOTAL Adj.Sales Price:	3,306,415	MEAN:	103	AVG.ABS.DEV:	22.62	95% Mean C.I.:	95.31 to 111.29	
TOTAL Assessed Value:	2,968,230							
AVG. Adj. Sales Price:	45,922	COD:	22.98	MAX Sales Ratio:	291.67			
AVG. Assessed Value:	41,225	PRD:	115.07	MIN Sales Ratio:	36.64			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$ _____</u>												
1 TO 4999	5	116.67	136.99	119.64	50.58	114.51	49.12	291.67	N/A	2,480	2,967	
5000 TO 9999	5	98.11	108.37	107.63	14.74	100.69	92.86	140.77	N/A	7,500	8,072	
<u>Total \$ _____</u>												
1 TO 9999	10	107.39	122.68	110.61	35.94	110.91	49.12	291.67	87.50 to 140.77	4,990	5,519	
10000 TO 29999	27	108.21	114.93	115.72	19.22	99.32	69.82	158.14	97.26 to 135.64	15,704	18,172	
30000 TO 59999	15	98.72	96.47	95.98	15.46	100.51	36.64	118.16	87.75 to 114.48	42,320	40,619	
60000 TO 99999	9	81.47	82.87	83.35	20.57	99.42	48.13	124.64	62.89 to 105.56	74,194	61,842	
100000 TO 149999	8	89.32	87.29	87.34	11.03	99.95	72.70	98.98	72.70 to 98.98	124,993	109,167	
150000 TO 249999	3	75.83	72.16	72.29	19.12	99.82	48.58	92.07	N/A	176,666	127,718	
<u>ALL</u>												
	72	98.46	103.30	89.77	22.98	115.07	36.64	291.67	92.86 to 105.56	45,922	41,225	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$ _____</u>												
1 TO 4999	5	116.67	136.99	119.64	50.58	114.51	49.12	291.67	N/A	2,480	2,967	
5000 TO 9999	9	92.86	98.54	96.60	13.16	102.01	78.40	140.77	78.80 to 117.25	8,611	8,318	
<u>Total \$ _____</u>												
1 TO 9999	14	94.38	112.28	99.78	32.46	112.53	49.12	291.67	78.80 to 140.00	6,421	6,407	
10000 TO 29999	25	108.21	112.54	103.02	22.02	109.25	36.64	158.14	101.63 to 135.64	19,240	19,821	
30000 TO 59999	17	96.55	93.82	87.64	16.11	107.05	48.13	127.60	74.84 to 114.48	49,458	43,343	
60000 TO 99999	7	81.47	87.45	78.07	24.90	112.01	48.58	117.67	48.58 to 117.67	101,457	79,206	
100000 TO 149999	8	95.39	94.14	92.19	11.56	102.12	75.83	124.64	75.83 to 124.64	124,312	114,597	
150000 TO 249999	1	92.07	92.07	92.07			92.07	92.07	N/A	190,000	174,935	
<u>ALL</u>												
	72	98.46	103.30	89.77	22.98	115.07	36.64	291.67	92.86 to 105.56	45,922	41,225	

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	11	95.90	112.58	100.76	32.32	111.73	49.12	291.67	78.40 to 140.00	8,172	8,234	
0	4	109.15	114.06	104.04	13.43	109.63	97.17	140.77	N/A	14,375	14,956	
20	19	113.11	112.82	105.98	19.42	106.46	62.89	158.14	92.53 to 135.64	24,385	25,842	
30	35	97.26	95.31	86.01	20.97	110.82	36.64	146.67	85.98 to 105.56	68,562	58,967	
35	3	92.07	87.82	88.83	7.86	98.86	74.84	96.55	N/A	98,666	87,650	
<u>ALL</u>												
	72	98.46	103.30	89.77	22.98	115.07	36.64	291.67	92.86 to 105.56	45,922	41,225	

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:	72	MEDIAN:	98	COV:	33.50	95% Median C.I.:	92.86 to 105.56	(! : Derived)
TOTAL Sales Price:	3,306,415	WGT. MEAN:	90	STD:	34.61	95% Wgt. Mean C.I.:	83.02 to 96.52	
TOTAL Adj.Sales Price:	3,306,415	MEAN:	103	AVG.ABS.DEV:	22.62	95% Mean C.I.:	95.31 to 111.29	
TOTAL Assessed Value:	2,968,230							
AVG. Adj. Sales Price:	45,922	COD:	22.98	MAX Sales Ratio:	291.67			
AVG. Assessed Value:	41,225	PRD:	115.07	MIN Sales Ratio:	36.64			

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	11	95.90	112.58	100.76	32.32	111.73	49.12	291.67	78.40 to 140.00	8,172	8,234	
0	4	109.15	114.06	104.04	13.43	109.63	97.17	140.77	N/A	14,375	14,956	
100	7	91.58	86.08	70.18	26.18	122.66	36.64	139.04	36.64 to 139.04	33,642	23,610	
101	36	98.90	101.04	90.36	20.05	111.81	48.58	156.77	87.75 to 111.23	62,639	56,603	
102	1	118.16	118.16	118.16			118.16	118.16	N/A	35,000	41,355	
103	1	104.34	104.34	104.34			104.34	104.34	N/A	45,000	46,955	
104	12	97.99	106.71	89.47	24.92	119.27	70.91	158.14	74.84 to 135.64	49,041	43,876	
ALL	72	98.46	103.30	89.77	22.98	115.07	36.64	291.67	92.86 to 105.56	45,922	41,225	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	11	95.90	112.58	100.76	32.32	111.73	49.12	291.67	78.40 to 140.00	8,172	8,234	
0	4	109.15	114.06	104.04	13.43	109.63	97.17	140.77	N/A	14,375	14,956	
15	1	134.45	134.45	134.45			134.45	134.45	N/A	10,000	13,445	
20	6	107.99	112.19	110.12	20.71	101.88	78.80	146.67	78.80 to 146.67	16,933	18,647	
25	1	124.64	124.64	124.64			124.64	124.64	N/A	82,500	102,830	
30	39	104.34	103.55	90.44	19.47	114.50	48.13	158.14	92.07 to 113.11	59,549	53,855	
35	1	60.57	60.57	60.57			60.57	60.57	N/A	45,000	27,255	
40	8	84.61	80.08	78.32	15.23	102.25	36.64	96.55	36.64 to 96.55	64,687	50,665	
45	1	70.91	70.91	70.91			70.91	70.91	N/A	80,000	56,730	
ALL	72	98.46	103.30	89.77	22.98	115.07	36.64	291.67	92.86 to 105.56	45,922	41,225	

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:	6	MEDIAN:	79	COV:	13.40	95% Median C.I.:	67.27 to 95.06
TOTAL Sales Price:	278,000	WGT. MEAN:	80	STD:	10.84	95% Wgt. Mean C.I.:	70.74 to 90.03
TOTAL Adj.Sales Price:	278,000	MEAN:	81	AVG.ABS.DEV:	8.05	95% Mean C.I.:	69.52 to 92.29
TOTAL Assessed Value:	223,465						
AVG. Adj. Sales Price:	46,333	COD:	10.20	MAX Sales Ratio:	95.06		
AVG. Assessed Value:	37,244	PRD:	100.65	MIN Sales Ratio:	67.27		

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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	78.29	78.29	78.29			78.29	78.29	N/A	100,000	78,290
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	1	79.48	79.48	79.48			79.48	79.48	N/A	45,000	35,765
04/01/04 TO 06/30/04	1	92.32	92.32	92.32			92.32	92.32	N/A	65,000	60,010
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	73.00	73.00	73.00			73.00	73.00	N/A	25,000	18,250
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	2	81.16	81.16	72.44	17.12	112.04	67.27	95.06	N/A	21,500	15,575
10/01/05 TO 12/31/05											
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	3	79.48	83.36	82.89	5.88	100.57	78.29	92.32	N/A	70,000	58,021
07/01/04 TO 06/30/05	1	73.00	73.00	73.00			73.00	73.00	N/A	25,000	18,250
07/01/05 TO 06/30/06	2	81.16	81.16	72.44	17.12	112.04	67.27	95.06	N/A	21,500	15,575
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	2	85.90	85.90	87.07	7.47	98.66	79.48	92.32	N/A	55,000	47,887
01/01/05 TO 12/31/05	3	73.00	78.44	72.65	12.69	107.98	67.27	95.06	N/A	22,666	16,466
<u>ALL</u>											
	6	78.89	80.90	80.38	10.20	100.65	67.27	95.06	67.27 to 95.06	46,333	37,244

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURWELL	6	78.89	80.90	80.38	10.20	100.65	67.27	95.06	67.27 to 95.06	46,333	37,244
<u>ALL</u>											
	6	78.89	80.90	80.38	10.20	100.65	67.27	95.06	67.27 to 95.06	46,333	37,244

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	6	78.89	80.90	80.38	10.20	100.65	67.27	95.06	67.27 to 95.06	46,333	37,244
<u>ALL</u>											
	6	78.89	80.90	80.38	10.20	100.65	67.27	95.06	67.27 to 95.06	46,333	37,244

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	6	78.89	80.90	80.38	10.20	100.65	67.27	95.06	67.27 to 95.06	46,333	37,244
<u>ALL</u>											
	6	78.89	80.90	80.38	10.20	100.65	67.27	95.06	67.27 to 95.06	46,333	37,244

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:	6	MEDIAN:	79	COV:	13.40	95% Median C.I.:	67.27 to 95.06
TOTAL Sales Price:	278,000	WGT. MEAN:	80	STD:	10.84	95% Wgt. Mean C.I.:	70.74 to 90.03
TOTAL Adj.Sales Price:	278,000	MEAN:	81	AVG.ABS.DEV:	8.05	95% Mean C.I.:	69.52 to 92.29
TOTAL Assessed Value:	223,465						
AVG. Adj. Sales Price:	46,333	COD:	10.20	MAX Sales Ratio:	95.06		
AVG. Assessed Value:	37,244	PRD:	100.65	MIN Sales Ratio:	67.27		

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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)											
36-0100	6	78.89	80.90	80.38	10.20	100.65	67.27	95.06	67.27 to 95.06	46,333	37,244
45-0137											
88-0005											
92-0045											
NonValid School											
ALL	6	78.89	80.90	80.38	10.20	100.65	67.27	95.06	67.27 to 95.06	46,333	37,244

