

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

Number of Sales		50	COD	18.79
Total Sales Price	\$	4416545	PRD	99.95
Total Adj. Sales Price	\$	4416545	COV	28.33
Total Assessed Value	\$	3993272	STD	25.60
Avg. Adj. Sales Price	\$	88330.90	Avg. Abs. Dev.	18.60
Avg. Assessed Value	\$	79865.44	Min	20.00
Median		99.01	Max	166.67
Wgt. Mean		90.42	95% Median C.I.	79.18 to 100.00
Mean		90.37	95% Wgt. Mean C.I.	81.64 to 99.19
			95% Mean C.I.	83.28 to 97.47
% of Value of the Class of all Real Property Value in the County				18.85
% of Records Sold in the Study Period				13.33
% of Value Sold in the Study Period				27.65
Average Assessed Value of the Base				38,515

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	50	99.01	18.79	99.95
2006	38	98.85	30.25	110.88
2005	37	97.36	32.29	114.17
2004	21	97.18	23.36	111.43
2003	21	100	21.24	105.34
2002	26	99	20.41	107.9
2001	22	99	26.05	116.12

2007 Commission Summary

46 Hooker

Commercial Real Property - Current

Number of Sales		3	COD	11.69
Total Sales Price	\$	73500	PRD	94.33
Total Adj. Sales Price	\$	123500	COV	20.25
Total Assessed Value	\$	114327	STD	17.68
Avg. Adj. Sales Price	\$	41166.67	Avg. Abs. Dev.	11.04
Avg. Assessed Value	\$	38109.00	Min	67.19
Median		94.46	Max	100.32
Wgt. Mean		92.57	95% Median C.I.	N/A
Mean		87.32	95% Wgt. Mean C.I.	N/A
			95% Mean C.I.	43.40 to 131.25
% of Value of the Class of all Real Property Value in the County				16.35
% of Records Sold in the Study Period				3
% of Value Sold in the Study Period				0.91
Average Assessed Value of the Base				125,272

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	3	94.46	11.69	94.33
2006	3	92.80	3.17	101.42
2005	12	100.11	48.60	125.28
2004	7	109.82	66.39	117.07
2003	7	93	48.21	116.41
2002	7	93	19.93	101.95
2001	6	93	21.23	99.28

2007 Commission Summary

46 Hooker

Agricultural Land - Current

Number of Sales	5	COD	15.61
Total Sales Price	\$ 258355	PRD	107.75
Total Adj. Sales Price	\$ 258355	COV	25.63
Total Assessed Value	\$ 206222	STD	22.04
Avg. Adj. Sales Price	\$ 51671.00	Avg. Abs. Dev.	11.73
Avg. Assessed Value	\$ 41244.40	Min	73.14
Median	75.12	Max	125.00
Wgt. Mean	79.82	95% Median C.I.	N/A
Mean	86.01	95% Wgt. Mean C.I.	N/A
		95% Mean C.I.	58.64 to 113.37
% of Value of the Class of all Real Property Value in the County			78.19
% of Records Sold in the Study Period			0.4
% of Value Sold in the Study Period			6.88
Average Assessed Value of the Base			48,201

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	5	75.12	15.61	107.75
2006	8	78.31	16.70	113.76
2005	10	76.32	15.77	114.58
2004	7	76.68	12.60	117.06
2003	4	81	8.3	102.51
2002	5	78	10.92	99.87
2001	9	78	15.6	95.64

2007 Opinions of the Property Tax Administrator for Hooker County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Hooker County is 99% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Hooker County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Hooker County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Hooker County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Hooker County is 75% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Hooker 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 Hooker County**

Residential Real Property

I. Correlation

RESIDENTIAL: Review of the six tables reveals that there were 18 additional sales added between the Residential Preliminary Statistical Report and the Residential R&O Statistical Report. For tax year 2006, these 18 parcels that are now coded residential were included with the Dismal River Club commercial property and valued as such. The assessor, for 2007, revalued all platted residential lots; which lie within the Dismal River Club boundary. These parcels, no doubt, should have been corrected and coded residential prior to the preliminary statistical report; however they were not reclassified until the assessor began his pick up work for 2007. Due to this recoding, some of the tables are distorted. Indication is, by the R&O Statistical Report, that the median is within the range while the weighted mean and mean are below the range. There is no information available to suggest that the median is not the best indication of the level of value for the residential property class as a whole. Countywide, the Coefficient of Dispersion is above the acceptable range and the Price Related Differential is within the range. The Trended Preliminary Ratio and the Percent Change Report are both unreliable because of the transfer and recoding of sales since the preliminary statistics. The assessment actions reflect the recoding and revaluation of the eighteen sales involved that are located within the Dismal River Club Boundry.

The Assessors Location: Rural and Location: Suburban (2) are indicating a median of 66.67 and the Coefficient of Dispersion and Price-Related Differential as very high and outside of the acceptable parameters, there may be issues that need addressed in this area.

Based on my judgment and the information available to me, I believe the best indicator of the overall level of value for the residential property in Hooker County is the R&O Median of 99 percent but the standards of uniformity have not been met.

**2007 Correlation Section
for Hooker County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	58	50	86.21
2006	48	38	79.17
2005	46	37	80.43
2004	25	21	84
2003	25	21	84
2002	33	26	78.79
2001	28	22	78.57

RESIDENTIAL: The County has historically and is currently utilizing a high proportion of the available residential sales for the development of the qualified statistics. This indicates that the measurements of the residential properties were done as fairly as possible and also indicates that the county has not excessively trimmed the sample. This table reflects the 18 sales that were added to the residential sale file from the commercial sales file.

**2007 Correlation Section
for Hooker County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Hooker County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	94.98	46.8	139.43	99.01
2006	96.33	0.89	97.19	98.85
2005	97.36	-1.43	95.97	97.36
2004	83.84	0.17	83.99	97.18
2003	100	0.46	100.46	100
2002	104	-9.49	94.13	99
2001	99	-0.6	98.41	99

RESIDENTIAL: There are 18 additional sales from the Preliminary Statistical Report to the final R&O Statistical Report; therefore the preliminary median is not reflecting these sales. The Trended Preliminary Ratio is distorted for the residential property class. There was a large increase to the assessed base when these sales were revalued from commercial to residential classification. For direct equalization purposes, the R&O Median will be used to express the level of value for the residential property in Hooker County.

