

## Preface

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

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

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

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

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

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

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

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

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

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

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

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

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## 2007 Commission Summary

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### Residential Real Property - Current

<b>Number of Sales</b>		<b>127</b>	<b>COD</b>	<b>10.37</b>
Total Sales Price	\$	5784980	<b>PRD</b>	<b>102.59</b>
Total Adj. Sales Price	\$	5777980	COV	16.29
Total Assessed Value	\$	5578000	STD	16.13
Avg. Adj. Sales Price	\$	45495.91	Avg. Abs. Dev.	10.14
Avg. Assessed Value	\$	43921.26	Min	54.64
<b>Median</b>		<b>97.73</b>	Max	175.83
Wgt. Mean		96.54	95% Median C.I.	96.10 to 99.20
Mean		99.04	95% Wgt. Mean C.I.	94.78 to 98.29
			95% Mean C.I.	96.23 to 101.84
% of Value of the Class of all Real Property Value in the County				28.73
% of Records Sold in the Study Period				5.43
% of Value Sold in the Study Period				6.51
Average Assessed Value of the Base				36,647

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>127</b>	<b>97.73</b>	<b>10.37</b>	<b>102.59</b>
<b>2006</b>	123	96.60	12.13	103.72
<b>2005</b>	148	96.49	16.37	109.06
<b>2004</b>	160	96.82	12.95	103.29
<b>2003</b>	167	98	13.82	103.5
<b>2002</b>	206	95	13.58	102.91
<b>2001</b>	235	97	15.29	105.06

## 2007 Commission Summary

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### Commercial Real Property - Current

<b>Number of Sales</b>		<b>28</b>	<b>COD</b>	<b>17.66</b>
Total Sales Price	\$	2518416	<b>PRD</b>	<b>105.81</b>
Total Adj. Sales Price	\$	2516926	COV	30.61
Total Assessed Value	\$	2364260	STD	30.43
Avg. Adj. Sales Price	\$	89890.21	Avg. Abs. Dev.	17.61
Avg. Assessed Value	\$	84437.86	Min	47.50
<b>Median</b>		<b>99.75</b>	Max	209.80
Wgt. Mean		93.93	95% Median C.I.	88.34 to 102.54
Mean		99.40	95% Wgt. Mean C.I.	87.45 to 100.42
			95% Mean C.I.	87.60 to 111.19
% of Value of the Class of all Real Property Value in the County				6.37
% of Records Sold in the Study Period				9.36
% of Value Sold in the Study Period				12.46
Average Assessed Value of the Base				63,468

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>28</b>	<b>99.75</b>	<b>17.66</b>	<b>105.81</b>
<b>2006</b>	22	99.71	17.04	103.70
<b>2005</b>	23	98.56	16.43	100.24
<b>2004</b>	30	96.78	22.53	109.78
<b>2003</b>	39	97	20.24	109.01
<b>2002</b>	41	95	11.97	103.03
<b>2001</b>	40	97	44.99	115.58

## 2007 Commission Summary

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### Agricultural Land - Current

<b>Number of Sales</b>	<b>38</b>	<b>COD</b>	<b>14.87</b>
Total Sales Price	\$ 5884889	<b>PRD</b>	<b>100.89</b>
Total Adj. Sales Price	\$ 5999140	COV	19.75
Total Assessed Value	\$ 4359875	STD	14.48
Avg. Adj. Sales Price	\$ 157872.11	Avg. Abs. Dev.	10.75
Avg. Assessed Value	\$ 114733.55	Min	44.86
<b>Median</b>	<b>72.29</b>	Max	112.12
Wgt. Mean	72.68	95% Median C.I.	67.77 to 77.88
Mean	73.32	95% Wgt. Mean C.I.	67.44 to 77.91
		95% Mean C.I.	68.72 to 77.93
% of Value of the Class of all Real Property Value in the County			66.52
% of Records Sold in the Study Period			1.7
% of Value Sold in the Study Period			5.79
Average Assessed Value of the Base			88,882

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### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>38</b>	<b>72.29</b>	<b>14.87</b>	<b>100.89</b>
<b>2006</b>	40	78.32	15.49	99.85
<b>2005</b>	54	77.03	12.97	99.92
<b>2004</b>	54	76.52	13.49	100.49
<b>2003</b>	51	77	13.62	99.76
<b>2002</b>	61	77	14.06	100.56
<b>2001</b>	61	76	13.11	101.68

## **2007 Opinions of the Property Tax Administrator for Harlan County**

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

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Harlan County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Harlan County is in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

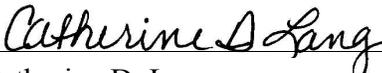
It is my opinion that the level of value of the class of commercial real property in Harlan County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Harlan County is in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Harlan County is 72% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Harlan 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 Harlan County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: In reviewing the 2007 Residential statistics, the three measures of central tendency are all within the acceptable parameters and supportive of each other for the residential property class. The coefficient of dispersion and price related differential are also within the acceptable ranges. New land and improvement valuations were implemented in Republican City after a review of a market analysis was completed by the assessment and appraisal staff in Harlan County. Land values around Harlan Lake also increased for 2007 to equalize and bring the statistical measures within compliance. All information available and statistical data supports that the county has attained the level of value and has uniform and proportionate assessment practices in Harlan County.

**2007 Correlation Section  
for Harlan County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>212</b>	<b>127</b>	<b>59.91</b>
<b>2006</b>	<b>209</b>	<b>123</b>	<b>58.85</b>
<b>2005</b>	<b>201</b>	<b>148</b>	<b>73.63</b>
<b>2004</b>	<b>210</b>	<b>160</b>	<b>76.19</b>
<b>2003</b>	<b>218</b>	<b>167</b>	<b>76.61</b>
<b>2002</b>	<b>264</b>	<b>206</b>	<b>78.03</b>
<b>2001</b>	<b>291</b>	<b>235</b>	<b>80.76</b>

RESIDENTIAL: The total number of residential sales has increased from previously years; likewise the qualified number of sales has increased since 2006 also. Historically Harlan County has utilized a high portion of the total residential sales for the development of the residential statistics. The county continues to complete an ongoing sales review process. Table II demonstrates the county has not excessively trimmed the sample.

**2007 Correlation Section  
for Harlan County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Harlan County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>96.31</b>	<b>4.35</b>	<b>100.5</b>	<b>97.73</b>
<b>2006</b>	<b>94.83</b>	<b>2.36</b>	<b>97.06</b>	<b>96.60</b>
<b>2005</b>	<b>95.43</b>	<b>1</b>	<b>96.38</b>	<b>96.49</b>
<b>2004</b>	<b>95.43</b>	<b>3.48</b>	<b>98.75</b>	<b>96.82</b>
<b>2003</b>	<b>93</b>	<b>3.5</b>	<b>96.26</b>	<b>98</b>
<b>2002</b>	<b>95</b>	<b>1.64</b>	<b>96.56</b>	<b>95</b>
<b>2001</b>	<b>90</b>	<b>4.03</b>	<b>93.63</b>	<b>97</b>

RESIDENTIAL: 2007 increases to the improvement values in Republican City along with leasehold value increases are reflected in the Trended Preliminary Ratio statistic. Only 17% of the qualified sales are located within the assessor location of Republican City to reflect this point spread between the Trended Preliminary Ratio and the R&O Ratio. Based on the known assessment practices in Harlan County it is believed that the level of value for residential property is acceptable and accurate at 98%.

**2007 Correlation Section  
for Harlan County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Harlan County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>5.23</b>	<b>2007</b>	<b>4.35</b>
<b>6.52</b>	<b>2006</b>	<b>2.36</b>
<b>1.77</b>	<b>2005</b>	<b>1</b>
<b>4.23</b>	<b>2004</b>	<b>3.48</b>
<b>7.95</b>	<b>2003</b>	<b>3.5</b>
<b>5.56</b>	<b>2002</b>	<b>1.64</b>
<b>1.03</b>	<b>2001</b>	<b>4.03</b>

RESIDENTIAL: Table IV indicates a .88 point spread between the percent change in total assessed value in the sales file to the percent change in assessed value (excluding growth). This slight difference is supportive of the 2007 assessment actions by Harlan County.

## 2007 Correlation Section for Harlan County

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

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

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

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

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

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

**2007 Correlation Section  
for Harlan County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>97.73</b>	<b>96.54</b>	<b>99.04</b>

RESIDENTIAL: The measures of central tendency show that the median, weighted mean and mean for the qualified residential sales are within the acceptable level of value. All three measures support each other. For direct equalization purposes the median will be used to describe the level of value for the residential class of property.

**2007 Correlation Section  
for Harlan County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>10.37</b>	<b>102.59</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

RESIDENTIAL: The coefficient of dispersion and price related differential are both within the acceptable ranges. Both statistics indicate the assessment uniformity has been met for residential property in Harlan County.

**2007 Correlation Section  
for Harlan County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>127</b>	<b>127</b>	<b>0</b>
<b>Median</b>	<b>96.31</b>	<b>97.73</b>	<b>1.42</b>
<b>Wgt. Mean</b>	<b>92.03</b>	<b>96.54</b>	<b>4.51</b>
<b>Mean</b>	<b>96.42</b>	<b>99.04</b>	<b>2.62</b>
<b>COD</b>	<b>14.12</b>	<b>10.37</b>	<b>-3.75</b>
<b>PRD</b>	<b>104.77</b>	<b>102.59</b>	<b>-2.18</b>
<b>Min Sales Ratio</b>	<b>50.35</b>	<b>54.64</b>	<b>4.29</b>
<b>Max Sales Ratio</b>	<b>172.33</b>	<b>175.83</b>	<b>3.5</b>

RESIDENTIAL: Statistical changes shown on Table VII reflects the assessment actions taken by the Assessment Administrative Manager and Appraisal staff to equalize residential property values for the current assessment year. New values in Republican City and increased leasehold valuations around the Harlan Lake Area for 2007 were established and implemented to equalize the statistical measures.

**2007 Correlation Section  
for Harlan County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: An overview of the statistical information contained in the seven tables for commercial property indicates the level of value has been achieved for 2007. All three measures of central tendency are within the acceptable ranges. Only the price related differential falls above the parameters for the current assessment year. The appraisal staff studied and reviewed all property types and classifications around the Harlan Lake area where the market has shown strong interest. Commercial marina's, cabin properties and trailer parks county wide were revalued to equalize the property class within Harlan County. There is no information available that would suggest that the qualified median of 100 is not the best indication of the level of value. The appraisal staff utilizes their solid assessment knowledge and experience to consistently review and complete market analysis to determine the valuations within the commercial property class.

**2007 Correlation Section  
for Harlan County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>48</b>	<b>28</b>	<b>58.33</b>
<b>2006</b>	<b>42</b>	<b>22</b>	<b>52.38</b>
<b>2005</b>	<b>33</b>	<b>23</b>	<b>69.7</b>
<b>2004</b>	<b>37</b>	<b>30</b>	<b>81.08</b>
<b>2003</b>	<b>47</b>	<b>39</b>	<b>82.98</b>
<b>2002</b>	<b>51</b>	<b>41</b>	<b>80.39</b>
<b>2001</b>	<b>55</b>	<b>40</b>	<b>72.73</b>

COMMERCIAL: The total number of commercial sales has increased since 2006; likewise the qualified number of sales has increased also. Historically Harlan County has utilized a high portion of the total sales for the development of the commercial statistics. The county continues to complete an ongoing sales review process. Table II demonstrates the county has not excessively trimmed the sample.

**2007 Correlation Section  
for Harlan County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Harlan County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>99.72</b>	<b>0.68</b>	<b>100.4</b>	<b>99.75</b>
<b>2006</b>	<b>99.66</b>	<b>-0.73</b>	<b>98.93</b>	<b>99.71</b>
<b>2005</b>	<b>97.09</b>	<b>4.31</b>	<b>101.27</b>	<b>98.56</b>
<b>2004</b>	<b>97.18</b>	<b>-3.33</b>	<b>93.95</b>	<b>96.78</b>
<b>2003</b>	<b>95</b>	<b>6.2</b>	<b>100.89</b>	<b>97</b>
<b>2002</b>	<b>95</b>	<b>8.21</b>	<b>102.8</b>	<b>95</b>
<b>2001</b>	<b>94</b>	<b>0.34</b>	<b>94.32</b>	<b>97</b>

COMMERCIAL: Table III shows that the Trended Preliminary Ratio and the R&O Ratio are very similar and supportive of the Preliminary Median. This supports the assessment actions in the commercial class of property for 2007 in Harlan County.

**2007 Correlation Section  
for Harlan County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Harlan County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>5.23</b>	<b>2007</b>	<b>0.68</b>
<b>0.36</b>	<b>2006</b>	<b>-0.73</b>
<b>0.68</b>	<b>2005</b>	<b>4.31</b>
<b>-1.37</b>	<b>2004</b>	<b>-3.33</b>
<b>0.98</b>	<b>2003</b>	<b>6.2</b>
<b>-2.88</b>	<b>2002</b>	<b>8.21</b>
<b>-1.96</b>	<b>2001</b>	<b>0.34</b>

COMMERCIAL: Table IV reflects changes made after the appraisal staff reviewed market data on marina's and cabin properties in Harlan County. Trailer parks countywide were also revalued with new depreciation tables. The market around Harlan Lake has experienced strong increased selling prices that caused a new review of the neighborhood and increased values to equalize the commercial property class for 2007.

## 2007 Correlation Section for Harlan County

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

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

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

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

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

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

**2007 Correlation Section  
for Harlan County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>99.75</b>	<b>93.93</b>	<b>99.40</b>

COMMERCIAL: The measures of central tendency show that the median, weighted mean and mean for the qualified commercial sales are within the acceptable level of value. The median and mean statistical measures strongly support each other. For direct equalization purposes the median will be used to describe the level of value for the commercial class of property.

**2007 Correlation Section  
for Harlan County**

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

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

- Single-family residences: a COD of 15 percent or less.
- For newer and fairly homogeneous areas: a COD of 10 or less.
- Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.
- Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.
- Rural residential and seasonal properties: a COD of 20 or less.

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>17.66</b>	<b>105.81</b>
<b>Difference</b>	<b>0</b>	<b>2.81</b>

COMMERCIAL: The coefficient of dispersion indicates that uniformity has been achieved but the price related differential falls above the acceptable parameters. Based on the assessment practices known in Harlan County, it is believed that the county has met the standards for uniform and proportionate assessments.

**2007 Correlation Section  
for Harlan County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>28</b>	<b>28</b>	<b>0</b>
<b>Median</b>	<b>99.72</b>	<b>99.75</b>	<b>0.03</b>
<b>Wgt. Mean</b>	<b>92.30</b>	<b>93.93</b>	<b>1.63</b>
<b>Mean</b>	<b>98.37</b>	<b>99.40</b>	<b>1.03</b>
<b>COD</b>	<b>18.21</b>	<b>17.66</b>	<b>-0.55</b>
<b>PRD</b>	<b>106.57</b>	<b>105.81</b>	<b>-0.76</b>
<b>Min Sales Ratio</b>	<b>47.50</b>	<b>47.50</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>209.80</b>	<b>209.80</b>	<b>0</b>

COMMERCIAL: Minor changes in the statistical measures shown on Table VII for commercial property support the assessment actions in Harlan County for the current assessment year.

**2007 Correlation Section  
for Harlan County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: All three measures of central tendency and both qualitative measures are within the parameters and very supportive of the uniform and proportionate assessment practices in the three market areas in Harlan County for 2007. The assessment actions to implement new agricultural land values in areas two and three are reflected through the overall statistical measures. The median best represents the level of value for the class of property for direct equalization purposes. Based on the qualified statistics and known assessment practices in Harlan County it is believed that the county has attained the level of value and uniform and proportionate assessment practices.

**2007 Correlation Section  
for Harlan County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>117</b>	<b>38</b>	<b>32.48</b>
<b>2006</b>	<b>119</b>	<b>40</b>	<b>33.61</b>
<b>2005</b>	<b>100</b>	<b>54</b>	<b>54</b>
<b>2004</b>	<b>100</b>	<b>54</b>	<b>54</b>
<b>2003</b>	<b>91</b>	<b>51</b>	<b>56.04</b>
<b>2002</b>	<b>98</b>	<b>61</b>	<b>62.24</b>
<b>2001</b>	<b>98</b>	<b>61</b>	<b>62.24</b>

AGRICULTURAL UNIMPROVED: Table II indicates a similar number of total, qualified and percent of sales used in the agricultural unimproved land class in Harlan County from 2006 to 2007. The declining number of sales reflect the portion of eliminated sales due to substantially changed properties since time of sale. Harlan County has experienced a large portion of sold dryland acres that are currently irrigated. Based on the known assessment practices for Harlan County it is believed that the county has not excessively trimmed the sample.

**2007 Correlation Section  
for Harlan County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Harlan County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>71.69</b>	<b>0.85</b>	<b>72.3</b>	<b>72.29</b>
<b>2006</b>	<b>77.50</b>	<b>1.96</b>	<b>79.02</b>	<b>78.32</b>
<b>2005</b>	<b>75.36</b>	<b>1.29</b>	<b>76.33</b>	<b>77.03</b>
<b>2004</b>	<b>76.21</b>	<b>5.4</b>	<b>80.32</b>	<b>76.52</b>
<b>2003</b>	<b>70</b>	<b>7.1</b>	<b>74.97</b>	<b>77</b>
<b>2002</b>	<b>78</b>	<b>0.05</b>	<b>78.04</b>	<b>77</b>
<b>2001</b>	<b>77</b>	<b>-0.35</b>	<b>76.73</b>	<b>76</b>

AGRICULTURAL UNIMPROVED: The Trended Preliminary Ratio and the R&O Ratio are almost identical and offer strong support of each other. Both ratios reflect the 2007 assessment actions to implement new land values in market areas two and three.

