

## 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.

# Table of Contents

## Commission Summary

## Property Tax Administrator's Opinions and Recommendations

## Correlation Section

### Residential Real Property

- I. Correlation
- II. Analysis of Percentage of Sales Used
- III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios
- IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

### Commercial Real Property

- I. Correlation
- II. Analysis of Percentage of Sales Used
- III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios
- IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

### Agricultural Land

- I. Correlation
- II. Analysis of Percentage of Sales Used
- III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios
- IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

2007 County Abstract of Assessment for Real Property Compared with the 2006 Certificate of Taxes Levied (CTL) Report

## **Statistical Reports Section**

### R&O Statistical Reports

Residential Real Property, Qualified  
Commercial Real Property, Qualified  
Agricultural Unimproved, Qualified

### Preliminary Statistical Reports

Residential Real Property, Qualified  
Commercial Real Property, Qualified  
Agricultural Unimproved, Qualified

## **Assessment Survey Section**

## **County Reports Section**

2007 County Abstract of Assessment for Real Property, Form 45  
2007 County Agricultural Land Detail  
County Assessor's Three Year Plan of Assessment

## **Special Valuation Section**

## **Certification**

## **Map Section**

## **Valuation History Chart Section**

## 2007 Commission Summary

38 Grant

---

### Residential Real Property - Current

<b>Number of Sales</b>	<b>7</b>	<b>COD</b>	<b>29.29</b>
Total Sales Price	\$ 189001	<b>PRD</b>	<b>129.83</b>
Total Adj. Sales Price	\$ 189001	COV	34.25
Total Assessed Value	\$ 181281	STD	42.66
Avg. Adj. Sales Price	\$ 27000.14	Avg. Abs. Dev.	32.91
Avg. Assessed Value	\$ 25897.29	Min	72.43
<b>Median</b>	<b>112.36</b>	Max	193.61
Wgt. Mean	95.92	95% Median C.I.	72.43 to 193.61
Mean	124.53	95% Wgt. Mean C.I.	63.48 to 128.36
		95% Mean C.I.	85.08 to 163.98
% of Value of the Class of all Real Property Value in the County			8.15
% of Records Sold in the Study Period			2.27
% of Value Sold in the Study Period			2.68
Average Assessed Value of the Base			21,944

---

### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>7</b>	<b>112.36</b>	<b>29.29</b>	<b>129.83</b>
<b>2006</b>	4	150.63	11.73	103.81
<b>2005</b>	4	82.98	38.90	114.05
<b>2004</b>	9	93.58	19.69	105.64
<b>2003</b>	12	96	18.01	103.9
<b>2002</b>	15	93	23.85	93.65
<b>2001</b>	17	92	30.06	109.1

## 2007 Commission Summary

38 Grant

### Commercial Real Property - Current

<b>Number of Sales</b>	<b>2</b>	<b>COD</b>	<b>21.53</b>
Total Sales Price	\$ 59000	<b>PRD</b>	<b>92.89</b>
Total Adj. Sales Price	\$ 59000	COV	30.45
Total Assessed Value	\$ 28322	STD	13.58
Avg. Adj. Sales Price	\$ 29500.00	Avg. Abs. Dev.	9.60
Avg. Assessed Value	\$ 14161.00	Min	34.99
<b>Median</b>	<b>44.59</b>	Max	54.19
Wgt. Mean	48.00	95% Median C.I.	N/A
Mean	44.59	95% Wgt. Mean C.I.	N/A
		95% Mean C.I.	-77.39 to 166.57
% of Value of the Class of all Real Property Value in the County			1.83
% of Records Sold in the Study Period			2.7
% of Value Sold in the Study Period			1.86
Average Assessed Value of the Base			20,560

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>2</b>	<b>44.59</b>	<b>21.53</b>	<b>92.89</b>
<b>2006</b>	2	68.15	20.49	110.27
<b>2005</b>	3	82.11	15.64	120.89
<b>2004</b>	5	92.72	50.32	154.38
<b>2003</b>	7	94	42.11	144.34
<b>2002</b>	9	106	42.94	123.13
<b>2001</b>	5	128	34.54	125.69

## 2007 Commission Summary

38 Grant

---

### Agricultural Land - Current

<b>Number of Sales</b>	<b>10</b>	<b>COD</b>	<b>14.42</b>
Total Sales Price	\$ 1803003	<b>PRD</b>	<b>106.76</b>
Total Adj. Sales Price	\$ 1803003	COV	18.49
Total Assessed Value	\$ 1276648	STD	13.98
Avg. Adj. Sales Price	\$ 180300.30	Avg. Abs. Dev.	10.25
Avg. Assessed Value	\$ 127664.80	Min	55.40
<b>Median</b>	<b>71.11</b>	Max	102.13
Wgt. Mean	70.81	95% Median C.I.	62.62 to 91.97
Mean	75.60	95% Wgt. Mean C.I.	65.03 to 76.58
		95% Mean C.I.	65.60 to 85.59
% of Value of the Class of all Real Property Value in the County			90.14
% of Records Sold in the Study Period			0.77
% of Value Sold in the Study Period			17.07
Average Assessed Value of the Base			57,790

---

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>10</b>	<b>71.11</b>	<b>14.42</b>	<b>106.76</b>
<b>2006</b>	8	74.87	9.40	100.30
<b>2005</b>	8	76.14	7.40	99.53
<b>2004</b>	7	75.94	5.63	99.04
<b>2003</b>	7	74	14.37	88.5
<b>2002</b>	6	75	16.02	88.52
<b>2001</b>	8	76	13.88	91.72

## **2007 Opinions of the Property Tax Administrator for Grant 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 Grant County is 92% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Grant 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 Grant County is 92% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Grant County is not in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Grant County is 71% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Grant 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 Grant County**

---

**Residential Real Property**

**I. Correlation**

RESIDENTIAL: Historically there has been and continues to be few residential sales within Grant County to do a reliable statistical analysis from. The assessor does work with a contracted appraiser and is in the process of re-appraising all residential property within the county, the plan was to have it completed for 2007 but time did not permit for the data to be entered and checked for accuracy before implementation.

Because the sample is small and the representation to the population is problematic, the measures of central tendency and the qualitative measures are unreliable. There is no other information available that would indicate that the level of value for the residential class of property has not been met. There is no recommended adjustment.

**2007 Correlation Section  
for Grant 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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>12</b>	<b>7</b>	<b>58.33</b>
<b>2006</b>	<b>6</b>	<b>4</b>	<b>66.67</b>
<b>2005</b>	<b>6</b>	<b>4</b>	<b>66.67</b>
<b>2004</b>	<b>14</b>	<b>9</b>	<b>64.29</b>
<b>2003</b>	<b>21</b>	<b>12</b>	<b>57.14</b>
<b>2002</b>	<b>23</b>	<b>15</b>	<b>65.22</b>
<b>2001</b>	<b>25</b>	<b>17</b>	<b>68</b>

RESIDENTIAL: The percentage of sales used in the analysis of the residential class is showing a decline even though the assessor reviews all sales and tries to utilize as many as possible. However, there are still few residential sales in Grant County and the sample is unlikely to be representative of the residential class of property as a whole.

**2007 Correlation Section  
for Grant 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 Grant County**

---

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>112.36</b>	<b>-3.58</b>	<b>108.34</b>	<b>112.36</b>
<b>2006</b>	<b>150.63</b>	<b>1.41</b>	<b>152.76</b>	<b>150.63</b>
<b>2005</b>	<b>82.98</b>	<b>0.01</b>	<b>82.99</b>	<b>82.98</b>
<b>2004</b>	<b>93.58</b>	<b>-0.42</b>	<b>93.18</b>	<b>93.58</b>
<b>2003</b>	<b>96</b>	<b>0.51</b>	<b>96.49</b>	<b>96</b>
<b>2002</b>	<b>89</b>	<b>0.47</b>	<b>89.42</b>	<b>93</b>
<b>2001</b>	<b>81</b>	<b>-1.82</b>	<b>79.53</b>	<b>92</b>

RESIDENTIAL: The % Change in Assessed Value (excl.growth) used in the calculation of the Trended Preliminary Ratio is a percent demonstrating a loss in value from the 2006 certificate of taxes levied to the 2007 abstract excluding any growth. The loss in value is attributable to the removal of three homes and several outbuildings, and does not effect the sales used in the statistical analysis of the residential class within Grant County.

**2007 Correlation Section  
for Grant 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 Grant County**

---

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0.36</b>	<b>2007</b>	<b>-3.58</b>
<b>0</b>	<b>2006</b>	<b>1.41</b>
<b>0</b>	<b>2005</b>	<b>0.01</b>
<b>0</b>	<b>2004</b>	<b>-0.42</b>
<b>0</b>	<b>2003</b>	<b>0.51</b>
<b>1.95</b>	<b>2002</b>	<b>0.47</b>
<b>15.56</b>	<b>2001</b>	<b>-1.82</b>

RESIDENTIAL: The slight percent change in the sales file is caused from an incorrect improvement value on sale book 12 page 534 sale date 01-09-06. It was originally reported as 920 but should have been 1330. As stated in Table III, the percent change in the base excluding growth, is due to the removal of three homes and several outbuildings.

## 2007 Correlation Section for Grant 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 Grant County**

---

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>112.36</b>	<b>95.92</b>	<b>124.53</b>

RESIDENTIAL: Of the three measures of central tendency only the weighted mean is within the prescribed parameters. None of the measures are supportive of one another, however, the sample is small; its representativeness to the population is unreliable. There is no other information available that would indicate that the level of value for the residential class of property has not been met.

**2007 Correlation Section  
for Grant 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.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>29.29</b>	<b>129.83</b>
<b>Difference</b>	<b>14.29</b>	<b>26.83</b>

RESIDENTIAL: The qualitative measures have exceeded their acceptable parameters, but the sampling is small and does not represent the residential class as a whole. The statistical reliance on these measures is meaningless.

**2007 Correlation Section  
for Grant 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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>7</b>	<b>7</b>	<b>0</b>
<b>Median</b>	<b>112.36</b>	<b>112.36</b>	<b>0</b>
<b>Wgt. Mean</b>	<b>95.70</b>	<b>95.92</b>	<b>0.22</b>
<b>Mean</b>	<b>118.68</b>	<b>124.53</b>	<b>5.85</b>
<b>COD</b>	<b>24.08</b>	<b>29.29</b>	<b>5.21</b>
<b>PRD</b>	<b>124.01</b>	<b>129.83</b>	<b>5.82</b>
<b>Min Sales Ratio</b>	<b>72.43</b>	<b>72.43</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>158.53</b>	<b>193.61</b>	<b>35.08</b>

RESIDENTIAL: The change in the table is due to the assessor's correction of the improvement value to sale book 12 page 534 sale date 01-09-06 from 920 to 1330. With only seven sales in the study period the increase of \$ 410 does have an impact on the statistical analysis. The plan was to have the residential reappraisal on for 2007, but time did not permit it. The physical inspection of every residential property in the county has been completed. The data will be entered into the computer and re-priced, and then a thorough review will be done comparing the field notes to the appraisal file. For 2007 only routine maintenance, which included the removal of 3 homes and several outbuildings, was done to the residential class.