**2007 Correlation Section
for Hooker County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Hooker County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
1.92	2007	46.8
5.35	2006	0.89
0	2005	-1.43
1.86	2004	0.17
0	2003	0.46
-5.57	2002	-9.49
0	2001	-0.6

RESIDENTIAL: The Preliminary Statistical Report displayed 32 qualified residential sales, however after January 1, 2007, the assessor recoded 18 of the commercial sales to residential property. There was a Residential Plat Map filed in 2006, platting residential lots on the Dismal River Club Golf Course (the assessor, prior to this Plat, was valuing the entire golf course, including the land now platted as residential lots, as commercial property). The value for 2006 was minuscule compared to the value after the Plat and revaluation of these lots as residential. Eighteen of the platted residential lots sold in 2006; therefore the R&O will show 50 qualified sales not 32 as the preliminary statistics revealed. This distorts the comparison in the change in sale base since the preliminary statistics did not include the 18 sales

2007 Correlation Section for Hooker County

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

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

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

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

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

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

**2007 Correlation Section
for Hooker County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	99.01	90.42	90.37

RESIDENTIAL: The median is the only measure of central tendency that is within the acceptable level of value. The remaining measures are below the range by approximately 9 percent. There is no further information available at this time to determine that the median is not the best indication of the level of value for the residential property class in Hooker County.

**2007 Correlation Section
for Hooker County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	18.79	99.95
Difference	3.79	0

RESIDENTIAL: The prescribed acceptable parameters will indicate the Coefficient of Dispersion is outside the acceptable range whereas the Price-Related Differential is within the range. It appears the seven sales in the Assessor Location Rural are contributing to the higher COD and this area may need to be addressed.

**2007 Correlation Section
for Hooker County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	32	50	18
Median	94.98	99.01	4.03
Wgt. Mean	87.33	90.42	3.09
Mean	87.75	90.37	2.62
COD	21.92	18.79	-3.13
PRD	100.48	99.95	-0.53
Min Sales Ratio	20.00	20.00	0
Max Sales Ratio	166.67	166.67	0

RESIDENTIAL: There were 18 sales added to the residential sales file between the preliminary and the Report and Opinions statistics. The change in the above table reflects that the 18 sales were moved into the residential file in Hooker County. These residential sales along with the remainder of the platted lots were all recoded as residential properties in the records of Hooker County.

**2007 Correlation Section
for Hooker County**

Commerical Real Property

I. Correlation

COMMERCIAL: The Preliminary Statistical Report displayed 21 qualified commercial sales; however after January 1, 2007, the assessor recoded and revalued 18 of the commercial sales to residential property. There was a Residential Plat Map filed in 2006, platting thirty-three residential lots on the Dismal River Club Golf Course property (the assessor, prior to the Plat, was valuing the entire golf course as commercial property). Eighteen of the platted residential lots sold in 2006; therefore the R&O Statistical Report will show 3 qualified sales not 21 since the sales were moved to the residential file. This distorts the Trended Preliminary Ratio and the Percent Change Report. It is believed the commercial property is not in compliance of uniform and proportionate assessments, it has been a long period of time since the class as a whole as been addressed. The assessment actions reflect the transfer of these properties from commercial to residential.

Based on my best judgment and the information available to me, the best estimate of the level of value for the commercial class is 100 percent. There are no adjustment recommendations for the commercial class of property.

**2007 Correlation Section
for Hooker County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	12	3	25
2006	14	3	21.43
2005	15	12	80
2004	9	7	77.78
2003	8	7	87.5
2002	7	7	100
2001	8	6	75

COMMERCIAL: The percent of sales used is less than the desired utilization for the commercial property. However further review of the total sales file indicates that the majority of the sales; which were excluded in the study was due to substantial change after the sale.

**2007 Correlation Section
for Hooker County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Hooker County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	0.18	16.92	0.21	94.46
2006	92.80	-8.55	84.87	92.80
2005	101.37	-3.08	98.25	100.11
2004	109.82	18.9	130.58	109.82
2003	93	-1.54	91.57	93
2002	89	4.12	92.67	93
2001	89	3.94	92.51	93

COMMERCIAL: The Trended Preliminary Ratio in no way supports the R&O Median because eighteen sales were moved from the commercial to the residential sale file between the Preliminary Statistical Report and the Reports and Opinion Statistical Report. These properties were valued as commercial within the entire golf course property in 2006. The platted residential lots were recoded and revalued as residential for 2007. This table is unreliable for the Preliminary Median and the Trended Preliminary Ratio.

**2007 Correlation Section
for Hooker County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Hooker County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
6563.33	2007	16.92
N/A	2006	-8.55
-0.44	2005	-3.08
0	2004	18.9
0	2003	-1.54
4.5	2002	4.12
5	2001	3.94

COMMERCIAL: The above table is distorted due to eighteen sales that were moved from the commercial to the residential property class. The eighteen sales were coded as commercial in the Preliminary Statistical Report and were valued in 2006 within the commercial property of the Dismal River Club, these parcels are now coded residential and were revalued as residential for assessment year 2007.

2007 Correlation Section for Hooker County

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

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

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

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

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

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

**2007 Correlation Section
for Hooker County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	94.46	92.57	87.32

COMMERCIAL: The median and weighted mean are within the range while the mean is outside of the acceptable range. There is no information available to suggest that the county has not attained the acceptable level of value for the commercial property class.

**2007 Correlation Section
for Hooker County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	11.69	94.33
Difference	0	-3.67

COMMERCIAL: The Coefficient of Dispersion is within the acceptable parameter whereas the Price Related Differential is low and outside the prescribed parameter. These statistics are representing only three commercial sales.