**2007 Correlation Section  
for Harlan County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Harlan County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>2.31</b>	<b>2007</b>	<b>0.85</b>
<b>0.83</b>	<b>2006</b>	<b>1.96</b>
<b>1.74</b>	<b>2005</b>	<b>1.29</b>
<b>9.71</b>	<b>2004</b>	<b>5.4</b>
<b>5.63</b>	<b>2003</b>	<b>7.1</b>
<b>-1.46</b>	<b>2002</b>	<b>0.05</b>
<b>-3.37</b>	<b>2001</b>	<b>-0.35</b>

AGRICULTURAL UNIMPROVED: The 1.46 point spread on Table IV between the sales file and the assessed base reflects the new land values for market areas two and three in Harlan County. The county values experienced increases and decreases to equalize the agricultural unimproved property class for 2007. Table IV is consistent and supportive of the assessment actions for Harlan County.

## 2007 Correlation Section for Harlan County

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

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

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

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

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

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

**2007 Correlation Section  
for Harlan County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>72.29</b>	<b>72.68</b>	<b>73.32</b>

AGRICULTURAL UNIMPROVED: The measures of central tendency show that the median, weighted mean and mean for the qualified agricultural unimproved sales are within the acceptable level of value. All three measures support each other. For direct equalization purposes the median will be used to describe the level of value for this class of property.

**2007 Correlation Section  
for Harlan County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>14.87</b>	<b>100.89</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

**AGRICULTURAL UNIMPROVED:** The coefficient of dispersion and price related differential are both within the acceptable ranges. Both statistics indicate the assessment uniformity has been met for agricultural unimproved property in Harlan County.

**2007 Correlation Section  
for Harlan County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>38</b>	<b>38</b>	<b>0</b>
<b>Median</b>	<b>71.69</b>	<b>72.29</b>	<b>0.6</b>
<b>Wgt. Mean</b>	<b>72.69</b>	<b>72.68</b>	<b>-0.01</b>
<b>Mean</b>	<b>72.84</b>	<b>73.32</b>	<b>0.48</b>
<b>COD</b>	<b>16.81</b>	<b>14.87</b>	<b>-1.94</b>
<b>PRD</b>	<b>100.20</b>	<b>100.89</b>	<b>0.69</b>
<b>Min Sales Ratio</b>	<b>44.86</b>	<b>44.86</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>115.22</b>	<b>112.12</b>	<b>-3.1</b>

AGRICULTURAL UNIMPROVED: Changes shown between the preliminary and the R&O statistics reflect the assessment actions to the agricultural land in Harlan County. Market areas two and three had new land values for 2007. Market area one had no changes for this year. With new land values in areas two and three, CREP and EQIP acres have also been identified and recognized by land classification grouping codes on the property record cards and valued according to Directives 06-03 and 07-03.

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

42 Harlan

	<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	75,303,100	78,856,165	3,553,065	4.72	1,304,760	2.99
2. Recreational	5,448,615	6,787,310	1,338,695	24.57	75,700	23.18
3. Ag-Homesite Land, Ag-Res Dwellings	12,848,125	13,478,125	630,000	4.9	*-----	4.9
<b>4. Total Residential (sum lines 1-3)</b>	<b>93,599,840</b>	<b>99,121,600</b>	<b>5,521,760</b>	<b>5.9</b>	<b>1,380,460</b>	<b>4.42</b>
5. Commercial	18,229,015	18,976,930	747,915	4.1	623,645	0.68
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	7,701,390	7,753,740	52,350	0.68	328,645	-3.59
8. Minerals	602,170	654,490	52,320	8.69	0	8.69
<b>9. Total Commercial (sum lines 5-8)</b>	<b>26,532,575</b>	<b>27,385,160</b>	<b>852,585</b>	<b>3.21</b>	<b>623,645</b>	<b>0.86</b>
<b>10. Total Non-Agland Real Property</b>	<b>120,132,415</b>	<b>126,506,760</b>	<b>6,374,345</b>	<b>5.31</b>	<b>2,332,750</b>	<b>3.36</b>
11. Irrigated	86,601,235	86,711,155	109,920	0.13		
12. Dryland	57,610,260	56,874,900	-735,360	-1.28		
13. Grassland	33,210,780	35,351,075	2,140,295	6.44		
14. Wasteland	262,250	259,750	-2,500	-0.95		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>177,684,525</b>	<b>179,196,880</b>	<b>1,512,355</b>	<b>0.85</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>297,816,940</b>	<b>305,703,640</b>	<b>7,886,700</b>	<b>2.65</b>	<b>2,332,750</b>	<b>1.86</b>

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

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	127	<b>MEDIAN:</b>	<b>98</b>	COV:	16.29	95% Median C.I.:	96.10 to 99.20	(! : Derived)
TOTAL Sales Price:	5,784,980	WGT. MEAN:	97	STD:	16.13	95% Wgt. Mean C.I.:	94.78 to 98.29	
TOTAL Adj.Sales Price:	5,777,980	MEAN:	99	AVG.ABS.DEV:	10.14	95% Mean C.I.:	96.23 to 101.84	
TOTAL Assessed Value:	5,578,000							
AVG. Adj. Sales Price:	45,495	COD:	10.37	MAX Sales Ratio:	175.83			
AVG. Assessed Value:	43,921	PRD:	102.59	MIN Sales Ratio:	54.64			

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	19	97.07	95.05	97.68	9.83	97.31	54.64	112.43	88.48 to 105.14	44,818	43,778
10/01/04 TO 12/31/04	11	96.10	99.13	95.40	13.67	103.91	76.83	135.20	77.16 to 128.98	52,000	49,607
01/01/05 TO 03/31/05	11	88.85	95.58	92.69	11.54	103.11	83.03	136.50	83.56 to 105.91	47,863	44,365
04/01/05 TO 06/30/05	21	94.79	95.05	93.84	7.83	101.30	76.90	116.54	87.86 to 102.01	51,349	48,184
07/01/05 TO 09/30/05	20	97.97	97.62	96.09	9.16	101.60	79.85	118.58	85.87 to 102.48	41,687	40,056
10/01/05 TO 12/31/05	17	105.13	117.97	104.89	16.76	112.47	93.51	175.83	100.91 to 139.35	38,655	40,545
01/01/06 TO 03/31/06	9	96.45	97.49	96.71	4.17	100.80	91.73	104.33	92.18 to 103.42	47,044	45,497
04/01/06 TO 06/30/06	19	97.73	94.65	95.86	5.14	98.74	78.16	102.54	89.60 to 98.80	43,962	42,143
____Study Years____											
07/01/04 TO 06/30/05	62	96.30	95.87	95.01	10.25	100.90	54.64	136.50	93.07 to 99.20	48,844	46,409
07/01/05 TO 06/30/06	65	98.69	102.06	98.22	10.29	103.91	78.16	175.83	97.20 to 101.28	42,301	41,548
____Calendar Yrs____											
01/01/05 TO 12/31/05	69	98.73	101.53	96.59	12.04	105.11	76.90	175.83	94.86 to 102.01	44,865	43,337
____ALL____											
	127	97.73	99.04	96.54	10.37	102.59	54.64	175.83	96.10 to 99.20	45,495	43,921

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGES	8	95.43	94.64	93.54	6.53	101.17	80.98	104.53	80.98 to 104.53	62,750	58,695
ALMA	36	99.79	102.04	99.57	9.89	102.48	73.67	172.20	95.77 to 104.00	42,524	42,340
HANCHETTS	2	105.41	105.41	104.98	6.38	100.41	98.69	112.13	N/A	38,450	40,365
HUNTERS HILL	2	92.42	92.42	90.87	5.75	101.71	87.11	97.73	N/A	120,000	109,042
HUNTLEY/RAGAN	1	103.52	103.52	103.52			103.52	103.52	N/A	37,500	38,820
N SHORE CABIN	3	93.11	92.33	94.88	7.21	97.31	81.87	102.01	N/A	102,833	97,573
ORLEANS	18	99.01	101.00	98.51	10.06	102.52	76.90	175.83	93.69 to 104.33	39,852	39,259
OXFORD	15	97.07	104.65	98.68	16.55	106.05	76.83	148.86	88.48 to 118.58	45,743	45,141
REPUBLICAN CITY	22	93.18	90.96	92.14	9.13	98.72	54.64	105.14	84.57 to 98.80	41,372	38,121
STAMFORD	6	97.68	103.81	94.90	11.55	109.38	89.60	135.20	89.60 to 135.20	16,833	15,975
TAYLOR MANOR	14	98.66	97.10	95.21	8.84	101.99	77.16	136.50	84.50 to 101.50	47,678	45,395
____ALL____											
	127	97.73	99.04	96.54	10.37	102.59	54.64	175.83	96.10 to 99.20	45,495	43,921

**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

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TOTAL Sales Price:	5,784,980	WGT. MEAN:	97	STD:	16.13	95% Wgt. Mean C.I.:	94.78 to 98.29	
TOTAL Adj.Sales Price:	5,777,980	MEAN:	99	AVG.ABS.DEV:	10.14	95% Mean C.I.:	96.23 to 101.84	
TOTAL Assessed Value:	5,578,000							
AVG. Adj. Sales Price:	45,495	COD:	10.37	MAX Sales Ratio:	175.83			
AVG. Assessed Value:	43,921	PRD:	102.59	MIN Sales Ratio:	54.64			

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	98	97.66	99.88	97.45	11.07	102.50	54.64	175.83	95.77 to 99.87	40,643	39,605
2	21	98.58	96.76	94.91	8.39	101.96	77.16	136.50	87.11 to 101.46	61,566	58,431
3	8	95.43	94.64	93.54	6.53	101.17	80.98	104.53	80.98 to 104.53	62,750	58,695
ALL	127	97.73	99.04	96.54	10.37	102.59	54.64	175.83	96.10 to 99.20	45,495	43,921

**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	123	97.45	98.32	96.36	9.95	102.04	54.64	175.83	95.77 to 98.80	46,285	44,598
2	4	106.82	121.13	108.82	19.69	111.32	98.69	172.20	N/A	21,225	23,096
ALL	127	97.73	99.04	96.54	10.37	102.59	54.64	175.83	96.10 to 99.20	45,495	43,921

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	119	97.83	99.37	96.61	10.70	102.85	54.64	175.83	96.10 to 99.25	45,936	44,381
06											
07	8	96.97	94.10	95.21	5.21	98.83	80.06	100.70	80.06 to 100.70	38,937	37,073
ALL	127	97.73	99.04	96.54	10.37	102.59	54.64	175.83	96.10 to 99.20	45,495	43,921

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
31-0506	2	91.58	91.58	93.02	7.88	98.45	84.36	98.80	N/A	100,000	93,022
33-0540	39	97.29	101.99	97.59	13.03	104.51	76.83	175.83	94.05 to 101.28	42,448	41,424
42-0002	83	98.07	98.01	96.53	9.26	101.54	54.64	172.20	96.45 to 100.34	44,427	42,884
50-0001	3	94.76	93.95	92.35	7.02	101.73	83.56	103.52	N/A	78,333	72,338
69-0044											
69-0055											
NonValid School											
ALL	127	97.73	99.04	96.54	10.37	102.59	54.64	175.83	96.10 to 99.20	45,495	43,921

**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:	127	<b>MEDIAN:</b>	<b>98</b>	COV:	16.29	95% Median C.I.:	96.10 to 99.20	(! : Derived)
TOTAL Sales Price:	5,784,980	WGT. MEAN:	97	STD:	16.13	95% Wgt. Mean C.I.:	94.78 to 98.29	
TOTAL Adj.Sales Price:	5,777,980	MEAN:	99	AVG.ABS.DEV:	10.14	95% Mean C.I.:	96.23 to 101.84	
TOTAL Assessed Value:	5,578,000							
AVG. Adj. Sales Price:	45,495	COD:	10.37	MAX Sales Ratio:	175.83			
AVG. Assessed Value:	43,921	PRD:	102.59	MIN Sales Ratio:	54.64			

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	7	100.00	107.43	101.41	17.10	105.93	82.90	172.20	82.90 to 172.20	17,935	18,187
Prior TO 1860											
1860 TO 1899	3	118.58	132.64	111.10	20.33	119.40	103.52	175.83	N/A	17,500	19,441
1900 TO 1919	25	97.07	100.52	98.15	11.02	102.41	76.90	139.35	91.73 to 104.00	25,458	24,988
1920 TO 1939	12	101.01	99.10	96.68	9.12	102.50	80.98	116.54	90.68 to 107.30	35,125	33,960
1940 TO 1949	11	98.52	98.74	99.35	6.70	99.39	76.83	114.60	89.02 to 108.63	43,681	43,397
1950 TO 1959	8	102.36	108.73	105.54	8.58	103.03	96.50	148.86	96.50 to 148.86	27,125	28,626
1960 TO 1969	16	100.27	99.62	99.69	8.20	99.93	54.64	128.98	95.15 to 104.88	56,786	56,608
1970 TO 1979	35	93.47	92.65	94.28	8.56	98.27	73.67	136.50	86.34 to 96.14	57,597	54,301
1980 TO 1989	4	97.20	95.84	95.89	3.87	99.95	86.96	102.01	N/A	71,750	68,802
1990 TO 1994	2	93.41	93.41	91.03	6.74	102.62	87.11	99.71	N/A	112,500	102,407
1995 TO 1999	3	96.10	93.11	91.64	4.94	101.60	84.50	98.73	N/A	109,333	100,198
2000 TO Present	1	83.56	83.56	83.56			83.56	83.56	N/A	80,000	66,850
ALL											
	127	97.73	99.04	96.54	10.37	102.59	54.64	175.83	96.10 to 99.20	45,495	43,921

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	5	101.50	117.45	114.52	17.72	102.56	97.92	175.83	N/A	3,389	3,881
5000 TO 9999	7	100.70	110.80	109.84	23.03	100.88	76.90	172.20	76.90 to 172.20	6,071	6,668
Total \$											
1 TO 9999	12	101.10	113.57	111.17	20.86	102.16	76.90	175.83	96.50 to 135.20	4,953	5,507
10000 TO 29999	39	97.83	100.49	99.74	13.87	100.75	54.64	148.86	92.18 to 104.43	19,858	19,806
30000 TO 59999	40	97.20	95.31	95.21	8.16	100.10	76.83	112.13	89.02 to 102.14	42,320	40,293
60000 TO 99999	25	97.73	96.78	96.58	4.28	100.21	83.56	108.63	94.86 to 99.20	75,990	73,389
100000 TO 149999	9	96.10	98.20	97.50	6.26	100.72	84.50	112.43	93.51 to 106.11	111,166	108,385
150000 TO 249999	2	90.11	90.11	90.46	3.33	99.62	87.11	93.11	N/A	175,500	158,752
ALL											
	127	97.73	99.04	96.54	10.37	102.59	54.64	175.83	96.10 to 99.20	45,495	43,921

**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:	127	<b>MEDIAN:</b>	<b>98</b>	COV:	16.29	95% Median C.I.:	96.10 to 99.20	(! : Derived)
TOTAL Sales Price:	5,784,980	WGT. MEAN:	97	STD:	16.13	95% Wgt. Mean C.I.:	94.78 to 98.29	
TOTAL Adj.Sales Price:	5,777,980	MEAN:	99	AVG.ABS.DEV:	10.14	95% Mean C.I.:	96.23 to 101.84	
TOTAL Assessed Value:	5,578,000							
AVG. Adj. Sales Price:	45,495	COD:	10.37	MAX Sales Ratio:	175.83			
AVG. Assessed Value:	43,921	PRD:	102.59	MIN Sales Ratio:	54.64			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	6	98.96	95.20	92.38	9.39	103.06	76.90	112.00	76.90 to 112.00	3,990	3,686
5000 TO 9999	6	117.95	122.51	98.26	32.70	124.68	54.64	175.83	54.64 to 175.83	7,333	7,205
Total \$ _____											
1 TO 9999	12	100.35	108.86	96.19	23.96	113.17	54.64	175.83	82.90 to 135.20	5,662	5,446
10000 TO 29999	42	96.87	97.97	95.78	12.06	102.28	73.67	148.86	89.60 to 99.25	20,987	20,102
30000 TO 59999	37	99.87	99.28	97.68	8.69	101.64	76.83	139.35	96.45 to 102.48	42,629	41,638
60000 TO 99999	26	97.59	96.68	96.45	4.26	100.23	83.56	108.63	94.42 to 99.20	76,913	74,184
100000 TO 149999	9	96.10	97.43	96.30	7.06	101.18	84.50	112.43	87.11 to 106.11	117,277	112,937
150000 TO 249999	1	93.11	93.11	93.11			93.11	93.11	N/A	196,000	182,490
ALL _____											
	127	97.73	99.04	96.54	10.37	102.59	54.64	175.83	96.10 to 99.20	45,495	43,921

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0	7	100.00	107.43	101.41	17.10	105.93	82.90	172.20	82.90 to 172.20	17,935	18,187
10	1	148.86	148.86	148.86			148.86	148.86	N/A	11,000	16,375
15	5	114.60	109.98	112.08	7.41	98.13	97.92	122.34	N/A	17,510	19,626
20	22	102.36	105.18	98.02	11.83	107.30	78.16	175.83	94.33 to 111.21	24,718	24,229
25	30	97.25	97.88	97.91	6.71	99.97	76.90	128.98	94.86 to 100.91	40,271	39,431
30	54	95.34	94.42	95.17	8.90	99.21	54.64	139.35	93.29 to 98.58	60,258	57,348
35	5	98.73	100.00	98.86	16.50	101.15	79.85	136.50	N/A	45,200	44,686
40	3	93.11	92.64	93.15	5.23	99.45	85.09	99.71	N/A	107,333	99,980
ALL _____											
	127	97.73	99.04	96.54	10.37	102.59	54.64	175.83	96.10 to 99.20	45,495	43,921

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0	7	100.00	107.43	101.41	17.10	105.93	82.90	172.20	82.90 to 172.20	17,935	18,187
100	2	95.69	95.69	90.49	9.13	105.75	86.96	104.43	N/A	49,500	44,792
101	107	97.29	98.66	96.65	10.17	102.08	54.64	175.83	95.53 to 98.80	45,990	44,449
102	1	106.11	106.11	106.11			106.11	106.11	N/A	100,000	106,105
104	10	100.02	97.18	93.70	7.60	103.72	76.83	110.60	84.50 to 104.33	53,250	49,895
ALL _____											
	127	97.73	99.04	96.54	10.37	102.59	54.64	175.83	96.10 to 99.20	45,495	43,921