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											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	67.27	67.27	67.27			67.27	67.27	N/A	35,000	23,545
1920 TO 1939	1	95.06	95.06	95.06			95.06	95.06	N/A	8,000	7,605
1940 TO 1949											
1950 TO 1959	2	82.66	82.66	86.96	11.69	95.06	73.00	92.32	N/A	45,000	39,130
1960 TO 1969											
1970 TO 1979	1	79.48	79.48	79.48			79.48	79.48	N/A	45,000	35,765
1980 TO 1989	1	78.29	78.29	78.29			78.29	78.29	N/A	100,000	78,290
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	6	78.89	80.90	80.38	10.20	100.65	67.27	95.06	67.27 to 95.06	46,333	37,244

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	95.06	95.06	95.06			95.06	95.06	N/A	8,000	7,605
Total \$											
1 TO 9999	1	95.06	95.06	95.06			95.06	95.06	N/A	8,000	7,605
10000 TO 29999	1	73.00	73.00	73.00			73.00	73.00	N/A	25,000	18,250
30000 TO 59999	2	73.38	73.38	74.14	8.32	98.97	67.27	79.48	N/A	40,000	29,655
60000 TO 99999	1	92.32	92.32	92.32			92.32	92.32	N/A	65,000	60,010
100000 TO 149999	1	78.29	78.29	78.29			78.29	78.29	N/A	100,000	78,290
ALL	6	78.89	80.90	80.38	10.20	100.65	67.27	95.06	67.27 to 95.06	46,333	37,244

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:	6	MEDIAN:	79	COV:	13.40	95% Median C.I.:	67.27 to 95.06
TOTAL Sales Price:	278,000	WGT. MEAN:	80	STD:	10.84	95% Wgt. Mean C.I.:	70.74 to 90.03
TOTAL Adj.Sales Price:	278,000	MEAN:	81	AVG.ABS.DEV:	8.05	95% Mean C.I.:	69.52 to 92.29
TOTAL Assessed Value:	223,465						
AVG. Adj. Sales Price:	46,333	COD:	10.20	MAX Sales Ratio:	95.06		
AVG. Assessed Value:	37,244	PRD:	100.65	MIN Sales Ratio:	67.27		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	95.06	95.06	95.06			95.06	95.06	N/A	8,000	7,605
Total \$											
1 TO 9999	1	95.06	95.06	95.06			95.06	95.06	N/A	8,000	7,605
10000 TO 29999	2	70.13	70.13	69.66	4.08	100.68	67.27	73.00	N/A	30,000	20,897
30000 TO 59999	1	79.48	79.48	79.48			79.48	79.48	N/A	45,000	35,765
60000 TO 99999	2	85.31	85.31	83.82	8.22	101.77	78.29	92.32	N/A	82,500	69,150
ALL	6	78.89	80.90	80.38	10.20	100.65	67.27	95.06	67.27 to 95.06	46,333	37,244

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	2	86.68	86.68	79.53	9.67	108.98	78.29	95.06	N/A	54,000	42,947
15	1	92.32	92.32	92.32			92.32	92.32	N/A	65,000	60,010
20	3	73.00	73.25	73.87	5.58	99.17	67.27	79.48	N/A	35,000	25,853
ALL	6	78.89	80.90	80.38	10.20	100.65	67.27	95.06	67.27 to 95.06	46,333	37,244

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
350	1	67.27	67.27	67.27			67.27	67.27	N/A	35,000	23,545
353	1	95.06	95.06	95.06			95.06	95.06	N/A	8,000	7,605
386	1	78.29	78.29	78.29			78.29	78.29	N/A	100,000	78,290
419	1	92.32	92.32	92.32			92.32	92.32	N/A	65,000	60,010
444	1	79.48	79.48	79.48			79.48	79.48	N/A	45,000	35,765
471	1	73.00	73.00	73.00			73.00	73.00	N/A	25,000	18,250
ALL	6	78.89	80.90	80.38	10.20	100.65	67.27	95.06	67.27 to 95.06	46,333	37,244

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	6	78.89	80.90	80.38	10.20	100.65	67.27	95.06	67.27 to 95.06	46,333	37,244
04											
ALL	6	78.89	80.90	80.38	10.20	100.65	67.27	95.06	67.27 to 95.06	46,333	37,244

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:	23	MEDIAN:	73	COV:	24.76	95% Median C.I.:	63.10 to 81.58	(!: Derived)
(AgLand) TOTAL Sales Price:	5,376,757	WGT. MEAN:	71	STD:	17.78	95% Wgt. Mean C.I.:	63.79 to 77.78	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,290,757	MEAN:	72	AVG.ABS.DEV:	13.00	95% Mean C.I.:	64.10 to 79.48	
(AgLand) TOTAL Assessed Value:	3,744,970							
AVG. Adj. Sales Price:	230,032	COD:	17.85	MAX Sales Ratio:	99.95			
AVG. Assessed Value:	162,824	PRD:	101.42	MIN Sales Ratio:	30.63			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	1	81.58	81.58	81.58			81.58	81.58	N/A	116,000	94,635
01/01/04 TO 03/31/04	2	68.23	68.23	70.27	7.53	97.09	63.09	73.37	N/A	129,194	90,790
04/01/04 TO 06/30/04	1	93.88	93.88	93.88			93.88	93.88	N/A	173,000	162,415
07/01/04 TO 09/30/04	1	72.87	72.87	72.87			72.87	72.87	N/A	139,000	101,295
10/01/04 TO 12/31/04	6	72.66	73.66	74.27	2.14	99.18	71.67	78.89	71.67 to 78.89	278,719	207,009
01/01/05 TO 03/31/05	4	93.75	94.87	94.47	2.55	100.42	92.03	99.95	N/A	112,045	105,851
04/01/05 TO 06/30/05	3	63.10	53.88	65.34	19.69	82.45	30.63	67.90	N/A	213,708	139,640
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	2	64.21	64.21	78.99	31.97	81.29	43.68	84.74	N/A	192,872	152,342
04/01/06 TO 06/30/06	3	47.78	51.63	56.00	8.91	92.19	47.17	59.94	N/A	485,666	271,993
<u>Study Years</u>											
07/01/03 TO 06/30/04	4	77.47	77.98	80.13	12.58	97.32	63.09	93.88	N/A	136,847	109,657
07/01/04 TO 06/30/05	14	72.87	75.42	75.35	15.13	100.10	30.63	99.95	67.90 to 92.93	207,187	156,119
07/01/05 TO 06/30/06	5	47.78	56.66	60.81	22.53	93.17	43.68	84.74	N/A	368,549	224,133
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	10	72.87	74.52	75.24	5.58	99.04	63.09	93.88	71.67 to 78.89	224,270	168,734
01/01/05 TO 12/31/05	7	92.03	77.30	77.33	19.53	99.97	30.63	99.95	30.63 to 99.95	155,615	120,332
<u>ALL</u>											
	23	72.86	71.79	70.78	17.85	101.42	30.63	99.95	63.10 to 81.58	230,032	162,824

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1473	1	63.10	63.10	63.10			63.10	63.10	N/A	93,150	58,780
1475	1	72.45	72.45	72.45			72.45	72.45	N/A	460,606	333,690
1477	7	72.20	74.05	69.84	11.23	106.03	59.94	93.88	59.94 to 93.88	313,890	219,230
1579	2	85.91	85.91	82.64	8.17	103.96	78.89	92.93	N/A	323,792	267,572
1751	1	67.90	67.90	67.90			67.90	67.90	N/A	515,975	350,340
1753	2	64.68	64.68	72.29	26.13	89.48	47.78	81.58	N/A	80,000	57,830
1755	3	94.56	95.51	95.44	2.79	100.07	92.03	99.95	N/A	91,793	87,610
1859	1	47.17	47.17	47.17			47.17	47.17	N/A	407,000	191,985
1863	2	52.00	52.00	66.94	41.10	77.69	30.63	73.37	N/A	106,269	71,132
1865	3	72.87	63.48	68.37	13.82	92.85	43.68	73.89	N/A	107,096	73,220
<u>ALL</u>											
	23	72.86	71.79	70.78	17.85	101.42	30.63	99.95	63.10 to 81.58	230,032	162,824

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:	23	MEDIAN:	73	COV:	24.76	95% Median C.I.:	63.10 to 81.58	(! : Derived)
(AgLand) TOTAL Sales Price:	5,376,757	WGT. MEAN:	71	STD:	17.78	95% Wgt. Mean C.I.:	63.79 to 77.78	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,290,757	MEAN:	72	AVG.ABS.DEV:	13.00	95% Mean C.I.:	64.10 to 79.48	
(AgLand) TOTAL Assessed Value:	3,744,970							
AVG. Adj. Sales Price:	230,032	COD:	17.85	MAX Sales Ratio:	99.95			
AVG. Assessed Value:	162,824	PRD:	101.42	MIN Sales Ratio:	30.63			

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	19	72.45	73.02	70.85	19.46	103.06	30.63	99.95	63.09 to 92.03	252,048	178,570
2	4	73.12	65.95	70.17	10.50	93.99	43.68	73.89	N/A	125,457	88,031
ALL	23	72.86	71.79	70.78	17.85	101.42	30.63	99.95	63.10 to 81.58	230,032	162,824

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
2	23	72.86	71.79	70.78	17.85	101.42	30.63	99.95	63.10 to 81.58	230,032	162,824
ALL	23	72.86	71.79	70.78	17.85	101.42	30.63	99.95	63.10 to 81.58	230,032	162,824

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
36-0100	17	72.87	71.60	71.04	18.57	100.79	30.63	99.95	59.94 to 92.03	235,377	167,219
45-0137	5	72.86	77.35	80.50	11.89	96.10	63.09	93.88	N/A	176,468	142,050
88-0005	1	47.17	47.17	47.17			47.17	47.17	N/A	407,000	191,985
92-0045											
NonValid School											
ALL	23	72.86	71.79	70.78	17.85	101.42	30.63	99.95	63.10 to 81.58	230,032	162,824

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	30.63	30.63	30.63			30.63	30.63	N/A	32,000	9,800
50.01 TO 100.00	3	47.78	54.78	61.56	20.36	88.98	43.68	72.87	N/A	79,013	48,641
100.01 TO 180.00	2	68.23	68.23	70.27	7.53	97.09	63.09	73.37	N/A	129,194	90,790
180.01 TO 330.00	6	76.89	76.43	66.25	20.29	115.36	47.17	99.95	47.17 to 99.95	152,422	100,983
330.01 TO 650.00	5	92.03	85.12	84.94	8.71	100.22	72.86	93.88	N/A	150,166	127,544
650.01 +	6	72.06	72.60	69.85	8.46	103.93	59.94	84.74	59.94 to 84.74	516,327	360,674
ALL	23	72.86	71.79	70.78	17.85	101.42	30.63	99.95	63.10 to 81.58	230,032	162,824