**2007 Correlation Section
for Hooker County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	21	3	-18
Median	0.18	94.46	94.28
Wgt. Mean	3.13	92.57	89.44
Mean	12.24	87.32	75.08
COD	6732.54	11.69	-6720.85
PRD	391.30	94.33	-296.97
Min Sales Ratio	0.09	67.19	67.1
Max Sales Ratio	94.46	100.32	5.86

COMMERCIAL: There were 18 sales removed from the commercial sales file and added to the residential sale file between the preliminary statistics and the Report and Opinions statistics. The change in the above table reflects this action. These residential sales along with the remainder of the platted lots were all recoded as residential properties in the records of Hooker County. The table reflects the action taken by the assessor in recoding these parcels from commercial to residential. The table above does reflect this action of the assessor; however it is impossible to compare the statistics because of the extreme change.

**2007 Correlation Section
for Hooker County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: Review of the tables indicate that the percent of sales used is less than the desired percentage; however review of the total unimproved agricultural sales indicates that the assessor has not excessively trimmed the sample. The median is the only measure of central tendency that is within the range, both the weighted mean and mean are above the acceptable range. The Trended Preliminary Ratio appears to support the median. The percent change to the sale file and the percent change to the assessed base suggest that sold and unsold properties were treated equally. The Coefficient of Dispersion is within the range while the Price Related Differential is just above the range. Table VII supports the statement of the assessor that agricultural valuations were not changed for 2007.

Agricultural valuations in Hooker County for the two majority land classification groups are 4G1 and 4G at \$125.00 per/acre. 2007 agricultural valuations (4G1 and 4G) which are also the predominate land classes in counties surrounding Hooker County are: Cherry 4G1-\$175, 4G-\$175; Thomas 4G1-\$170, 4G-\$165; McPherson 4G1-\$175, 4G-\$175 and Grant 4G1-\$160, 4G-\$160.

In a conversation with the Hooker County Assessor, the Department was offered this scenario in reference to why the agricultural sales, which result in lower valuations set by the county, are lower than surrounding counties.

There are no natural hay areas or meadows, which is discouraging to the buyers, feed is imported except for the few acres raised under pivots. Eight miles north of Mullen, which is in Cherry County is the point where you begin to see hay meadows included with the Sandhill Ranges. The very south part of Cherry County, which extends approximately five miles north of the Hooker County Line, is believed to be the most similar to Hooker County. The assessor states this is also true going east and west from Hooker County. McPherson County lies south of Hooker County and the assessor believes the land is somewhat more farm oriented. The two largest landowners in Hooker County have held the ownership for three or four generations which is not uncommon for many of the landowners in the county.

**2007 Correlation Section
for Hooker County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	11	5	45.45
2006	14	8	57.14
2005	22	10	45.45
2004	20	7	35
2003	17	4	23.53
2002	14	5	35.71
2001	18	9	50

AGRICULTURAL UNIMPROVED: The percent of sales used appears to be below the desired percentage. However, a through review of the total sales file revealed that the assessor utilized all representative sales for the development of the qualified unimproved agricultural statistics.

**2007 Correlation Section
for Hooker County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Hooker County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	75.12	0.07	75.17	75.12
2006	74.34	4.29	77.53	78.31
2005	76.32	0.13	76.42	76.32
2004	76.68	-0.7	76.14	76.68
2003	81	0.02	81.02	81
2002	78	-0.26	77.8	78
2001	70	10	77	78

AGRICULTURAL UNIMPROVED: The Trended Preliminary Ratio and the R&O Median are in support of each other. There is no further information available to indicate that the R&O Median is not the best indication of the level of value for the agricultural property class in Hooker County.

**2007 Correlation Section
for Hooker County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Hooker County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
N/A	2007	0.07
6.14	2006	4.29
0	2005	0.13
0	2004	-0.7
0	2003	0.02
0	2002	-0.26
4.34	2001	10

AGRICULTURAL UNIMPROVED: Analysis of the percent change to the sales file compared to the percent change in the assessed base reveals no significant difference between the two figures. This would indicate that all agricultural properties – both sold and unsold – are similarly assessed. It further verifies the assessor's reported action in this property class.

2007 Correlation Section for Hooker County

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

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

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

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

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

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

**2007 Correlation Section
for Hooker County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	75.12	79.82	86.01

AGRICULTURAL UNIMPROVED: The median is within the range while the weighted mean and mean are high and outside the acceptable range. There is no further information available to indicate that the R&O Median is not the best indication of the level of value for the agricultural property class in Hooker County.

**2007 Correlation Section
for Hooker County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	15.61	107.75
Difference	0	4.75

AGRICULTURAL UNIMPROVED: The Coefficient of Dispersion is within the range whereas the Price Related Differential is slightly over the acceptable prescribed parameter. However it is believed that the assessor has valued unimproved agricultural properties similarly.

**2007 Correlation Section
for Hooker County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	5	5	0
Median	75.12	75.12	0
Wgt. Mean	79.82	79.82	0
Mean	86.01	86.01	0
COD	15.61	15.61	0
PRD	107.75	107.75	0
Min Sales Ratio	73.14	73.14	0
Max Sales Ratio	125.00	125.00	0

AGRICULTURAL UNIMPROVED: The above table reflects the statement of the County Assessor that agricultural valuations were not increased for assessment year 2007.