**2007 Correlation Section  
for Grant County**

---

**Commerical Real Property**

**I. Correlation**

COMMERCIAL: There continues to be few commercial sales within Grant County to do a reliable statistical analysis from. The commercial properties were last re-appraised in 2002.

Because the sample is small and the representation to the population is problematic, the measures of central tendency and the qualitative measures are unreliable. There is no other information available that would indicate that the level of value for the commercial class of property has not been met. There will be no recommended adjustment to this class.

**2007 Correlation Section  
for Grant 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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>4</b>	<b>2</b>	<b>50</b>
<b>2006</b>	<b>4</b>	<b>2</b>	<b>50</b>
<b>2005</b>	<b>4</b>	<b>3</b>	<b>75</b>
<b>2004</b>	<b>6</b>	<b>5</b>	<b>83.33</b>
<b>2003</b>	<b>9</b>	<b>7</b>	<b>77.78</b>
<b>2002</b>	<b>12</b>	<b>9</b>	<b>75</b>
<b>2001</b>	<b>8</b>	<b>5</b>	<b>62.5</b>

COMMERCIAL: As can be seen from the table the percentage of qualified sales for the commercial class of property remains constant at 50%. There are few commercial sales in Grant County, the two remaining in the sales file are not representative of the commercial class of property as a whole.

**2007 Correlation Section  
for Grant 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 Grant County**

---

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>44.59</b>	<b>9.15</b>	<b>48.67</b>	<b>44.59</b>
<b>2006</b>	<b>68.15</b>	<b>-0.89</b>	<b>67.54</b>	<b>68.15</b>
<b>2005</b>	<b>82.11</b>	<b>0.09</b>	<b>82.19</b>	<b>82.11</b>
<b>2004</b>	<b>92.72</b>	<b>0</b>	<b>92.72</b>	<b>92.72</b>
<b>2003</b>	<b>126</b>	<b>2.58</b>	<b>129.25</b>	<b>94</b>
<b>2002</b>	<b>106</b>	<b>-3.69</b>	<b>102.09</b>	<b>106</b>
<b>2001</b>	<b>128</b>	<b>-7.68</b>	<b>118.17</b>	<b>128</b>

COMMERCIAL: The % Change in Assessed Value (excl.growth) used in the calculation of the Trended Preliminary Ratio is a percent demonstrating an increase in value from the 2006 certificate of taxes levied to the 2007 abstract excluding any growth. The gain in value is attributable to an exempt property that was sold and put back on the tax rolls for assessment year 2007, it does not effect the sales used in the statistical analysis of the commercial class of property.

**2007 Correlation Section  
for Grant 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 Grant County**

---

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0</b>	<b>2007</b>	<b>9.15</b>
<b>N/A</b>	<b>2006</b>	<b>-0.89</b>
<b>0</b>	<b>2005</b>	<b>0.09</b>
<b>0</b>	<b>2004</b>	<b>0</b>
<b>-64.23</b>	<b>2003</b>	<b>2.58</b>
<b>0</b>	<b>2002</b>	<b>-3.69</b>
<b>0</b>	<b>2001</b>	<b>-7.68</b>

COMMERCIAL: Table IV. is accurate in demonstrating no change to the sales file and a 9.15 increase to the base excluding growth. The increase in value is attributable to an exempt property, owned by the Village Players, that was sold and put back on the tax rolls for assessment year 2007.

## 2007 Correlation Section for Grant 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 Grant County**

---

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>44.59</b>	<b>48.00</b>	<b>44.59</b>

COMMERCIAL: With only two sales in the sales file the measures of central tendency are not reliable. One sale occurred on 11-04-03 for a lumber yard in Hyannis, the other sale occurred on 10-21-05 for a small retail building that was once used to sell television satellite equipment and video movies. The sales are not representative of the commercial class as a whole. There is no other information available that would indicate that the level of value for the commercial class of property has not been met.

**2007 Correlation Section  
for Grant 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.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>21.53</b>	<b>92.89</b>
<b>Difference</b>	<b>1.53</b>	<b>-5.11</b>

COMMERCIAL: The qualitative measures have exceeded their acceptable parameters, but there are only two sales in the sample and they do not represent the commercial class as a whole. The statistical reliance on these measures is meaningless.

**2007 Correlation Section  
for Grant 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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>2</b>	<b>2</b>	<b>0</b>
<b>Median</b>	<b>44.59</b>	<b>44.59</b>	<b>0</b>
<b>Wgt. Mean</b>	<b>48.00</b>	<b>48.00</b>	<b>0</b>
<b>Mean</b>	<b>44.59</b>	<b>44.59</b>	<b>0</b>
<b>COD</b>	<b>21.53</b>	<b>21.53</b>	<b>0</b>
<b>PRD</b>	<b>92.89</b>	<b>92.89</b>	<b>0</b>
<b>Min Sales Ratio</b>	<b>34.99</b>	<b>34.99</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>54.19</b>	<b>54.19</b>	<b>0</b>

COMMERCIAL: The table is a reflection of no action taken by the assessor to the commercial class of property, other than routine maintenance which included adding a commercial building to the tax rolls that had been exempted.

**2007 Correlation Section  
for Grant County**

---

**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: To summarize all data analyzed for the agricultural unimproved class of property; the assessor did a thorough analysis of the agricultural market and adjusted grass values accordingly as outlined in the three-year plan and noted in the 2007 Assessment Survey. The statistical tables will indicate that an acceptable level of value has been attained, and that there is uniform and proportionate treatment among the sold and unsold properties. There will be no adjustments recommended for the agricultural unimproved class of property.

**2007 Correlation Section  
for Grant 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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>17</b>	<b>10</b>	<b>58.82</b>
<b>2006</b>	<b>14</b>	<b>8</b>	<b>57.14</b>
<b>2005</b>	<b>13</b>	<b>8</b>	<b>61.54</b>
<b>2004</b>	<b>12</b>	<b>7</b>	<b>58.33</b>
<b>2003</b>	<b>14</b>	<b>7</b>	<b>50</b>
<b>2002</b>	<b>16</b>	<b>6</b>	<b>37.5</b>
<b>2001</b>	<b>18</b>	<b>8</b>	<b>44.44</b>

**AGRICULTURAL UNIMPROVED:** The percentage of qualified agricultural unimproved sales appears to remain somewhat constant over the last four years. Even though the sample is not large there is probability that it is still an indicator of the representativeness of the agricultural unimproved class of property in a county that is predominantly all grass.

**2007 Correlation Section  
for Grant 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.

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

**2007 Correlation Section  
for Grant County**

---

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>61.11</b>	<b>16.93</b>	<b>71.45</b>	<b>71.11</b>
<b>2006</b>	<b>74.87</b>	<b>-0.01</b>	<b>74.86</b>	<b>74.87</b>
<b>2005</b>	<b>71.81</b>	<b>5.48</b>	<b>75.75</b>	<b>76.14</b>
<b>2004</b>	<b>75.94</b>	<b>-0.02</b>	<b>75.92</b>	<b>75.94</b>
<b>2003</b>	<b>74</b>	<b>0</b>	<b>74</b>	<b>74</b>
<b>2002</b>	<b>75</b>	<b>0</b>	<b>75</b>	<b>75</b>
<b>2001</b>	<b>76</b>	<b>3.74</b>	<b>78.84</b>	<b>76</b>

AGRICULTURAL UNIMPROVED: The table indicates the Trended Preliminary Ratio and the R&O Ratio to be essentially identical and supportive of one another and are a reflection of the assessment actions for assessment year 2007.

**2007 Correlation Section  
for Grant 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 Grant County**

---

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>17.56</b>	<b>2007</b>	<b>16.93</b>
<b>0</b>	<b>2006</b>	<b>-0.01</b>
<b>6.3</b>	<b>2005</b>	<b>5.48</b>
<b>0</b>	<b>2004</b>	<b>-0.02</b>
<b>0</b>	<b>2003</b>	<b>0</b>
<b>0</b>	<b>2002</b>	<b>0</b>
<b>0</b>	<b>2001</b>	<b>3.74</b>

AGRICULTURAL UNIMPROVED: The percent change in the sales file compared to the percent change in the base is an accurate reflection of the assessment actions taken within the agricultural class of property for assessment year 2007.

## 2007 Correlation Section for Grant 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 Grant County**

---

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>71.11</b>	<b>70.81</b>	<b>75.60</b>

AGRICULTURAL UNIMPROVED: Of the three measures of central tendency the median and weighted mean are essentially identical, the mean would be impacted by an outlier (book 12 page 482 sale date 12-22-04) which is an older grass sale of \$160 per acre with a ratio of 102.13, the more current sales are ranging from \$230 to \$300 an acre. When the sale is hypothetically removed the mean is 72.65 and supported by the other two measures. For direct equalization purposes the median measure of central tendency will be used to indicate that Grant County has attained an acceptable level of value and is supported by the trended preliminary ratio as well.

**2007 Correlation Section  
for Grant 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.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>14.42</b>	<b>106.76</b>
<b>Difference</b>	<b>0</b>	<b>3.76</b>

AGRICULTURAL UNIMPROVED: Of the primary measures for quality of assessment it would appear that only the coefficient of dispersion is within the acceptable range. However, the price related differential is being effected by the outlier sale, when it is removed the PRD moves from 106.76 to 103.25 and the COD moves to 11.17, both measures indicating that the agricultural properties are being treated in a uniform and proportionate manner.

**2007 Correlation Section  
for Grant 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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>10</b>	<b>10</b>	<b>0</b>
<b>Median</b>	<b>61.11</b>	<b>71.11</b>	<b>10</b>
<b>Wgt. Mean</b>	<b>60.29</b>	<b>70.81</b>	<b>10.52</b>
<b>Mean</b>	<b>64.64</b>	<b>75.60</b>	<b>10.96</b>
<b>COD</b>	<b>14.51</b>	<b>14.42</b>	<b>-0.09</b>
<b>PRD</b>	<b>107.22</b>	<b>106.76</b>	<b>-0.46</b>
<b>Min Sales Ratio</b>	<b>48.40</b>	<b>55.40</b>	<b>7</b>
<b>Max Sales Ratio</b>	<b>88.30</b>	<b>102.13</b>	<b>13.83</b>

AGRICULTURAL UNIMPROVED: The change from the preliminary to the R&O statistics is a reflection of a market analysis of the unimproved agricultural class of property. It was determined that the grassland capability groups, 4G1 and 4G were driving the market and there was a need to increase these values; 4G1 from 140 to 160, and 4G from 135 to 160.