**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:	127	<b>MEDIAN:</b>	<b>98</b>	COV:	16.29	95% Median C.I.:	96.10 to 99.20	(!: Derived)
TOTAL Sales Price:	5,784,980	WGT. MEAN:	97	STD:	16.13	95% Wgt. Mean C.I.:	94.78 to 98.29	
TOTAL Adj.Sales Price:	5,777,980	MEAN:	99	AVG.ABS.DEV:	10.14	95% Mean C.I.:	96.23 to 101.84	
TOTAL Assessed Value:	5,578,000							
AVG. Adj. Sales Price:	45,495	COD:	10.37	MAX Sales Ratio:	175.83			
AVG. Assessed Value:	43,921	PRD:	102.59	MIN Sales Ratio:	54.64			

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<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0	7	100.00	107.43	101.41	17.10	105.93	82.90	172.20	82.90 to 172.20	17,935	18,187	
10	3	78.16	87.94	77.57	16.35	113.37	73.67	112.00	N/A	15,716	12,191	
15	1	97.92	97.92	97.92			97.92	97.92	N/A	4,800	4,700	
20	10	108.17	115.74	110.47	19.78	104.77	76.90	175.83	94.33 to 148.86	10,700	11,820	
25	12	96.80	101.28	99.18	9.86	102.12	86.34	128.98	91.73 to 116.54	28,770	28,533	
30	46	96.87	96.14	95.79	9.80	100.36	54.64	139.35	92.18 to 101.46	41,588	39,837	
35	24	97.33	98.51	98.06	5.04	100.47	80.06	110.75	95.53 to 103.42	58,562	57,424	
40	24	96.91	96.03	94.99	8.79	101.09	79.85	136.50	87.11 to 100.34	76,237	72,420	
<u>ALL</u>	<u>127</u>	<u>97.73</u>	<u>99.04</u>	<u>96.54</u>	<u>10.37</u>	<u>102.59</u>	<u>54.64</u>	<u>175.83</u>	<u>96.10 to 99.20</u>	<u>45,495</u>	<u>43,921</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:	28	<b>MEDIAN:</b>	<b>100</b>	COV:	30.61	95% Median C.I.:	88.34 to 102.54	(! : Derived)
TOTAL Sales Price:	2,518,416	WGT. MEAN:	94	STD:	30.43	95% Wgt. Mean C.I.:	87.45 to 100.42	
TOTAL Adj.Sales Price:	2,516,926	MEAN:	99	AVG.ABS.DEV:	17.61	95% Mean C.I.:	87.60 to 111.19	
TOTAL Assessed Value:	2,364,260							
AVG. Adj. Sales Price:	89,890	COD:	17.66	MAX Sales Ratio:	209.80			
AVG. Assessed Value:	84,437	PRD:	105.81	MIN Sales Ratio:	47.50			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	96.87	96.87	96.87			96.87	96.87	N/A	125,000	121,085
10/01/03 TO 12/31/03	3	98.16	90.18	95.38	8.69	94.55	73.39	98.98	N/A	261,746	249,645
01/01/04 TO 03/31/04	3	57.80	68.33	96.16	30.09	71.06	47.50	99.68	N/A	54,500	52,406
04/01/04 TO 06/30/04	2	100.00	100.00	109.69	15.56	91.17	84.44	115.56	N/A	35,750	39,212
07/01/04 TO 09/30/04	5	100.31	111.52	88.98	35.21	125.34	53.62	209.80	N/A	94,813	84,364
10/01/04 TO 12/31/04	1	100.62	100.62	100.62			100.62	100.62	N/A	69,945	70,380
01/01/05 TO 03/31/05	3	102.54	109.51	117.77	6.96	92.99	102.29	123.70	N/A	9,255	10,900
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	3	91.66	93.72	89.89	4.66	104.26	88.34	101.15	N/A	75,600	67,953
10/01/05 TO 12/31/05	1	158.50	158.50	158.50			158.50	158.50	N/A	2,000	3,170
01/01/06 TO 03/31/06	4	95.49	94.45	89.74	11.05	105.24	81.61	105.20	N/A	113,277	101,655
04/01/06 TO 06/30/06	2	103.25	103.25	101.73	3.32	101.49	99.82	106.67	N/A	59,000	60,022
<u>Study Years</u>											
07/01/03 TO 06/30/04	9	96.87	85.82	96.54	17.12	88.89	47.50	115.56	57.80 to 99.68	127,248	122,851
07/01/04 TO 06/30/05	9	102.29	109.64	91.80	21.93	119.43	53.62	209.80	86.74 to 123.70	63,530	58,322
07/01/05 TO 06/30/06	10	100.49	102.39	91.72	12.81	111.63	81.61	158.50	86.18 to 106.67	79,991	73,369
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	11	99.68	96.66	93.43	27.66	103.45	47.50	209.80	53.62 to 115.56	70,819	66,167
01/01/05 TO 12/31/05	7	102.29	109.74	93.44	14.47	117.45	88.34	158.50	88.34 to 158.50	36,652	34,247
<u>ALL</u>											
	28	99.75	99.40	93.93	17.66	105.81	47.50	209.80	88.34 to 102.54	89,890	84,437

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALMA	15	99.82	100.22	95.42	15.09	105.02	47.50	158.50	86.74 to 106.67	71,378	68,112
ORLEANS	6	92.80	83.64	63.19	19.78	132.35	53.62	102.54	53.62 to 102.54	28,461	17,985
OXFORD	3	98.98	91.00	95.62	9.17	95.17	73.39	100.62	N/A	264,061	252,491
PATTERSON	1	88.34	88.34	88.34			88.34	88.34	N/A	169,800	150,000
REPUBLICAN CITY	2	103.42	103.42	103.52	3.61	99.90	99.68	107.15	N/A	155,500	160,972
STAMFORD	1	209.80	209.80	209.80			209.80	209.80	N/A	2,500	5,245
<u>ALL</u>											
	28	99.75	99.40	93.93	17.66	105.81	47.50	209.80	88.34 to 102.54	89,890	84,437

**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:	28	<b>MEDIAN:</b>	<b>100</b>	COV:	30.61	95% Median C.I.:	88.34 to 102.54	(!: Derived)
TOTAL Sales Price:	2,518,416	WGT. MEAN:	94	STD:	30.43	95% Wgt. Mean C.I.:	87.45 to 100.42	
TOTAL Adj.Sales Price:	2,516,926	MEAN:	99	AVG.ABS.DEV:	17.61	95% Mean C.I.:	87.60 to 111.19	
TOTAL Assessed Value:	2,364,260							
AVG. Adj. Sales Price:	89,890	COD:	17.66	MAX Sales Ratio:	209.80			
AVG. Assessed Value:	84,437	PRD:	105.81	MIN Sales Ratio:	47.50			

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	27	99.82	99.80	94.34	17.87	105.79	47.50	209.80	86.74 to 104.79	86,930	82,009
3	1	88.34	88.34	88.34			88.34	88.34	N/A	169,800	150,000
ALL	28	99.75	99.40	93.93	17.66	105.81	47.50	209.80	88.34 to 102.54	89,890	84,437

**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	24	99.75	99.44	94.38	15.38	105.36	53.62	209.80	86.74 to 104.79	97,452	91,975
2	3	102.29	102.76	82.75	36.17	124.19	47.50	158.50	N/A	2,755	2,280
3	1	88.34	88.34	88.34			88.34	88.34	N/A	169,800	150,000
ALL	28	99.75	99.40	93.93	17.66	105.81	47.50	209.80	88.34 to 102.54	89,890	84,437

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
31-0506											
33-0540	10	99.80	98.46	90.18	24.87	109.19	53.62	209.80	57.80 to 102.54	96,545	87,063
42-0002	18	99.75	99.91	96.27	13.64	103.78	47.50	158.50	88.34 to 106.67	86,193	82,979
50-0001											
69-0044											
69-0055											
NonValid School											
ALL	28	99.75	99.40	93.93	17.66	105.81	47.50	209.80	88.34 to 102.54	89,890	84,437

**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:	28	<b>MEDIAN:</b>	<b>100</b>	COV:	30.61	95% Median C.I.:	88.34 to 102.54	(! : Derived)
TOTAL Sales Price:	2,518,416	WGT. MEAN:	94	STD:	30.43	95% Wgt. Mean C.I.:	87.45 to 100.42	
TOTAL Adj.Sales Price:	2,516,926	MEAN:	99	AVG.ABS.DEV:	17.61	95% Mean C.I.:	87.60 to 111.19	
TOTAL Assessed Value:	2,364,260							
AVG. Adj. Sales Price:	89,890	COD:	17.66	MAX Sales Ratio:	209.80			
AVG. Assessed Value:	84,437	PRD:	105.81	MIN Sales Ratio:	47.50			

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	85.59	89.55	83.81	30.73	106.84	47.50	158.50	47.50 to 158.50	15,971	13,385
Prior TO 1860											
1860 TO 1899	1	102.54	102.54	102.54			102.54	102.54	N/A	6,500	6,665
1900 TO 1919	3	104.79	109.88	110.01	7.17	99.88	101.15	123.70	N/A	20,203	22,225
1920 TO 1939	4	111.12	130.92	107.97	28.58	121.26	91.66	209.80	N/A	33,375	36,033
1940 TO 1949											
1950 TO 1959	1	107.15	107.15	107.15			107.15	107.15	N/A	160,000	171,435
1960 TO 1969	3	99.68	84.37	83.76	15.45	100.73	53.62	99.82	N/A	120,333	100,793
1970 TO 1979	5	98.16	92.16	90.77	7.99	101.53	73.39	100.62	N/A	106,251	96,446
1980 TO 1989	2	90.30	90.30	94.06	9.62	96.00	81.61	98.98	N/A	428,115	402,677
1990 TO 1994	2	101.04	101.04	100.95	4.12	100.08	96.87	105.20	N/A	122,500	123,665
1995 TO 1999	1	86.18	86.18	86.18			86.18	86.18	N/A	67,000	57,740
2000 TO Present											
ALL	28	99.75	99.40	93.93	17.66	105.81	47.50	209.80	88.34 to 102.54	89,890	84,437

**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	3	158.50	156.86	168.40	22.61	93.15	102.29	209.80	N/A	1,922	3,236
5000 TO 9999	3	57.80	69.28	70.39	31.74	98.42	47.50	102.54	N/A	6,333	4,458
Total \$											
1 TO 9999	6	102.42	113.07	93.21	42.84	121.31	47.50	209.80	47.50 to 209.80	4,127	3,847
10000 TO 29999	4	102.97	103.52	105.35	10.42	98.26	84.44	123.70	N/A	18,527	19,518
30000 TO 59999	3	106.67	104.63	106.02	7.47	98.69	91.66	115.56	N/A	43,666	46,296
60000 TO 99999	5	98.16	94.30	94.60	5.61	99.68	86.18	100.62	N/A	70,302	66,509
100000 TO 149999	5	96.87	85.88	85.94	16.21	99.93	53.62	105.20	N/A	119,702	102,873
150000 TO 249999	4	94.01	94.19	92.61	9.81	101.71	81.61	107.15	N/A	180,825	167,460
500000 +	1	98.98	98.98	98.98			98.98	98.98	N/A	613,730	607,460
ALL	28	99.75	99.40	93.93	17.66	105.81	47.50	209.80	88.34 to 102.54	89,890	84,437

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

Type: Qualified

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

NUMBER of Sales:	28	<b>MEDIAN:</b>	<b>100</b>	COV:	30.61	95% Median C.I.:	88.34 to 102.54	(! : Derived)
TOTAL Sales Price:	2,518,416	WGT. MEAN:	94	STD:	30.43	95% Wgt. Mean C.I.:	87.45 to 100.42	
TOTAL Adj.Sales Price:	2,516,926	MEAN:	99	AVG.ABS.DEV:	17.61	95% Mean C.I.:	87.60 to 111.19	
TOTAL Assessed Value:	2,364,260							
AVG. Adj. Sales Price:	89,890	COD:	17.66	MAX Sales Ratio:	209.80			
AVG. Assessed Value:	84,437	PRD:	105.81	MIN Sales Ratio:	47.50			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	80.05	91.52	70.88	48.56	129.12	47.50	158.50	N/A	3,941	2,793
5000 TO 9999	2	156.17	156.17	132.33	34.34	118.01	102.54	209.80	N/A	4,500	5,955
Total \$											
1 TO 9999	6	102.42	113.07	93.21	42.84	121.31	47.50	209.80	47.50 to 209.80	4,127	3,847
10000 TO 29999	4	102.97	103.52	105.35	10.42	98.26	84.44	123.70	N/A	18,527	19,518
30000 TO 59999	4	89.20	92.81	90.70	7.12	102.33	86.18	106.67	N/A	51,641	46,836
60000 TO 99999	6	98.99	90.20	84.55	15.29	106.68	53.62	115.56	53.62 to 115.56	84,909	71,791
100000 TO 149999	3	100.31	100.79	100.74	2.77	100.05	96.87	105.20	N/A	121,666	122,568
150000 TO 249999	4	94.01	94.19	92.61	9.81	101.71	81.61	107.15	N/A	180,825	167,460
500000 +	1	98.98	98.98	98.98			98.98	98.98	N/A	613,730	607,460
ALL	28	99.75	99.40	93.93	17.66	105.81	47.50	209.80	88.34 to 102.54	89,890	84,437

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	20	100.07	94.17	89.06	16.39	105.75	47.50	158.50	86.18 to 102.54	61,759	55,001
10	4	98.92	120.26	91.45	34.86	131.50	73.39	209.80	N/A	81,252	74,307
20	4	103.07	104.64	101.07	6.52	103.53	96.87	115.56	N/A	239,182	241,751
ALL	28	99.75	99.40	93.93	17.66	105.81	47.50	209.80	88.34 to 102.54	89,890	84,437

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	85.59	89.55	83.81	30.73	106.84	47.50	158.50	47.50 to 158.50	15,971	13,385
303	1	100.31	100.31	100.31			100.31	100.31	N/A	120,000	120,375
306	2	114.25	114.25	113.46	8.28	100.69	104.79	123.70	N/A	21,805	24,740
341	1	99.82	99.82	99.82			99.82	99.82	N/A	85,000	84,845
343	3	88.34	87.14	88.55	9.92	98.41	73.39	99.68	N/A	143,103	126,715
344	2	94.14	94.14	84.61	13.31	111.27	81.61	106.67	N/A	137,750	116,547
346	1	53.62	53.62	53.62			53.62	53.62	N/A	125,000	67,025
350	1	100.62	100.62	100.62			100.62	100.62	N/A	69,945	70,380
353	5	102.54	124.14	107.09	25.85	115.92	91.66	209.80	N/A	24,800	26,559
381	2	97.52	97.52	97.30	0.66	100.22	96.87	98.16	N/A	94,000	91,462
406	1	86.18	86.18	86.18			86.18	86.18	N/A	67,000	57,740
419	2	106.18	106.18	106.31	0.92	99.87	105.20	107.15	N/A	140,000	148,840
494	1	98.98	98.98	98.98			98.98	98.98	N/A	613,730	607,460
ALL	28	99.75	99.40	93.93	17.66	105.81	47.50	209.80	88.34 to 102.54	89,890	84,437

**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:	28	<b>MEDIAN:</b>	<b>100</b>	COV:	30.61	95% Median C.I.:	88.34 to 102.54	(!: Derived)
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TOTAL Adj.Sales Price:	2,516,926	MEAN:	99	AVG.ABS.DEV:	17.61	95% Mean C.I.:	87.60 to 111.19	
TOTAL Assessed Value:	2,364,260							
AVG. Adj. Sales Price:	89,890	COD:	17.66	MAX Sales Ratio:	209.80			
AVG. Assessed Value:	84,437	PRD:	105.81	MIN Sales Ratio:	47.50			

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	28	99.75	99.40	93.93	17.66	105.81	47.50	209.80	88.34 to 102.54	89,890	84,437
04											
<u>ALL</u>	<u>28</u>	<u>99.75</u>	<u>99.40</u>	<u>93.93</u>	<u>17.66</u>	<u>105.81</u>	<u>47.50</u>	<u>209.80</u>	<u>88.34 to 102.54</u>	<u>89,890</u>	<u>84,437</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:	38	<b>MEDIAN:</b>	<b>72</b>	COV:	19.75	95% Median C.I.:	67.77 to 77.88	(!: Derived)
(AgLand) TOTAL Sales Price:	5,884,889	WGT. MEAN:	73	STD:	14.48	95% Wgt. Mean C.I.:	67.44 to 77.91	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,999,140	MEAN:	73	AVG.ABS.DEV:	10.75	95% Mean C.I.:	68.72 to 77.93	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	4,359,875							
AVG. Adj. Sales Price:	157,872	COD:	14.87	MAX Sales Ratio:	112.12			
AVG. Assessed Value:	114,733	PRD:	100.89	MIN Sales Ratio:	44.86			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	71.77	71.77	67.03	9.73	107.07	64.78	78.75	N/A	74,500	49,935
10/01/03 TO 12/31/03	1	86.26	86.26	86.26			86.26	86.26	N/A	125,000	107,820
01/01/04 TO 03/31/04	1	83.73	83.73	83.73			83.73	83.73	N/A	155,000	129,775
04/01/04 TO 06/30/04	1	55.22	55.22	55.22			55.22	55.22	N/A	27,000	14,910
07/01/04 TO 09/30/04	4	83.09	87.71	85.00	15.80	103.19	73.36	111.30	N/A	101,875	86,590
10/01/04 TO 12/31/04	2	89.83	89.83	89.43	3.97	100.45	86.26	93.40	N/A	76,500	68,415
01/01/05 TO 03/31/05	10	74.36	77.24	76.91	12.27	100.43	62.30	112.12	64.78 to 88.52	269,984	207,634
04/01/05 TO 06/30/05	2	73.91	73.91	69.14	7.43	106.91	68.42	79.41	N/A	84,750	58,592
07/01/05 TO 09/30/05	1	70.05	70.05	70.05			70.05	70.05	N/A	73,500	51,485
10/01/05 TO 12/31/05	7	67.77	66.57	65.45	14.92	101.72	44.86	80.43	44.86 to 80.43	54,042	35,371
01/01/06 TO 03/31/06	4	57.25	59.42	62.01	13.48	95.83	51.06	72.13	N/A	236,750	146,802
04/01/06 TO 06/30/06	3	61.73	64.39	62.21	5.41	103.50	60.71	70.72	N/A	238,166	148,163
<u>Study Years</u>											
07/01/03 TO 06/30/04	5	78.75	73.75	77.28	12.70	95.44	55.22	86.26	N/A	91,200	70,475
07/01/04 TO 06/30/05	18	76.65	80.59	78.04	13.18	103.27	62.30	112.12	71.96 to 88.52	190,546	148,706
07/01/05 TO 06/30/06	15	62.14	64.46	62.97	13.48	102.36	44.86	80.43	59.16 to 72.13	140,886	88,719
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	8	85.00	83.68	84.56	13.71	98.96	55.22	111.30	55.22 to 111.30	92,812	78,484
01/01/05 TO 12/31/05	20	72.20	72.81	75.05	12.47	97.02	44.86	112.12	67.77 to 77.88	166,057	124,630
<u>ALL</u>											
	38	72.29	73.32	72.68	14.87	100.89	44.86	112.12	67.77 to 77.88	157,872	114,733