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

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	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	9,405,736	14,443,089	5,037,353	53.56	635,408	46.8
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	2,270,282	2,349,491	79,209	3.49	*-----	3.49
4. Total Residential (sum lines 1-3)	11,676,018	16,792,580	5,116,562	43.82	635,408	38.38
5. Commercial	7,344,114	12,527,152	5,183,038	70.57	3,940,453	16.92
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	57,515	71,918	14,403	25.04	99,512	-147.98
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	7,401,629	12,599,070	5,197,441	70.22	3,940,453	16.98
10. Total Non-Agland Real Property	19,077,647	29,391,650	10,314,003	54.06	4,675,373	29.56
11. Irrigated	886,890	937,627	50,737	5.72		
12. Dryland	0	0	0			
13. Grassland	56,701,450	56,683,535	-17,915	-0.03		
14. Wasteland	2345	2,345	0	0		
15. Other Agland	-7,500	0	7,500			
16. Total Agricultural Land	57,583,185	57,623,507	40,322	0.07		
17. Total Value of All Real Property (Locally Assessed)	76,660,832	87,015,157	10,354,325	13.51	4,675,373	7.41

*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:	50	MEDIAN:	99	COV:	28.33	95% Median C.I.:	79.18 to 100.00
TOTAL Sales Price:	4,416,545	WGT. MEAN:	90	STD:	25.60	95% Wgt. Mean C.I.:	81.64 to 99.19
TOTAL Adj.Sales Price:	4,416,545	MEAN:	90	AVG.ABS.DEV:	18.60	95% Mean C.I.:	83.28 to 97.47
TOTAL Assessed Value:	3,993,272						
AVG. Adj. Sales Price:	88,330	COD:	18.79	MAX Sales Ratio:	166.67		
AVG. Assessed Value:	79,865	PRD:	99.95	MIN Sales Ratio:	20.00		

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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	2	117.47	117.47	78.36	41.89	149.91	68.26	166.67	N/A	14,625	11,459
10/01/04 TO 12/31/04	2	89.72	89.72	93.90	10.36	95.55	80.43	99.02	N/A	34,500	32,395
01/01/05 TO 03/31/05	4	85.82	82.42	72.38	20.93	113.86	52.99	105.05	N/A	19,500	14,115
04/01/05 TO 06/30/05	5	94.25	83.70	85.56	18.66	97.82	52.94	106.66	N/A	22,568	19,309
07/01/05 TO 09/30/05	4	97.91	91.40	96.71	9.46	94.51	68.45	101.33	N/A	40,500	39,169
10/01/05 TO 12/31/05	6	83.22	85.94	91.14	26.13	94.30	59.20	122.75	59.20 to 122.75	37,700	34,359
01/01/06 TO 03/31/06	16	100.00	94.64	95.97	14.64	98.62	20.00	132.80	96.00 to 113.83	153,281	147,096
04/01/06 TO 06/30/06	11	79.18	87.33	80.53	21.08	108.45	57.69	149.40	66.67 to 100.00	116,977	94,197
____Study Years____											
07/01/04 TO 06/30/05	13	94.25	89.43	83.27	22.59	107.40	52.94	166.67	65.20 to 105.05	22,237	18,516
07/01/05 TO 06/30/06	37	99.74	90.71	90.92	17.34	99.77	20.00	149.40	79.18 to 100.00	111,552	101,420
____Calendar Yrs____											
01/01/05 TO 12/31/05	19	95.71	85.76	89.09	18.09	96.27	52.94	122.75	66.67 to 100.59	30,475	27,149
____ALL____											
	50	99.01	90.37	90.42	18.79	99.95	20.00	166.67	79.18 to 100.00	88,330	79,865

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DISMAL RIVER	18	100.00	95.04	91.22	13.21	104.19	50.00	132.80	77.57 to 100.00	194,544	177,466
MULLEN	25	95.83	88.75	90.86	14.02	97.68	52.94	122.75	79.18 to 99.74	33,083	30,059
RURAL	7	66.67	84.16	54.06	52.09	155.67	20.00	166.67	20.00 to 166.67	12,522	6,769
____ALL____											
	50	99.01	90.37	90.42	18.79	99.95	20.00	166.67	79.18 to 100.00	88,330	79,865

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	25	95.83	88.75	90.86	14.02	97.68	52.94	122.75	79.18 to 99.74	33,083	30,059
2	7	66.67	84.16	54.06	52.09	155.67	20.00	166.67	20.00 to 166.67	12,522	6,769
3	18	100.00	95.04	91.22	13.21	104.19	50.00	132.80	77.57 to 100.00	194,544	177,466
____ALL____											
	50	99.01	90.37	90.42	18.79	99.95	20.00	166.67	79.18 to 100.00	88,330	79,865

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	95.85	87.95	89.76	15.13	97.98	52.94	122.75	75.92 to 99.92	35,226	31,619
2	26	100.00	92.61	90.57	22.03	102.25	20.00	166.67	75.00 to 100.00	137,350	124,400
____ALL____											
	50	99.01	90.37	90.42	18.79	99.95	20.00	166.67	79.18 to 100.00	88,330	79,865

PA&T 2007 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	50	MEDIAN:	99	COV:	28.33	95% Median C.I.:	79.18 to 100.00
TOTAL Sales Price:	4,416,545	WGT. MEAN:	90	STD:	25.60	95% Wgt. Mean C.I.:	81.64 to 99.19
TOTAL Adj.Sales Price:	4,416,545	MEAN:	90	AVG.ABS.DEV:	18.60	95% Mean C.I.:	83.28 to 97.47
TOTAL Assessed Value:	3,993,272						
AVG. Adj. Sales Price:	88,330	COD:	18.79	MAX Sales Ratio:	166.67		
AVG. Assessed Value:	79,865	PRD:	99.95	MIN Sales Ratio:	20.00		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	50	99.01	90.37	90.42	18.79	99.95	20.00	166.67	79.18 to 100.00	88,330	79,865
06											
07											
ALL	50	99.01	90.37	90.42	18.79	99.95	20.00	166.67	79.18 to 100.00	88,330	79,865

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
46-0001	50	99.01	90.37	90.42	18.79	99.95	20.00	166.67	79.18 to 100.00	88,330	79,865
NonValid School											
ALL	50	99.01	90.37	90.42	18.79	99.95	20.00	166.67	79.18 to 100.00	88,330	79,865