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

38 Grant

	<b>2006 CTL County Total</b>	<b>2007 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2007 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	6,892,019	6,758,893	-133,126	-1.93	113,364	-3.58
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	5,084,968	5,343,588	258,620	5.09	*-----	5.09
<b>4. Total Residential (sum lines 1-3)</b>	<b>11,976,987</b>	<b>12,102,481</b>	<b>125,494</b>	<b>1.05</b>	<b>113,364</b>	<b>0.1</b>
5. Commercial	1,288,198	1,521,410	233,212	18.1	115,347	9.15
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	2,231,676	2,428,575	196,899	8.82	309,028	-5.02
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>3,519,874</b>	<b>3,949,985</b>	<b>430,111</b>	<b>12.22</b>	<b>115,347</b>	<b>8.94</b>
<b>10. Total Non-Agland Real Property</b>	<b>15,496,861</b>	<b>16,052,466</b>	<b>555,605</b>	<b>3.59</b>	<b>537,739</b>	<b>0.12</b>
11. Irrigated	542,291	608,793	66,502	12.26		
12. Dryland	0	0	0			
13. Grassland	66,826,382	78,179,810	11,353,428	16.99		
14. Wasteland	93832	93,837	5	0.01		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>67,462,505</b>	<b>78,882,440</b>	<b>11,419,935</b>	<b>16.93</b>		
<b>17. Total Value of All Real Property</b> (Locally Assessed)	<b>82,959,366</b>	<b>94,934,906</b>	<b>11,975,540</b>	<b>14.44</b>	<b>537,739</b>	<b>13.79</b>

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

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

Type: Qualified

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

NUMBER of Sales:	7	<b>MEDIAN:</b>	<b>112</b>	COV:	34.25	95% Median C.I.:	72.43 to 193.61	(!: Derived)
TOTAL Sales Price:	189,001	WGT. MEAN:	96	STD:	42.66	95% Wgt. Mean C.I.:	63.48 to 128.36	
TOTAL Adj.Sales Price:	189,001	MEAN:	125	AVG.ABS.DEV:	32.91	95% Mean C.I.:	85.08 to 163.98	
TOTAL Assessed Value:	181,281							
AVG. Adj. Sales Price:	27,000	COD:	29.29	MAX Sales Ratio:	193.61			
AVG. Assessed Value:	25,897	PRD:	129.83	MIN Sales Ratio:	72.43			

Printed: 03/27/2007 23:48:16

**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	1	112.36	112.36	112.36			112.36	112.36	N/A	25,000	28,090
10/01/04 TO 12/31/04	1	142.72	142.72	142.72			142.72	142.72	N/A	12,500	17,840
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	158.53	158.53	158.53			158.53	158.53	N/A	13,000	20,609
07/01/05 TO 09/30/05	1	105.24	105.24	105.24			105.24	105.24	N/A	31,500	33,151
10/01/05 TO 12/31/05	2	79.62	79.62	75.14	9.02	105.95	72.43	86.80	N/A	53,000	39,826
01/01/06 TO 03/31/06	1	193.61	193.61	193.61			193.61	193.61	N/A	1,001	1,938
04/01/06 TO 06/30/06											
____Study Years____											
07/01/04 TO 06/30/05	3	142.72	137.87	131.76	10.78	104.64	112.36	158.53	N/A	16,833	22,179
07/01/05 TO 06/30/06	4	96.02	114.52	82.85	36.35	138.23	72.43	193.61	N/A	34,625	28,685
____Calendar Yrs____											
01/01/05 TO 12/31/05	4	96.02	105.75	88.65	27.22	119.29	72.43	158.53	N/A	37,625	33,353
____ALL____											
	7	112.36	124.53	95.92	29.29	129.83	72.43	193.61	72.43 to 193.61	27,000	25,897

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HYANNIS	5	112.36	131.31	111.76	28.50	117.49	86.80	193.61	N/A	18,100	20,229
RURAL	2	107.58	107.58	81.35	32.67	132.23	72.43	142.72	N/A	49,250	40,066
____ALL____											
	7	112.36	124.53	95.92	29.29	129.83	72.43	193.61	72.43 to 193.61	27,000	25,897

**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	4	135.45	142.44	118.85	24.83	119.85	105.24	193.61	N/A	17,625	20,947
2	1	86.80	86.80	86.80			86.80	86.80	N/A	20,000	17,360
3	2	107.58	107.58	81.35	32.67	132.23	72.43	142.72	N/A	49,250	40,066
____ALL____											
	7	112.36	124.53	95.92	29.29	129.83	72.43	193.61	72.43 to 193.61	27,000	25,897

**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	7	112.36	124.53	95.92	29.29	129.83	72.43	193.61	72.43 to 193.61	27,000	25,897
____ALL____											
	7	112.36	124.53	95.92	29.29	129.83	72.43	193.61	72.43 to 193.61	27,000	25,897

**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:	7	<b>MEDIAN:</b>	<b>112</b>	COV:	34.25	95% Median C.I.:	72.43 to 193.61	(! : Derived)
TOTAL Sales Price:	189,001	WGT. MEAN:	96	STD:	42.66	95% Wgt. Mean C.I.:	63.48 to 128.36	
TOTAL Adj.Sales Price:	189,001	MEAN:	125	AVG.ABS.DEV:	32.91	95% Mean C.I.:	85.08 to 163.98	
TOTAL Assessed Value:	181,281							
AVG. Adj. Sales Price:	27,000	COD:	29.29	MAX Sales Ratio:	193.61			
AVG. Assessed Value:	25,897	PRD:	129.83	MIN Sales Ratio:	72.43			

Printed: 03/27/2007 23:48:16

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	6	108.80	121.50	92.60	30.64	131.20	72.43	193.61	72.43 to 193.61	29,416	27,240
06											
07	1	142.72	142.72	142.72			142.72	142.72	N/A	12,500	17,840
ALL	7	112.36	124.53	95.92	29.29	129.83	72.43	193.61	72.43 to 193.61	27,000	25,897

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
38-0011	7	112.36	124.53	95.92	29.29	129.83	72.43	193.61	72.43 to 193.61	27,000	25,897
NonValid School											
ALL	7	112.36	124.53	95.92	29.29	129.83	72.43	193.61	72.43 to 193.61	27,000	25,897

**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	1	193.61	193.61	193.61			193.61	193.61	N/A	1,001	1,938
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	2	108.80	108.80	108.39	3.27	100.38	105.24	112.36	N/A	28,250	30,620
1940 TO 1949	1	158.53	158.53	158.53			158.53	158.53	N/A	13,000	20,609
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989	3	86.80	100.65	82.27	26.99	122.34	72.43	142.72	N/A	39,500	32,497
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	7	112.36	124.53	95.92	29.29	129.83	72.43	193.61	72.43 to 193.61	27,000	25,897

**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:	7	<b>MEDIAN:</b>	<b>112</b>	COV:	34.25	95% Median C.I.:	72.43 to 193.61	(! : Derived)
TOTAL Sales Price:	189,001	WGT. MEAN:	96	STD:	42.66	95% Wgt. Mean C.I.:	63.48 to 128.36	
TOTAL Adj.Sales Price:	189,001	MEAN:	125	AVG.ABS.DEV:	32.91	95% Mean C.I.:	85.08 to 163.98	
TOTAL Assessed Value:	181,281							
AVG. Adj. Sales Price:	27,000	COD:	29.29	MAX Sales Ratio:	193.61			
AVG. Assessed Value:	25,897	PRD:	129.83	MIN Sales Ratio:	72.43			

Printed: 03/27/2007 23:48:16

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	193.61	193.61	193.61			193.61	193.61	N/A	1,001	1,938
Total \$ _____											
1 TO 9999	1	193.61	193.61	193.61			193.61	193.61	N/A	1,001	1,938
10000 TO 29999	4	127.54	125.10	119.01	20.01	105.12	86.80	158.53	N/A	17,625	20,974
30000 TO 59999	1	105.24	105.24	105.24			105.24	105.24	N/A	31,500	33,151
60000 TO 99999	1	72.43	72.43	72.43			72.43	72.43	N/A	86,000	62,293
ALL _____											
	7	112.36	124.53	95.92	29.29	129.83	72.43	193.61	72.43 to 193.61	27,000	25,897

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	193.61	193.61	193.61			193.61	193.61	N/A	1,001	1,938
Total \$ _____											
1 TO 9999	1	193.61	193.61	193.61			193.61	193.61	N/A	1,001	1,938
10000 TO 29999	4	127.54	125.10	119.01	20.01	105.12	86.80	158.53	N/A	17,625	20,974
30000 TO 59999	1	105.24	105.24	105.24			105.24	105.24	N/A	31,500	33,151
60000 TO 99999	1	72.43	72.43	72.43			72.43	72.43	N/A	86,000	62,293
ALL _____											
	7	112.36	124.53	95.92	29.29	129.83	72.43	193.61	72.43 to 193.61	27,000	25,897

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	2	168.17	168.17	146.49	15.13	114.79	142.72	193.61	N/A	6,750	9,889
20	1	158.53	158.53	158.53			158.53	158.53	N/A	13,000	20,609
25	1	105.24	105.24	105.24			105.24	105.24	N/A	31,500	33,151
30	3	86.80	90.53	82.25	15.33	110.07	72.43	112.36	N/A	43,666	35,914
ALL _____											
	7	112.36	124.53	95.92	29.29	129.83	72.43	193.61	72.43 to 193.61	27,000	25,897

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	105.24	107.07	92.02	21.22	116.35	72.43	158.53	N/A	35,100	32,300
100	1	142.72	142.72	142.72			142.72	142.72	N/A	12,500	17,840
106	1	193.61	193.61	193.61			193.61	193.61	N/A	1,001	1,938
ALL _____											
	7	112.36	124.53	95.92	29.29	129.83	72.43	193.61	72.43 to 193.61	27,000	25,897

**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:	7	<b>MEDIAN:</b>	<b>112</b>	COV:	34.25	95% Median C.I.:	72.43 to 193.61	(!: Derived)
TOTAL Sales Price:	189,001	WGT. MEAN:	96	STD:	42.66	95% Wgt. Mean C.I.:	63.48 to 128.36	
TOTAL Adj.Sales Price:	189,001	MEAN:	125	AVG.ABS.DEV:	32.91	95% Mean C.I.:	85.08 to 163.98	
TOTAL Assessed Value:	181,281							
AVG. Adj. Sales Price:	27,000	COD:	29.29	MAX Sales Ratio:	193.61			
AVG. Assessed Value:	25,897	PRD:	129.83	MIN Sales Ratio:	72.43			