**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:	38	<b>MEDIAN:</b>	<b>72</b>	COV:	19.75	95% Median C.I.:	67.77 to 77.88	(!: Derived)
(AgLand) TOTAL Sales Price:	5,884,889	WGT. MEAN:	73	STD:	14.48	95% Wgt. Mean C.I.:	67.44 to 77.91	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,999,140	MEAN:	73	AVG.ABS.DEV:	10.75	95% Mean C.I.:	68.72 to 77.93	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	4,359,875							
AVG. Adj. Sales Price:	157,872	COD:	14.87	MAX Sales Ratio:	112.12			
AVG. Assessed Value:	114,733	PRD:	100.89	MIN Sales Ratio:	44.86			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4113	4	79.77	78.39	79.21	8.28	98.96	67.77	86.26	N/A	119,875	94,955	
4115	8	72.35	75.30	74.53	20.04	101.04	52.35	112.12	52.35 to 112.12	212,299	158,221	
4117	7	77.01	72.81	76.35	13.80	95.36	44.86	88.52	44.86 to 88.52	145,188	110,853	
4119	3	72.44	70.82	66.43	7.24	106.62	62.14	77.88	N/A	369,506	245,445	
4259	4	73.48	73.82	70.37	4.38	104.92	69.08	79.26	N/A	199,475	140,361	
4261	1	111.30	111.30	111.30			111.30	111.30	N/A	84,500	94,050	
4353	1	70.05	70.05	70.05			70.05	70.05	N/A	73,500	51,485	
4355	2	57.92	57.92	61.62	11.84	94.00	51.06	64.78	N/A	104,000	64,080	
4357	1	55.22	55.22	55.22			55.22	55.22	N/A	27,000	14,910	
4359	1	64.78	64.78	64.78			64.78	64.78	N/A	125,000	80,970	
4503	1	79.41	79.41	79.41			79.41	79.41	N/A	11,000	8,735	
4507	2	76.28	76.28	77.94	22.44	97.88	59.16	93.40	N/A	62,000	48,320	
4509	3	70.72	67.93	67.45	6.43	100.72	59.71	73.36	N/A	81,833	55,193	
ALL	38	72.29	73.32	72.68	14.87	100.89	44.86	112.12	67.77 to 77.88	157,872	114,733	

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	11	72.44	73.43	72.22	19.05	101.67	44.86	112.12	60.71 to 88.52	251,894	181,930
2	21	72.13	73.47	73.31	13.19	100.22	51.06	111.30	67.77 to 79.26	135,609	99,413
3	6	72.04	72.63	71.21	13.09	101.99	59.16	93.40	59.16 to 93.40	63,416	45,159
ALL	38	72.29	73.32	72.68	14.87	100.89	44.86	112.12	67.77 to 77.88	157,872	114,733

**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	38	72.29	73.32	72.68	14.87	100.89	44.86	112.12	67.77 to 77.88	157,872	114,733
ALL	38	72.29	73.32	72.68	14.87	100.89	44.86	112.12	67.77 to 77.88	157,872	114,733

**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:	38	<b>MEDIAN:</b>	<b>72</b>	COV:	19.75	95% Median C.I.:	67.77 to 77.88	(!: Derived)
(AgLand) TOTAL Sales Price:	5,884,889	WGT. MEAN:	73	STD:	14.48	95% Wgt. Mean C.I.:	67.44 to 77.91	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,999,140	MEAN:	73	AVG.ABS.DEV:	10.75	95% Mean C.I.:	68.72 to 77.93	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	4,359,875							
AVG. Adj. Sales Price:	157,872	COD:	14.87	MAX Sales Ratio:	112.12			
AVG. Assessed Value:	114,733	PRD:	100.89	MIN Sales Ratio:	44.86			

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
31-0506											
33-0540	16	74.58	75.97	75.76	15.06	100.27	52.35	111.30	64.78 to 86.26	113,556	86,028
42-0002	5	64.78	63.91	67.02	13.03	95.36	51.06	79.41	N/A	161,420	108,186
50-0001	7	72.44	71.57	66.76	6.98	107.20	62.14	79.26	62.14 to 79.26	223,006	148,880
69-0044	8	74.49	71.22	71.97	15.32	98.97	44.86	88.52	44.86 to 88.52	175,700	126,448
69-0055	2	90.27	90.27	95.16	24.21	94.86	68.42	112.12	N/A	204,250	194,370
NonValid School											
ALL	38	72.29	73.32	72.68	14.87	100.89	44.86	112.12	67.77 to 77.88	157,872	114,733

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	5	77.88	73.22	73.38	7.22	99.78	55.22	79.41	N/A	28,664	21,033
50.01 TO 100.00	7	67.77	66.97	70.54	19.16	94.94	44.86	86.26	44.86 to 86.26	62,285	43,937
100.01 TO 180.00	17	70.05	72.61	68.55	14.67	105.91	52.35	111.30	61.73 to 86.26	133,542	91,549
180.01 TO 330.00	6	76.41	81.34	77.29	14.67	105.24	62.14	112.12	62.14 to 112.12	326,166	252,079
330.01 TO 650.00	2	80.01	80.01	78.21	4.66	102.29	76.28	83.73	N/A	298,250	233,265
650.01 +	1	69.08	69.08	69.08			69.08	69.08	N/A	596,100	411,805
ALL	38	72.29	73.32	72.68	14.87	100.89	44.86	112.12	67.77 to 77.88	157,872	114,733

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	2	72.61	72.61	69.43	10.78	104.57	64.78	80.43	N/A	88,948	61,757
DRY-N/A	7	72.13	73.05	73.35	8.21	99.60	59.16	86.26	59.16 to 86.26	70,971	52,055
GRASS	2	51.71	51.71	51.91	1.25	99.61	51.06	52.35	N/A	69,500	36,075
GRASS-N/A	13	75.80	73.26	75.05	13.07	97.62	44.86	93.40	59.71 to 83.73	80,276	60,248
IRRGTD	3	77.88	84.10	86.21	21.32	97.56	62.30	112.12	N/A	186,247	160,555
IRRGTD-N/A	11	69.08	74.70	70.75	15.40	105.58	60.71	111.30	61.73 to 88.52	325,736	230,448
ALL	38	72.29	73.32	72.68	14.87	100.89	44.86	112.12	67.77 to 77.88	157,872	114,733

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

Base Stat

State Stat Run

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(AgLand) TOTAL Sales Price:	5,884,889	WGT. MEAN:	73	STD:	14.48	95% Wgt. Mean C.I.:	67.44 to 77.91	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,999,140	MEAN:	73	AVG.ABS.DEV:	10.75	95% Mean C.I.:	68.72 to 77.93	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	4,359,875							
AVG. Adj. Sales Price:	157,872	COD:	14.87	MAX Sales Ratio:	112.12			
AVG. Assessed Value:	114,733	PRD:	100.89	MIN Sales Ratio:	44.86			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	4	69.95	71.28	70.11	7.15	101.66	64.78	80.43	N/A	91,974	64,485
DRY-N/A	5	74.83	74.29	74.96	9.19	99.12	59.16	86.26	N/A	61,360	45,993
GRASS	4	51.71	58.00	65.48	19.42	88.57	44.86	83.73	N/A	84,900	55,595
GRASS-N/A	11	75.80	74.89	75.09	10.78	99.74	55.22	93.40	59.71 to 90.37	76,636	57,545
IRRGTD	7	62.30	75.06	71.89	21.54	104.41	60.71	112.12	60.71 to 112.12	314,820	226,315
IRRGTD-N/A	7	72.44	78.37	73.91	14.11	106.03	64.78	111.30	64.78 to 111.30	276,871	204,626
ALL	38	72.29	73.32	72.68	14.87	100.89	44.86	112.12	67.77 to 77.88	157,872	114,733

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	9	72.13	72.95	72.31	8.80	100.88	59.16	86.26	64.78 to 80.43	74,966	54,211
GRASS	15	73.36	70.39	72.33	15.86	97.31	44.86	93.40	55.22 to 79.41	78,840	57,025
IRRGTD	13	72.44	77.30	73.46	18.29	105.22	60.71	112.12	62.14 to 88.52	272,749	200,368
IRRGTD-N/A	1	69.08	69.08	69.08			69.08	69.08	N/A	596,100	411,805
ALL	38	72.29	73.32	72.68	14.87	100.89	44.86	112.12	67.77 to 77.88	157,872	114,733

**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	4	76.79	72.05	70.32	9.15	102.47	55.22	79.41	N/A	21,325	14,995
30000 TO 59999	6	68.52	65.44	66.10	20.06	99.00	44.86	80.43	44.86 to 80.43	51,502	34,044
60000 TO 99999	11	71.96	77.02	76.46	16.94	100.73	52.35	111.30	59.71 to 93.40	78,727	60,197
100000 TO 149999	3	72.13	74.39	74.36	9.93	100.04	64.78	86.26	N/A	126,666	94,185
150000 TO 249999	5	75.80	73.95	73.91	7.27	100.06	64.78	83.73	N/A	160,600	118,692
250000 TO 499999	7	72.44	76.30	75.57	18.18	100.96	60.71	112.12	60.71 to 112.12	325,960	246,334
500000 +	2	65.61	65.61	65.39	5.29	100.34	62.14	69.08	N/A	637,050	416,550
ALL	38	72.29	73.32	72.68	14.87	100.89	44.86	112.12	67.77 to 77.88	157,872	114,733

**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

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(AgLand) TOTAL Adj.Sales Price:	5,999,140	MEAN:	73	AVG.ABS.DEV:	10.75	95% Mean C.I.:	68.72 to 77.93	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	4,359,875							
AVG. Adj. Sales Price:	157,872	COD:	14.87	MAX Sales Ratio:	112.12			
AVG. Assessed Value:	114,733	PRD:	100.89	MIN Sales Ratio:	44.86			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	1	79.41	79.41	79.41			79.41	79.41	N/A	11,000	8,735
Total \$ _____											
1 TO 9999	1	79.41	79.41	79.41			79.41	79.41	N/A	11,000	8,735
10000 TO 29999	5	55.22	60.94	57.30	20.88	106.36	44.86	78.75	N/A	33,580	19,242
30000 TO 59999	11	70.72	71.01	69.74	11.86	101.82	52.35	90.37	59.16 to 80.43	68,174	47,541
60000 TO 99999	6	79.19	83.30	80.69	17.28	103.24	64.78	111.30	64.78 to 111.30	97,750	78,875
100000 TO 149999	6	76.41	76.00	75.57	8.29	100.57	64.78	86.26	64.78 to 86.26	154,666	116,880
150000 TO 249999	3	61.73	61.58	61.52	0.86	100.09	60.71	62.30	N/A	296,907	182,663
250000 TO 499999	6	74.36	80.10	75.40	16.42	106.23	62.14	112.12	62.14 to 112.12	444,183	334,908
ALL _____											
	38	72.29	73.32	72.68	14.87	100.89	44.86	112.12	67.77 to 77.88	157,872	114,733

**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:	127	<b>MEDIAN:</b>	<b>96</b>	COV:	20.27	95% Median C.I.:	92.77 to 99.07	(! : Derived)
TOTAL Sales Price:	5,784,980	WGT. MEAN:	92	STD:	19.54	95% Wgt. Mean C.I.:	89.07 to 94.99	
TOTAL Adj.Sales Price:	5,777,980	MEAN:	96	AVG.ABS.DEV:	13.60	95% Mean C.I.:	93.02 to 99.82	
TOTAL Assessed Value:	5,317,510							
AVG. Adj. Sales Price:	45,495	COD:	14.12	MAX Sales Ratio:	172.33			
AVG. Assessed Value:	41,870	PRD:	104.77	MIN Sales Ratio:	50.35			

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	19	96.55	94.02	96.54	9.49	97.38	54.94	110.94	88.21 to 103.17	44,818	43,268
10/01/04 TO 12/31/04	11	95.42	96.59	93.65	15.08	103.14	59.40	133.60	76.64 to 129.00	52,000	48,697
01/01/05 TO 03/31/05	11	89.11	94.30	91.25	11.24	103.35	81.53	133.32	82.13 to 105.51	47,863	43,673
04/01/05 TO 06/30/05	21	93.31	91.44	84.65	10.44	108.02	64.84	116.40	83.89 to 100.00	51,349	43,467
07/01/05 TO 09/30/05	20	95.62	93.48	92.33	12.01	101.25	57.21	116.67	83.83 to 101.53	41,687	38,488
10/01/05 TO 12/31/05	17	104.60	116.28	104.01	15.58	111.80	92.33	172.33	99.99 to 129.55	38,655	40,205
01/01/06 TO 03/31/06	9	86.26	86.13	87.78	18.14	98.12	50.35	126.23	68.23 to 104.31	47,044	41,295
04/01/06 TO 06/30/06	19	90.38	95.66	88.78	17.47	107.74	67.85	165.07	80.10 to 101.95	43,962	39,030
____Study Years____											
07/01/04 TO 06/30/05	62	95.06	93.65	90.84	11.40	103.09	54.94	133.60	89.11 to 97.29	48,844	44,371
07/01/05 TO 06/30/06	65	98.56	99.06	93.34	16.24	106.13	50.35	172.33	92.77 to 101.50	42,301	39,484
____Calendar Yrs____											
01/01/05 TO 12/31/05	69	97.29	98.61	91.95	13.64	107.24	57.21	172.33	93.31 to 100.81	44,865	41,253
____ALL____											
	127	96.31	96.42	92.03	14.12	104.77	50.35	172.33	92.77 to 99.07	45,495	41,870

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGES	8	95.14	94.79	92.10	9.39	102.92	80.46	112.88	80.46 to 112.88	62,750	57,791
ALMA	36	101.29	103.15	98.45	12.42	104.77	73.08	172.20	92.33 to 104.60	42,524	41,867
HANCHETTS	2	53.78	53.78	53.56	6.38	100.41	50.35	57.21	N/A	38,450	20,595
HUNTERS HILL	2	70.71	70.71	68.99	8.30	102.49	64.84	76.58	N/A	120,000	82,792
HUNTLEY/RAGAN	1	100.63	100.63	100.63			100.63	100.63	N/A	37,500	37,735
N SHORE CABIN	3	80.82	82.50	80.94	5.34	101.94	76.87	89.82	N/A	102,833	83,228
ORLEANS	18	96.60	95.73	94.20	13.84	101.63	68.23	172.33	82.90 to 100.92	39,852	37,539
OXFORD	15	96.25	104.92	98.67	15.23	106.33	76.64	138.33	93.37 to 116.67	45,743	45,136
REPUBLICAN CITY	22	88.22	88.82	88.62	11.48	100.22	54.94	105.78	81.53 to 100.81	41,372	36,664
STAMFORD	6	97.65	101.59	91.91	13.26	110.53	80.10	133.60	80.10 to 133.60	16,833	15,470
TAYLOR MANOR	14	96.59	93.99	90.12	15.34	104.29	59.40	133.32	74.40 to 106.30	47,678	42,967
____ALL____											
	127	96.31	96.42	92.03	14.12	104.77	50.35	172.33	92.77 to 99.07	45,495	41,870

**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:	127	<b>MEDIAN:</b>	<b>96</b>	COV:	20.27	95% Median C.I.:	92.77 to 99.07	(! : Derived)
TOTAL Sales Price:	5,784,980	WGT. MEAN:	92	STD:	19.54	95% Wgt. Mean C.I.:	89.07 to 94.99	
TOTAL Adj.Sales Price:	5,777,980	MEAN:	96	AVG.ABS.DEV:	13.60	95% Mean C.I.:	93.02 to 99.82	
TOTAL Assessed Value:	5,317,510							
AVG. Adj. Sales Price:	45,495	COD:	14.12	MAX Sales Ratio:	172.33			
AVG. Assessed Value:	41,870	PRD:	104.77	MIN Sales Ratio:	50.35			

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	98	97.09	98.72	95.33	13.31	103.55	54.94	172.33	93.54 to 100.80	40,643	38,746
2	21	84.93	86.30	81.83	19.91	105.46	50.35	133.32	74.40 to 97.57	61,566	50,381
3	8	95.14	94.79	92.10	9.39	102.92	80.46	112.88	80.46 to 112.88	62,750	57,791
ALL	127	96.31	96.42	92.03	14.12	104.77	50.35	172.33	92.77 to 99.07	45,495	41,870

**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	123	96.31	96.46	92.47	13.17	104.30	54.94	172.33	93.31 to 98.60	46,285	42,802
2	4	79.36	95.32	62.24	52.34	153.13	50.35	172.20	N/A	21,225	13,211
ALL	127	96.31	96.42	92.03	14.12	104.77	50.35	172.33	92.77 to 99.07	45,495	41,870