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	27	100.00	92.74	90.58	21.36	102.38	20.00	166.67	75.00 to 100.00	132,540	120,059
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	59.20	70.39	73.00	25.95	96.42	52.94	99.02	N/A	44,000	32,120
1920 TO 1939	11	94.25	86.57	88.92	16.00	97.36	52.99	106.66	68.26 to 105.05	32,204	28,636
1940 TO 1949											
1950 TO 1959	3	95.71	91.29	89.71	6.90	101.76	79.18	98.99	N/A	34,500	30,950
1960 TO 1969	2	91.54	91.54	93.38	8.63	98.02	83.64	99.43	N/A	29,345	27,402
1970 TO 1979	2	96.57	96.57	104.76	27.12	92.18	70.38	122.75	N/A	24,750	25,928
1980 TO 1989	1	101.33	101.33	101.33			101.33	101.33	N/A	60,000	60,800
1990 TO 1994											
1995 TO 1999	1	99.99	99.99	99.99			99.99	99.99	N/A	80,000	79,995
2000 TO Present											
ALL	50	99.01	90.37	90.42	18.79	99.95	20.00	166.67	79.18 to 100.00	88,330	79,865

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:	50	MEDIAN:	99	COV:	28.33	95% Median C.I.:	79.18 to 100.00
TOTAL Sales Price:	4,416,545	WGT. MEAN:	90	STD:	25.60	95% Wgt. Mean C.I.:	81.64 to 99.19
TOTAL Adj.Sales Price:	4,416,545	MEAN:	90	AVG.ABS.DEV:	18.60	95% Mean C.I.:	83.28 to 97.47
TOTAL Assessed Value:	3,993,272						
AVG. Adj. Sales Price:	88,330	COD:	18.79	MAX Sales Ratio:	166.67		
AVG. Assessed Value:	79,865	PRD:	99.95	MIN Sales Ratio:	20.00		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	149.40	137.30	135.91	15.81	101.02	95.83	166.67	N/A	2,691	3,658
5000 TO 9999	5	66.71	79.93	78.24	20.74	102.16	65.20	105.05	N/A	7,570	5,922
Total \$ _____											
1 TO 9999	8	95.91	101.44	88.38	29.02	114.78	65.20	166.67	65.20 to 166.67	5,740	5,073
10000 TO 29999	11	70.38	73.40	70.85	23.81	103.60	20.00	106.66	52.94 to 95.71	20,057	14,210
30000 TO 59999	9	98.99	87.47	87.64	17.25	99.80	52.99	122.75	59.20 to 99.74	42,576	37,314
60000 TO 99999	4	100.29	100.46	100.43	0.50	100.03	99.92	101.33	N/A	66,250	66,533
150000 TO 249999	13	100.00	103.76	103.34	7.67	100.41	75.00	132.80	100.00 to 113.83	163,461	168,923
250000 TO 499999	5	76.62	72.38	72.52	18.24	99.81	50.00	100.00	N/A	275,360	199,680
ALL _____											
	50	99.01	90.37	90.42	18.79	99.95	20.00	166.67	79.18 to 100.00	88,330	79,865

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	2	122.62	122.62	117.73	21.84	104.15	95.83	149.40	N/A	2,537	2,987
5000 TO 9999	8	66.69	81.62	61.15	40.47	133.47	20.00	166.67	20.00 to 166.67	9,716	5,941
Total \$ _____											
1 TO 9999	10	81.27	89.82	64.62	40.32	139.00	20.00	166.67	65.20 to 149.40	8,280	5,350
10000 TO 29999	11	75.92	77.24	74.70	17.68	103.41	52.94	106.66	52.99 to 95.71	22,159	16,551
30000 TO 59999	8	99.22	94.78	93.19	10.76	101.70	59.20	122.75	59.20 to 122.75	47,898	44,639
60000 TO 99999	3	100.59	100.64	100.58	0.44	100.06	99.99	101.33	N/A	68,333	68,727
150000 TO 249999	17	100.00	94.75	90.40	13.99	104.81	50.00	132.80	76.62 to 113.83	188,341	170,258
250000 TO 499999	1	100.00	100.00	100.00			100.00	100.00	N/A	300,000	300,000
ALL _____											
	50	99.01	90.37	90.42	18.79	99.95	20.00	166.67	79.18 to 100.00	88,330	79,865

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	27	100.00	92.74	90.58	21.36	102.38	20.00	166.67	75.00 to 100.00	132,540	120,059
20	4	97.36	90.15	83.17	13.04	108.39	59.20	106.66	N/A	33,250	27,654
30	16	88.94	87.50	90.89	16.98	96.27	52.94	122.75	70.38 to 99.99	34,683	31,525
40	3	99.92	84.75	91.10	16.13	93.03	52.99	101.33	N/A	50,000	45,549
ALL _____											
	50	99.01	90.37	90.42	18.79	99.95	20.00	166.67	79.18 to 100.00	88,330	79,865