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
GRASS	15	72.45	72.63	74.94	20.53	96.92	30.63	99.95	63.10 to 92.93	170,525	127,790
GRASS-N/A	3	78.89	73.47	67.15	9.14	109.42	59.94	81.58	N/A	532,261	357,391
IRRGTD	1	72.87	72.87	72.87			72.87	72.87	N/A	139,000	101,295
IRRGTD-N/A	4	68.23	67.09	65.66	17.53	102.19	47.17	84.74	N/A	249,273	163,661
ALL	23	72.86	71.79	70.78	17.85	101.42	30.63	99.95	63.10 to 81.58	230,032	162,824

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:	23	MEDIAN:	73	COV:	24.76	95% Median C.I.:	63.10 to 81.58	(! : Derived)
(AgLand) TOTAL Sales Price:	5,376,757	WGT. MEAN:	71	STD:	17.78	95% Wgt. Mean C.I.:	63.79 to 77.78	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,290,757	MEAN:	72	AVG.ABS.DEV:	13.00	95% Mean C.I.:	64.10 to 79.48	
(AgLand) TOTAL Assessed Value:	3,744,970							
AVG. Adj. Sales Price:	230,032	COD:	17.85	MAX Sales Ratio:	99.95			
AVG. Assessed Value:	162,824	PRD:	101.42	MIN Sales Ratio:	30.63			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	17	72.45	72.26	71.67	19.66	100.82	30.63	99.95	59.94 to 92.93	237,568	170,258
GRASS-N/A	1	81.58	81.58	81.58			81.58	81.58	N/A	116,000	94,635
IRRGTD	4	73.12	73.52	77.35	7.57	95.05	63.09	84.74	N/A	182,273	140,988
IRRGTD-N/A	1	47.17	47.17	47.17			47.17	47.17	N/A	407,000	191,985
ALL	23	72.86	71.79	70.78	17.85	101.42	30.63	99.95	63.10 to 81.58	230,032	162,824

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
GRASS	18	72.66	72.77	71.94	19.21	101.15	30.63	99.95	63.10 to 92.03	230,814	166,057
IRRGTD	5	72.87	68.25	66.54	13.13	102.57	47.17	84.74	N/A	227,218	151,188
ALL	23	72.86	71.79	70.78	17.85	101.42	30.63	99.95	63.10 to 81.58	230,032	162,824

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	3	43.68	40.70	41.86	13.09	97.23	30.63	47.78	N/A	43,346	18,143
60000 TO 99999	5	92.03	82.55	83.05	14.85	99.39	63.09	99.95	N/A	89,276	74,145
100000 TO 149999	4	73.38	75.13	74.99	3.54	100.20	72.20	81.58	N/A	125,448	94,071
150000 TO 249999	4	83.15	83.26	83.03	12.20	100.28	72.86	93.88	N/A	176,894	146,875
250000 TO 499999	5	72.45	70.98	70.74	12.36	100.35	47.17	84.74	N/A	396,597	280,544
500000 +	2	63.92	63.92	62.64	6.23	102.05	59.94	67.90	N/A	760,987	476,655
ALL	23	72.86	71.79	70.78	17.85	101.42	30.63	99.95	63.10 to 81.58	230,032	162,824

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:	23	MEDIAN:	73	COV:	24.76	95% Median C.I.:	63.10 to 81.58	(!: Derived)
(AgLand) TOTAL Sales Price:	5,376,757	WGT. MEAN:	71	STD:	17.78	95% Wgt. Mean C.I.:	63.79 to 77.78	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,290,757	MEAN:	72	AVG.ABS.DEV:	13.00	95% Mean C.I.:	64.10 to 79.48	
(AgLand) TOTAL Assessed Value:	3,744,970							
AVG. Adj. Sales Price:	230,032	COD:	17.85	MAX Sales Ratio:	99.95			
AVG. Assessed Value:	162,824	PRD:	101.42	MIN Sales Ratio:	30.63			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	30.63	30.63	30.63			30.63	30.63	N/A	32,000	9,800
Total \$											
1 TO 9999	1	30.63	30.63	30.63			30.63	30.63	N/A	32,000	9,800
10000 TO 29999	2	45.73	45.73	45.52	4.48	100.46	43.68	47.78	N/A	49,020	22,315
30000 TO 59999	2	63.10	63.10	63.10	0.01	100.00	63.09	63.10	N/A	85,500	53,947
60000 TO 99999	6	86.81	85.70	84.27	11.30	101.69	72.20	99.95	72.20 to 99.95	106,362	89,636
100000 TO 149999	3	72.87	73.03	73.05	0.23	99.98	72.86	73.37	N/A	166,926	121,935
150000 TO 249999	4	82.30	76.41	69.36	20.65	110.17	47.17	93.88	N/A	265,423	184,092
250000 TO 499999	4	75.67	76.00	75.13	7.69	101.15	67.90	84.74	N/A	445,767	334,920
500000 +	1	59.94	59.94	59.94			59.94	59.94	N/A	1,006,000	602,970
ALL	23	72.86	71.79	70.78	17.85	101.42	30.63	99.95	63.10 to 81.58	230,032	162,824

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:	72	MEDIAN:	100	COV:	33.74	95% Median C.I.:	93.29 to 106.35	(! : Derived)
TOTAL Sales Price:	3,306,415	WGT. MEAN:	90	STD:	34.78	95% Wgt. Mean C.I.:	83.24 to 96.95	
TOTAL Adj.Sales Price:	3,306,415	MEAN:	103	AVG.ABS.DEV:	23.73	95% Mean C.I.:	95.04 to 111.11	
TOTAL Assessed Value:	2,978,955							
AVG. Adj. Sales Price:	45,922	COD:	23.75	MAX Sales Ratio:	282.50			
AVG. Assessed Value:	41,374	PRD:	114.40	MIN Sales Ratio:	39.18			

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	9	94.94	117.27	78.41	43.09	149.55	49.71	282.50	72.92 to 147.80	31,683	24,843
10/01/04 TO 12/31/04	9	87.59	92.51	87.45	24.54	105.78	49.12	149.07	70.71 to 119.06	24,466	21,397
01/01/05 TO 03/31/05	2	101.17	101.17	115.13	17.60	87.87	83.36	118.97	N/A	32,500	37,417
04/01/05 TO 06/30/05	12	100.71	99.79	87.12	25.40	114.54	39.18	159.92	74.03 to 120.76	39,216	34,166
07/01/05 TO 09/30/05	17	107.85	112.89	105.23	13.00	107.29	88.67	158.10	98.70 to 127.02	48,000	50,508
10/01/05 TO 12/31/05	6	97.13	100.10	82.74	21.29	120.99	49.59	143.82	49.59 to 143.82	89,083	73,703
01/01/06 TO 03/31/06	9	100.00	98.35	84.32	21.63	116.64	54.32	150.32	68.70 to 126.70	45,505	38,371
04/01/06 TO 06/30/06	8	80.05	91.06	85.42	21.49	106.60	70.10	148.81	70.10 to 148.81	63,176	53,968
____Study Years____											
07/01/04 TO 06/30/05	32	94.05	102.74	86.56	30.93	118.70	39.18	282.50	80.35 to 118.92	32,529	28,156
07/01/05 TO 06/30/06	40	101.25	103.34	91.72	18.89	112.66	49.59	158.10	96.00 to 107.85	56,636	51,948
____Calendar Yrs____											
01/01/05 TO 12/31/05	37	104.17	105.93	94.68	18.89	111.89	39.18	159.92	98.26 to 116.47	50,975	48,262
____ALL____											
	72	99.89	103.07	90.10	23.75	114.40	39.18	282.50	93.29 to 106.35	45,922	41,374

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURWELL	48	100.24	102.29	89.87	23.93	113.83	39.18	159.92	93.15 to 116.47	43,302	38,914
CALAMUS	13	100.00	109.18	79.30	31.35	137.67	68.70	282.50	70.71 to 116.33	19,357	15,351
RURAL	11	99.78	99.25	93.36	13.59	106.31	74.10	127.02	77.49 to 120.76	88,750	82,861
____ALL____											
	72	99.89	103.07	90.10	23.75	114.40	39.18	282.50	93.29 to 106.35	45,922	41,374

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	48	100.24	102.29	89.87	23.93	113.83	39.18	159.92	93.15 to 116.47	43,302	38,914
2	3	120.76	107.29	97.40	14.61	110.16	74.10	127.02	N/A	79,166	77,105
3	21	99.78	104.25	88.83	23.05	117.37	68.70	282.50	83.36 to 106.35	47,161	41,891
____ALL____											
	72	99.89	103.07	90.10	23.75	114.40	39.18	282.50	93.29 to 106.35	45,922	41,374

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	58	99.41	101.30	89.68	22.29	112.96	39.18	159.92	93.15 to 106.55	55,086	49,401
2	14	100.82	110.41	102.02	29.95	108.22	49.12	282.50	70.71 to 120.76	7,957	8,118
____ALL____											
	72	99.89	103.07	90.10	23.75	114.40	39.18	282.50	93.29 to 106.35	45,922	41,374

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:	72	MEDIAN:	100	COV:	33.74	95% Median C.I.:	93.29 to 106.35	(! : Derived)
TOTAL Sales Price:	3,306,415	WGT. MEAN:	90	STD:	34.78	95% Wgt. Mean C.I.:	83.24 to 96.95	
TOTAL Adj.Sales Price:	3,306,415	MEAN:	103	AVG.ABS.DEV:	23.73	95% Mean C.I.:	95.04 to 111.11	
TOTAL Assessed Value:	2,978,955							
AVG. Adj. Sales Price:	45,922	COD:	23.75	MAX Sales Ratio:	282.50			
AVG. Assessed Value:	41,374	PRD:	114.40	MIN Sales Ratio:	39.18			

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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	55	101.06	102.94	91.88	20.85	112.04	49.12	159.92	93.29 to 111.00	54,640	50,200
06	10	100.82	116.67	95.43	33.54	122.25	70.10	282.50	70.71 to 147.80	6,570	6,270
07	7	88.67	84.70	65.91	30.45	128.51	39.18	143.82	39.18 to 143.82	33,642	22,172
ALL	72	99.89	103.07	90.10	23.75	114.40	39.18	282.50	93.29 to 106.35	45,922	41,374

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
36-0100	71	99.78	102.90	89.67	23.89	114.76	39.18	282.50	93.15 to 106.35	45,794	41,063
45-0137											
88-0005	1	115.40	115.40	115.40			115.40	115.40	N/A	55,000	63,470
92-0045											
NonValid School											
ALL	72	99.89	103.07	90.10	23.75	114.40	39.18	282.50	93.29 to 106.35	45,922	41,374