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	119	96.31	96.85	92.28	14.43	104.95	50.35	172.33	93.31 to 99.92	45,936	42,388
06											
07	8	94.19	90.05	87.73	9.72	102.65	67.85	106.30	67.85 to 106.30	38,937	34,158
ALL	127	96.31	96.42	92.03	14.12	104.77	50.35	172.33	92.77 to 99.07	45,495	41,870

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
31-0506	2	80.41	80.41	80.19	1.39	100.28	79.30	81.53	N/A	100,000	80,190
33-0540	39	96.25	99.30	95.48	14.37	104.00	68.23	172.33	92.77 to 100.92	42,448	40,528
42-0002	83	96.55	95.70	91.45	14.05	104.64	50.35	172.20	91.93 to 100.80	44,427	40,631
50-0001	3	84.72	89.63	86.86	6.72	103.19	83.54	100.63	N/A	78,333	68,038
69-0044											
69-0055											
NonValid School											
ALL	127	96.31	96.42	92.03	14.12	104.77	50.35	172.33	92.77 to 99.07	45,495	41,870

**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:	127	<b>MEDIAN:</b>	<b>96</b>	COV:	20.27	95% Median C.I.:	92.77 to 99.07	(! : Derived)
TOTAL Sales Price:	5,784,980	WGT. MEAN:	92	STD:	19.54	95% Wgt. Mean C.I.:	89.07 to 94.99	
TOTAL Adj.Sales Price:	5,777,980	MEAN:	96	AVG.ABS.DEV:	13.60	95% Mean C.I.:	93.02 to 99.82	
TOTAL Assessed Value:	5,317,510							
AVG. Adj. Sales Price:	45,495	COD:	14.12	MAX Sales Ratio:	172.33			
AVG. Assessed Value:	41,870	PRD:	104.77	MIN Sales Ratio:	50.35			

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	7	83.83	92.57	69.73	31.23	132.76	50.35	172.20	50.35 to 172.20	17,935	12,505
Prior TO 1860											
1860 TO 1899	3	116.67	129.88	108.39	20.49	119.82	100.63	172.33	N/A	17,500	18,968
1900 TO 1919	25	95.42	97.90	95.05	13.99	103.00	68.23	138.33	88.29 to 103.21	25,458	24,197
1920 TO 1939	12	98.91	96.24	94.33	11.15	102.03	70.76	116.40	84.90 to 105.58	35,125	33,133
1940 TO 1949	11	99.74	104.32	100.29	12.49	104.02	76.64	165.07	83.89 to 114.57	43,681	43,807
1950 TO 1959	8	104.13	108.26	106.84	7.51	101.33	96.50	129.55	96.50 to 129.55	27,125	28,980
1960 TO 1969	16	99.76	97.10	95.21	10.22	101.98	54.94	129.00	92.33 to 105.51	56,786	54,068
1970 TO 1979	35	88.21	89.94	89.50	12.82	100.49	59.40	133.32	82.13 to 94.51	57,597	51,549
1980 TO 1989	4	95.32	94.43	93.36	6.69	101.14	86.28	100.81	N/A	71,750	66,988
1990 TO 1994	2	81.21	81.21	75.02	20.15	108.24	64.84	97.57	N/A	112,500	84,397
1995 TO 1999	3	95.58	88.81	86.55	7.69	102.62	74.40	96.46	N/A	109,333	94,626
2000 TO Present	1	83.54	83.54	83.54			83.54	83.54	N/A	80,000	66,835
ALL	127	96.31	96.42	92.03	14.12	104.77	50.35	172.33	92.77 to 99.07	45,495	41,870

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	5	101.50	116.54	113.60	17.23	102.59	96.88	172.33	N/A	3,389	3,850
5000 TO 9999	7	106.30	111.53	110.36	21.28	101.05	78.60	172.20	78.60 to 172.20	6,071	6,700
Total \$											
1 TO 9999	12	103.90	113.62	111.29	20.10	102.09	78.60	172.33	96.50 to 133.60	4,953	5,512
10000 TO 29999	39	98.31	99.81	98.46	18.21	101.38	54.94	165.07	91.55 to 110.43	19,858	19,551
30000 TO 59999	40	94.09	92.59	92.89	11.77	99.67	50.35	126.23	86.26 to 100.81	42,320	39,310
60000 TO 99999	25	93.66	92.57	92.32	6.57	100.27	67.85	107.40	90.07 to 96.72	75,990	70,154
100000 TO 149999	9	92.33	92.21	91.09	10.72	101.23	74.40	110.94	79.30 to 104.57	111,166	101,265
150000 TO 249999	2	70.86	70.86	71.56	8.49	99.02	64.84	76.87	N/A	175,500	125,580
ALL	127	96.31	96.42	92.03	14.12	104.77	50.35	172.33	92.77 to 99.07	45,495	41,870

**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:	127	<b>MEDIAN:</b>	<b>96</b>	COV:	20.27	95% Median C.I.:	92.77 to 99.07	(! : Derived)
TOTAL Sales Price:	5,784,980	WGT. MEAN:	92	STD:	19.54	95% Wgt. Mean C.I.:	89.07 to 94.99	
TOTAL Adj.Sales Price:	5,777,980	MEAN:	96	AVG.ABS.DEV:	13.60	95% Mean C.I.:	93.02 to 99.82	
TOTAL Assessed Value:	5,317,510							
AVG. Adj. Sales Price:	45,495	COD:	14.12	MAX Sales Ratio:	172.33			
AVG. Assessed Value:	41,870	PRD:	104.77	MIN Sales Ratio:	50.35			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	6	98.44	95.31	92.52	9.33	103.01	78.60	112.00	78.60 to 112.00	3,990	3,692
5000 TO 9999	6	119.95	122.65	98.60	30.62	124.38	54.94	172.33	54.94 to 172.33	7,333	7,230
Total \$ _____											
1 TO 9999	12	100.75	108.98	96.46	23.83	112.98	54.94	172.33	82.90 to 133.60	5,662	5,461
10000 TO 29999	46	96.53	96.23	92.42	17.97	104.11	50.35	165.07	84.90 to 104.60	21,964	20,300
30000 TO 59999	34	97.56	95.98	94.59	9.71	101.46	67.85	138.33	88.52 to 101.56	44,908	42,479
60000 TO 99999	27	93.54	93.56	92.27	7.48	101.40	76.58	126.23	86.28 to 97.57	79,953	73,770
100000 TO 149999	7	95.58	92.13	89.41	12.88	103.05	64.84	110.94	64.84 to 110.94	116,857	104,477
150000 TO 249999	1	76.87	76.87	76.87			76.87	76.87	N/A	196,000	150,665
ALL _____											
	127	96.31	96.42	92.03	14.12	104.77	50.35	172.33	92.77 to 99.07	45,495	41,870

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0	7	83.83	92.57	69.73	31.23	132.76	50.35	172.20	50.35 to 172.20	17,935	12,505
10	1	129.55	129.55	129.55			129.55	129.55	N/A	11,000	14,250
15	5	114.57	109.55	111.76	7.47	98.02	96.88	121.58	N/A	17,510	19,570
20	22	103.28	109.48	100.31	14.40	109.14	81.53	172.33	95.42 to 115.59	24,718	24,793
25	30	96.77	95.77	96.11	11.21	99.65	68.23	129.00	88.52 to 100.81	40,271	38,703
30	54	92.29	90.56	89.94	11.81	100.70	54.94	138.33	85.85 to 96.31	60,258	54,193
35	5	96.46	97.91	96.82	16.50	101.13	77.87	133.32	N/A	45,200	43,763
40	3	84.04	86.16	82.62	8.21	104.29	76.87	97.57	N/A	107,333	88,675
ALL _____											
	127	96.31	96.42	92.03	14.12	104.77	50.35	172.33	92.77 to 99.07	45,495	41,870

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0	7	83.83	92.57	69.73	31.23	132.76	50.35	172.20	50.35 to 172.20	17,935	12,505
100	2	96.03	96.03	90.22	10.15	106.44	86.28	105.78	N/A	49,500	44,657
101	107	96.31	97.04	92.73	13.58	104.64	54.94	172.33	92.33 to 99.07	45,990	42,646
102	1	104.57	104.57	104.57			104.57	104.57	N/A	100,000	104,570
104	10	95.71	91.77	88.80	10.89	103.34	68.23	110.43	74.40 to 103.17	53,250	47,287
ALL _____											
	127	96.31	96.42	92.03	14.12	104.77	50.35	172.33	92.77 to 99.07	45,495	41,870

**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:	127	<b>MEDIAN:</b>	<b>96</b>	COV:	20.27	95% Median C.I.:	92.77 to 99.07	(!: Derived)
TOTAL Sales Price:	5,784,980	WGT. MEAN:	92	STD:	19.54	95% Wgt. Mean C.I.:	89.07 to 94.99	
TOTAL Adj.Sales Price:	5,777,980	MEAN:	96	AVG.ABS.DEV:	13.60	95% Mean C.I.:	93.02 to 99.82	
TOTAL Assessed Value:	5,317,510							
AVG. Adj. Sales Price:	45,495	COD:	14.12	MAX Sales Ratio:	172.33			
AVG. Assessed Value:	41,870	PRD:	104.77	MIN Sales Ratio:	50.35			

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<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0	7	83.83	92.57	69.73	31.23	132.76	50.35	172.20	50.35 to 172.20	17,935	12,505	
10	3	112.00	99.59	95.32	12.09	104.48	73.08	113.70	N/A	15,716	14,981	
15	1	96.88	96.88	96.88			96.88	96.88	N/A	4,800	4,650	
20	10	107.59	113.38	108.29	17.42	104.70	78.60	172.33	94.70 to 133.60	10,700	11,587	
25	12	99.56	106.05	100.54	17.22	105.48	72.29	165.07	91.55 to 121.58	28,770	28,924	
30	46	92.78	93.09	92.30	13.96	100.86	54.94	138.33	84.90 to 100.92	41,588	38,385	
35	24	97.81	95.86	94.70	7.09	101.22	67.85	109.75	92.33 to 101.45	58,562	55,459	
40	24	91.60	92.19	88.57	12.31	104.08	64.84	133.32	83.54 to 98.60	76,237	67,526	
<u>ALL</u>	<u>127</u>	<u>96.31</u>	<u>96.42</u>	<u>92.03</u>	<u>14.12</u>	<u>104.77</u>	<u>50.35</u>	<u>172.33</u>	<u>92.77 to 99.07</u>	<u>45,495</u>	<u>41,870</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:	28	<b>MEDIAN:</b>	<b>100</b>	COV:	31.30	95% Median C.I.:	86.63 to 103.20	(! : Derived)
TOTAL Sales Price:	2,518,416	WGT. MEAN:	92	STD:	30.79	95% Wgt. Mean C.I.:	84.94 to 99.66	
TOTAL Adj.Sales Price:	2,516,926	MEAN:	98	AVG.ABS.DEV:	18.16	95% Mean C.I.:	86.43 to 110.31	
TOTAL Assessed Value:	2,323,135							
AVG. Adj. Sales Price:	89,890	COD:	18.21	MAX Sales Ratio:	209.80			
AVG. Assessed Value:	82,969	PRD:	106.57	MIN Sales Ratio:	47.50			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	96.86	96.86	96.86			96.86	96.86	N/A	125,000	121,070
10/01/03 TO 12/31/03	3	96.48	89.53	95.05	8.75	94.20	73.39	98.73	N/A	261,746	248,780
01/01/04 TO 03/31/04	3	57.33	68.17	96.14	30.34	70.91	47.50	99.68	N/A	54,500	52,395
04/01/04 TO 06/30/04	2	100.05	100.05	108.41	13.41	92.29	86.63	113.47	N/A	35,750	38,755
07/01/04 TO 09/30/04	5	99.75	111.10	88.38	35.22	125.71	53.62	209.80	N/A	94,813	83,794
10/01/04 TO 12/31/04	1	103.75	103.75	103.75			103.75	103.75	N/A	69,945	72,565
01/01/05 TO 03/31/05	3	102.54	108.89	116.42	6.35	93.53	102.29	121.83	N/A	9,255	10,775
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	3	89.94	86.83	75.21	11.98	115.45	69.12	101.44	N/A	75,600	56,861
10/01/05 TO 12/31/05	1	158.50	158.50	158.50			158.50	158.50	N/A	2,000	3,170
01/01/06 TO 03/31/06	4	94.53	93.46	88.99	10.44	105.02	81.32	103.45	N/A	113,277	100,807
04/01/06 TO 06/30/06	2	102.72	102.72	101.85	1.90	100.85	100.76	104.67	N/A	59,000	60,092
<u>Study Years</u>											
07/01/03 TO 06/30/04	9	96.48	85.56	96.23	16.57	88.91	47.50	113.47	57.33 to 99.68	127,248	122,456
07/01/04 TO 06/30/05	9	102.54	109.55	91.62	21.59	119.57	53.62	209.80	86.42 to 121.83	63,530	58,206
07/01/05 TO 06/30/06	10	101.10	99.83	87.16	14.27	114.54	69.12	158.50	81.32 to 104.67	79,991	69,717
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	11	99.68	96.72	93.22	27.47	103.74	47.50	209.80	53.62 to 113.47	70,819	66,020
01/01/05 TO 12/31/05	7	102.29	106.52	80.32	17.09	132.62	69.12	158.50	69.12 to 158.50	36,652	29,440
<u>ALL</u>											
	28	99.72	98.37	92.30	18.21	106.57	47.50	209.80	86.63 to 103.20	89,890	82,969

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALMA	15	99.75	99.33	94.72	14.80	104.87	47.50	158.50	86.42 to 104.67	71,378	67,613
ORLEANS	6	94.04	83.98	63.38	19.26	132.50	53.62	102.54	53.62 to 102.54	28,461	18,037
OXFORD	3	98.73	91.96	95.70	10.25	96.09	73.39	103.75	N/A	264,061	252,708
PATTERSON	1	69.12	69.12	69.12			69.12	69.12	N/A	169,800	117,365
REPUBLICAN CITY	2	102.80	102.80	102.89	3.04	99.91	99.68	105.92	N/A	155,500	159,990
STAMFORD	1	209.80	209.80	209.80			209.80	209.80	N/A	2,500	5,245
<u>ALL</u>											
	28	99.72	98.37	92.30	18.21	106.57	47.50	209.80	86.63 to 103.20	89,890	82,969

**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:	28	<b>MEDIAN:</b>	<b>100</b>	COV:	31.30	95% Median C.I.:	86.63 to 103.20	(! : Derived)
TOTAL Sales Price:	2,518,416	WGT. MEAN:	92	STD:	30.79	95% Wgt. Mean C.I.:	84.94 to 99.66	
TOTAL Adj.Sales Price:	2,516,926	MEAN:	98	AVG.ABS.DEV:	18.16	95% Mean C.I.:	86.43 to 110.31	
TOTAL Assessed Value:	2,323,135							
AVG. Adj. Sales Price:	89,890	COD:	18.21	MAX Sales Ratio:	209.80			
AVG. Assessed Value:	82,969	PRD:	106.57	MIN Sales Ratio:	47.50			

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	26	100.26	99.95	94.20	17.82	106.11	47.50	209.80	89.94 to 103.45	87,713	82,624
3	2	77.77	77.77	73.99	11.12	105.11	69.12	86.42	N/A	118,182	87,445
ALL	28	99.72	98.37	92.30	18.21	106.57	47.50	209.80	86.63 to 103.20	89,890	82,969

**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	25	99.68	97.84	92.33	15.85	105.96	53.62	209.80	86.63 to 103.20	100,346	92,651
2	3	102.29	102.76	82.75	36.17	124.19	47.50	158.50	N/A	2,755	2,280
ALL	28	99.72	98.37	92.30	18.21	106.57	47.50	209.80	86.63 to 103.20	89,890	82,969

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
31-0506											
33-0540	10	100.09	98.95	90.28	24.99	109.61	53.62	209.80	57.33 to 103.75	96,545	87,159
42-0002	18	99.72	98.04	93.56	14.39	104.79	47.50	158.50	86.42 to 104.67	86,193	80,641
50-0001											
69-0044											
69-0055											
NonValid School											
ALL	28	99.72	98.37	92.30	18.21	106.57	47.50	209.80	86.63 to 103.20	89,890	82,969

**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:	28	<b>MEDIAN:</b>	<b>100</b>	COV:	31.30	95% Median C.I.:	86.63 to 103.20	(! : Derived)
TOTAL Sales Price:	2,518,416	WGT. MEAN:	92	STD:	30.79	95% Wgt. Mean C.I.:	84.94 to 99.66	
TOTAL Adj.Sales Price:	2,516,926	MEAN:	98	AVG.ABS.DEV:	18.16	95% Mean C.I.:	86.43 to 110.31	
TOTAL Assessed Value:	2,323,135							
AVG. Adj. Sales Price:	89,890	COD:	18.21	MAX Sales Ratio:	209.80			
AVG. Assessed Value:	82,969	PRD:	106.57	MIN Sales Ratio:	47.50			

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	86.53	89.78	83.86	30.08	107.06	47.50	158.50	47.50 to 158.50	15,971	13,393
Prior TO 1860											
1860 TO 1899	1	102.54	102.54	102.54			102.54	102.54	N/A	6,500	6,665
1900 TO 1919	3	103.20	108.82	108.85	6.59	99.97	101.44	121.83	N/A	20,203	21,991
1920 TO 1939	4	109.07	129.47	106.05	29.49	122.09	89.94	209.80	N/A	33,375	35,393
1940 TO 1949											
1950 TO 1959	1	105.92	105.92	105.92			105.92	105.92	N/A	160,000	169,470
1960 TO 1969	3	99.68	84.69	83.98	15.76	100.84	53.62	100.76	N/A	120,333	101,060
1970 TO 1979	5	96.48	88.50	84.71	12.64	104.47	69.12	103.75	N/A	106,251	90,010
1980 TO 1989	2	90.03	90.03	93.80	9.67	95.98	81.32	98.73	N/A	428,115	401,560
1990 TO 1994	2	100.16	100.16	100.09	3.29	100.07	96.86	103.45	N/A	122,500	122,607
1995 TO 1999	1	85.86	85.86	85.86			85.86	85.86	N/A	67,000	57,525
2000 TO Present											
ALL	28	99.72	98.37	92.30	18.21	106.57	47.50	209.80	86.63 to 103.20	89,890	82,969