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:	50	MEDIAN:	99	COV:	28.33	95% Median C.I.:	79.18 to 100.00
TOTAL Sales Price:	4,416,545	WGT. MEAN:	90	STD:	25.60	95% Wgt. Mean C.I.:	81.64 to 99.19
TOTAL Adj.Sales Price:	4,416,545	MEAN:	90	AVG.ABS.DEV:	18.60	95% Mean C.I.:	83.28 to 97.47
TOTAL Assessed Value:	3,993,272						
AVG. Adj. Sales Price:	88,330	COD:	18.79	MAX Sales Ratio:	166.67		
AVG. Assessed Value:	79,865	PRD:	99.95	MIN Sales Ratio:	20.00		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	27	100.00	92.74	90.58	21.36	102.38	20.00	166.67	75.00 to 100.00	132,540	120,059	
101	21	95.71	88.38	91.22	15.29	96.89	52.94	122.75	75.92 to 99.99	34,520	31,488	
104	2	79.47	79.47	80.01	25.51	99.33	59.20	99.74	N/A	56,500	45,204	
<u>ALL</u>	<u>50</u>	<u>99.01</u>	<u>90.37</u>	<u>90.42</u>	<u>18.79</u>	<u>99.95</u>	<u>20.00</u>	<u>166.67</u>	<u>79.18 to 100.00</u>	<u>88,330</u>	<u>79,865</u>	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	27	100.00	92.74	90.58	21.36	102.38	20.00	166.67	75.00 to 100.00	132,540	120,059	
20	2	99.22	99.22	99.19	0.21	100.03	99.02	99.43	N/A	43,095	42,747	
30	18	88.94	86.79	88.00	17.82	98.62	52.94	122.75	70.38 to 99.99	33,430	29,418	
40	3	99.92	84.75	91.10	16.13	93.03	52.99	101.33	N/A	50,000	45,549	
<u>ALL</u>	<u>50</u>	<u>99.01</u>	<u>90.37</u>	<u>90.42</u>	<u>18.79</u>	<u>99.95</u>	<u>20.00</u>	<u>166.67</u>	<u>79.18 to 100.00</u>	<u>88,330</u>	<u>79,865</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:	3	MEDIAN:	94	COV:	20.25	95% Median C.I.:	N/A
TOTAL Sales Price:	73,500	WGT. MEAN:	93	STD:	17.68	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	123,500	MEAN:	87	AVG.ABS.DEV:	11.04	95% Mean C.I.:	43.40 to 131.25
TOTAL Assessed Value:	114,327						
AVG. Adj. Sales Price:	41,166	COD:	11.69	MAX Sales Ratio:	100.32		
AVG. Assessed Value:	38,109	PRD:	94.33	MIN Sales Ratio:	67.19		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	100.32	100.32	100.32			100.32	100.32	N/A	76,500	76,748
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	2	80.82	80.82	79.96	16.87	101.09	67.19	94.46	N/A	23,500	18,789
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/03 TO 06/30/04	1	100.32	100.32	100.32			100.32	100.32	N/A	76,500	76,748
07/01/04 TO 06/30/05											
07/01/05 TO 06/30/06	2	80.82	80.82	79.96	16.87	101.09	67.19	94.46	N/A	23,500	18,789
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04											
01/01/05 TO 12/31/05	2	80.82	80.82	79.96	16.87	101.09	67.19	94.46	N/A	23,500	18,789
<u>ALL</u>	3	94.46	87.32	92.57	11.69	94.33	67.19	100.32	N/A	41,166	38,109

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
MULLEN	3	94.46	87.32	92.57	11.69	94.33	67.19	100.32	N/A	41,166	38,109
<u>ALL</u>	3	94.46	87.32	92.57	11.69	94.33	67.19	100.32	N/A	41,166	38,109

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	3	94.46	87.32	92.57	11.69	94.33	67.19	100.32	N/A	41,166	38,109
<u>ALL</u>	3	94.46	87.32	92.57	11.69	94.33	67.19	100.32	N/A	41,166	38,109

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	3	94.46	87.32	92.57	11.69	94.33	67.19	100.32	N/A	41,166	38,109
<u>ALL</u>	3	94.46	87.32	92.57	11.69	94.33	67.19	100.32	N/A	41,166	38,109

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:	3	MEDIAN:	94	COV:	20.25	95% Median C.I.:	N/A
TOTAL Sales Price:	73,500	WGT. MEAN:	93	STD:	17.68	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	123,500	MEAN:	87	AVG.ABS.DEV:	11.04	95% Mean C.I.:	43.40 to 131.25
TOTAL Assessed Value:	114,327						
AVG. Adj. Sales Price:	41,166	COD:	11.69	MAX Sales Ratio:	100.32		
AVG. Assessed Value:	38,109	PRD:	94.33	MIN Sales Ratio:	67.19		

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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)											
46-0001	3	94.46	87.32	92.57	11.69	94.33	67.19	100.32	N/A	41,166	38,109
NonValid School											
ALL	3	94.46	87.32	92.57	11.69	94.33	67.19	100.32	N/A	41,166	38,109

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959	2	83.76	83.76	92.16	19.78	90.88	67.19	100.32	N/A	50,750	46,773
1960 TO 1969	1	94.46	94.46	94.46			94.46	94.46	N/A	22,000	20,781
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	3	94.46	87.32	92.57	11.69	94.33	67.19	100.32	N/A	41,166	38,109

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	2	80.82	80.82	79.96	16.87	101.09	67.19	94.46	N/A	23,500	18,789
60000 TO 99999	1	100.32	100.32	100.32			100.32	100.32	N/A	76,500	76,748
ALL	3	94.46	87.32	92.57	11.69	94.33	67.19	100.32	N/A	41,166	38,109

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:	3	MEDIAN:	94	COV:	20.25	95% Median C.I.:	N/A
TOTAL Sales Price:	73,500	WGT. MEAN:	93	STD:	17.68	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	123,500	MEAN:	87	AVG.ABS.DEV:	11.04	95% Mean C.I.:	43.40 to 131.25
TOTAL Assessed Value:	114,327						
AVG. Adj. Sales Price:	41,166	COD:	11.69	MAX Sales Ratio:	100.32		
AVG. Assessed Value:	38,109	PRD:	94.33	MIN Sales Ratio:	67.19		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____ Low \$ _____											
_____ Total \$ _____											
10000 TO 29999	2	80.82	80.82	79.96	16.87	101.09	67.19	94.46	N/A	23,500	18,789
60000 TO 99999	1	100.32	100.32	100.32			100.32	100.32	N/A	76,500	76,748
_____ ALL _____											
	3	94.46	87.32	92.57	11.69	94.33	67.19	100.32	N/A	41,166	38,109

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	97.39	97.39	99.01	3.01	98.36	94.46	100.32	N/A	49,250	48,764
20	1	67.19	67.19	67.19			67.19	67.19	N/A	25,000	16,798
_____ ALL _____											
	3	94.46	87.32	92.57	11.69	94.33	67.19	100.32	N/A	41,166	38,109

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	100.32	100.32	100.32			100.32	100.32	N/A	76,500	76,748
353	2	80.82	80.82	79.96	16.87	101.09	67.19	94.46	N/A	23,500	18,789
_____ ALL _____											
	3	94.46	87.32	92.57	11.69	94.33	67.19	100.32	N/A	41,166	38,109