Printed: 03/27/2007 23:48:16

<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
20	4	150.63	145.42	124.18	20.35	117.10	86.80	193.61	N/A	11,625	14,436
25	2	108.80	108.80	108.39	3.27	100.38	105.24	112.36	N/A	28,250	30,620
30	1	72.43	72.43	72.43			72.43	72.43	N/A	86,000	62,293
<u>ALL</u>	<u>7</u>	<u>112.36</u>	<u>124.53</u>	<u>95.92</u>	<u>29.29</u>	<u>129.83</u>	<u>72.43</u>	<u>193.61</u>	<u>72.43 to 193.61</u>	<u>27,000</u>	<u>25,897</u>

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	2	<b>MEDIAN:</b>	<b>45</b>	COV:	30.45	95% Median C.I.:	N/A
TOTAL Sales Price:	59,000	WGT. MEAN:	48	STD:	13.58	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	59,000	MEAN:	45	AVG.ABS.DEV:	9.60	95% Mean C.I.:	-77.39 to 166.57
TOTAL Assessed Value:	28,322						
AVG. Adj. Sales Price:	29,500	COD:	21.53	MAX Sales Ratio:	54.19		
AVG. Assessed Value:	14,161	PRD:	92.89	MIN Sales Ratio:	34.99		

Printed: 03/27/2007 23:48:22

**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<b>_____Qrtrs_____</b>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	1	54.19	54.19	54.19			54.19	54.19	N/A	40,000	21,674
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	34.99	34.99	34.99			34.99	34.99	N/A	19,000	6,648
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
<b>_____Study Years_____</b>											
07/01/03 TO 06/30/04	1	54.19	54.19	54.19			54.19	54.19	N/A	40,000	21,674
07/01/04 TO 06/30/05											
07/01/05 TO 06/30/06	1	34.99	34.99	34.99			34.99	34.99	N/A	19,000	6,648
<b>_____Calendar Yrs_____</b>											
01/01/04 TO 12/31/04											
01/01/05 TO 12/31/05	1	34.99	34.99	34.99			34.99	34.99	N/A	19,000	6,648
<b>_____ALL_____</b>											
	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HYANNIS	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161
<b>_____ALL_____</b>											
	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**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	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161
<b>_____ALL_____</b>											
	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**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	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161
<b>_____ALL_____</b>											
	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**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:	2	<b>MEDIAN:</b>	<b>45</b>	COV:	30.45	95% Median C.I.:	N/A
TOTAL Sales Price:	59,000	WGT. MEAN:	48	STD:	13.58	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	59,000	MEAN:	45	AVG.ABS.DEV:	9.60	95% Mean C.I.:	-77.39 to 166.57
TOTAL Assessed Value:	28,322						
AVG. Adj. Sales Price:	29,500	COD:	21.53	MAX Sales Ratio:	54.19		
AVG. Assessed Value:	14,161	PRD:	92.89	MIN Sales Ratio:	34.99		

Printed: 03/27/2007 23:48:23

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
38-0011	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161
NonValid School											
ALL	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**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	54.19	54.19	54.19			54.19	54.19	N/A	40,000	21,674
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989	1	34.99	34.99	34.99			34.99	34.99	N/A	19,000	6,648
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	34.99	34.99	34.99			34.99	34.99	N/A	19,000	6,648
30000 TO 59999	1	54.19	54.19	54.19			54.19	54.19	N/A	40,000	21,674
ALL	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**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:	2	<b>MEDIAN:</b>	<b>45</b>	COV:	30.45	95% Median C.I.:	N/A
TOTAL Sales Price:	59,000	WGT. MEAN:	48	STD:	13.58	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	59,000	MEAN:	45	AVG.ABS.DEV:	9.60	95% Mean C.I.:	-77.39 to 166.57
TOTAL Assessed Value:	28,322						
AVG. Adj. Sales Price:	29,500	COD:	21.53	MAX Sales Ratio:	54.19		
AVG. Assessed Value:	14,161	PRD:	92.89	MIN Sales Ratio:	34.99		

Printed: 03/27/2007 23:48:23

**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	34.99	34.99	34.99			34.99	34.99	N/A	19,000	6,648
Total \$											
1 TO 9999	1	34.99	34.99	34.99			34.99	34.99	N/A	19,000	6,648
10000 TO 29999	1	54.19	54.19	54.19			54.19	54.19	N/A	40,000	21,674
ALL	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	1	54.19	54.19	54.19			54.19	54.19	N/A	40,000	21,674
20	1	34.99	34.99	34.99			34.99	34.99	N/A	19,000	6,648
ALL	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
353	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161
ALL	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**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	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161
04											
ALL	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**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:	10	<b>MEDIAN:</b>	<b>71</b>	COV:	18.49	95% Median C.I.:	62.62 to 91.97	
(AgLand) TOTAL Sales Price:	1,803,003	WGT. MEAN:	71	STD:	13.98	95% Wgt. Mean C.I.:	65.03 to 76.58	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	1,803,003	MEAN:	76	AVG.ABS.DEV:	10.25	95% Mean C.I.:	65.60 to 85.59	
(AgLand) TOTAL Assessed Value:	1,276,648							
AVG. Adj. Sales Price:	180,300	COD:	14.42	MAX Sales Ratio:	102.13			
AVG. Assessed Value:	127,664	PRD:	106.76	MIN Sales Ratio:	55.40			

Printed: 03/27/2007 23:48:40

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	79.33	79.33	79.33			79.33	79.33	N/A	96,000	76,160
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	102.13	102.13	102.13			102.13	102.13	N/A	25,456	25,998
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	3	83.93	82.59	84.08	7.98	98.22	71.87	91.97	N/A	90,966	76,488
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	2	66.48	66.48	67.33	5.81	98.73	62.62	70.34	N/A	368,573	248,175
01/01/06 TO 03/31/06	1	70.34	70.34	70.34			70.34	70.34	N/A	450,000	316,536
04/01/06 TO 06/30/06	2	61.72	61.72	59.66	10.23	103.45	55.40	68.03	N/A	110,750	66,070
<u>Study Years</u>											
07/01/03 TO 06/30/04	1	79.33	79.33	79.33			79.33	79.33	N/A	96,000	76,160
07/01/04 TO 06/30/05	4	87.95	87.47	85.62	10.89	102.16	71.87	102.13	N/A	74,589	63,865
07/01/05 TO 06/30/06	5	68.03	65.35	67.09	6.66	97.40	55.40	70.34	N/A	281,729	189,005
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	1	102.13	102.13	102.13			102.13	102.13	N/A	25,456	25,998
01/01/05 TO 12/31/05	5	71.87	76.15	71.86	11.95	105.97	62.62	91.97	N/A	202,009	145,162
<u>ALL</u>											
	10	71.11	75.60	70.81	14.42	106.76	55.40	102.13	62.62 to 91.97	180,300	127,664

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1423	1	62.62	62.62	62.62			62.62	62.62	N/A	287,147	179,814
1629	2	70.34	70.34	70.34	0.00	100.00	70.34	70.34	N/A	450,000	316,536
1703	1	79.33	79.33	79.33			79.33	79.33	N/A	96,000	76,160
1709	1	83.93	83.93	83.93			83.93	83.93	N/A	90,100	75,617
1711	2	87.00	87.00	79.86	17.39	108.95	71.87	102.13	N/A	48,228	38,512
1905	2	61.72	61.72	59.66	10.23	103.45	55.40	68.03	N/A	110,750	66,070
1907	1	91.97	91.97	91.97			91.97	91.97	N/A	111,800	102,820
<u>ALL</u>											
	10	71.11	75.60	70.81	14.42	106.76	55.40	102.13	62.62 to 91.97	180,300	127,664

**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:	10	<b>MEDIAN:</b>	<b>71</b>	COV:	18.49	95% Median C.I.:	62.62 to 91.97	
(AgLand) TOTAL Sales Price:	1,803,003	WGT. MEAN:	71	STD:	13.98	95% Wgt. Mean C.I.:	65.03 to 76.58	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	1,803,003	MEAN:	76	AVG.ABS.DEV:	10.25	95% Mean C.I.:	65.60 to 85.59	
(AgLand) TOTAL Assessed Value:	1,276,648							
AVG. Adj. Sales Price:	180,300	COD:	14.42	MAX Sales Ratio:	102.13			
AVG. Assessed Value:	127,664	PRD:	106.76	MIN Sales Ratio:	55.40			

Printed: 03/27/2007 23:48:40

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0	10	71.11	75.60	70.81	14.42	106.76	55.40	102.13	62.62 to 91.97	180,300	127,664
____ALL____	10	71.11	75.60	70.81	14.42	106.76	55.40	102.13	62.62 to 91.97	180,300	127,664

**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	10	71.11	75.60	70.81	14.42	106.76	55.40	102.13	62.62 to 91.97	180,300	127,664
____ALL____	10	71.11	75.60	70.81	14.42	106.76	55.40	102.13	62.62 to 91.97	180,300	127,664

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
38-0011	10	71.11	75.60	70.81	14.42	106.76	55.40	102.13	62.62 to 91.97	180,300	127,664
NonValid School											
____ALL____	10	71.11	75.60	70.81	14.42	106.76	55.40	102.13	62.62 to 91.97	180,300	127,664

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
100.01 TO 180.00	1	102.13	102.13	102.13			102.13	102.13	N/A	25,456	25,998
180.01 TO 330.00	1	68.03	68.03	68.03			68.03	68.03	N/A	74,700	50,820
330.01 TO 650.00	5	79.33	76.50	75.03	12.26	101.96	55.40	91.97	N/A	103,140	77,388
650.01 +	3	70.34	67.77	68.47	3.66	98.97	62.62	70.34	N/A	395,715	270,962
____ALL____	10	71.11	75.60	70.81	14.42	106.76	55.40	102.13	62.62 to 91.97	180,300	127,664

**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	8	74.84	78.59	72.19	14.37	108.87	62.62	102.13	62.62 to 102.13	198,150	143,037
GRASS-N/A	2	63.64	63.64	60.77	12.94	104.72	55.40	71.87	N/A	108,900	66,173
____ALL____	10	71.11	75.60	70.81	14.42	106.76	55.40	102.13	62.62 to 91.97	180,300	127,664

**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	10	71.11	75.60	70.81	14.42	106.76	55.40	102.13	62.62 to 91.97	180,300	127,664
____ALL____	10	71.11	75.60	70.81	14.42	106.76	55.40	102.13	62.62 to 91.97	180,300	127,664