**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	3	158.50	156.86	168.40	22.61	93.15	102.29	209.80	N/A	1,922	3,236
5000 TO 9999	3	57.33	69.12	70.21	32.00	98.45	47.50	102.54	N/A	6,333	4,446
Total \$											
1 TO 9999	6	102.42	112.99	93.07	42.92	121.41	47.50	209.80	47.50 to 209.80	4,127	3,841
10000 TO 29999	4	102.32	103.28	104.80	9.03	98.54	86.63	121.83	N/A	18,527	19,417
30000 TO 59999	3	104.67	102.69	104.07	7.49	98.68	89.94	113.47	N/A	43,666	45,443
60000 TO 99999	5	96.48	94.65	95.03	6.68	99.60	85.86	103.75	N/A	70,302	66,808
100000 TO 149999	5	96.86	85.41	85.48	15.73	99.93	53.62	103.45	N/A	119,702	102,316
150000 TO 249999	4	90.50	89.01	87.73	15.24	101.46	69.12	105.92	N/A	180,825	158,635
500000 +	1	98.73	98.73	98.73			98.73	98.73	N/A	613,730	605,925
ALL	28	99.72	98.37	92.30	18.21	106.57	47.50	209.80	86.63 to 103.20	89,890	82,969

**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:	28	<b>MEDIAN:</b>	<b>100</b>	COV:	31.30	95% Median C.I.:	86.63 to 103.20	(! : Derived)
TOTAL Sales Price:	2,518,416	WGT. MEAN:	92	STD:	30.79	95% Wgt. Mean C.I.:	84.94 to 99.66	
TOTAL Adj.Sales Price:	2,516,926	MEAN:	98	AVG.ABS.DEV:	18.16	95% Mean C.I.:	86.43 to 110.31	
TOTAL Assessed Value:	2,323,135							
AVG. Adj. Sales Price:	89,890	COD:	18.21	MAX Sales Ratio:	209.80			
AVG. Assessed Value:	82,969	PRD:	106.57	MIN Sales Ratio:	47.50			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	4	79.81	91.41	70.66	48.85	129.36	47.50	158.50	N/A	3,941	2,785
5000 TO 9999	2	156.17	156.17	132.33	34.34	118.01	102.54	209.80	N/A	4,500	5,955
Total \$ _____											
1 TO 9999	6	102.42	112.99	93.07	42.92	121.41	47.50	209.80	47.50 to 209.80	4,127	3,841
10000 TO 29999	4	102.32	103.28	104.80	9.03	98.54	86.63	121.83	N/A	18,527	19,417
30000 TO 59999	4	88.18	91.72	89.83	6.33	102.10	85.86	104.67	N/A	51,641	46,391
60000 TO 99999	6	98.62	90.25	84.69	15.97	106.56	53.62	113.47	53.62 to 113.47	84,909	71,910
100000 TO 149999	4	98.31	92.30	90.18	9.47	102.34	69.12	103.45	N/A	133,700	120,571
150000 TO 249999	3	99.68	95.64	93.44	8.23	102.36	81.32	105.92	N/A	184,500	172,391
500000 +	1	98.73	98.73	98.73			98.73	98.73	N/A	613,730	605,925
ALL _____											
	28	99.72	98.37	92.30	18.21	106.57	47.50	209.80	86.63 to 103.20	89,890	82,969

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	20	100.26	93.00	86.20	17.20	107.89	47.50	158.50	85.86 to 103.20	61,759	53,234
10	4	98.08	119.84	91.13	35.59	131.51	73.39	209.80	N/A	81,252	74,042
20	4	102.33	103.75	100.58	5.81	103.15	96.86	113.47	N/A	239,182	240,570
ALL _____											
	28	99.72	98.37	92.30	18.21	106.57	47.50	209.80	86.63 to 103.20	89,890	82,969

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	86.53	89.78	83.86	30.08	107.06	47.50	158.50	47.50 to 158.50	15,971	13,393
303	1	99.75	99.75	99.75			99.75	99.75	N/A	120,000	119,705
306	2	112.52	112.52	111.74	8.28	100.69	103.20	121.83	N/A	21,805	24,365
341	1	100.76	100.76	100.76			100.76	100.76	N/A	85,000	85,645
343	3	73.39	80.73	80.95	13.88	99.73	69.12	99.68	N/A	143,103	115,836
344	2	93.00	93.00	84.11	12.55	110.56	81.32	104.67	N/A	137,750	115,867
346	1	53.62	53.62	53.62			53.62	53.62	N/A	125,000	67,025
350	1	103.75	103.75	103.75			103.75	103.75	N/A	69,945	72,565
353	5	102.54	123.44	105.60	25.72	116.89	89.94	209.80	N/A	24,800	26,189
381	2	96.67	96.67	96.73	0.20	99.94	96.48	96.86	N/A	94,000	90,925
406	1	85.86	85.86	85.86			85.86	85.86	N/A	67,000	57,525
419	2	104.69	104.69	104.86	1.18	99.83	103.45	105.92	N/A	140,000	146,807
494	1	98.73	98.73	98.73			98.73	98.73	N/A	613,730	605,925
ALL _____											
	28	99.72	98.37	92.30	18.21	106.57	47.50	209.80	86.63 to 103.20	89,890	82,969

**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:	28	<b>MEDIAN:</b>	<b>100</b>	COV:	31.30	95% Median C.I.:	86.63 to 103.20	(!: Derived)
TOTAL Sales Price:	2,518,416	WGT. MEAN:	92	STD:	30.79	95% Wgt. Mean C.I.:	84.94 to 99.66	
TOTAL Adj.Sales Price:	2,516,926	MEAN:	98	AVG.ABS.DEV:	18.16	95% Mean C.I.:	86.43 to 110.31	
TOTAL Assessed Value:	2,323,135							
AVG. Adj. Sales Price:	89,890	COD:	18.21	MAX Sales Ratio:	209.80			
AVG. Assessed Value:	82,969	PRD:	106.57	MIN Sales Ratio:	47.50			

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	28	99.72	98.37	92.30	18.21	106.57	47.50	209.80	86.63 to 103.20	89,890	82,969
04											
<u>ALL</u>	<u>28</u>	<u>99.72</u>	<u>98.37</u>	<u>92.30</u>	<u>18.21</u>	<u>106.57</u>	<u>47.50</u>	<u>209.80</u>	<u>86.63 to 103.20</u>	<u>89,890</u>	<u>82,969</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:	38	<b>MEDIAN:</b>	<b>72</b>	COV:	21.53	95% Median C.I.:	66.05 to 78.75	(!: Derived)
(AgLand) TOTAL Sales Price:	5,876,889	WGT. MEAN:	73	STD:	15.68	95% Wgt. Mean C.I.:	67.04 to 78.34	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,991,140	MEAN:	73	AVG.ABS.DEV:	12.05	95% Mean C.I.:	67.85 to 77.83	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	4,355,195							
AVG. Adj. Sales Price:	157,661	COD:	16.81	MAX Sales Ratio:	115.22			
AVG. Assessed Value:	114,610	PRD:	100.20	MIN Sales Ratio:	44.86			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	73.84	73.84	70.50	6.66	104.73	68.92	78.75	N/A	74,500	52,522
10/01/03 TO 12/31/03	1	86.26	86.26	86.26			86.26	86.26	N/A	125,000	107,820
01/01/04 TO 03/31/04	1	84.54	84.54	84.54			84.54	84.54	N/A	155,000	131,035
04/01/04 TO 06/30/04	1	56.50	56.50	56.50			56.50	56.50	N/A	27,000	15,255
07/01/04 TO 09/30/04	4	86.10	87.38	85.70	19.23	101.96	62.13	115.22	N/A	100,750	86,347
10/01/04 TO 12/31/04	2	84.71	84.71	85.32	6.51	99.28	79.19	90.22	N/A	76,500	65,267
01/01/05 TO 03/31/05	10	76.04	78.33	77.90	11.28	100.55	62.30	112.12	68.70 to 88.52	269,984	210,318
04/01/05 TO 06/30/05	2	68.09	68.09	69.87	3.00	97.46	66.05	70.13	N/A	84,750	59,212
07/01/05 TO 09/30/05	1	69.44	69.44	69.44			69.44	69.44	N/A	73,500	51,040
10/01/05 TO 12/31/05	7	70.94	66.43	63.98	20.63	103.83	44.86	85.92	44.86 to 85.92	54,042	34,577
01/01/06 TO 03/31/06	4	55.27	59.50	60.32	15.33	98.63	50.52	76.93	N/A	235,875	142,286
04/01/06 TO 06/30/06	3	60.71	60.71	61.06	1.11	99.43	59.70	61.73	N/A	238,166	145,426
<u>Study Years</u>											
07/01/03 TO 06/30/04	5	78.75	74.99	78.76	11.53	95.22	56.50	86.26	N/A	91,200	71,831
07/01/04 TO 06/30/05	18	77.73	79.91	78.75	13.52	101.47	62.13	115.22	70.13 to 88.52	190,296	149,863
07/01/05 TO 06/30/06	15	60.71	63.64	61.55	17.65	103.40	44.86	85.92	50.62 to 76.93	140,653	86,567
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	8	82.04	82.50	84.31	16.04	97.85	56.50	115.22	56.50 to 115.22	92,250	77,776
01/01/05 TO 12/31/05	20	71.69	72.70	75.72	14.33	96.01	44.86	112.12	68.70 to 78.41	166,057	125,734
<u>ALL</u>											
	38	71.69	72.84	72.69	16.81	100.20	44.86	115.22	66.05 to 78.75	157,661	114,610

**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:	38	<b>MEDIAN:</b>	<b>72</b>	COV:	21.53	95% Median C.I.:	66.05 to 78.75	(!: Derived)
(AgLand) TOTAL Sales Price:	5,876,889	WGT. MEAN:	73	STD:	15.68	95% Wgt. Mean C.I.:	67.04 to 78.34	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,991,140	MEAN:	73	AVG.ABS.DEV:	12.05	95% Mean C.I.:	67.85 to 77.83	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	4,355,195							
AVG. Adj. Sales Price:	157,661	COD:	16.81	MAX Sales Ratio:	115.22			
AVG. Assessed Value:	114,610	PRD:	100.20	MIN Sales Ratio:	44.86			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4113	4	82.04	81.31	81.99	7.40	99.16	70.94	90.22	N/A	118,750	97,366	
4115	8	73.85	76.55	75.24	21.02	101.74	51.53	112.12	51.53 to 112.12	212,299	159,733	
4117	7	78.41	73.37	76.79	13.10	95.54	44.86	88.52	44.86 to 88.52	145,188	111,492	
4119	3	72.44	69.78	64.53	8.68	108.14	59.01	77.88	N/A	368,340	237,678	
4259	4	78.00	77.52	72.81	4.67	106.47	70.82	83.26	N/A	199,475	145,240	
4261	1	115.22	115.22	115.22			115.22	115.22	N/A	84,500	97,365	
4353	1	69.44	69.44	69.44			69.44	69.44	N/A	73,500	51,040	
4355	2	59.61	59.61	64.50	15.25	92.41	50.52	68.70	N/A	104,000	67,085	
4357	1	56.50	56.50	56.50			56.50	56.50	N/A	27,000	15,255	
4359	1	68.92	68.92	68.92			68.92	68.92	N/A	125,000	86,145	
4503	1	66.05	66.05	66.05			66.05	66.05	N/A	11,000	7,265	
4507	2	64.77	64.77	66.17	22.26	97.89	50.35	79.19	N/A	62,000	41,022	
4509	3	59.70	57.48	57.08	6.43	100.71	50.62	62.13	N/A	81,833	46,710	
ALL	38	71.69	72.84	72.69	16.81	100.20	44.86	115.22	66.05 to 78.75	157,661	114,610	

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	11	72.44	73.14	71.47	19.44	102.34	44.86	112.12	59.01 to 88.52	251,576	179,812
2	21	76.93	75.97	75.54	13.27	100.57	50.52	115.22	69.44 to 83.26	135,395	102,276
3	6	60.92	61.34	60.30	12.78	101.73	50.35	79.19	50.35 to 79.19	63,416	38,240
ALL	38	71.69	72.84	72.69	16.81	100.20	44.86	115.22	66.05 to 78.75	157,661	114,610

**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	38	71.69	72.84	72.69	16.81	100.20	44.86	115.22	66.05 to 78.75	157,661	114,610
ALL	38	71.69	72.84	72.69	16.81	100.20	44.86	115.22	66.05 to 78.75	157,661	114,610

**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:	38	<b>MEDIAN:</b>	<b>72</b>	COV:	21.53	95% Median C.I.:	66.05 to 78.75	(!: Derived)
(AgLand) TOTAL Sales Price:	5,876,889	WGT. MEAN:	73	STD:	15.68	95% Wgt. Mean C.I.:	67.04 to 78.34	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,991,140	MEAN:	73	AVG.ABS.DEV:	12.05	95% Mean C.I.:	67.85 to 77.83	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	4,355,195							
AVG. Adj. Sales Price:	157,661	COD:	16.81	MAX Sales Ratio:	115.22			
AVG. Assessed Value:	114,610	PRD:	100.20	MIN Sales Ratio:	44.86			

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
31-0506											
33-0540	16	74.26	74.27	75.29	18.64	98.64	50.35	115.22	59.70 to 85.92	113,274	85,286
42-0002	5	66.05	62.56	68.77	9.91	90.97	50.52	70.82	N/A	161,420	111,012
50-0001	7	76.93	72.98	66.00	8.63	110.58	59.01	83.26	59.01 to 83.26	222,506	146,862
69-0044	8	76.45	71.72	72.29	14.74	99.21	44.86	88.52	44.86 to 88.52	175,700	127,007
69-0055	2	91.13	91.13	95.83	23.04	95.09	70.13	112.12	N/A	204,250	195,725
NonValid School											
ALL	38	71.69	72.84	72.69	16.81	100.20	44.86	115.22	66.05 to 78.75	157,661	114,610

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	5	77.88	71.65	73.28	9.06	97.77	56.50	79.07	N/A	28,664	21,006
50.01 TO 100.00	7	70.94	67.44	70.90	22.09	95.13	44.86	86.26	44.86 to 86.26	62,285	44,159
100.01 TO 180.00	17	68.92	71.45	68.32	16.29	104.58	50.62	115.22	60.71 to 79.19	133,542	91,233
180.01 TO 330.00	6	78.97	81.67	76.67	14.84	106.52	59.01	112.12	59.01 to 112.12	324,833	249,063
330.01 TO 650.00	2	81.06	81.06	79.39	4.29	102.11	77.58	84.54	N/A	298,250	236,775
650.01 +	1	70.82	70.82	70.82			70.82	70.82	N/A	596,100	422,145
ALL	38	71.69	72.84	72.69	16.81	100.20	44.86	115.22	66.05 to 78.75	157,661	114,610

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	2	77.42	77.42	73.97	10.98	104.66	68.92	85.92	N/A	88,948	65,797
DRY-N/A	7	76.93	75.04	75.74	10.54	99.07	50.35	90.22	50.35 to 90.22	70,971	53,755
GRASS	2	51.03	51.03	51.18	0.99	99.70	50.52	51.53	N/A	69,500	35,570
GRASS-N/A	13	69.44	69.41	72.61	16.97	95.60	44.86	92.66	56.50 to 79.53	79,930	58,037
IRRGTD	3	77.88	84.10	86.21	21.32	97.56	62.30	112.12	N/A	186,247	160,555
IRRGTD-N/A	11	70.82	75.56	70.96	15.37	106.48	59.01	115.22	60.71 to 88.52	325,418	230,911
ALL	38	71.69	72.84	72.69	16.81	100.20	44.86	115.22	66.05 to 78.75	157,661	114,610

**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:	38	<b>MEDIAN:</b>	<b>72</b>	COV:	21.53	95% Median C.I.:	66.05 to 78.75	(!: Derived)
(AgLand) TOTAL Sales Price:	5,876,889	WGT. MEAN:	73	STD:	15.68	95% Wgt. Mean C.I.:	67.04 to 78.34	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,991,140	MEAN:	73	AVG.ABS.DEV:	12.05	95% Mean C.I.:	67.85 to 77.83	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	4,355,195							
AVG. Adj. Sales Price:	157,661	COD:	16.81	MAX Sales Ratio:	115.22			
AVG. Assessed Value:	114,610	PRD:	100.20	MIN Sales Ratio:	44.86			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	4	73.94	75.68	74.52	7.77	101.55	68.92	85.92	N/A	91,974	68,542
DRY-N/A	5	79.07	75.48	76.18	12.30	99.08	50.35	90.22	N/A	61,360	46,742
GRASS	4	51.03	57.86	65.56	19.94	88.26	44.86	84.54	N/A	84,900	55,657
GRASS-N/A	11	69.44	70.27	71.91	14.86	97.72	50.62	92.66	56.50 to 79.53	76,227	54,817
IRRGTD	7	62.30	74.61	70.94	22.26	105.17	59.01	112.12	59.01 to 112.12	314,320	222,987
IRRGTD-N/A	7	72.44	80.16	75.37	13.69	106.36	68.70	115.22	68.70 to 115.22	276,871	208,682
ALL	38	71.69	72.84	72.69	16.81	100.20	44.86	115.22	66.05 to 78.75	157,661	114,610

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	9	76.93	75.57	75.28	10.65	100.39	50.35	90.22	68.92 to 85.92	74,966	56,431
GRASS	15	66.05	66.96	70.08	18.84	95.55	44.86	92.66	51.53 to 79.19	78,540	55,041
IRRGTD	13	72.44	77.89	73.39	18.58	106.14	59.01	115.22	61.73 to 88.52	272,480	199,965
IRRGTD-N/A	1	70.82	70.82	70.82			70.82	70.82	N/A	596,100	422,145
ALL	38	71.69	72.84	72.69	16.81	100.20	44.86	115.22	66.05 to 78.75	157,661	114,610