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	3	94.46	87.32	92.57	11.69	94.33	67.19	100.32	N/A	41,166	38,109
04											
_____ ALL _____											
	3	94.46	87.32	92.57	11.69	94.33	67.19	100.32	N/A	41,166	38,109

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:	5	MEDIAN:	75	COV:	25.63	95% Median C.I.:	N/A
(AgLand) TOTAL Sales Price:	258,355	WGT. MEAN:	80	STD:	22.04	95% Wgt. Mean C.I.:	N/A
(AgLand) TOTAL Adj.Sales Price:	258,355	MEAN:	86	AVG.ABS.DEV:	11.73	95% Mean C.I.:	58.64 to 113.37
(AgLand) TOTAL Assessed Value:	206,222						
AVG. Adj. Sales Price:	51,671	COD:	15.61	MAX Sales Ratio:	125.00		
AVG. Assessed Value:	41,244	PRD:	107.75	MIN Sales Ratio:	73.14		

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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____											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	1	75.00	75.00	75.00			75.00	75.00	N/A	113,500	85,120
01/01/04 TO 03/31/04	1	75.12	75.12	75.12			75.12	75.12	N/A	105,700	79,400
04/01/04 TO 06/30/04	1	125.00	125.00	125.00			125.00	125.00	N/A	24,000	30,000
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	81.77	81.77	81.77			81.77	81.77	N/A	7,155	5,851
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	73.14	73.14	73.14			73.14	73.14	N/A	8,000	5,851
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
____Study Years____											
07/01/03 TO 06/30/04	3	75.12	91.71	79.98	22.19	114.66	75.00	125.00	N/A	81,066	64,840
07/01/04 TO 06/30/05	2	77.46	77.46	77.22	5.57	100.31	73.14	81.77	N/A	7,577	5,851
07/01/05 TO 06/30/06											
____Calendar Yrs____											
01/01/04 TO 12/31/04	3	81.77	93.96	84.21	20.33	111.58	75.12	125.00	N/A	45,618	38,417
01/01/05 TO 12/31/05	1	73.14	73.14	73.14			73.14	73.14	N/A	8,000	5,851
____ALL____											
	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

GEO CODE / TOWNSHIP #

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1121	1	81.77	81.77	81.77			81.77	81.77	N/A	7,155	5,851
1437	1	75.00	75.00	75.00			75.00	75.00	N/A	113,500	85,120
1611	1	75.12	75.12	75.12			75.12	75.12	N/A	105,700	79,400
1721	1	73.14	73.14	73.14			73.14	73.14	N/A	8,000	5,851
1899	1	125.00	125.00	125.00			125.00	125.00	N/A	24,000	30,000
____ALL____											
	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244
____ALL____											
	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	5	MEDIAN:	75	COV:	25.63	95% Median C.I.:	N/A
(AgLand) TOTAL Sales Price:	258,355	WGT. MEAN:	80	STD:	22.04	95% Wgt. Mean C.I.:	N/A
(AgLand) TOTAL Adj.Sales Price:	258,355	MEAN:	86	AVG.ABS.DEV:	11.73	95% Mean C.I.:	58.64 to 113.37
(AgLand) TOTAL Assessed Value:	206,222						
AVG. Adj. Sales Price:	51,671	COD:	15.61	MAX Sales Ratio:	125.00		
AVG. Assessed Value:	41,244	PRD:	107.75	MIN Sales Ratio:	73.14		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244
____ALL____	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
46-0001	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244
NonValid School											
____ALL____	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

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	2	77.46	77.46	77.22	5.57	100.31	73.14	81.77	N/A	7,577	5,851
180.01 TO 330.00	1	125.00	125.00	125.00			125.00	125.00	N/A	24,000	30,000
330.01 TO 650.00	1	75.12	75.12	75.12			75.12	75.12	N/A	105,700	79,400
650.01 +	1	75.00	75.00	75.00			75.00	75.00	N/A	113,500	85,120
____ALL____	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244
____ALL____	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244
____ALL____	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244
____ALL____	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

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

NUMBER of Sales:	5	MEDIAN:	75	COV:	25.63	95% Median C.I.:	N/A
(AgLand) TOTAL Sales Price:	258,355	WGT. MEAN:	80	STD:	22.04	95% Wgt. Mean C.I.:	N/A
(AgLand) TOTAL Adj.Sales Price:	258,355	MEAN:	86	AVG.ABS.DEV:	11.73	95% Mean C.I.:	58.64 to 113.37
(AgLand) TOTAL Assessed Value:	206,222						
AVG. Adj. Sales Price:	51,671	COD:	15.61	MAX Sales Ratio:	125.00		
AVG. Assessed Value:	41,244	PRD:	107.75	MIN Sales Ratio:	73.14		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	2	77.46	77.46	77.22	5.57	100.31	73.14	81.77	N/A	7,577	5,851
Total \$ _____											
1 TO 9999	2	77.46	77.46	77.22	5.57	100.31	73.14	81.77	N/A	7,577	5,851
10000 TO 29999	1	125.00	125.00	125.00			125.00	125.00	N/A	24,000	30,000
100000 TO 149999	2	75.06	75.06	75.05	0.08	100.01	75.00	75.12	N/A	109,600	82,260
ALL _____											
	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

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	2	77.46	77.46	77.22	5.57	100.31	73.14	81.77	N/A	7,577	5,851
Total \$ _____											
1 TO 9999	2	77.46	77.46	77.22	5.57	100.31	73.14	81.77	N/A	7,577	5,851
30000 TO 59999	1	125.00	125.00	125.00			125.00	125.00	N/A	24,000	30,000
60000 TO 99999	2	75.06	75.06	75.05	0.08	100.01	75.00	75.12	N/A	109,600	82,260
ALL _____											
	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