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	15	101.06	109.78	101.79	27.88	107.86	49.12	282.50	83.36 to 116.33	9,826	10,002
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	21	93.15	99.11	88.11	24.61	112.48	54.32	159.92	79.90 to 119.06	39,438	34,749
1920 TO 1939	14	107.17	112.66	90.88	22.91	123.96	74.03	158.10	77.49 to 148.81	44,185	40,155
1940 TO 1949											
1950 TO 1959	3	116.47	112.71	101.22	10.39	111.35	92.69	128.98	N/A	63,333	64,106
1960 TO 1969	2	112.19	112.19	111.39	6.00	100.72	105.46	118.92	N/A	40,250	44,835
1970 TO 1979	7	94.94	93.69	91.87	22.08	101.98	49.71	127.02	49.71 to 127.02	45,285	41,605
1980 TO 1989	2	66.46	66.46	78.39	41.04	84.77	39.18	93.73	N/A	80,000	62,712
1990 TO 1994	5	98.26	96.80	84.03	20.35	115.20	49.59	143.82	N/A	127,400	107,050
1995 TO 1999	1	72.92	72.92	72.92			72.92	72.92	N/A	115,950	84,550
2000 TO Present	2	103.89	103.89	103.21	2.37	100.66	101.43	106.35	N/A	105,875	109,272
ALL	72	99.89	103.07	90.10	23.75	114.40	39.18	282.50	93.29 to 106.35	45,922	41,374

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:	72	MEDIAN:	100	COV:	33.74	95% Median C.I.:	93.29 to 106.35	(! : Derived)
TOTAL Sales Price:	3,306,415	WGT. MEAN:	90	STD:	34.78	95% Wgt. Mean C.I.:	83.24 to 96.95	
TOTAL Adj.Sales Price:	3,306,415	MEAN:	103	AVG.ABS.DEV:	23.73	95% Mean C.I.:	95.04 to 111.11	
TOTAL Assessed Value:	2,978,955							
AVG. Adj. Sales Price:	45,922	COD:	23.75	MAX Sales Ratio:	282.50			
AVG. Assessed Value:	41,374	PRD:	114.40	MIN Sales Ratio:	39.18			

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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	5	116.33	139.48	124.80	48.06	111.76	49.12	282.50	N/A	2,480	3,095
5000 TO 9999	5	98.11	94.25	95.04	13.25	99.17	70.71	119.06	N/A	7,500	7,128
Total \$ _____											
1 TO 9999	10	100.82	116.86	102.43	36.31	114.08	49.12	282.50	70.71 to 147.80	4,990	5,111
10000 TO 29999	27	111.00	117.09	118.36	19.64	98.93	70.10	159.92	98.70 to 137.96	15,704	18,587
30000 TO 59999	15	101.06	96.43	95.63	17.06	100.84	39.18	120.26	82.61 to 116.47	42,320	40,471
60000 TO 99999	9	74.03	78.73	79.70	21.63	98.78	49.71	127.02	54.32 to 106.35	74,194	59,132
100000 TO 149999	8	93.21	89.45	89.68	9.30	99.74	72.92	101.43	72.92 to 101.43	124,993	112,098
150000 TO 249999	3	77.49	73.46	73.57	18.80	99.84	49.59	93.29	N/A	176,666	129,975
ALL _____											
	72	99.89	103.07	90.10	23.75	114.40	39.18	282.50	93.29 to 106.35	45,922	41,374

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	6	108.98	128.02	105.28	49.73	121.59	49.12	282.50	49.12 to 282.50	3,233	3,404
5000 TO 9999	7	93.15	92.02	90.99	12.78	101.13	70.10	119.06	70.10 to 119.06	8,642	7,864
Total \$ _____											
1 TO 9999	13	98.11	108.63	94.46	32.97	115.00	49.12	282.50	70.71 to 119.06	6,146	5,805
10000 TO 29999	24	108.57	114.22	104.22	23.25	109.59	39.18	159.92	94.94 to 141.65	18,292	19,065
30000 TO 59999	19	99.78	94.21	86.45	20.04	108.97	49.71	128.98	75.35 to 116.59	46,989	40,623
60000 TO 99999	8	78.76	86.85	78.74	24.36	110.29	49.59	118.97	49.59 to 118.97	103,525	81,516
100000 TO 149999	7	98.26	98.52	96.37	9.25	102.23	77.49	127.02	77.49 to 127.02	125,214	120,670
150000 TO 249999	1	93.29	93.29	93.29			93.29	93.29	N/A	190,000	177,245
ALL _____											
	72	99.89	103.07	90.10	23.75	114.40	39.18	282.50	93.29 to 106.35	45,922	41,374

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	98.11	111.38	101.41	37.09	109.84	49.12	282.50	70.10 to 147.80	8,172	8,287
0	4	102.62	105.39	102.38	4.74	102.94	100.00	116.33	N/A	14,375	14,717
20	19	115.40	114.12	106.26	19.41	107.40	54.32	159.92	94.94 to 137.96	24,385	25,910
30	35	98.26	95.84	86.52	22.42	110.77	39.18	149.07	79.90 to 106.35	68,562	59,318
35	3	82.61	83.98	88.00	6.96	95.43	76.03	93.29	N/A	98,666	86,823
ALL _____											
	72	99.89	103.07	90.10	23.75	114.40	39.18	282.50	93.29 to 106.35	45,922	41,374

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:	72	MEDIAN:	100	COV:	33.74	95% Median C.I.:	93.29 to 106.35	(!: Derived)
TOTAL Sales Price:	3,306,415	WGT. MEAN:	90	STD:	34.78	95% Wgt. Mean C.I.:	83.24 to 96.95	
TOTAL Adj.Sales Price:	3,306,415	MEAN:	103	AVG.ABS.DEV:	23.73	95% Mean C.I.:	95.04 to 111.11	
TOTAL Assessed Value:	2,978,955							
AVG. Adj. Sales Price:	45,922	COD:	23.75	MAX Sales Ratio:	282.50			
AVG. Assessed Value:	41,374	PRD:	114.40	MIN Sales Ratio:	39.18			

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	11	98.11	111.38	101.41	37.09	109.84	49.12	282.50	70.10 to 147.80		8,172	8,287
0	4	102.62	105.39	102.38	4.74	102.94	100.00	116.33	N/A		14,375	14,717
100	7	88.67	84.70	65.91	30.45	128.51	39.18	143.82	39.18 to 143.82		33,642	22,172
101	36	100.24	102.19	91.48	20.14	111.71	49.59	158.10	92.69 to 116.47		62,639	57,303
102	1	120.26	120.26	120.26			120.26	120.26	N/A		35,000	42,090
103	1	105.46	105.46	105.46			105.46	105.46	N/A		45,000	47,455
104	12	99.24	106.42	88.57	26.97	120.15	72.48	159.92	74.10 to 137.96		49,041	43,437
<u>ALL</u>												
	72	99.89	103.07	90.10	23.75	114.40	39.18	282.50	93.29 to 106.35		45,922	41,374

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	11	98.11	111.38	101.41	37.09	109.84	49.12	282.50	70.10 to 147.80		8,172	8,287
0	4	102.62	105.39	102.38	4.74	102.94	100.00	116.33	N/A		14,375	14,717
15	1	136.95	136.95	136.95			136.95	136.95	N/A		10,000	13,695
20	6	109.42	113.84	111.61	20.79	102.00	80.35	149.07	80.35 to 149.07		16,933	18,900
25	1	127.02	127.02	127.02			127.02	127.02	N/A		82,500	104,790
30	39	105.05	104.52	91.27	20.07	114.52	49.59	159.92	93.29 to 116.47		59,549	54,350
35	1	62.92	62.92	62.92			62.92	62.92	N/A		45,000	28,315
40	8	76.76	76.95	75.57	14.08	101.83	39.18	96.00	39.18 to 96.00		64,687	48,885
45	1	72.48	72.48	72.48			72.48	72.48	N/A		80,000	57,985
<u>ALL</u>												
	72	99.89	103.07	90.10	23.75	114.40	39.18	282.50	93.29 to 106.35		45,922	41,374

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:	6	MEDIAN:	79	COV:	13.47	95% Median C.I.:	67.27 to 95.06
TOTAL Sales Price:	278,000	WGT. MEAN:	80	STD:	10.91	95% Wgt. Mean C.I.:	70.66 to 90.25
TOTAL Adj.Sales Price:	278,000	MEAN:	81	AVG.ABS.DEV:	8.10	95% Mean C.I.:	69.50 to 92.40
TOTAL Assessed Value:	223,655						
AVG. Adj. Sales Price:	46,333	COD:	10.27	MAX Sales Ratio:	95.06		
AVG. Assessed Value:	37,275	PRD:	100.62	MIN Sales Ratio:	67.27		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	78.29	78.29	78.29			78.29	78.29	N/A	100,000	78,290
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	1	79.48	79.48	79.48			79.48	79.48	N/A	45,000	35,765
04/01/04 TO 06/30/04	1	92.62	92.62	92.62			92.62	92.62	N/A	65,000	60,200
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	73.00	73.00	73.00			73.00	73.00	N/A	25,000	18,250
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	2	81.16	81.16	72.44	17.12	112.04	67.27	95.06	N/A	21,500	15,575
10/01/05 TO 12/31/05											
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	3	79.48	83.46	82.98	6.01	100.58	78.29	92.62	N/A	70,000	58,085
07/01/04 TO 06/30/05	1	73.00	73.00	73.00			73.00	73.00	N/A	25,000	18,250
07/01/05 TO 06/30/06	2	81.16	81.16	72.44	17.12	112.04	67.27	95.06	N/A	21,500	15,575
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	2	86.05	86.05	87.24	7.64	98.63	79.48	92.62	N/A	55,000	47,982
01/01/05 TO 12/31/05	3	73.00	78.44	72.65	12.69	107.98	67.27	95.06	N/A	22,666	16,466
<u>ALL</u>	6	78.89	80.95	80.45	10.27	100.62	67.27	95.06	67.27 to 95.06	46,333	37,275

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURWELL	6	78.89	80.95	80.45	10.27	100.62	67.27	95.06	67.27 to 95.06	46,333	37,275
<u>ALL</u>	6	78.89	80.95	80.45	10.27	100.62	67.27	95.06	67.27 to 95.06	46,333	37,275

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	6	78.89	80.95	80.45	10.27	100.62	67.27	95.06	67.27 to 95.06	46,333	37,275
<u>ALL</u>	6	78.89	80.95	80.45	10.27	100.62	67.27	95.06	67.27 to 95.06	46,333	37,275

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	6	78.89	80.95	80.45	10.27	100.62	67.27	95.06	67.27 to 95.06	46,333	37,275
<u>ALL</u>	6	78.89	80.95	80.45	10.27	100.62	67.27	95.06	67.27 to 95.06	46,333	37,275