**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	4	72.40	70.09	70.16	12.18	99.91	56.50	79.07	N/A	21,325	14,961
30000 TO 59999	6	64.20	65.47	65.99	26.31	99.21	44.86	85.92	44.86 to 85.92	51,502	33,985
60000 TO 99999	11	70.94	74.19	73.71	20.29	100.66	50.62	115.22	51.53 to 92.66	78,727	58,028
100000 TO 149999	3	76.93	77.37	77.36	7.51	100.01	68.92	86.26	N/A	126,666	97,991
150000 TO 249999	5	78.41	76.26	76.26	6.44	100.01	68.70	84.54	N/A	159,700	121,781
250000 TO 499999	7	72.44	76.49	75.82	18.43	100.87	60.71	112.12	60.71 to 112.12	325,960	247,157
500000 +	2	64.91	64.91	64.55	9.10	100.57	59.01	70.82	N/A	635,300	410,070
ALL	38	71.69	72.84	72.69	16.81	100.20	44.86	115.22	66.05 to 78.75	157,661	114,610

**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:	38	<b>MEDIAN:</b>	<b>72</b>	COV:	21.53	95% Median C.I.:	66.05 to 78.75	(!: Derived)
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AVG. Assessed Value:	114,610	PRD:	100.20	MIN Sales Ratio:	44.86			

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<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	1	66.05	66.05	66.05			66.05	66.05	N/A	11,000	7,265	
Total \$ _____												
1 TO 9999	1	66.05	66.05	66.05			66.05	66.05	N/A	11,000	7,265	
10000 TO 29999	6	53.51	60.01	56.04	21.36	107.08	44.86	79.07	44.86 to 79.07	37,316	20,913	
30000 TO 59999	11	70.94	71.21	68.94	16.08	103.29	50.62	92.66	51.53 to 85.92	69,265	47,750	
60000 TO 99999	4	82.35	87.21	85.00	18.83	102.60	68.92	115.22	N/A	97,125	82,555	
100000 TO 149999	7	78.41	77.79	77.53	6.30	100.34	68.70	86.26	68.70 to 86.26	150,500	116,676	
150000 TO 249999	3	61.73	61.58	61.52	0.86	100.09	60.71	62.30	N/A	296,907	182,663	
250000 TO 499999	6	75.01	80.08	75.23	16.88	106.45	59.01	112.12	59.01 to 112.12	443,600	333,708	
ALL _____												
	38	71.69	72.84	72.69	16.81	100.20	44.86	115.22	66.05 to 78.75	157,661	114,610	

**2007 Assessment Survey for Harlan County**  
**February 28, 2007**

**I. General Information**

**A. Staffing and Funding Information**

- 1. Deputy(ies) on staff:** N/A
- 2. Appraiser(s) on staff:** Jeff Wilhelm
- 3. Other full-time employees:** Floyd Schippert-Administrative Assessment Manager, Kim Wessels-Assessment Clerk and Pam Meisenbach- Appraiser Assistant II
- 4. Other part-time employees:** 2 temps
- 5. Number of shared employees:** The full-time appraiser is shared between Harlan and Hitchcock Counties and other assessment offices as needed.
- 6. Assessor's requested budget for current fiscal year:** \$96,533.85 was the total 2005-06 expenditures for the assessment functions
- 7. Part of the budget that is dedicated to the computer system:** \$6,584.61
- 8. Adopted budget, or granted budget if different from above:** N/A
- 9. Amount of total budget set aside for appraisal work:** N/A
- 10. Amount of the total budget set aside for education/workshops:** N/A
- 11. Appraisal/Reappraisal budget, if not part of the total budget:** \$81,152.85 was the total 2005-06 appraisal expenditures for the appraisal functions.
- 12. Other miscellaneous funds:** N/A
- 13. Total budget:** N/A
  - a. Was any of last year's budget not used?** N/A

**B. Residential Appraisal Information**

- 1. Data collection done by:** The appraisal and office staff
- 2. Valuation done by:** The appraisal and office staff

**3. Pickup work done by:** The appraisal and office staff

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	118	0	0	118

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

**C. Commercial/Industrial Appraisal Information**

**1. Data collection done by:** The appraisal and office staff

**2. Valuation done by:** The appraisal and office staff

**3. Pickup work done by whom:**

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Commercial	18	0	0	18

**4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2002

5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 2005
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?** 2005
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?** 2005
8. **Number of market areas/neighborhoods for this property class?** 11
9. **How are these defined?** These are defined by location and market driven information
10. **Is “Assessor Location” a usable valuation identity?** No
11. **Does the assessor location “suburban” mean something other than rural commercial?** No

**D. Agricultural Appraisal Information**

1. **Data collection done by:** The appraisal and office staff
2. **Valuation done by:** The appraisal and office staff
3. **Pickup work done by whom:** The appraisal and office staff

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Agricultural	121	0	0	121

4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** At the time of this survey information, a draft was in place.

**How is your agricultural land defined?** By primary use

5. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?** N/A
6. **What is the date of the soil survey currently used?** 1970
7. **What date was the last countywide land use study completed?** The land use study is ongoing every assessment year in Harlan County.

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

FSA maps reviewed and updated land use acres by current owners FSA and NRD maps

**b. By whom? Staff**

**c. What proportion is complete / implemented at this time? 100% of reported knowledgeable information**

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

**9. How are these defined? The market areas were defined by market driven Information**

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

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

**1. Administrative software: TerraScan**

**2. CAMA software: TerraScan**

**3. Cadastral maps: Are they currently being used? Yes, but they are in very poor condition due to constant use for many years.**

**a. Who maintains the Cadastral Maps? Office staff**

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

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

**4. Personal Property software: TerraScan**

**F. Zoning Information**

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

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

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

**c. When was zoning implemented? 2002**

## **G. Contracted Services**

- 1. Appraisal Services:** Pritchard & Abbott are contracted to perform the Oil and Gas mineral appraisals.
- 2. Other Services:**

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

Web site information has been implemented for the Harlan County Assessment records and utilized by the public and several comments are made that the records should be on GIS due to the old cadastral maps being in very poor condition.

The information in this Survey Report was provided by the State Assessment Administrative Manager and the State Appraiser for Harlan and Hitchcock Counties.

## **II. Assessment Actions**

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

- 1. Residential-** Land and improvement values in Republican City increased after a review of properties and a market analysis was completed. Leasehold values increased for 2007 from approximately 20,000 to 50,000 around the Harlan Lake Area. Land values also increased around the lake for 2007 to equalize and bring the statistical measures within compliance. Pickup work was timely completed for the current year.
- 2. Commercial-** Changes made within the commercial class of property includes new valuations to marina's and cabin properties near the lake. Trailer Parks countywide were recalculated with new factors for depreciation amounts. Pickup and review work was completed for the current year.
- 3. Agricultural-** In market area one for 2007 land values had no changes to each land classification group. Market area two had both decreases and increases according to market information. Minimal increases were made to grassland classifications and decreases were implemented to the irrigation and dryland valuation group in market area two. In market area three individual dryland and grassland classifications increased. Irrigated classes remained the same as in 2006 in area three. CREP and EQIP acres have been recognized and identified by land classification grouping codes on the property record cards in Harlan County and valued according to Directives 06-03; 07-03.
- 4. Other-** The Harlan County Appraisal staff completed the County review

process which included three townships in the 2006 calendar year. Photographs are now available on every rural parcel with new data.

**County 42 - Harlan**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 4,870	<b>Value</b> 305,703,640	<b>Total Growth</b> 2,332,750 (Sum 17, 25, & 41)
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**Schedule I: Non-Agricultural Records (Res and Rec)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>1. Res UnImp Land</b>	237	628,990	49	397,485	22	128,970	308	1,155,445	
<b>2. Res Improv Land</b>	1,273	5,563,045	166	3,200,840	189	2,004,675	1,628	10,768,560	
<b>3. Res Improvements</b>	1,288	42,234,190	169	11,972,440	200	12,725,530	1,657	66,932,160	
<b>4. Res Total</b>	1,525	48,426,225	218	15,570,765	222	14,859,175	1,965	78,856,165	1,304,760
<b>% of Total</b>	77.60	61.41	11.09	19.74	11.29	18.84	40.34	25.79	55.93
<b>5. Rec UnImp Land</b>	0	0	3	14,400	0	0	3	14,400	
<b>6. Rec Improv Land</b>	0	0	263	2,204,710	1	12,180	264	2,216,890	
<b>7. Rec Improvements</b>	13	123,875	355	4,431,395	1	750	369	4,556,020	
<b>8. Rec Total</b>	13	123,875	358	6,650,505	1	12,930	372	6,787,310	75,700
<b>% of Total</b>	3.49	1.82	96.23	97.98	0.26	0.19	7.63	2.22	3.24
<b>Res+Rec Total</b>	1,538	48,550,100	576	22,221,270	223	14,872,105	2,337	85,643,475	1,380,460
<b>% of Total</b>	65.81	56.68	24.64	25.94	9.54	17.36	47.98	28.01	59.17

**County 42 - Harlan**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 4,870	<b>Value</b> 305,703,640	<b>Total Growth</b> 2,332,750 (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	38	185,805	1	1,500	2	14,600	41	201,905	
10. Comm Improv Land	229	1,362,325	2	15,300	5	162,080	236	1,539,705	
11. Comm Improvements	244	13,711,520	4	995,390	10	2,528,410	258	17,235,320	
12. Comm Total	282	15,259,650	5	1,012,190	12	2,705,090	299	18,976,930	623,645
% of Total	94.31	80.41	1.67	5.33	4.01	14.25	6.13	6.20	26.73
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	282	15,259,650	5	1,012,190	12	2,705,090	299	18,976,930	623,645
% of Total	94.31	80.41	1.67	5.33	4.01	14.25	6.13	6.20	26.73
17. Taxable Total	1,820	63,809,750	581	23,233,460	235	17,577,195	2,636	104,620,405	2,004,105
% of Total	69.04	60.99	22.04	21.23	8.91	14.21	54.12	34.22	85.91

**County 42 - Harlan**

**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	3	139,665	278,705	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	3	139,665	278,705
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>3</b>	<b>139,665</b>	<b>278,705</b>

**Schedule III: Mineral Interest Records**

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	5	654,490
24. Mineral Interest-Non-Producing	0	0	0	0	0	0
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	5	654,490	0	0		
24. Mineral Interest-Non-Producing	0	0	0	0		
<b>25. Mineral Interest Total</b>	<b>5</b>	<b>654,490</b>	<b>0</b>	<b>0</b>		

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	97	0	83	180

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	4,000	10	55,015	1,773	137,808,935	1,784	137,867,950
28. Ag-Improved Land	0	0	1	4,000	420	43,153,800	421	43,157,800
29. Ag-Improvements	0	0	1	15,830	444	19,387,165	445	19,402,995
<b>30. Ag-Total Taxable</b>							<b>2,229</b>	<b>200,428,745</b>

**County 42 - Harlan**

**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	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	1	4.000	4,000	8	15.000	7,500	
36. FarmSite Impr Land	0	0.000	0	1	2.000	4,000	
37. FarmSite Improv	0		0	1		15,830	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	29	29.000	101,500	29	29.000	101,500	
32. HomeSite Improv Land	253	263.000	920,500	253	263.000	920,500	
33. HomeSite Improvements	283		12,456,125	283		12,456,125	328,645
<b>34. HomeSite Total</b>				312	292.000	13,478,125	
35. FarmSite UnImp Land	81	167.570	118,285	90	186.570	129,785	
36. FarmSite Impr Land	374	1,018.920	673,085	375	1,020.920	677,085	
37. FarmSite Improv	412		6,931,040	413		6,946,870	0
<b>38. FarmSite Total</b>				503	1,207.490	7,753,740	
39. Road & Ditches		6,749.130			6,749.130		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>815</b>	<b>8,248.620</b>	<b>21,231,865</b>	<b>328,645</b>

**Schedule VII: Agricultural Records:**

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

**Schedule VIII: Agricultural Records:**

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

County 42 - Harlan

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	17,645.400	24,722,545	17,645.400	24,722,545
47. 2A1	0.000	0	0.000	0	944.000	1,023,520	944.000	1,023,520
48. 2A	0.000	0	0.000	0	23.000	24,840	23.000	24,840
49. 3A1	0.000	0	0.000	0	540.000	526,500	540.000	526,500
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	668.000	494,320	668.000	494,320
52. 4A	0.000	0	0.000	0	1,992.200	1,344,735	1,992.200	1,344,735
53. Total	0.000	0	0.000	0	21,812.600	28,136,460	21,812.600	28,136,460
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	8,936.100	7,485,245	8,936.100	7,485,245
56. 2D1	0.000	0	0.000	0	519.000	381,465	519.000	381,465
57. 2D	0.000	0	0.000	0	1.000	730	1.000	730
58. 3D1	0.000	0	0.000	0	296.000	213,120	296.000	213,120
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	436.000	170,040	436.000	170,040
61. 4D	0.000	0	0.000	0	1,052.570	394,595	1,052.570	394,595
62. Total	0.000	0	0.000	0	11,240.670	8,645,195	11,240.670	8,645,195
<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	780.900	277,220	780.900	277,220
65. 2G1	0.000	0	0.000	0	234.200	79,630	234.200	79,630
66. 2G	0.000	0	0.000	0	32.000	10,880	32.000	10,880
67. 3G1	0.000	0	0.000	0	99.000	29,700	99.000	29,700
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	335.000	87,100	335.000	87,100
70. 4G	0.000	0	0.000	0	4,181.730	1,004,575	4,181.730	1,004,575
71. Total	0.000	0	0.000	0	5,662.830	1,489,105	5,662.830	1,489,105
72. Waste	0.000	0	0.000	0	174.000	8,700	174.000	8,700
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		44.040		44.040	
75. Total	0.000	0	0.000	0	38,890.100	38,279,460	38,890.100	38,279,460

County 42 - Harlan

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	47,518.570	43,668,320	47,518.570	43,668,320
47. 2A1	0.000	0	0.000	0	4,980.500	3,819,190	4,980.500	3,819,190
48. 2A	0.000	0	0.000	0	606.000	460,560	606.000	460,560
49. 3A1	0.000	0	0.000	0	1,601.000	978,365	1,601.000	978,365
50. 3A	0.000	0	0.000	0	953.000	517,520	953.000	517,520
51. 4A1	0.000	0	0.000	0	2,687.000	1,449,550	2,687.000	1,449,550
52. 4A	0.000	0	0.000	0	12,096.600	5,927,335	12,096.600	5,927,335
53. Total	0.000	0	0.000	0	70,442.670	56,820,840	70,442.670	56,820,840
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	59.000	37,170	45,278.490	28,577,615	45,337.490	28,614,785
56. 2D1	0.000	0	0.000	0	1,593.500	814,145	1,593.500	814,145
57. 2D	0.000	0	0.000	0	322.000	159,420	322.000	159,420
58. 3D1	0.000	0	0.000	0	1,492.600	597,040	1,492.600	597,040
59. 3D	0.000	0	0.000	0	181.000	62,370	181.000	62,370
60. 4D1	0.000	0	29.000	9,715	3,322.000	1,112,875	3,351.000	1,122,590
61. 4D	0.000	0	2.000	630	6,972.230	2,196,255	6,974.230	2,196,885
62. Total	0.000	0	90.000	47,515	59,161.820	33,519,720	59,251.820	33,567,235
<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	8,112.150	2,719,510	8,112.150	2,719,510
65. 2G1	0.000	0	0.000	0	886.000	283,400	886.000	283,400
66. 2G	0.000	0	0.000	0	536.000	166,160	536.000	166,160
67. 3G1	0.000	0	0.000	0	882.400	268,815	882.400	268,815
68. 3G	0.000	0	0.000	0	132.000	39,600	132.000	39,600
69. 4G1	0.000	0	0.000	0	3,728.720	1,118,855	3,728.720	1,118,855
70. 4G	0.000	0	0.000	0	60,984.900	18,327,325	60,984.900	18,327,325
71. Total	0.000	0	0.000	0	75,262.170	22,923,665	75,262.170	22,923,665
72. Waste	0.000	0	0.000	0	4,348.000	217,400	4,348.000	217,400
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		14,359.250		14,359.250	
75. Total	0.000	0	90.000	47,515	209,214.660	113,481,625	209,304.660	113,529,140

County 42 - Harlan

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	2,073.000	1,412,605	2,073.000	1,412,605
47. 2A1	0.000	0	0.000	0	159.000	87,450	159.000	87,450
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	24.000	12,000	24.000	12,000
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	162.000	64,800	162.000	64,800
52. 4A	0.000	0	0.000	0	590.000	177,000	590.000	177,000
53. Total	0.000	0	0.000	0	3,008.000	1,753,855	3,008.000	1,753,855
<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	21,571.100	12,946,290	21,571.100	12,946,290
56. 2D1	0.000	0	0.000	0	255.000	104,550	255.000	104,550
57. 2D	0.000	0	0.000	0	33.000	11,880	33.000	11,880
58. 3D1	0.000	0	0.000	0	300.000	91,500	300.000	91,500
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	1,341.000	335,250	1,341.000	335,250
61. 4D	0.000	0	0.000	0	4,692.000	1,173,000	4,692.000	1,173,000
62. Total	0.000	0	0.000	0	28,192.100	14,662,470	28,192.100	14,662,470
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	3,757.400	1,183,100	3,757.400	1,183,100
65. 2G1	0.000	0	0.000	0	55.000	15,950	55.000	15,950
66. 2G	0.000	0	0.000	0	99.000	28,215	99.000	28,215
67. 3G1	0.000	0	0.000	0	240.000	68,400	240.000	68,400
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	1,535.000	437,475	1,535.000	437,475
70. 4G	0.000	0	0.000	0	32,298.340	9,205,165	32,298.340	9,205,165
71. Total	0.000	0	0.000	0	37,984.740	10,938,305	37,984.740	10,938,305
72. Waste	0.000	0	0.000	0	673.000	33,650	673.000	33,650
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	69,857.840	27,388,280	69,857.840	27,388,280