**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:	10	<b>MEDIAN:</b>	<b>71</b>	COV:	18.49	95% Median C.I.:	62.62 to 91.97	
(AgLand) TOTAL Sales Price:	1,803,003	WGT. MEAN:	71	STD:	13.98	95% Wgt. Mean C.I.:	65.03 to 76.58	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	1,803,003	MEAN:	76	AVG.ABS.DEV:	10.25	95% Mean C.I.:	65.60 to 85.59	
(AgLand) TOTAL Assessed Value:	1,276,648							
AVG. Adj. Sales Price:	180,300	COD:	14.42	MAX Sales Ratio:	102.13			
AVG. Assessed Value:	127,664	PRD:	106.76	MIN Sales Ratio:	55.40			

Printed: 03/27/2007 23:48:40

**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	10	71.11	75.60	70.81	14.42	106.76	55.40	102.13	62.62 to 91.97	180,300	127,664
ALL	10	71.11	75.60	70.81	14.42	106.76	55.40	102.13	62.62 to 91.97	180,300	127,664

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	102.13	102.13	102.13			102.13	102.13	N/A	25,456	25,998
60000 TO 99999	4	75.60	75.79	76.44	7.72	99.15	68.03	83.93	N/A	82,950	63,406
100000 TO 149999	2	73.69	73.69	71.21	24.82	103.48	55.40	91.97	N/A	129,300	92,070
250000 TO 499999	3	70.34	67.77	68.47	3.66	98.97	62.62	70.34	N/A	395,715	270,962
ALL	10	71.11	75.60	70.81	14.42	106.76	55.40	102.13	62.62 to 91.97	180,300	127,664

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	102.13	102.13	102.13			102.13	102.13	N/A	25,456	25,998
30000 TO 59999	2	69.95	69.95	69.90	2.74	100.07	68.03	71.87	N/A	72,850	50,923
60000 TO 99999	3	79.33	72.89	70.02	11.99	104.09	55.40	83.93	N/A	110,966	77,699
100000 TO 149999	1	91.97	91.97	91.97			91.97	91.97	N/A	111,800	102,820
150000 TO 249999	1	62.62	62.62	62.62			62.62	62.62	N/A	287,147	179,814
250000 TO 499999	2	70.34	70.34	70.34	0.00	100.00	70.34	70.34	N/A	450,000	316,536
ALL	10	71.11	75.60	70.81	14.42	106.76	55.40	102.13	62.62 to 91.97	180,300	127,664

**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:	7	<b>MEDIAN:</b>	<b>112</b>	COV:	28.15	95% Median C.I.:	72.43 to 158.53	(!: Derived)
TOTAL Sales Price:	189,001	WGT. MEAN:	96	STD:	33.41	95% Wgt. Mean C.I.:	63.46 to 127.94	
TOTAL Adj.Sales Price:	189,001	MEAN:	119	AVG.ABS.DEV:	27.06	95% Mean C.I.:	87.78 to 149.57	
TOTAL Assessed Value:	180,871							
AVG. Adj. Sales Price:	27,000	COD:	24.08	MAX Sales Ratio:	158.53			
AVG. Assessed Value:	25,838	PRD:	124.01	MIN Sales Ratio:	72.43			

Printed: 02/17/2007 13:05:57

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	1	112.36	112.36	112.36			112.36	112.36	N/A	25,000	28,090
10/01/04 TO 12/31/04	1	142.72	142.72	142.72			142.72	142.72	N/A	12,500	17,840
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	158.53	158.53	158.53			158.53	158.53	N/A	13,000	20,609
07/01/05 TO 09/30/05	1	105.24	105.24	105.24			105.24	105.24	N/A	31,500	33,151
10/01/05 TO 12/31/05	2	79.62	79.62	75.14	9.02	105.95	72.43	86.80	N/A	53,000	39,826
01/01/06 TO 03/31/06	1	152.65	152.65	152.65			152.65	152.65	N/A	1,001	1,528
04/01/06 TO 06/30/06											
____Study Years____											
07/01/04 TO 06/30/05	3	142.72	137.87	131.76	10.78	104.64	112.36	158.53	N/A	16,833	22,179
07/01/05 TO 06/30/06	4	96.02	104.28	82.55	25.69	126.32	72.43	152.65	N/A	34,625	28,583
____Calendar Yrs____											
01/01/05 TO 12/31/05	4	96.02	105.75	88.65	27.22	119.29	72.43	158.53	N/A	37,625	33,353
____ALL____											
	7	112.36	118.68	95.70	24.08	124.01	72.43	158.53	72.43 to 158.53	27,000	25,838

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
HYANNIS	5	112.36	123.12	111.31	21.21	110.60	86.80	158.53	N/A	18,100	20,147
RURAL	2	107.58	107.58	81.35	32.67	132.23	72.43	142.72	N/A	49,250	40,066
____ALL____											
	7	112.36	118.68	95.70	24.08	124.01	72.43	158.53	72.43 to 158.53	27,000	25,838

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	4	132.51	132.20	118.26	17.66	111.78	105.24	158.53	N/A	17,625	20,844
2	1	86.80	86.80	86.80			86.80	86.80	N/A	20,000	17,360
3	2	107.58	107.58	81.35	32.67	132.23	72.43	142.72	N/A	49,250	40,066
____ALL____											
	7	112.36	118.68	95.70	24.08	124.01	72.43	158.53	72.43 to 158.53	27,000	25,838

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	7	112.36	118.68	95.70	24.08	124.01	72.43	158.53	72.43 to 158.53	27,000	25,838
____ALL____											
	7	112.36	118.68	95.70	24.08	124.01	72.43	158.53	72.43 to 158.53	27,000	25,838

**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:	7	<b>MEDIAN:</b>	<b>112</b>	COV:	28.15	95% Median C.I.:	72.43 to 158.53	(! : Derived)
TOTAL Sales Price:	189,001	WGT. MEAN:	96	STD:	33.41	95% Wgt. Mean C.I.:	63.46 to 127.94	
TOTAL Adj.Sales Price:	189,001	MEAN:	119	AVG.ABS.DEV:	27.06	95% Mean C.I.:	87.78 to 149.57	
TOTAL Assessed Value:	180,871							
AVG. Adj. Sales Price:	27,000	COD:	24.08	MAX Sales Ratio:	158.53			
AVG. Assessed Value:	25,838	PRD:	124.01	MIN Sales Ratio:	72.43			

Printed: 02/17/2007 13:05:57

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	6	108.80	114.67	92.37	24.37	124.14	72.43	158.53	72.43 to 158.53	29,416	27,171
06											
07	1	142.72	142.72	142.72			142.72	142.72	N/A	12,500	17,840
ALL	7	112.36	118.68	95.70	24.08	124.01	72.43	158.53	72.43 to 158.53	27,000	25,838

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
38-0011	7	112.36	118.68	95.70	24.08	124.01	72.43	158.53	72.43 to 158.53	27,000	25,838
NonValid School											
ALL	7	112.36	118.68	95.70	24.08	124.01	72.43	158.53	72.43 to 158.53	27,000	25,838

**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	1	152.65	152.65	152.65			152.65	152.65	N/A	1,001	1,528
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	2	108.80	108.80	108.39	3.27	100.38	105.24	112.36	N/A	28,250	30,620
1940 TO 1949	1	158.53	158.53	158.53			158.53	158.53	N/A	13,000	20,609
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989	3	86.80	100.65	82.27	26.99	122.34	72.43	142.72	N/A	39,500	32,497
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	7	112.36	118.68	95.70	24.08	124.01	72.43	158.53	72.43 to 158.53	27,000	25,838

**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:	7	<b>MEDIAN:</b>	<b>112</b>	COV:	28.15	95% Median C.I.:	72.43 to 158.53	(! : Derived)
TOTAL Sales Price:	189,001	WGT. MEAN:	96	STD:	33.41	95% Wgt. Mean C.I.:	63.46 to 127.94	
TOTAL Adj.Sales Price:	189,001	MEAN:	119	AVG.ABS.DEV:	27.06	95% Mean C.I.:	87.78 to 149.57	
TOTAL Assessed Value:	180,871							
AVG. Adj. Sales Price:	27,000	COD:	24.08	MAX Sales Ratio:	158.53			
AVG. Assessed Value:	25,838	PRD:	124.01	MIN Sales Ratio:	72.43			

Printed: 02/17/2007 13:05:57

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	152.65	152.65	152.65			152.65	152.65	N/A	1,001	1,528
Total \$ _____											
1 TO 9999	1	152.65	152.65	152.65			152.65	152.65	N/A	1,001	1,528
10000 TO 29999	4	127.54	125.10	119.01	20.01	105.12	86.80	158.53	N/A	17,625	20,974
30000 TO 59999	1	105.24	105.24	105.24			105.24	105.24	N/A	31,500	33,151
60000 TO 99999	1	72.43	72.43	72.43			72.43	72.43	N/A	86,000	62,293
ALL _____											
	7	112.36	118.68	95.70	24.08	124.01	72.43	158.53	72.43 to 158.53	27,000	25,838

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	152.65	152.65	152.65			152.65	152.65	N/A	1,001	1,528
Total \$ _____											
1 TO 9999	1	152.65	152.65	152.65			152.65	152.65	N/A	1,001	1,528
10000 TO 29999	4	127.54	125.10	119.01	20.01	105.12	86.80	158.53	N/A	17,625	20,974
30000 TO 59999	1	105.24	105.24	105.24			105.24	105.24	N/A	31,500	33,151
60000 TO 99999	1	72.43	72.43	72.43			72.43	72.43	N/A	86,000	62,293
ALL _____											
	7	112.36	118.68	95.70	24.08	124.01	72.43	158.53	72.43 to 158.53	27,000	25,838

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	2	147.69	147.69	143.46	3.36	102.95	142.72	152.65	N/A	6,750	9,684
20	1	158.53	158.53	158.53			158.53	158.53	N/A	13,000	20,609
25	1	105.24	105.24	105.24			105.24	105.24	N/A	31,500	33,151
30	3	86.80	90.53	82.25	15.33	110.07	72.43	112.36	N/A	43,666	35,914
ALL _____											
	7	112.36	118.68	95.70	24.08	124.01	72.43	158.53	72.43 to 158.53	27,000	25,838

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	105.24	107.07	92.02	21.22	116.35	72.43	158.53	N/A	35,100	32,300
100	1	142.72	142.72	142.72			142.72	142.72	N/A	12,500	17,840
106	1	152.65	152.65	152.65			152.65	152.65	N/A	1,001	1,528
ALL _____											
	7	112.36	118.68	95.70	24.08	124.01	72.43	158.53	72.43 to 158.53	27,000	25,838

**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:	7	<b>MEDIAN:</b>	<b>112</b>	COV:	28.15	95% Median C.I.:	72.43 to 158.53	(!: Derived)
TOTAL Sales Price:	189,001	WGT. MEAN:	96	STD:	33.41	95% Wgt. Mean C.I.:	63.46 to 127.94	
TOTAL Adj.Sales Price:	189,001	MEAN:	119	AVG.ABS.DEV:	27.06	95% Mean C.I.:	87.78 to 149.57	
TOTAL Assessed Value:	180,871							
AVG. Adj. Sales Price:	27,000	COD:	24.08	MAX Sales Ratio:	158.53			
AVG. Assessed Value:	25,838	PRD:	124.01	MIN Sales Ratio:	72.43			