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:	6	MEDIAN:	79	COV:	13.47	95% Median C.I.:	67.27 to 95.06
TOTAL Sales Price:	278,000	WGT. MEAN:	80	STD:	10.91	95% Wgt. Mean C.I.:	70.66 to 90.25
TOTAL Adj.Sales Price:	278,000	MEAN:	81	AVG.ABS.DEV:	8.10	95% Mean C.I.:	69.50 to 92.40
TOTAL Assessed Value:	223,655						
AVG. Adj. Sales Price:	46,333	COD:	10.27	MAX Sales Ratio:	95.06		
AVG. Assessed Value:	37,275	PRD:	100.62	MIN Sales Ratio:	67.27		

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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)											
36-0100	6	78.89	80.95	80.45	10.27	100.62	67.27	95.06	67.27 to 95.06	46,333	37,275
45-0137											
88-0005											
92-0045											
NonValid School											
ALL	6	78.89	80.95	80.45	10.27	100.62	67.27	95.06	67.27 to 95.06	46,333	37,275

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											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	67.27	67.27	67.27			67.27	67.27	N/A	35,000	23,545
1920 TO 1939	1	95.06	95.06	95.06			95.06	95.06	N/A	8,000	7,605
1940 TO 1949											
1950 TO 1959	2	82.81	82.81	87.17	11.85	95.00	73.00	92.62	N/A	45,000	39,225
1960 TO 1969											
1970 TO 1979	1	79.48	79.48	79.48			79.48	79.48	N/A	45,000	35,765
1980 TO 1989	1	78.29	78.29	78.29			78.29	78.29	N/A	100,000	78,290
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	6	78.89	80.95	80.45	10.27	100.62	67.27	95.06	67.27 to 95.06	46,333	37,275

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	95.06	95.06	95.06			95.06	95.06	N/A	8,000	7,605
Total \$											
1 TO 9999	1	95.06	95.06	95.06			95.06	95.06	N/A	8,000	7,605
10000 TO 29999	1	73.00	73.00	73.00			73.00	73.00	N/A	25,000	18,250
30000 TO 59999	2	73.38	73.38	74.14	8.32	98.97	67.27	79.48	N/A	40,000	29,655
60000 TO 99999	1	92.62	92.62	92.62			92.62	92.62	N/A	65,000	60,200
100000 TO 149999	1	78.29	78.29	78.29			78.29	78.29	N/A	100,000	78,290
ALL	6	78.89	80.95	80.45	10.27	100.62	67.27	95.06	67.27 to 95.06	46,333	37,275

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	6	MEDIAN:	79	COV:	13.47	95% Median C.I.:	67.27 to 95.06
TOTAL Sales Price:	278,000	WGT. MEAN:	80	STD:	10.91	95% Wgt. Mean C.I.:	70.66 to 90.25
TOTAL Adj.Sales Price:	278,000	MEAN:	81	AVG.ABS.DEV:	8.10	95% Mean C.I.:	69.50 to 92.40
TOTAL Assessed Value:	223,655						
AVG. Adj. Sales Price:	46,333	COD:	10.27	MAX Sales Ratio:	95.06		
AVG. Assessed Value:	37,275	PRD:	100.62	MIN Sales Ratio:	67.27		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	95.06	95.06	95.06			95.06	95.06	N/A	8,000	7,605
Total \$											
1 TO 9999	1	95.06	95.06	95.06			95.06	95.06	N/A	8,000	7,605
10000 TO 29999	2	70.13	70.13	69.66	4.08	100.68	67.27	73.00	N/A	30,000	20,897
30000 TO 59999	1	79.48	79.48	79.48			79.48	79.48	N/A	45,000	35,765
60000 TO 99999	2	85.46	85.46	83.93	8.38	101.81	78.29	92.62	N/A	82,500	69,245
ALL	6	78.89	80.95	80.45	10.27	100.62	67.27	95.06	67.27 to 95.06	46,333	37,275

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	2	86.68	86.68	79.53	9.67	108.98	78.29	95.06	N/A	54,000	42,947
15	1	92.62	92.62	92.62			92.62	92.62	N/A	65,000	60,200
20	3	73.00	73.25	73.87	5.58	99.17	67.27	79.48	N/A	35,000	25,853
ALL	6	78.89	80.95	80.45	10.27	100.62	67.27	95.06	67.27 to 95.06	46,333	37,275

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
350	1	67.27	67.27	67.27			67.27	67.27	N/A	35,000	23,545
353	1	95.06	95.06	95.06			95.06	95.06	N/A	8,000	7,605
386	1	78.29	78.29	78.29			78.29	78.29	N/A	100,000	78,290
419	1	92.62	92.62	92.62			92.62	92.62	N/A	65,000	60,200
444	1	79.48	79.48	79.48			79.48	79.48	N/A	45,000	35,765
471	1	73.00	73.00	73.00			73.00	73.00	N/A	25,000	18,250
ALL	6	78.89	80.95	80.45	10.27	100.62	67.27	95.06	67.27 to 95.06	46,333	37,275

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	6	78.89	80.95	80.45	10.27	100.62	67.27	95.06	67.27 to 95.06	46,333	37,275
04											
ALL	6	78.89	80.95	80.45	10.27	100.62	67.27	95.06	67.27 to 95.06	46,333	37,275

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:	23	MEDIAN:	74	COV:	26.31	95% Median C.I.:	55.59 to 76.92	(!: Derived)
(AgLand) TOTAL Sales Price:	5,376,757	WGT. MEAN:	64	STD:	17.33	95% Wgt. Mean C.I.:	56.08 to 71.73	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,290,757	MEAN:	66	AVG.ABS.DEV:	12.93	95% Mean C.I.:	58.38 to 73.37	
(AgLand) TOTAL Assessed Value:	3,380,955							
AVG. Adj. Sales Price:	230,032	COD:	17.43	MAX Sales Ratio:	90.22			
AVG. Assessed Value:	146,998	PRD:	103.09	MIN Sales Ratio:	25.00			

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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
_____Qrtrs_____											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	1	90.22	90.22	90.22			90.22	90.22	N/A	116,000	104,655
01/01/04 TO 03/31/04	2	63.58	63.58	68.47	19.36	92.85	51.27	75.89	N/A	129,194	88,465
04/01/04 TO 06/30/04	1	80.29	80.29	80.29			80.29	80.29	N/A	173,000	138,900
07/01/04 TO 09/30/04	1	76.92	76.92	76.92			76.92	76.92	N/A	139,000	106,915
10/01/04 TO 12/31/04	6	74.25	73.43	72.53	2.12	101.23	67.59	75.59	67.59 to 75.59	278,719	202,162
01/01/05 TO 03/31/05	4	78.73	80.22	79.61	3.46	100.76	77.09	86.32	N/A	112,045	89,197
04/01/05 TO 06/30/05	3	55.59	46.70	54.64	20.69	85.47	25.00	59.51	N/A	213,708	116,761
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	2	54.70	54.70	63.57	22.52	86.05	42.38	67.02	N/A	192,872	122,605
04/01/06 TO 06/30/06	3	43.40	43.21	47.24	15.41	91.46	33.08	53.14	N/A	485,666	229,431
_____Study Years_____											
07/01/03 TO 06/30/04	4	78.09	74.42	76.82	13.88	96.88	51.27	90.22	N/A	136,847	105,121
07/01/04 TO 06/30/05	14	74.71	69.89	69.88	11.34	100.01	25.00	86.32	59.51 to 77.89	207,187	144,783
07/01/05 TO 06/30/06	5	43.40	47.80	50.66	20.60	94.37	33.08	67.02	N/A	368,549	186,701
_____Calendar Yrs_____											
01/01/04 TO 12/31/04	10	74.71	72.49	72.94	5.72	99.39	51.27	80.29	67.59 to 76.92	224,270	163,572
01/01/05 TO 12/31/05	7	77.09	65.85	64.91	19.21	101.45	25.00	86.32	25.00 to 86.32	155,615	101,010
_____ALL_____											
	23	74.22	65.88	63.90	17.43	103.09	25.00	90.22	55.59 to 76.92	230,032	146,998

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1473	1	59.51	59.51	59.51			59.51	59.51	N/A	93,150	55,435
1475	1	74.28	74.28	74.28			74.28	74.28	N/A	460,606	342,150
1477	7	74.22	68.09	63.31	11.47	107.56	51.27	80.29	51.27 to 80.29	313,890	198,717
1579	2	72.34	72.34	70.12	6.57	103.16	67.59	77.09	N/A	323,792	227,057
1751	1	55.59	55.59	55.59			55.59	55.59	N/A	515,975	286,850
1753	2	66.81	66.81	77.34	35.04	86.38	43.40	90.22	N/A	80,000	61,875
1755	3	79.57	81.26	81.19	3.53	100.09	77.89	86.32	N/A	91,793	74,526
1859	1	33.08	33.08	33.08			33.08	33.08	N/A	407,000	134,630
1863	2	50.45	50.45	68.23	50.44	73.93	25.00	75.89	N/A	106,269	72,510
1865	3	73.75	64.35	69.84	15.61	92.13	42.38	76.92	N/A	107,096	74,800
_____ALL_____											
	23	74.22	65.88	63.90	17.43	103.09	25.00	90.22	55.59 to 76.92	230,032	146,998

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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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
GRASS	17	74.22	65.93	65.26	16.31	101.02	25.00	86.32	53.14 to 77.89	237,568	155,030
GRASS-N/A	1	90.22	90.22	90.22			90.22	90.22	N/A	116,000	104,655
IRRGTD	4	71.46	67.78	69.42	12.08	97.63	51.27	76.92	N/A	182,273	126,538
IRRGTD-N/A	1	33.08	33.08	33.08			33.08	33.08	N/A	407,000	134,630
ALL	23	74.22	65.88	63.90	17.43	103.09	25.00	90.22	55.59 to 76.92	230,032	146,998

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
GRASS	18	74.25	67.28	65.95	16.60	102.00	25.00	90.22	55.59 to 77.89	230,814	152,231
IRRGTD	5	67.02	60.84	56.40	20.43	107.86	33.08	76.92	N/A	227,218	128,157
ALL	23	74.22	65.88	63.90	17.43	103.09	25.00	90.22	55.59 to 76.92	230,032	146,998