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	95,263.270	86,711,155	95,263.270	86,711,155
77.Dry Land	0.000	0	90.000	47,515	98,594.590	56,827,385	98,684.590	56,874,900
78.Grass	0.000	0	0.000	0	118,909.740	35,351,075	118,909.740	35,351,075
79.Waste	0.000	0	0.000	0	5,195.000	259,750	5,195.000	259,750
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	14,403.290	0	14,403.290	0
<b>82.Total</b>	0.000	0	90.000	47,515	317,962.600	179,149,365	<b>318,052.600</b>	<b>179,196,880</b>

## 2007 Agricultural Land Detail

### County 42 - Harlan

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	17,645.400	80.90%	24,722,545	87.87%	1,401.075
2A1	944.000	4.33%	1,023,520	3.64%	1,084.237
2A	23.000	0.11%	24,840	0.09%	1,080.000
3A1	540.000	2.48%	526,500	1.87%	975.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	668.000	3.06%	494,320	1.76%	740.000
4A	1,992.200	9.13%	1,344,735	4.78%	675.000
<b>Irrigated Total</b>	<b>21,812.600</b>	<b>100.00%</b>	<b>28,136,460</b>	<b>100.00%</b>	<b>1,289.917</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	8,936.100	79.50%	7,485,245	86.58%	837.641
2D1	519.000	4.62%	381,465	4.41%	735.000
2D	1.000	0.01%	730	0.01%	730.000
3D1	296.000	2.63%	213,120	2.47%	720.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	436.000	3.88%	170,040	1.97%	390.000
4D	1,052.570	9.36%	394,595	4.56%	374.887
<b>Dry Total</b>	<b>11,240.670</b>	<b>100.00%</b>	<b>8,645,195</b>	<b>100.00%</b>	<b>769.099</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	780.900	13.79%	277,220	18.62%	355.000
2G1	234.200	4.14%	79,630	5.35%	340.008
2G	32.000	0.57%	10,880	0.73%	340.000
3G1	99.000	1.75%	29,700	1.99%	300.000
3G	0.000	0.00%	0	0.00%	0.000
4G1	335.000	5.92%	87,100	5.85%	260.000
4G	4,181.730	73.85%	1,004,575	67.46%	240.229
<b>Grass Total</b>	<b>5,662.830</b>	<b>100.00%</b>	<b>1,489,105</b>	<b>100.00%</b>	<b>262.961</b>

<b>Irrigated Total</b>	<b>21,812.600</b>	<b>56.09%</b>	<b>28,136,460</b>	<b>73.50%</b>	<b>1,289.917</b>
<b>Dry Total</b>	<b>11,240.670</b>	<b>28.90%</b>	<b>8,645,195</b>	<b>22.58%</b>	<b>769.099</b>
<b>Grass Total</b>	<b>5,662.830</b>	<b>14.56%</b>	<b>1,489,105</b>	<b>3.89%</b>	<b>262.961</b>
Waste	174.000	0.45%	8,700	0.02%	50.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	44.040	0.11%			
<b>Market Area Total</b>	<b>38,890.100</b>	<b>100.00%</b>	<b>38,279,460</b>	<b>100.00%</b>	<b>984.298</b>

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

<b>Irrigated Total</b>	<b>21,812.600</b>	<b>22.90%</b>	<b>28,136,460</b>	<b>32.45%</b>	
<b>Dry Total</b>	<b>11,240.670</b>	<b>11.39%</b>	<b>8,645,195</b>	<b>15.20%</b>	
<b>Grass Total</b>	<b>5,662.830</b>	<b>4.76%</b>	<b>1,489,105</b>	<b>4.21%</b>	
Waste	174.000	3.35%	8,700	3.35%	
Other	0.000	0.00%	0	0.00%	
Exempt	44.040	0.31%			
<b>Market Area Total</b>	<b>38,890.100</b>	<b>12.23%</b>	<b>38,279,460</b>	<b>21.36%</b>	

## 2007 Agricultural Land Detail

### County 42 - Harlan

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	47,518.570	67.46%	43,668,320	76.85%	918.973
2A1	4,980.500	7.07%	3,819,190	6.72%	766.828
2A	606.000	0.86%	460,560	0.81%	760.000
3A1	1,601.000	2.27%	978,365	1.72%	611.096
3A	953.000	1.35%	517,520	0.91%	543.043
4A1	2,687.000	3.81%	1,449,550	2.55%	539.467
4A	12,096.600	17.17%	5,927,335	10.43%	490.000
<b>Irrigated Total</b>	<b>70,442.670</b>	<b>100.00%</b>	<b>56,820,840</b>	<b>100.00%</b>	<b>806.625</b>
<b>Dry:</b>					
1D1	0.000	0.00%	0	0.00%	0.000
1D	45,337.490	76.52%	28,614,785	85.25%	631.150
2D1	1,593.500	2.69%	814,145	2.43%	510.916
2D	322.000	0.54%	159,420	0.47%	495.093
3D1	1,492.600	2.52%	597,040	1.78%	400.000
3D	181.000	0.31%	62,370	0.19%	344.585
4D1	3,351.000	5.66%	1,122,590	3.34%	335.001
4D	6,974.230	11.77%	2,196,885	6.54%	315.000
<b>Dry Total</b>	<b>59,251.820</b>	<b>100.00%</b>	<b>33,567,235</b>	<b>100.00%</b>	<b>566.518</b>
<b>Grass:</b>					
1G1	0.000	0.00%	0	0.00%	0.000
1G	8,112.150	10.78%	2,719,510	11.86%	335.239
2G1	886.000	1.18%	283,400	1.24%	319.864
2G	536.000	0.71%	166,160	0.72%	310.000
3G1	882.400	1.17%	268,815	1.17%	304.640
3G	132.000	0.18%	39,600	0.17%	300.000
4G1	3,728.720	4.95%	1,118,855	4.88%	300.064
4G	60,984.900	81.03%	18,327,325	79.95%	300.522
<b>Grass Total</b>	<b>75,262.170</b>	<b>100.00%</b>	<b>22,923,665</b>	<b>100.00%</b>	<b>304.584</b>
<b>Irrigated Total</b>	<b>70,442.670</b>	<b>33.66%</b>	<b>56,820,840</b>	<b>50.05%</b>	<b>806.625</b>
<b>Dry Total</b>	<b>59,251.820</b>	<b>28.31%</b>	<b>33,567,235</b>	<b>29.57%</b>	<b>566.518</b>
<b>Grass Total</b>	<b>75,262.170</b>	<b>35.96%</b>	<b>22,923,665</b>	<b>20.19%</b>	<b>304.584</b>
Waste	4,348.000	2.08%	217,400	0.19%	50.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	14,359.250	6.86%			
<b>Market Area Total</b>	<b>209,304.660</b>	<b>100.00%</b>	<b>113,529,140</b>	<b>100.00%</b>	<b>542.410</b>

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

<b>Irrigated Total</b>	70,442.670	73.95%	56,820,840	65.53%
<b>Dry Total</b>	59,251.820	60.04%	33,567,235	59.02%
<b>Grass Total</b>	75,262.170	63.29%	22,923,665	64.85%
Waste	4,348.000	83.70%	217,400	83.70%
Other	0.000	0.00%	0	0.00%
Exempt	14,359.250	99.69%		
<b>Market Area Total</b>	<b>209,304.660</b>	<b>65.81%</b>	<b>113,529,140</b>	<b>63.35%</b>

## 2007 Agricultural Land Detail

### County 42 - Harlan

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	2,073.000	68.92%	1,412,605	80.54%	681.430
2A1	159.000	5.29%	87,450	4.99%	550.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	24.000	0.80%	12,000	0.68%	500.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	162.000	5.39%	64,800	3.69%	400.000
4A	590.000	19.61%	177,000	10.09%	300.000
<b>Irrigated Total</b>	<b>3,008.000</b>	<b>100.00%</b>	<b>1,753,855</b>	<b>100.00%</b>	<b>583.063</b>
<b>Dry:</b>					
1D1	0.000	0.00%	0	0.00%	0.000
1D	21,571.100	76.51%	12,946,290	88.30%	600.168
2D1	255.000	0.90%	104,550	0.71%	410.000
2D	33.000	0.12%	11,880	0.08%	360.000
3D1	300.000	1.06%	91,500	0.62%	305.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	1,341.000	4.76%	335,250	2.29%	250.000
4D	4,692.000	16.64%	1,173,000	8.00%	250.000
<b>Dry Total</b>	<b>28,192.100</b>	<b>100.00%</b>	<b>14,662,470</b>	<b>100.00%</b>	<b>520.091</b>
<b>Grass:</b>					
1G1	0.000	0.00%	0	0.00%	0.000
1G	3,757.400	9.89%	1,183,100	10.82%	314.871
2G1	55.000	0.14%	15,950	0.15%	290.000
2G	99.000	0.26%	28,215	0.26%	285.000
3G1	240.000	0.63%	68,400	0.63%	285.000
3G	0.000	0.00%	0	0.00%	0.000
4G1	1,535.000	4.04%	437,475	4.00%	285.000
4G	32,298.340	85.03%	9,205,165	84.16%	285.004
<b>Grass Total</b>	<b>37,984.740</b>	<b>100.00%</b>	<b>10,938,305</b>	<b>100.00%</b>	<b>287.965</b>
<b>Irrigated Total</b>	<b>3,008.000</b>	<b>4.31%</b>	<b>1,753,855</b>	<b>6.40%</b>	<b>583.063</b>
<b>Dry Total</b>	<b>28,192.100</b>	<b>40.36%</b>	<b>14,662,470</b>	<b>53.54%</b>	<b>520.091</b>
<b>Grass Total</b>	<b>37,984.740</b>	<b>54.37%</b>	<b>10,938,305</b>	<b>39.94%</b>	<b>287.965</b>
Waste	673.000	0.96%	33,650	0.12%	50.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>69,857.840</b>	<b>100.00%</b>	<b>27,388,280</b>	<b>100.00%</b>	<b>392.057</b>

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

<b>Irrigated Total</b>	<b>3,008.000</b>	<b>3.16%</b>	<b>1,753,855</b>	<b>2.02%</b>	
<b>Dry Total</b>	<b>28,192.100</b>	<b>28.57%</b>	<b>14,662,470</b>	<b>25.78%</b>	
<b>Grass Total</b>	<b>37,984.740</b>	<b>31.94%</b>	<b>10,938,305</b>	<b>30.94%</b>	
Waste	673.000	12.95%	33,650	12.95%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>69,857.840</b>	<b>21.96%</b>	<b>27,388,280</b>	<b>15.28%</b>	

## 2007 Agricultural Land Detail

### County 42 - Harlan

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	95,263.270	86,711,155
Dry	0.000	0	90.000	47,515	98,594.590	56,827,385
Grass	0.000	0	0.000	0	118,909.740	35,351,075
Waste	0.000	0	0.000	0	5,195.000	259,750
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	14,403.290	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>90.000</b>	<b>47,515</b>	<b>317,962.600</b>	<b>179,149,365</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	95,263.270	86,711,155	95,263.270	29.95%	86,711,155	48.39%	910.226
Dry	98,684.590	56,874,900	98,684.590	31.03%	56,874,900	31.74%	576.330
Grass	118,909.740	35,351,075	118,909.740	37.39%	35,351,075	19.73%	297.293
Waste	5,195.000	259,750	5,195.000	1.63%	259,750	0.14%	50.000
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	14,403.290	0	14,403.290	4.53%	0	0.00%	0.000
<b>Total</b>	<b>318,052.600</b>	<b>179,196,880</b>	<b>318,052.600</b>	<b>100.00%</b>	<b>179,196,880</b>	<b>100.00%</b>	<b>563.419</b>

\* Department of Property Assessment & Taxation Calculates

# **2006 PLAN OF ASSESSMENT FOR HARLAN COUNTY**

## **Introduction**

Pursuant to Neb. Laws 2005, LB 263, Section 9, the Assessment Administrative Manager shall submit a Plan of Assessment to the County Board of Equalization on or before July 31, 2006 and the Department of Property Assessment and Taxation on or before October 31, 2006, and every three years thereafter. The Assessment Administrative Manager shall update the Plan each year between the adoption of each three-year Plan.

## **Purpose of the Plan of Assessment**

The Plan of Assessment and any update shall examine the level, quality, and uniformity of assessment in the county and may be derived from a Progress Report developed by the Department and presented to the Assessment Administrative Manager on or before July 31. The Plan shall propose actions to be taken for the following three years to assure uniform and proportionate assessments that are within the statutory and administrative guidelines for the level of value and quality of assessment. The Assessment Administrative Manager shall establish procedures and the course of action to be taken during the three-year Plan of Assessment.

## **Responsibilities of Assessment**

### Record Maintenance

- Mapping

- Ownership

- Report Generation

  - Abstract

  - Certification of Values

  - School District Taxable Value Report

  - CTL

  - Tax List Corrections

- Administer Homestead Exemption

- Administer Personal Property

- Generate Tax Roll

## **Responsibilities of Appraisal**

Value all Real Property

- Develop Plan of Review
- Establish procedure for Pickup Work
- Review Sales
- Update all Values on an Annual Basis.

## **Personnel Count**

Assessment

- 1- 1- Assessment Administrative Manager– required to pass test and maintain an Assessors Certificate issued by Department of Property Assessment & Taxation.
- 2- 1- Assessment Clerk

Appraisal

- 1- 1- State Appraiser – required to pass test and maintain an Appraisal license issued by State Appraisal Board.
- 2- 1- Assistant State Appraiser.

## **History**

Harlan County became a State assumed county in July 1998.

We had in place the same CAMA package that is now used by the State assumed counties. At this time all data is entered in the ATR file and also the Appraisal file. This data is from our Re-appraisal of Harlan County in 1996 and also new improvements and review of the Sales for each period. In 2004 ½ of the county was reviewed on site. At this time we have all sketches completed.

## **Parcel Count**

Harlan County has approx 5053 parcels. Of this total we have the following:

1727 Residential with a value of	\$58,755,300
295 Commercial with a value of	\$18,504,150
2227 Agricultural with a value of	\$198,247,290
237 Rural acreages with a value of	\$ 16,585,890
5 Mineral producing with a value of	\$602,170
374 Recreational with a value of	\$5,448,615
188 Exempt parcels	
648 Personal Property Schedules	\$22,269,785
18 Central Assessed Prop	\$9,838,478

### **Cadastral Maps**

The county purchased cadastral maps in 1982. The county was re-flown and city maps were made on scale of 1" = 100' and rural maps were 4 sections to a page and a scale of 1" = 660'. At the present time, they are in dire need of up-dating and much repair work as 20+ years of use has taken its toll. We anxiously await the new GIS program and hope to have in place for 2006, that we might be in line with neighboring counties that all have a GIS program in house and working.

### **Property Record Cards**

We utilize the property record cards available from the Terra Scan system by printing ATR property card and also Appraisal print-out. We also have Aerial photos of rural parcels from a 1984 flight. The information from our re-appraisal of 1995-6 is on the computer as reference. We add new information as we gather it in review and pick-up work to further enhance our records. These records are in good condition. The Terra Scan system implemented a working and historical appraisal file that at the present needs design changes.

### **Real Estate Transfers (521's)**

The 521's are handled by the Assessment staff for change of ownership, record cards, any splits or combinations that need to be made, Sales file info is up-dated and supporting data is attached. After this process, they are given to the Appraisal staff for verification such as new digital pictures and reviewed for accuracy of information. Sales verification forms are mailed to the buyer and seller to be completed and returned to the office on agricultural 521's.

### **Current plan for Harlan County**

#### **Assessment /Sale Ratio Statistics for Tax Year 2005**

<u>Class</u>	<u>Ratio</u>	<u>C.O.D.*</u>	<u>P.R.D.**</u>
Residential	.97	12.13	103.72
Commercial	100	17.04	103.70
Ag-Land	.78	15.49	99.85

\* Coefficient of Dispersion

\*\* Price Related Differential

#### **Tax year 2007**

We will start a new review of the County and plan to do 5 or 6 townships each year. Will review statistics from previous year to find any hot spots to be corrected. Review market areas and also any new TIF areas. Conduct a pivot review. Ag land study i.e. irrigated grass, irrigated and dry acres, FSA certified maps. Review towns starting with Republican City. Review IOLL's. Ag land acre values. Do normal pick-up work and sales review. Continue to monitor any changes in Depreciation Table or Site improvement tables due to Market changes. Check to see if we still need market areas. Implement GIS program. Address the issue of the last 4 digits in the zip code.

### **Tax year 2008**

We will plan to review at least 5 or 6 more townships this year. Review statistics to determine if any major or minor adjustments need to be made. Review market areas and any new TIF projects that develop. Do regular pick-up work and sales review. Verify accuracy of Depreciation tables and Site improvements tables with information from the Market data. Watch river front property for private hunting and the possibility of Spec. Val. Hopefully continue use of GIS program. Continue to do County review as set up by PAT.

### **Tax year 2009**

We will review the balance of the County that didn't get done in 2008. Review statistics to see if any new data has appeared that would change any of our tables that are taken from the market. Review market areas for accuracy from the sales that have occurred and have been sent to be used in establishing the same. Do regular pick-up work based on building permits and info from the zoning admin. Continue use of GIS. Watch for Special Valuation. Continue to do County review as set up by PAT.

### **Conclusion**

All work done by Assessment staff or Appraisal staff will be done in accordance with Department of Property Assessment & Taxation rules and regulations. All Statutes and mandates that may be issued will be followed in completion of our work. We look to our State Office Staff and Field Liaisons for any assistance they may provide to us in carrying out our assignments.

Respectfully,

Floyd M. Schippert  
Assessment Administrative Manager  
for Harlan & Hitchcock Counties

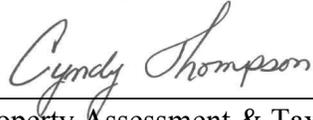
Jeffrey S. Wilhelm  
Appraiser for Harlan & Hitchcock

## 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 Harlan County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8402.

Dated this 9th day of April, 2007.

  
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Property Assessment & Taxation