Printed: 02/17/2007 13:05:57

<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
20	4	147.69	135.18	123.30	13.82	109.63	86.80	158.53	N/A	11,625	14,334
25	2	108.80	108.80	108.39	3.27	100.38	105.24	112.36	N/A	28,250	30,620
30	1	72.43	72.43	72.43			72.43	72.43	N/A	86,000	62,293
<u>ALL</u>	<u>7</u>	<u>112.36</u>	<u>118.68</u>	<u>95.70</u>	<u>24.08</u>	<u>124.01</u>	<u>72.43</u>	<u>158.53</u>	<u>72.43 to 158.53</u>	<u>27,000</u>	<u>25,838</u>

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	2	<b>MEDIAN:</b>	<b>45</b>	COV:	30.45	95% Median C.I.:	N/A
TOTAL Sales Price:	59,000	WGT. MEAN:	48	STD:	13.58	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	59,000	MEAN:	45	AVG.ABS.DEV:	9.60	95% Mean C.I.:	-77.39 to 166.57
TOTAL Assessed Value:	28,322						
AVG. Adj. Sales Price:	29,500	COD:	21.53	MAX Sales Ratio:	54.19		
AVG. Assessed Value:	14,161	PRD:	92.89	MIN Sales Ratio:	34.99		

Printed: 02/17/2007 13:05:59

**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											
10/01/03 TO 12/31/03	1	54.19	54.19	54.19			54.19	54.19	N/A	40,000	21,674
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	34.99	34.99	34.99			34.99	34.99	N/A	19,000	6,648
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	1	54.19	54.19	54.19			54.19	54.19	N/A	40,000	21,674
07/01/04 TO 06/30/05											
07/01/05 TO 06/30/06	1	34.99	34.99	34.99			34.99	34.99	N/A	19,000	6,648
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04											
01/01/05 TO 12/31/05	1	34.99	34.99	34.99			34.99	34.99	N/A	19,000	6,648
<u>ALL</u>	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HYANNIS	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161
<u>ALL</u>	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**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	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161
<u>ALL</u>	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**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	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161
<u>ALL</u>	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**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:	2	<b>MEDIAN:</b>	<b>45</b>	COV:	30.45	95% Median C.I.:	N/A
TOTAL Sales Price:	59,000	WGT. MEAN:	48	STD:	13.58	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	59,000	MEAN:	45	AVG.ABS.DEV:	9.60	95% Mean C.I.:	-77.39 to 166.57
TOTAL Assessed Value:	28,322						
AVG. Adj. Sales Price:	29,500	COD:	21.53	MAX Sales Ratio:	54.19		
AVG. Assessed Value:	14,161	PRD:	92.89	MIN Sales Ratio:	34.99		

Printed: 02/17/2007 13:05:59

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
38-0011	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161
NonValid School											
ALL	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**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	54.19	54.19	54.19			54.19	54.19	N/A	40,000	21,674
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989	1	34.99	34.99	34.99			34.99	34.99	N/A	19,000	6,648
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	34.99	34.99	34.99			34.99	34.99	N/A	19,000	6,648
30000 TO 59999	1	54.19	54.19	54.19			54.19	54.19	N/A	40,000	21,674
ALL	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**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:	2	<b>MEDIAN:</b>	<b>45</b>	COV:	30.45	95% Median C.I.:	N/A
TOTAL Sales Price:	59,000	WGT. MEAN:	48	STD:	13.58	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	59,000	MEAN:	45	AVG.ABS.DEV:	9.60	95% Mean C.I.:	-77.39 to 166.57
TOTAL Assessed Value:	28,322						
AVG. Adj. Sales Price:	29,500	COD:	21.53	MAX Sales Ratio:	54.19		
AVG. Assessed Value:	14,161	PRD:	92.89	MIN Sales Ratio:	34.99		

Printed: 02/17/2007 13:05:59

**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	34.99	34.99	34.99			34.99	34.99	N/A	19,000	6,648
Total \$ _____											
1 TO 9999	1	34.99	34.99	34.99			34.99	34.99	N/A	19,000	6,648
10000 TO 29999	1	54.19	54.19	54.19			54.19	54.19	N/A	40,000	21,674
ALL _____											
	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	1	54.19	54.19	54.19			54.19	54.19	N/A	40,000	21,674
20	1	34.99	34.99	34.99			34.99	34.99	N/A	19,000	6,648
ALL _____											
	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
353	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161
ALL _____											
	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**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	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161
04											
ALL _____											
	2	44.59	44.59	48.00	21.53	92.89	34.99	54.19	N/A	29,500	14,161

**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:	10	<b>MEDIAN:</b>	<b>61</b>	COV:	18.53	95% Median C.I.:	53.17 to 78.25	
(AgLand) TOTAL Sales Price:	1,803,003	WGT. MEAN:	60	STD:	11.98	95% Wgt. Mean C.I.:	55.45 to 65.13	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	1,803,003	MEAN:	65	AVG.ABS.DEV:	8.87	95% Mean C.I.:	56.07 to 73.21	
(AgLand) TOTAL Assessed Value:	1,087,015							
AVG. Adj. Sales Price:	180,300	COD:	14.51	MAX Sales Ratio:	88.30			
AVG. Assessed Value:	108,701	PRD:	107.22	MIN Sales Ratio:	48.40			

Printed: 02/24/2007 17:03:50

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	1	66.94	66.94	66.94			66.94	66.94	N/A	96,000	64,260
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	88.30	88.30	88.30			88.30	88.30	N/A	25,456	22,478
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	3	71.50	70.77	71.94	7.32	98.37	62.55	78.25	N/A	90,966	65,438
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	2	56.42	56.42	57.13	5.75	98.75	53.17	59.66	N/A	368,573	210,573
01/01/06 TO 03/31/06	1	59.66	59.66	59.66			59.66	59.66	N/A	450,000	268,471
04/01/06 TO 06/30/06	2	53.19	53.19	51.62	9.00	103.03	48.40	57.97	N/A	110,750	57,172
____Study Years____											
07/01/03 TO 06/30/04	1	66.94	66.94	66.94			66.94	66.94	N/A	96,000	64,260
07/01/04 TO 06/30/05	4	74.88	75.15	73.33	10.85	102.48	62.55	88.30	N/A	74,589	54,698
07/01/05 TO 06/30/06	5	57.97	55.77	57.07	6.12	97.72	48.40	59.66	N/A	281,729	160,792
____Calendar Yrs____											
01/01/04 TO 12/31/04	1	88.30	88.30	88.30			88.30	88.30	N/A	25,456	22,478
01/01/05 TO 12/31/05	5	62.55	65.03	61.13	11.80	106.37	53.17	78.25	N/A	202,009	123,492
____ALL____											
	10	61.11	64.64	60.29	14.51	107.22	48.40	88.30	53.17 to 78.25	180,300	108,701

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1423	1	53.17	53.17	53.17			53.17	53.17	N/A	287,147	152,675
1629	2	59.66	59.66	59.66	0.00	100.00	59.66	59.66	N/A	450,000	268,471
1703	1	66.94	66.94	66.94			66.94	66.94	N/A	96,000	64,260
1709	1	71.50	71.50	71.50			71.50	71.50	N/A	90,100	64,422
1711	2	75.43	75.43	69.35	17.07	108.76	62.55	88.30	N/A	48,228	33,445
1905	2	53.19	53.19	51.62	9.00	103.03	48.40	57.97	N/A	110,750	57,172
1907	1	78.25	78.25	78.25			78.25	78.25	N/A	111,800	87,480
____ALL____											
	10	61.11	64.64	60.29	14.51	107.22	48.40	88.30	53.17 to 78.25	180,300	108,701

**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:	10	<b>MEDIAN:</b>	<b>61</b>	COV:	18.53	95% Median C.I.:	53.17 to 78.25	
(AgLand) TOTAL Sales Price:	1,803,003	WGT. MEAN:	60	STD:	11.98	95% Wgt. Mean C.I.:	55.45 to 65.13	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	1,803,003	MEAN:	65	AVG.ABS.DEV:	8.87	95% Mean C.I.:	56.07 to 73.21	
(AgLand) TOTAL Assessed Value:	1,087,015							
AVG. Adj. Sales Price:	180,300	COD:	14.51	MAX Sales Ratio:	88.30			
AVG. Assessed Value:	108,701	PRD:	107.22	MIN Sales Ratio:	48.40			

Printed: 02/24/2007 17:03:50

<b>AREA (MARKET)</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0	10	61.11	64.64	60.29	14.51	107.22	48.40	88.30	53.17 to 78.25	180,300	108,701	
____ALL____	10	61.11	64.64	60.29	14.51	107.22	48.40	88.30	53.17 to 78.25	180,300	108,701	

<b>STATUS: IMPROVED, UNIMPROVED &amp; IOLL</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	10	61.11	64.64	60.29	14.51	107.22	48.40	88.30	53.17 to 78.25	180,300	108,701	
____ALL____	10	61.11	64.64	60.29	14.51	107.22	48.40	88.30	53.17 to 78.25	180,300	108,701	

<b>SCHOOL DISTRICT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
38-0011	10	61.11	64.64	60.29	14.51	107.22	48.40	88.30	53.17 to 78.25	180,300	108,701	
NonValid School												
____ALL____	10	61.11	64.64	60.29	14.51	107.22	48.40	88.30	53.17 to 78.25	180,300	108,701	

<b>ACRES IN SALE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
100.01 TO 180.00	1	88.30	88.30	88.30			88.30	88.30	N/A	25,456	22,478	
180.01 TO 330.00	1	57.97	57.97	57.97			57.97	57.97	N/A	74,700	43,300	
330.01 TO 650.00	5	66.94	65.53	64.30	11.59	101.90	48.40	78.25	N/A	103,140	66,324	
650.01 +	3	59.66	57.50	58.09	3.63	98.98	53.17	59.66	N/A	395,715	229,872	
____ALL____	10	61.11	64.64	60.29	14.51	107.22	48.40	88.30	53.17 to 78.25	180,300	108,701	

<b>MAJORITY LAND USE &gt; 95%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
GRASS	8	63.30	66.93	61.29	14.72	109.21	53.17	88.30	53.17 to 88.30	198,150	121,444	
GRASS-N/A	2	55.47	55.47	53.01	12.75	104.65	48.40	62.55	N/A	108,900	57,729	
____ALL____	10	61.11	64.64	60.29	14.51	107.22	48.40	88.30	53.17 to 78.25	180,300	108,701	