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	3	42.38	36.93	38.45	14.47	96.05	25.00	43.40	N/A	43,346	16,665
60000 TO 99999	5	77.89	70.91	71.45	14.15	99.25	51.27	86.32	N/A	89,276	63,785
100000 TO 149999	4	76.03	79.01	78.76	6.00	100.31	73.75	90.22	N/A	125,448	98,805
150000 TO 249999	4	76.49	77.22	77.18	1.93	100.04	75.59	80.29	N/A	176,894	136,533
250000 TO 499999	5	67.59	63.24	63.00	14.32	100.38	33.08	74.28	N/A	396,597	249,852
500000 +	2	54.37	54.37	53.97	2.25	100.73	53.14	55.59	N/A	760,987	410,710
ALL	23	74.22	65.88	63.90	17.43	103.09	25.00	90.22	55.59 to 76.92	230,032	146,998

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Assessed Value:	3,380,955							
AVG. Adj. Sales Price:	230,032	COD:	17.43	MAX Sales Ratio:	90.22			
AVG. Assessed Value:	146,998	PRD:	103.09	MIN Sales Ratio:	25.00			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	25.00	25.00	25.00			25.00	25.00	N/A	32,000	8,000
Total \$											
1 TO 9999	1	25.00	25.00	25.00			25.00	25.00	N/A	32,000	8,000
10000 TO 29999	2	42.89	42.89	42.83	1.19	100.13	42.38	43.40	N/A	49,020	20,997
30000 TO 59999	2	55.39	55.39	55.76	7.44	99.34	51.27	59.51	N/A	85,500	47,672
60000 TO 99999	5	77.89	78.53	77.99	4.37	100.70	73.75	86.32	N/A	104,435	81,446
100000 TO 149999	7	76.92	72.73	65.15	11.71	111.62	33.08	90.22	33.08 to 90.22	195,654	127,476
150000 TO 249999	2	70.62	70.62	70.49	5.10	100.18	67.02	74.22	N/A	320,299	225,787
250000 TO 499999	3	67.59	65.82	65.45	9.22	100.57	55.59	74.28	N/A	483,788	316,635
500000 +	1	53.14	53.14	53.14			53.14	53.14	N/A	1,006,000	534,570
ALL											
	23	74.22	65.88	63.90	17.43	103.09	25.00	90.22	55.59 to 76.92	230,032	146,998

2007 Assessment Survey for Garfield County

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff: 1
2. Appraiser(s) on staff: 1
3. Other full-time employees: 1
4. Other part-time employees: N/A
5. Number of shared employees: The Appraiser is shared between Greeley, Garfield and Sherman counties. The Assessment Administrator is shared between Sherman, Garfield and Greeley counties.
6. Assessor's requested budget for current fiscal year: \$171,000.12
7. Part of the budget that is dedicated to the computer system: \$3,314.32
8. Adopted budget, or granted budget if different from above: \$171,000.12
9. Amount of total budget set aside for appraisal work: \$77,127.76
10. Amount of the total budget set aside for education/workshops: \$-0-
11. Appraisal/Reappraisal budget, if not part of the total budget: \$-0-
12. Other miscellaneous funds: \$-0-
13. Total budget: \$171,000.12
 - a. Was any of last year's budget not used? No

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by: Appraisal Staff
2. Valuation done by: Appraiser
3. Pickup work done by: Staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	14	5		19

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 2002
5. What was the last year the depreciation schedule for this property class was developed using market-derived information? 2006
6. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? 2006
7. Number of market areas/neighborhoods for this property class: 3
8. How are these defined? These are define as Burwell, Calamus and Rural
9. Is “Assessor Location” a usable valuation identity? Yes
10. Does the assessor location “suburban” mean something other than rural residential? No
11. Are the county’s ag residential and rural residential improvements classified and valued in the same manner? Yes

C: Commercial/Industrial Appraisal Information

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

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

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 2002
5. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? 2006 Properties were re-listed and a market analysis was conducted to apply depreciation. A 12 per cent economic depreciation was also applied in addition to physical depreciation. Land values were also adjusted based on market indication.

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?** N/A
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?** 2006
8. **Number of market areas/neighborhoods for this property class?** 3
9. **How are these defined?** These are defined as Burwell, Calamus and Rural
10. **Is “Assessor Location” a usable valuation identity?** Yes
11. **Does the assessor location “suburban” mean something other than rural commercial?** No

D. Agricultural Appraisal Information

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

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural		6	29	35

4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** No

How is your agricultural land defined? Agricultural land is defined according to Neb. Rev. Stat. 77-1359

5. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?** N/A
6. **What is the date of the soil survey currently used?** 1983
7. **What date was the last countywide land use study completed?** 2004
 - a. **By what method? (Physical inspection, FSA maps, etc.)** NRD Information was gathered along with FSA maps and physical inspection.
 - b. **By whom?** Staff

c. What proportion is complete / implemented at this time? 75%

8. Number of market areas/neighborhoods for this property class: 2

9. How are these defined? The market areas are defined by topography and similar soil characteristics.

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

E. Computer, Automation Information and GIS

1. Administrative software: Terra Scan

2. CAMA software: Terra Scan

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

a. Who maintains the Cadastral Maps? Assessment Staff

4. Does the county have GIS software? No

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

5. Personal Property software: Terra Scan

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? Burwell

c. When was zoning implemented? 2000

G. Contracted Services

1. Appraisal Services: In House

2. Other Services:

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

Budget information for the county is based on assessment expenses and appraisal expenses from 2005 to 2006. The county appraiser uses the cost approach with depreciation calibrated from the market for residential and commercial properties. The information for this survey was provided by the Assessment Administrative Manager and the Appraiser for the county.

D4 – At this time the County does not have a written policy, but plans to develop one for future use.

II. Assessment Actions

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

- 1. Residential**—The Garfield County Assessor, and staff, reviewed lot values at Calamus lake. In assessor location Burwell houses with blended ages (1900 w/1980 addition) for example, were reviewed and adjusted as necessary according to market. The assessor and staff also looked at their rural residential acreages to ensure they are not agricultural parcels.

All pick up work was completed and placed on the 2007 assessment roll.

- 2. Commercial**—All pick up work was completed and placed on the 2007 assessment roll.
- 3. Agricultural**— The County conducted a market analysis of all sales in the current assessment study period based on land classification groupings and implemented changes as indicated necessary by the market. Houses were slightly lowered on agricultural properties. Market areas remain the same in the agricultural unimproved property class.

The county tracks the CRP land sales as well as irrigated grass sales.

All pick up work was completed in a timely manner.

County 36 - Garfield

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 2,542	Value 158,277,140	Total Growth 1,443,900 (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	39	160,985	6	97,410	14	308,395	59	566,790	
2. Res Improv Land	530	3,401,745	25	520,405	118	2,491,075	673	6,413,225	
3. Res Improvements	535	16,504,860	25	1,171,210	158	6,975,330	718	24,651,400	
4. Res Total	574	20,067,590	31	1,789,025	172	9,774,800	777	31,631,415	767,025
% of Total	73.87	63.44	3.98	5.65	22.13	30.90	30.56	19.98	53.12
5. Rec UnImp Land	0	0	0	0	224	496,815	224	496,815	
6. Rec Improv Land	0	0	0	0	8	45,215	8	45,215	
7. Rec Improvements	0	0	0	0	76	722,695	76	722,695	
8. Rec Total	0	0	0	0	300	1,264,725	300	1,264,725	134,365
% of Total	0.00	0.00	0.00	0.00	***	***	11.80	0.79	9.30
Res+Rec Total	574	20,067,590	31	1,789,025	472	11,039,525	1,077	32,896,140	901,390
% of Total	53.29	61.00	2.87	5.43	43.82	33.55	42.36	20.78	62.42

County 36 - Garfield

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 2,542	Value 158,277,140	Total Growth 1,443,900 (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	7	51,335	2	21,680	1	12,460	10	85,475	
10. Comm Improv Land	92	689,015	2	18,465	16	296,505	110	1,003,985	
11. Comm Improvements	93	3,986,965	5	58,055	16	774,980	114	4,820,000	
12. Comm Total	100	4,727,315	7	98,200	17	1,083,945	124	5,909,460	207,730
% of Total	80.64	79.99	5.64	1.66	13.70	18.34	4.87	3.73	14.38
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	6	64,860	1	18,050	1	36,500	8	119,410	
15. Ind Improvements	6	224,335	1	184,745	1	251,730	8	660,810	
16. Ind Total	6	289,195	1	202,795	1	288,230	8	780,220	35,565
% of Total	75.00	37.06	12.50	25.99	12.50	36.94	0.31	0.49	2.46
Comm+Ind Total	106	5,016,510	8	300,995	18	1,372,175	132	6,689,680	243,295
% of Total	80.30	74.98	6.06	4.49	13.63	20.51	5.19	4.22	16.84
17. Taxable Total	680	25,084,100	39	2,090,020	490	12,411,700	1,209	39,585,820	1,144,685
% of Total	56.24	63.36	3.22	4.51	40.52	27.88	47.56	25.01	79.27

County 36 - Garfield

2007 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	74	17	52	143

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	71,800	27	1,309,685	957	70,185,555	987	71,567,040
28. Ag-Improved Land	2	74,540	15	1,460,690	307	32,055,180	324	33,590,410
29. Ag-Improvements	2	38,245	15	662,655	329	12,832,970	346	13,533,870
30. Ag-Total Taxable							1,333	118,691,320

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	1	1.000	10,500	9	9.000	94,500	
33. HomeSite Improvements	1		34,065	9		416,430	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	2	5.000	14,200	15	55.800	135,540	
37. FarmSite Improv	2		4,180	15		246,225	
38. FarmSite Total							
39. Road & Ditches		1.500			59.060		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	1	1.000	10,500	1	1.000	10,500	
32. HomeSite Improv Land	211	233.550	2,279,000	221	243.550	2,384,000	
33. HomeSite Improvements	206		9,178,845	216		9,629,340	299,215
34. HomeSite Total				217	244.550	12,023,840	
35. FarmSite UnImp Land	13	88.000	52,790	13	88.000	52,790	
36. FarmSite Impr Land	267	1,044.950	1,810,650	284	1,105.750	1,960,390	
37. FarmSite Improv	317		3,654,125	334		3,904,530	0
38. FarmSite Total				347	1,193.750	5,917,710	
39. Road & Ditches		1,802.600			1,863.160		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				564	3,301.460	17,941,550	299,215

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0

Schedule VIII: Agricultural Records:

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

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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	585.920	612,290	1,086.200	1,135,085	1,672.120	1,747,375
47. 2A1	0.000	0	0.000	0	95.100	95,100	95.100	95,100
48. 2A	0.000	0	197.800	187,910	3,092.860	2,938,225	3,290.660	3,126,135
49. 3A1	0.000	0	0.000	0	590.150	531,135	590.150	531,135
50. 3A	0.000	0	117.300	88,560	2,289.970	1,728,935	2,407.270	1,817,495
51. 4A1	0.000	0	43.600	14,605	4,957.960	1,660,930	5,001.560	1,675,535
52. 4A	0.000	0	3.910	1,235	1,132.090	356,635	1,136.000	357,870
53. Total	0.000	0	948.530	904,600	13,244.330	8,446,045	14,192.860	9,350,645
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	34.300	15,435	266.100	119,745	300.400	135,180
56. 2D1	0.000	0	0.000	0	30.700	13,050	30.700	13,050
57. 2D	0.000	0	78.500	31,400	3,911.190	1,564,475	3,989.690	1,595,875
58. 3D1	0.000	0	0.000	0	1,094.140	382,950	1,094.140	382,950
59. 3D	0.000	0	52.200	15,660	387.100	116,130	439.300	131,790
60. 4D1	0.000	0	27.400	6,850	1,691.320	422,835	1,718.720	429,685
61. 4D	0.000	0	8.990	1,800	541.900	108,380	550.890	110,180
62. Total	0.000	0	201.390	71,145	7,922.450	2,727,565	8,123.840	2,798,710
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	19.680	9,055	399.270	183,665	418.950	192,720
65. 2G1	0.000	0	0.000	0	86.600	38,970	86.600	38,970
66. 2G	0.000	0	56.150	24,430	6,316.590	2,749,225	6,372.740	2,773,655
67. 3G1	0.000	0	0.000	0	1,938.000	785,295	1,938.000	785,295
68. 3G	0.000	0	195.160	68,310	9,625.090	3,382,570	9,820.250	3,450,880
69. 4G1	0.000	0	319.810	91,145	68,520.140	19,585,600	68,839.950	19,676,745
70. 4G	0.000	0	81.510	19,965	207,450.390	50,872,930	207,531.900	50,892,895
71. Total	0.000	0	672.310	212,905	294,336.080	77,598,255	295,008.390	77,811,160
72. Waste	0.000	0	38.000	3,040	18,560.630	1,485,505	18,598.630	1,488,545
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		2,108.160		2,108.160	
75. Total	0.000	0	1,860.230	1,191,690	334,063.490	90,257,370	335,923.720	91,449,060

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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	106.480	111,805	866.810	910,150	2,354.260	2,471,980	3,327.550	3,493,935
47. 2A1	0.000	0	0.000	0	4.900	5,070	4.900	5,070
48. 2A	8.000	8,120	267.520	271,545	225.320	228,715	500.840	508,380
49. 3A1	0.000	0	5.700	5,500	35.020	33,795	40.720	39,295
50. 3A	0.000	0	13.900	10,635	7.900	6,045	21.800	16,680
51. 4A1	0.000	0	97.490	34,120	126.900	44,415	224.390	78,535
52. 4A	0.000	0	56.740	18,160	96.300	30,815	153.040	48,975
53. Total	114.480	119,925	1,308.160	1,250,110	2,850.600	2,820,835	4,273.240	4,190,870
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	12.800	6,910	394.260	212,900	407.060	219,810
56. 2D1	0.000	0	0.000	0	21.700	10,850	21.700	10,850
57. 2D	0.000	0	3.900	1,795	184.200	84,735	188.100	86,530
58. 3D1	0.000	0	0.000	0	16.570	6,795	16.570	6,795
59. 3D	0.000	0	0.000	0	1.100	350	1.100	350
60. 4D1	0.000	0	4.900	1,545	333.370	105,015	338.270	106,560
61. 4D	0.000	0	1.000	240	376.200	90,285	377.200	90,525
62. Total	0.000	0	22.600	10,490	1,327.400	510,930	1,350.000	521,420
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	1.970	965	42.570	20,855	265.660	130,170	310.200	151,990
65. 2G1	0.000	0	5.950	2,735	215.310	99,045	221.260	101,780
66. 2G	1.000	440	25.200	11,085	218.630	96,195	244.830	107,720
67. 3G1	0.000	0	0.000	0	75.380	30,905	75.380	30,905
68. 3G	0.000	0	17.740	6,385	10.480	3,770	28.220	10,155
69. 4G1	0.000	0	48.760	16,335	1,379.960	462,605	1,428.720	478,940
70. 4G	0.000	0	104.320	28,690	13,327.140	3,665,310	13,431.460	3,694,000
71. Total	2.970	1,405	244.540	86,085	15,492.560	4,488,000	15,740.070	4,575,490
72. Waste	3.870	310	24.510	1,960	85.070	6,805	113.450	9,075
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		49.730		63.600		113.330	
75. Total	121.320	121,640	1,599.810	1,348,645	19,755.630	7,826,570	21,476.760	9,296,855

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 22

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	3.690	3,855	3.690	3,855
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	3.690	3,855	3.690	3,855
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	0.000	0	0.000	0
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	0.000	0	0.000	0
61. 4D	0.000	0	0.000	0	0.000	0	0.000	0
62. Total	0.000	0	0.000	0	0.000	0	0.000	0
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	0.000	0	0.000	0
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	0.000	0	0.000	0
70. 4G	0.000	0	0.000	0	0.000	0	0.000	0
71. Total	0.000	0	0.000	0	0.000	0	0.000	0
72. Waste	0.000	0	0.000	0	0.000	0	0.000	0
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	3.690	3,855	3.690	3,855

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	114.480	119,925	2,256.690	2,154,710	16,098.620	11,270,735	18,469.790	13,545,370
77.Dry Land	0.000	0	223.990	81,635	9,249.850	3,238,495	9,473.840	3,320,130
78.Grass	2.970	1,405	916.850	298,990	309,828.640	82,086,255	310,748.460	82,386,650
79.Waste	3.870	310	62.510	5,000	18,645.700	1,492,310	18,712.080	1,497,620
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	49.730	0	2,171.760	0	2,221.490	0
82.Total	121.320	121,640	3,460.040	2,540,335	353,822.810	98,087,795	357,404.170	100,749,770

2007 Agricultural Land Detail

County 36 - Garfield

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	1,672.120	11.78%	1,747,375	18.69%	1,045.005
2A1	95.100	0.67%	95,100	1.02%	1,000.000
2A	3,290.660	23.19%	3,126,135	33.43%	950.002
3A1	590.150	4.16%	531,135	5.68%	900.000
3A	2,407.270	16.96%	1,817,495	19.44%	755.002
4A1	5,001.560	35.24%	1,675,535	17.92%	335.002
4A	1,136.000	8.00%	357,870	3.83%	315.026
Irrigated Total	14,192.860	100.00%	9,350,645	100.00%	658.827

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	300.400	3.70%	135,180	4.83%	450.000
2D1	30.700	0.38%	13,050	0.47%	425.081
2D	3,989.690	49.11%	1,595,875	57.02%	399.999
3D1	1,094.140	13.47%	382,950	13.68%	350.000
3D	439.300	5.41%	131,790	4.71%	300.000
4D1	1,718.720	21.16%	429,685	15.35%	250.002
4D	550.890	6.78%	110,180	3.94%	200.003
Dry Total	8,123.840	100.00%	2,798,710	100.00%	344.505

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	418.950	0.14%	192,720	0.25%	460.007
2G1	86.600	0.03%	38,970	0.05%	450.000
2G	6,372.740	2.16%	2,773,655	3.56%	435.237
3G1	1,938.000	0.66%	785,295	1.01%	405.208
3G	9,820.250	3.33%	3,450,880	4.43%	351.404
4G1	68,839.950	23.33%	19,676,745	25.29%	285.833
4G	207,531.900	70.35%	50,892,895	65.41%	245.229
Grass Total	295,008.390	100.00%	77,811,160	100.00%	263.759

Irrigated Total	14,192.860	4.23%	9,350,645	10.22%	658.827
Dry Total	8,123.840	2.42%	2,798,710	3.06%	344.505
Grass Total	295,008.390	87.82%	77,811,160	85.09%	263.759
Waste	18,598.630	5.54%	1,488,545	1.63%	80.035
Other	0.000	0.00%	0	0.00%	0.000
Exempt	2,108.160	0.63%			
Market Area Total	335,923.720	100.00%	91,449,060	100.00%	272.231

As Related to the County as a Whole

Irrigated Total	14,192.860	76.84%	9,350,645	69.03%	
Dry Total	8,123.840	85.75%	2,798,710	84.30%	
Grass Total	295,008.390	94.93%	77,811,160	94.45%	
Waste	18,598.630	99.39%	1,488,545	99.39%	
Other	0.000	0.00%	0	0.00%	
Exempt	2,108.160	94.90%			
Market Area Total	335,923.720	93.99%	91,449,060	90.77%	

2007 Agricultural Land Detail

County 36 - Garfield

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	3,327.550	77.87%	3,493,935	83.37%	1,050.002
2A1	4.900	0.11%	5,070	0.12%	1,034.693
2A	500.840	11.72%	508,380	12.13%	1,015.054
3A1	40.720	0.95%	39,295	0.94%	965.004
3A	21.800	0.51%	16,680	0.40%	765.137
4A1	224.390	5.25%	78,535	1.87%	349.993
4A	153.040	3.58%	48,975	1.17%	320.014
Irrigated Total	4,273.240	100.00%	4,190,870	100.00%	980.724
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	407.060	30.15%	219,810	42.16%	539.994
2D1	21.700	1.61%	10,850	2.08%	500.000
2D	188.100	13.93%	86,530	16.60%	460.021
3D1	16.570	1.23%	6,795	1.30%	410.078
3D	1.100	0.08%	350	0.07%	318.181
4D1	338.270	25.06%	106,560	20.44%	315.014
4D	377.200	27.94%	90,525	17.36%	239.992
Dry Total	1,350.000	100.00%	521,420	100.00%	386.237
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	310.200	1.97%	151,990	3.32%	489.974
2G1	221.260	1.41%	101,780	2.22%	460.001
2G	244.830	1.56%	107,720	2.35%	439.978
3G1	75.380	0.48%	30,905	0.68%	409.989
3G	28.220	0.18%	10,155	0.22%	359.851
4G1	1,428.720	9.08%	478,940	10.47%	335.223
4G	13,431.460	85.33%	3,694,000	80.73%	275.025
Grass Total	15,740.070	100.00%	4,575,490	100.00%	290.690
Irrigated Total	4,273.240	19.90%	4,190,870	45.08%	980.724
Dry Total	1,350.000	6.29%	521,420	5.61%	386.237
Grass Total	15,740.070	73.29%	4,575,490	49.22%	290.690
Waste	113.450	0.53%	9,075	0.10%	79.991
Other	0.000	0.00%	0	0.00%	0.000
Exempt	113.330	0.53%			
Market Area Total	21,476.760	100.00%	9,296,855	100.00%	432.879