<b>MAJORITY LAND USE &gt; 80%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
GRASS	10	61.11	64.64	60.29	14.51	107.22	48.40	88.30	53.17 to 78.25	180,300	108,701	
____ALL____	10	61.11	64.64	60.29	14.51	107.22	48.40	88.30	53.17 to 78.25	180,300	108,701	

**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:	10	<b>MEDIAN:</b>	<b>61</b>	COV:	18.53	95% Median C.I.:	53.17 to 78.25	
(AgLand) TOTAL Sales Price:	1,803,003	WGT. MEAN:	60	STD:	11.98	95% Wgt. Mean C.I.:	55.45 to 65.13	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	1,803,003	MEAN:	65	AVG.ABS.DEV:	8.87	95% Mean C.I.:	56.07 to 73.21	
(AgLand) TOTAL Assessed Value:	1,087,015							
AVG. Adj. Sales Price:	180,300	COD:	14.51	MAX Sales Ratio:	88.30			
AVG. Assessed Value:	108,701	PRD:	107.22	MIN Sales Ratio:	48.40			

Printed: 02/24/2007 17:03:50

**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	10	61.11	64.64	60.29	14.51	107.22	48.40	88.30	53.17 to 78.25	180,300	108,701
ALL	10	61.11	64.64	60.29	14.51	107.22	48.40	88.30	53.17 to 78.25	180,300	108,701

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	88.30	88.30	88.30			88.30	88.30	N/A	25,456	22,478
60000 TO 99999	4	64.75	64.74	65.22	6.92	99.27	57.97	71.50	N/A	82,950	54,098
100000 TO 149999	2	63.33	63.33	61.30	23.57	103.30	48.40	78.25	N/A	129,300	79,262
250000 TO 499999	3	59.66	57.50	58.09	3.63	98.98	53.17	59.66	N/A	395,715	229,872
ALL	10	61.11	64.64	60.29	14.51	107.22	48.40	88.30	53.17 to 78.25	180,300	108,701

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	88.30	88.30	88.30			88.30	88.30	N/A	25,456	22,478
30000 TO 59999	2	60.26	60.26	60.20	3.80	100.10	57.97	62.55	N/A	72,850	43,856
60000 TO 99999	4	69.22	66.27	64.58	12.43	102.61	48.40	78.25	N/A	111,175	71,801
150000 TO 249999	1	53.17	53.17	53.17			53.17	53.17	N/A	287,147	152,675
250000 TO 499999	2	59.66	59.66	59.66	0.00	100.00	59.66	59.66	N/A	450,000	268,471
ALL	10	61.11	64.64	60.29	14.51	107.22	48.40	88.30	53.17 to 78.25	180,300	108,701

**2007 Assessment Survey for Grant County**  
*March 19, 2007*

**I. General Information**

**A. Staffing and Funding Information**

- 1. Deputy(ies) on staff:** None
- 2. Appraiser(s) on staff:** None
- 3. Other full-time employees:** 1  
*(Does not include anyone counted in 1 and 2 above)*
- 4. Other part-time employees:** None  
*(Does not include anyone counted in 1 through 3 above)*
- 5. Number of shared employees:** None  
*(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).*
- 6. Assessor's requested budget for current fiscal year:** \$ 23,992  
*(This would be the "total budget" for the assessor's office)*
- 7. Part of the budget that is dedicated to the computer system** *(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?):* \$ 2,230
- 8. Adopted budget, or granted budget if different from above:** \$ 23,992
- 9. Amount of total budget set aside for appraisal work:** \$ - 0 -
- 10. Amount of the total budget set aside for education/workshops:** \$ 520
- 11. Appraisal/Reappraisal budget, if not part of the total budget:** \$ 22,000
- 12. Other miscellaneous funds:** \$ - 0 -  
*(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)*
- 13. Total budget:** \$ 45,992
  - 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:** Data collection is done by a contracted appraisal service.
- 2. Valuation done by:** The contracted appraisal service will establish an initial value, however ultimately the assessor will be responsible for setting the final value estimate.
- 3. Pickup work done by:** All pickup work will be done by the contracted appraiser.

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

- 4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June of 1999.
- 5. What was the last year the depreciation schedule for this property class was developed using market-derived information?** 1999
- 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?** The sales comparison approach is not used due to so few residential sales in Grant County.
- 7. Number of market areas/neighborhoods for this property class:** Hyannis is the only incorporated town in Grant County. Ashby and Whitman are unincorporated and are considered part of the rural area.
- 8. How are these defined?** Hyannis is defined by the political boundary of the town, the remainder of the county is considered rural.
- 9. Is “Assessor Location” a usable valuation identity?** The assessor believes it is.
- 10. Does the assessor location “suburban” mean something other than rural residential? (that is, does the “suburban” location have its own market?)** The few outlots outside the boundary of the town limits have similar market influences as other rural properties, and are considered part of the rural area.
- 11. Are the county’s ag residential and rural residential improvements classified and valued in the same manner?** The assessor notes they are.

### C. Commercial/Industrial Appraisal Information

- 1. Data collection done by:** Data collection is done by a contracted appraisal service.
- 2. Valuation done by:** The contracted appraisal service will establish an initial value, however ultimately the assessor will be responsible for setting the final value estimate.
- 3. Pickup work done by whom:** All pickup work will be done by the contracted appraiser.

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	0	0	0	0

- 4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June of 1999.
- 5. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 2002
- 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?** The income approach is not utilized, there are 72 commercial properties in Grant County and with the diversity of the properties and so few sales sufficient market data is difficult to obtain.
- 7. When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** The sales comparison approach is not utilized due to the fact that rarely is there more than two commercial properties that sell within a study period.
- 8. Number of market areas/neighborhoods for this property class?** Hyannis is the only incorporated town in Grant County. Ashby and Whitman are unincorporated and are considered part of the rural area.
- 9. How are these defined?** Hyannis is defined by the political boundary of the town, the remainder of the county is considered rural.
- 10. Is “Assessor Location” a usable valuation identity?** The assessor believes they are.
- 11. Does the assessor location “suburban” mean something other than rural commercial?** (*that is, does the “suburban” location have its own market?*) No.

**D. Agricultural Appraisal Information**

- 1. **Data collection done by:** This would be the same as for the residential and commercial properties; the contracted appraiser.
- 2. **Valuation done by:** The assessor will be responsible for setting the final value estimate.
- 3. **Pickup work done by whom:** The contracted appraiser.

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Agricultural	2	0	0	2

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

Rural/Farm Residential – Less than 40 acres are classified as small acreages and or small farm sites – also known as a “non-working farm”. To the average consumer the “profits gained” are not considered actual income and are to be determined by the Internal Revenue Service and/or a qualified tax expert.

**How is your agricultural land defined?** Defined as:

4000 Farm/Agricultural – The agricultural land is currently classified as “working farm/ranches” – agricultural sites with the determination of an income producing nature.

- 5. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?** The income approach is not utilized in the valuation of the rural agricultural out-buildings or land.
- 6. **What is the date of the soil survey currently used?** 1957
- 7. **What date was the last countywide land use study completed?** Grant County is comprised of 99% grass land, the remainder of the land is irrigated and there is some wasteland. It is not known when the last time the county was driven for the sole purpose of reviewing land use, or if it ever was.
  - a. **By what method? (Physical inspection, FSA maps, etc.)** The office procedure is to handle this on a continuing bases from all forms of discovery, including but not limited to, during pickup work, reappraisal work, requested inspections, property protests, and so on.



**G. Contracted Services**

**1. Appraisal Services:** *(are these contracted, or conducted "in-house?")* Contracted

**2. Other Services:** None

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

None

## II. Assessment Actions

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

- 1. Residential** – The physical inspection, including re-measuring and new photos, was completed for every improved residential parcel within Grant County, including the homes and outbuildings on agricultural parcels. The data will be entered into the computerized appraisal files and re-priced, and then a thorough review will be done comparing the field notes to the appraisal file to make certain all information is accurate. The results of the residential reappraisal will be reflected in the 2008 assessment year. For the 2007 assessment year the only value changes for the residential class of property will be a reflection of routine maintenance only.
- 2. Commercial** – Other than routine maintenance, nothing was done to the commercial class of property for assessment year 2007.
- 3. Agricultural** – A market analysis was done for the unimproved agricultural class of property. It was determined that the grassland capability groups, 4G1 and 4G were driving the market and there was a need to increase these values; 4G1 from 140 to 160, and 4G from 135 to 160.

**County 38 - Grant**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 1,678	<b>Value</b> 94,934,906	<b>Total Growth</b> 537,739 (Sum 17, 25, & 41)
--	----------------------	-------------------------	---

**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	30	61,398	7	22,663	40	63,445	77	147,506	
2. Res Improv Land	131	201,667	13	73,420	77	105,151	221	380,238	
3. Res Improvements	139	3,685,613	14	907,177	78	1,638,359	231	6,231,149	
4. Res Total	169	3,948,678	21	1,003,260	118	1,806,955	308	6,758,893	113,364
% of Total	54.87	58.42	6.81	14.84	38.31	26.73	18.35	7.11	21.08
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	169	3,948,678	21	1,003,260	118	1,806,955	308	6,758,893	113,364
% of Total	54.87	58.42	6.81	14.84	38.31	26.73	18.35	7.11	21.08

**County 38 - Grant**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 1,678	<b>Value</b> 94,934,906	<b>Total Growth</b> 537,739 (Sum 17, 25, & 41)
--	----------------------	-------------------------	---

**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	6	9,073	1	1,038	9	4,071	16	14,182	
10. Comm Improv Land	29	71,099	3	3,561	21	18,468	53	93,128	
11. Comm Improvements	29	946,975	3	212,851	26	254,274	58	1,414,100	
12. Comm Total	35	1,027,147	4	217,450	35	276,813	74	1,521,410	115,347
% of Total	47.29	67.51	5.40	14.29	47.29	18.19	4.41	1.60	21.45
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	35	1,027,147	4	217,450	35	276,813	74	1,521,410	115,347
% of Total	47.29	67.51	5.40	14.29	47.29	18.19	4.41	1.60	21.45
17. Taxable Total	204	4,975,825	25	1,220,710	153	2,083,768	382	8,280,303	228,711
% of Total	53.40	60.09	6.54	12.11	40.05	21.82	22.76	8.72	42.53

**County 38 - Grant**

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

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

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

**Schedule III: Mineral Interest Records**

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

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	40	0	91	131

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	1	4,541	1,167	70,292,409	1,168	70,296,950
28. Ag-Improved Land	0	0	1	6,566	120	8,960,454	121	8,967,020
29. Ag-Improvements	0	0	1	26,459	127	7,364,174	128	7,390,633
<b>30. Ag-Total Taxable</b>							<b>1,296</b>	<b>86,654,603</b>

County 38 - Grant

2007 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	1	1.000	130	
37. FarmSite Improv	0		0	1		26,459	
38. FarmSite Total							
39. Road & Ditches		0.000			2.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	94	162.000	324,000	94	162.000	324,000	
33. HomeSite Improvements	99		5,019,588	99		5,019,588	309,028
34. HomeSite Total				99	162.000	5,343,588	
35. FarmSite UnImp Land	2	2.000	260	2	2.000	260	
36. FarmSite Impr Land	113	382.000	57,140	114	383.000	57,270	
37. FarmSite Improv	117		2,344,586	118		2,371,045	0
38. FarmSite Total				120	385.000	2,428,575	
39. Road & Ditches		1,205.360			1,207.360		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				219	1,754.360	7,772,163	309,028

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	11	663.330	36,837	11	663.330	36,837

Schedule VIII: Agricultural Records:

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

County 38 - Grant

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
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	962.750	303,266	962.750	303,266
51. 4A1	0.000	0	0.000	0	240.520	62,535	240.520	62,535
52. 4A	0.000	0	0.000	0	1,246.110	242,992	1,246.110	242,992
53. Total	0.000	0	0.000	0	2,449.380	608,793	2,449.380	608,793
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	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
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	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	5.000	900	22,636.340	4,074,541	22,641.340	4,075,441
69. 4G1	0.000	0	2.070	331	39,714.840	6,354,375	39,716.910	6,354,706
70. 4G	0.000	0	60.880	9,741	423,374.460	67,739,922	423,435.340	67,749,663
71. Total	0.000	0	67.950	10,972	485,725.640	78,168,838	485,793.590	78,179,810
72. Waste	0.000	0	0.500	5	9,383.240	93,832	9,383.740	93,837
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	380.160		0.000		997.170		1,377.330	
75. Total	0.000	0	68.450	10,977	497,558.260	78,871,463	497,626.710	78,882,440

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	2,449.380	608,793	2,449.380	608,793
77.Dry Land	0.000	0	0.000	0	0.000	0	0.000	0
78.Grass	0.000	0	67.950	10,972	485,725.640	78,168,838	485,793.590	78,179,810
79.Waste	0.000	0	0.500	5	9,383.240	93,832	9,383.740	93,837
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	380.160	0	0.000	0	997.170	0	1,377.330	0
<b>82.Total</b>	0.000	0	68.450	10,977	497,558.260	78,871,463	<b>497,626.710</b>	<b>78,882,440</b>

## 2007 Agricultural Land Detail

### County 38 - Grant

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
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	962.750	39.31%	303,266	49.81%	314.999
4A1	240.520	9.82%	62,535	10.27%	259.999
4A	1,246.110	50.87%	242,992	39.91%	195.000
<b>Irrigated Total</b>	<b>2,449.380</b>	<b>100.00%</b>	<b>608,793</b>	<b>100.00%</b>	<b>248.549</b>

**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
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

**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	22,641.340	4.66%	4,075,441	5.21%	179.999
4G1	39,716.910	8.18%	6,354,706	8.13%	160.000
4G	423,435.340	87.16%	67,749,663	86.66%	160.000
<b>Grass Total</b>	<b>485,793.590</b>	<b>100.00%</b>	<b>78,179,810</b>	<b>100.00%</b>	<b>160.932</b>

<b>Irrigated Total</b>	<b>2,449.380</b>	<b>0.49%</b>	<b>608,793</b>	<b>0.77%</b>	<b>248.549</b>
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Grass Total</b>	<b>485,793.590</b>	<b>97.62%</b>	<b>78,179,810</b>	<b>99.11%</b>	<b>160.932</b>
<b>Waste</b>	<b>9,383.740</b>	<b>1.89%</b>	<b>93,837</b>	<b>0.12%</b>	<b>9.999</b>
<b>Other</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Exempt</b>	<b>1,377.330</b>	<b>0.28%</b>			
<b>Market Area Total</b>	<b>497,626.710</b>	<b>100.00%</b>	<b>78,882,440</b>	<b>100.00%</b>	<b>158.517</b>

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

<b>Irrigated Total</b>	<b>2,449.380</b>	<b>100.00%</b>	<b>608,793</b>	<b>100.00%</b>	
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Grass Total</b>	<b>485,793.590</b>	<b>100.00%</b>	<b>78,179,810</b>	<b>100.00%</b>	
<b>Waste</b>	<b>9,383.740</b>	<b>100.00%</b>	<b>93,837</b>	<b>100.00%</b>	
<b>Other</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Exempt</b>	<b>1,377.330</b>	<b>100.00%</b>			
<b>Market Area Total</b>	<b>497,626.710</b>	<b>100.00%</b>	<b>78,882,440</b>	<b>100.00%</b>	

## 2007 Agricultural Land Detail

### County 38 - Grant

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	2,449.380	608,793
Dry	0.000	0	0.000	0	0.000	0
Grass	0.000	0	67.950	10,972	485,725.640	78,168,838
Waste	0.000	0	0.500	5	9,383.240	93,832
Other	0.000	0	0.000	0	0.000	0
Exempt	380.160	0	0.000	0	997.170	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>68.450</b>	<b>10,977</b>	<b>497,558.260</b>	<b>78,871,463</b>

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	2,449.380	608,793	2,449.380	0.49%	608,793	0.77%	248.549
Dry	0.000	0	0.000	0.00%	0	0.00%	0.000
Grass	485,793.590	78,179,810	485,793.590	97.62%	78,179,810	99.11%	160.932
Waste	9,383.740	93,837	9,383.740	1.89%	93,837	0.12%	9.999
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	1,377.330	0	1,377.330	0.28%	0	0.00%	0.000
<b>Total</b>	<b>497,626.710</b>	<b>78,882,440</b>	<b>497,626.710</b>	<b>100.00%</b>	<b>78,882,440</b>	<b>100.00%</b>	<b>158.517</b>

\* Department of Property Assessment & Taxation Calculates

**2007 PLAN OF ASSESSMENT**  
**GRANT COUNTY, NEBRASKA**  
**JUNE 14, 2006**

I, Tonchita J. Ring, Grant County Assessor, submit a Three Year Plan of Assessment to the Grant County Board of Equalization and the Department of Property Assessment and Taxation, as required by Law, section 77-1311, as amended by 2001 Neb. Laws LB170, Section 5.

### COUNTY DESCRIPTION

<b>Parcel/Acres</b>	<b>Count</b>	<b>% Parcel</b>	<b>Value</b>	<b>% Value</b>	<b>Land</b>	<b>Impr.</b>
Resid/Rec	309	19%	6,892,019	8%	543,369	6,348,650
Comm	72	4%	1,288,198	2%	107,351	1,180,847
Agri	1293	77%	74,779,149	90%	67,835,385	6,943,764
		<b>100%</b>	<b>82,959,366</b>	<b>100%</b>	<b>68,486,105</b>	<b>14,473,261</b>

### BUDGET, STAFFING AND TRAINING

The 2006/2007 Budget for the Clerk ex officio office is \$77,924 with a separate Re-Appraisal Fund of \$22,000 to cover the expenses of the Contracted Appraiser firm Heartland Appraisal.

The Staff in the office consists of Assessor and one full time clerk. The responsibilities of the Assessor's office are divided between the Assessor and Clerk. The Clerk does the computer work. Our computer services are contracted through ASI/Terra Scan.

The Assessor has her 60 accredited hours that are needed by December 2006. The Assessor will still attend the workshops given in 2007.

### 2006 R & O STATISTICS

<b>Property Class</b>	<b>Median</b>	<b>COD</b>	<b>PRD</b>
Residential	150.63	11.73	103.81
Commercial	68.15	20.49	110.27
Agricultural Unimproved	74.87	9.40	100.30

The following appraisal plan is planned to help correct these measures.

### 3 YEAR APPRAISAL PLAN

#### Assessment Action Planned for Assessment Year 2007

A complete reappraisal of all residential property in all three towns was started in 2006 and is to be on the 2007 Tax Roll. Sales Review includes a physical inspection of property and a questionnaire sent to both buyers and sellers. Pick-up work includes physical inspection of building permits and information statements. The County is zoned, but the Village of Hyannis is not. All homes on acreages and outlots are being inspected also.

**Commercial**-There will be only pick-up work and sales review conducted on Commercial properties for 2007 since a complete re-appraisal was completed in 2002. Questionnaires are sent out to both buyers and sellers.

**Agricultural**-A market analysis sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. There is not the money to start a complete inspection of Agricultural Land but an inspection of all homes and outbuildings located within the rural area is being done. Sales review and pickup work will also be completed for agricultural properties.

**Assessment Action Planned for Assessment Year 2008**

**Residential**-Pick-up work will be conducted including a drive by inspection of all properties within the three towns of Grant County. The towns include Hyannis with 131 improved parcels; Whitman and Ashby each have 26 improved parcels. Sales review will also be completed for residential properties.

**Commercial**-Pick-up work and sales review will be completed for Commercial properties.

**Agricultural**-Pick-up work and sales review will be completed for agricultural properties.

**Assessment Action Planned for Assessment Year 2009**

**Residential**-Pick-up work and sales review will be completed for residential properties.

**Commercial**-Only appraisal maintenance for commercial properties will be done. If appraisal adjustment needs to be made to comply with statistical measures required by law they will be made by either a percentage increase or decrease applied to all commercial properties. Sales review and pick-up work will also be completed.

**Agricultural**-Pick-up work and sales review will be completed for agricultural properties.

**PROPERTY CARDS, MAPS AND REAL ESTATE TRANSFERS**

New property record cards were put in use in 1999 for residential property in the three towns, in 2000 for rural residential and 2002 for commercial properties. With each sale these property record cards are updated by ownership and whenever splits are made. If a value change is made the reason is recorded on the card. Maps are kept current with ownership and boundary lines.

Real Estate Transfer Statements are filed by year in a separate file drawer.

**THE ANNUAL REPORTS**

The abstracts for Real and Personal property are prepared and filed each year. Copies of assessed Personal Property of the year before are sent to property owners, are checked and returned including new items purchased.

The sales rosters are checked over and mistakes are corrected and rosters returned to the PA&T.

Homestead Exemption applications are sent out. We make sure each property owner that receives an application returns it.

Grant County's Field Liaison Pat Albro works with the Assessor on sales ratio studies and any other questions the assessor has.

**Respectfully submitted,**

---

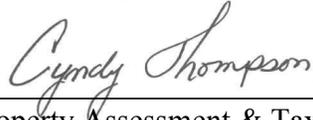
**Tonchita J. Ring**  
**Grant County Assessor**

## Certification

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

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Grant County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8365.

Dated this 9th day of April, 2007.

  
\_\_\_\_\_  
Property Assessment & Taxation