As Related to the County as a Whole

Irrigated Total	4,273.240	23.14%	4,190,870	30.94%	
Dry Total	1,350.000	14.25%	521,420	15.70%	
Grass Total	15,740.070	5.07%	4,575,490	5.55%	
Waste	113.450	0.61%	9,075	0.61%	
Other	0.000	0.00%	0	0.00%	
Exempt	113.330	5.10%			
Market Area Total	21,476.760	6.01%	9,296,855	9.23%	

2007 Agricultural Land Detail

County 36 - Garfield

Market Area: **22**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	3.690	100.00%	3,855	100.00%	1,044.715
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	0.000	0.00%	0	0.00%	0.000
Irrigated Total	3.690	100.00%	3,855	100.00%	1,044.715

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	0.000	0.00%	0	0.00%	0.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	0.000	0.00%	0	0.00%	0.000
4D	0.000	0.00%	0	0.00%	0.000
Dry Total	0.000	0.00%	0	0.00%	0.000

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	0.000	0.00%	0	0.00%	0.000
3G1	0.000	0.00%	0	0.00%	0.000
3G	0.000	0.00%	0	0.00%	0.000
4G1	0.000	0.00%	0	0.00%	0.000
4G	0.000	0.00%	0	0.00%	0.000
Grass Total	0.000	0.00%	0	0.00%	0.000

Irrigated Total	3.690	100.00%	3,855	100.00%	1,044.715
Dry Total	0.000	0.00%	0	0.00%	0.000
Grass Total	0.000	0.00%	0	0.00%	0.000
Waste	0.000	0.00%	0	0.00%	0.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	3.690	100.00%	3,855	100.00%	1,044.715

As Related to the County as a Whole

Irrigated Total	3.690	0.02%	3,855	0.03%	
Dry Total	0.000	0.00%	0	0.00%	
Grass Total	0.000	0.00%	0	0.00%	
Waste	0.000	0.00%	0	0.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	3.690	0.00%	3,855	0.00%	

2007 Agricultural Land Detail

County 36 - Garfield

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	114.480	119,925	2,256.690	2,154,710	16,098.620	11,270,735
Dry	0.000	0	223.990	81,635	9,249.850	3,238,495
Grass	2.970	1,405	916.850	298,990	309,828.640	82,086,255
Waste	3.870	310	62.510	5,000	18,645.700	1,492,310
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	49.730	0	2,171.760	0
Total	121.320	121,640	3,460.040	2,540,335	353,822.810	98,087,795

AgLand	Total Acres	Total Value	Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	18,469.790	13,545,370	18,469.790	5.17%	13,545,370	13.44%	733.379
Dry	9,473.840	3,320,130	9,473.840	2.65%	3,320,130	3.30%	350.452
Grass	310,748.460	82,386,650	310,748.460	86.95%	82,386,650	81.77%	265.123
Waste	18,712.080	1,497,620	18,712.080	5.24%	1,497,620	1.49%	80.034
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	2,221.490	0	2,221.490	0.62%	0	0.00%	0.000
Total	357,404.170	100,749,770	357,404.170	100.00%	100,749,770	100.00%	281.893

* Department of Property Assessment & Taxation Calculates

2006 Plan of Assessment for Garfield County
Assessment Years 2007, 2008, and 2009
Date: June 15, 2006

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. **The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions.** On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after any changes are made by either the appraiser or county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

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

General Description of Real Property in Garfield County:

Per the 2006 County Abstract, Garfield County consists of 2,351 parcels with the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	759	32.28%	20.41%
Commercial	124	5.28%	3.88%
Industrial	8	.34%	.52%
Recreational	110	4.68%	.36%
Agricultural	1,350	57.42%	74.83%
Special Value	NA	NA%	NA%

Agricultural land - taxable acres: 357,797.15.

Other pertinent facts: 75% of county is agricultural and of that 87% consists primarily of grassland property.

New Property: For assessment year 2006, an estimated 72 building permits and/or information statements were filed for new property construction/additions in the county. Additional mobile home titles, and well registrations from the NRD provided additional information for improvements to the county properties.

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

Current Resources:

- A. Staff: Assessment Manager, Assistant Appraiser, Shared Appraiser and Assistant Manager.
- B. Cadastral Maps 1969/soil maps, land use maps, aerial photos.
- C. Property Record Cards - quantity and quality of property information, current listings, photo, sketches, etc.
- D. Software for CAMA, Assessment Administration, Garfield does not have GIS.
- E. Web based – property record information access –July 2006.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property – Real estate transfers are entered into the computer sales file which changes the ownership on the property record card and ownership changes are made on the cadastral maps as each transfer statement is processed. Sales questionnaires are sent to both the buyer and seller for further sales analysis. Telephone calls are sometimes made to realtors, attorneys and brokers when further information is needed. The appraisal staff reviews all sales measuring all improvements and visiting with property owners whenever possible. Current photos are taken and later entered in the CAMA system. Building permits and information statements are received from city and county zoning personnel, individual taxpayers, and

from personal knowledge of changes to the property are entered in the computer for later review.

- B. Data Collection - The appraisal staff reviews all sales prior to the assessment staff processing them through the computer. Improved parcels are checked for accuracy of measurements and proper data of what was actually there at the time of sale, land use etc. New photos are taken to be entered into the cama system. Corrections are listed on the field review sheet and corrected in the computer system prior to the sales being processed so that information is accurate as to what actually sold. Any other information that will be helpful in the sales analysis is noted. Market and income information is gathered as possible. Gathering rental amounts on residential properties or commercial buildings is helpful if available. Some are reluctant to share rental income information.
- C. Review assessment sales ratio studies before assessment actions – Sales ratio studies are done on an ongoing basis so as to stay informed as to what the markets are doing. This information is reviewed several times throughout the year. The Liaison is always helpful in running extra stats if requested but generally we run this through the cama system. We often query to look for particular information that may be affecting the sales prices paid.
- D. Approaches to Value
 - 1) Market Approach; sales comparisons, - Similar properties are studied to determine if and what actions will be necessary for adjustments for the upcoming year.
 - 2) Cost Approach; cost manual used & date of manual and latest depreciation study, - We currently are using the 2002 Marshall & Swift costing for all classes of property except commercial. Commercial properties are priced with Marshall & Swift 1988 costing and trended for 1998 with new depreciation being applied from the market. We are using a new depreciation study for residential properties.
 - 3) Income Approach; income and expense data collection/analysis from the market, - Gather income information as available for commercial properties. Rental income will be requested to further study the residential properties.
 - 4) Land valuation studies, establish market areas, special value for agricultural land – We currently use a formula to calculate the amount paid for each subclass of property within the ag land class. Each sale is then transferred to an ag land worksheet in the excel program for each market area. These are then reviewed to see if they are comparable throughout the market area or if the market area boundaries need adjustments. Average price paid per acre for each class is then determined based on the price paid and the proper percentage applied for each subclass of the property. To reach our assessed value we then adjust to the 74%-80% level, striving to stay to the top end or 77% or above. Taken into consideration is the number of acres sold within the market area for each subclass of property. At this time we have not noticed any difference in the price paid per acre to be classed as special value as all that has sold is being used for agricultural purposes.
- E. Reconciliation of Final Value and documentation – The market is analyzed based on the standard approaches to valuation with the final valuation based on the most appropriate method.
- F. Review assessment sales ratio studies after assessment actions. – Sales assessment ratios are reviewed after final values are applied to the sales within all classes and subclasses of

properties then applied to the entire population of properties within the subclasses and classes with the county.

- G. Notices and Public Relations – Notice of Valuation Changes are mailed to property owners on or before June 1st of each year. The appraisal staff is available to answer any questions or concerns from the taxpayers with support from the assessment staff as needed. We continue to review and improve our thoroughness and accuracy of all appraisal practices. We strive to be as available and knowledgeable about all aspects of the appraisal process so as to better serve our constituents.

Level of Value, Quality, and Uniformity for assessment year 2006:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	94	30.36	120.20
Commercial	93	23.74	113.20
Agricultural Land	76	11.67	99.99
Special Value Agland	NA	NA	NA

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

Assessment Projects to be Completed and Actions Planned to improve Quality and Uniformity for Assessment Year 2007:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review all sales and adjust as necessary. Annual pickup work.

Commercial (and/or subclasses): Update to the current study period for the coming year. Review all sales and adjust as necessary. Annual pickup work as required.

Agricultural Land (and/or subclasses): Update sales to the current study period. Review all sales and adjust market areas and values if necessary. Annual pickup work.

Special Value – Agland: Review to see if there is a need for special value.

Assessment Actions Planned for Assessment Year 2007:

Residential (and/or subclasses): Update sales to the current study period. Review all sales and adjust values as necessary. Annual pickup work

Commercial (and/or subclasses): Update to the current study period. Review all sales and adjust values as necessary. Annual pickup work.

Agricultural Land (and/or subclasses): Update sales to the current study period. Review all sales and adjust market areas and values if necessary. Annual pickup work.

Special Value – Agland: Review to see if there is a need for special value.

Assessment Actions Planned for Assessment Year 2008:

Residential (and/or subclasses): Update sales to the current study period. Review all sales and adjust values as necessary. Annual pickup work.

Commercial (and/or subclasses): Update to the current study period. Review all sales and adjust values if necessary. Annual pickup work.

Agricultural Land (and/or subclasses): Update sales to the current study period. Review all sales and adjust market areas and values as necessary. Annual pickup work.

Special Value – Agland: Review to see if there is a need for special value.

Other functions performed by the assessor's office, but not limited to:

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 372 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer 127 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.

7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
10. Tax List Corrections – prepare tax list correction documents for county board approval.
11. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
12. TERC Appeals – appraiser prepares information and attend taxpayer appeal hearings before TERC, defend valuation.
13. TERC Statewide Equalization – appraiser attends hearings if applicable to county, defend values, and/or implement orders of the TERC.
14. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. Retention of the assessor certification requires 60 hours of approved continuing education every four years. Retention of the appraiser registration requires 28 hours of continuing education every two years.

Conclusion:

Setting forth and following a comprehensive plan of assessment which includes solutions for better quality and uniformity within the county will create a better valuation product.

Respectfully submitted:

Assessment: CAROLYN SEKUTERA
ASSESSMENT MANAGER
GARFIELD COUNTY

Appraiser: SHARON BOUCHER
APPRAISER
GARFIELD COUNTY

Copy distribution: Submit the plan to County Board of Equalization on or before July 31 of each year.

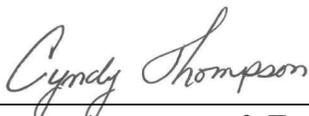
Mail a copy of the plan and any amendments to Dept. of Property Assessment & Taxation on or before October 31 of each year.

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 Garfield County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8341.

Dated this 9th day of April, 2007.



Property Assessment & Taxation