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:	32	MEDIAN:	95	COV:	31.93	95% Median C.I.:	68.45 to 99.74
TOTAL Sales Price:	914,745	WGT. MEAN:	87	STD:	28.02	95% Wgt. Mean C.I.:	79.20 to 95.47
TOTAL Adj.Sales Price:	914,745	MEAN:	88	AVG.ABS.DEV:	20.82	95% Mean C.I.:	78.04 to 97.46
TOTAL Assessed Value:	798,872						
AVG. Adj. Sales Price:	28,585	COD:	21.92	MAX Sales Ratio:	166.67		
AVG. Assessed Value:	24,964	PRD:	100.48	MIN Sales Ratio:	20.00		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	2	117.47	117.47	78.36	41.89	149.91	68.26	166.67	N/A	14,625	11,459
10/01/04 TO 12/31/04	2	89.72	89.72	93.90	10.36	95.55	80.43	99.02	N/A	34,500	32,395
01/01/05 TO 03/31/05	4	85.82	82.42	72.38	20.93	113.86	52.99	105.05	N/A	19,500	14,115
04/01/05 TO 06/30/05	5	94.25	83.70	85.56	18.66	97.82	52.94	106.66	N/A	22,568	19,309
07/01/05 TO 09/30/05	4	97.91	91.40	96.71	9.46	94.51	68.45	101.33	N/A	40,500	39,169
10/01/05 TO 12/31/05	6	83.22	85.94	91.14	26.13	94.30	59.20	122.75	59.20 to 122.75	37,700	34,359
01/01/06 TO 03/31/06	3	96.00	71.66	73.22	27.43	97.87	20.00	98.99	N/A	25,833	18,915
04/01/06 TO 06/30/06	6	81.41	91.53	86.63	23.90	105.65	66.67	149.40	66.67 to 149.40	26,659	23,095
____Study Years____											
07/01/04 TO 06/30/05	13	94.25	89.43	83.27	22.59	107.40	52.94	166.67	65.20 to 105.05	22,237	18,516
07/01/05 TO 06/30/06	19	95.83	86.60	89.21	21.30	97.08	20.00	149.40	66.71 to 99.99	32,929	29,376
____Calendar Yrs____											
01/01/05 TO 12/31/05	19	95.71	85.76	89.09	18.09	96.27	52.94	122.75	66.67 to 100.59	30,475	27,149
____ALL____											
	32	94.98	87.75	87.33	21.92	100.48	20.00	166.67	68.45 to 99.74	28,585	24,964

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
MULLEN	25	95.83	88.75	90.86	14.02	97.68	52.94	122.75	79.18 to 99.74	33,083	30,059
RURAL	7	66.67	84.16	54.06	52.09	155.67	20.00	166.67	20.00 to 166.67	12,522	6,769
____ALL____											
	32	94.98	87.75	87.33	21.92	100.48	20.00	166.67	68.45 to 99.74	28,585	24,964

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	25	95.83	88.75	90.86	14.02	97.68	52.94	122.75	79.18 to 99.74	33,083	30,059
2	7	66.67	84.16	54.06	52.09	155.67	20.00	166.67	20.00 to 166.67	12,522	6,769
____ALL____											
	32	94.98	87.75	87.33	21.92	100.48	20.00	166.67	68.45 to 99.74	28,585	24,964

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	24	95.85	87.95	89.76	15.13	97.98	52.94	122.75	75.92 to 99.92	35,226	31,619
2	8	66.69	87.14	57.72	48.75	150.97	20.00	166.67	20.00 to 166.67	8,663	5,000
____ALL____											
	32	94.98	87.75	87.33	21.92	100.48	20.00	166.67	68.45 to 99.74	28,585	24,964

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	32	MEDIAN:	95	COV:	31.93	95% Median C.I.:	68.45 to 99.74
TOTAL Sales Price:	914,745	WGT. MEAN:	87	STD:	28.02	95% Wgt. Mean C.I.:	79.20 to 95.47
TOTAL Adj.Sales Price:	914,745	MEAN:	88	AVG.ABS.DEV:	20.82	95% Mean C.I.:	78.04 to 97.46
TOTAL Assessed Value:	798,872						
AVG. Adj. Sales Price:	28,585	COD:	21.92	MAX Sales Ratio:	166.67		
AVG. Assessed Value:	24,964	PRD:	100.48	MIN Sales Ratio:	20.00		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	32	94.98	87.75	87.33	21.92	100.48	20.00	166.67	68.45 to 99.74	28,585	24,964
06											
07											
ALL	32	94.98	87.75	87.33	21.92	100.48	20.00	166.67	68.45 to 99.74	28,585	24,964

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
46-0001	32	94.98	87.75	87.33	21.92	100.48	20.00	166.67	68.45 to 99.74	28,585	24,964
NonValid School											
ALL	32	94.98	87.75	87.33	21.92	100.48	20.00	166.67	68.45 to 99.74	28,585	24,964

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	9	66.71	88.13	61.46	48.20	143.39	20.00	166.67	65.20 to 149.40	8,533	5,245
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	59.20	70.39	73.00	25.95	96.42	52.94	99.02	N/A	44,000	32,120
1920 TO 1939	11	94.25	86.57	88.92	16.00	97.36	52.99	106.66	68.26 to 105.05	32,204	28,636
1940 TO 1949											
1950 TO 1959	3	95.71	91.29	89.71	6.90	101.76	79.18	98.99	N/A	34,500	30,950
1960 TO 1969	2	91.54	91.54	93.38	8.63	98.02	83.64	99.43	N/A	29,345	27,402
1970 TO 1979	2	96.57	96.57	104.76	27.12	92.18	70.38	122.75	N/A	24,750	25,928
1980 TO 1989	1	101.33	101.33	101.33			101.33	101.33	N/A	60,000	60,800
1990 TO 1994											
1995 TO 1999	1	99.99	99.99	99.99			99.99	99.99	N/A	80,000	79,995
2000 TO Present											
ALL	32	94.98	87.75	87.33	21.92	100.48	20.00	166.67	68.45 to 99.74	28,585	24,964

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:	32	MEDIAN:	95	COV:	31.93	95% Median C.I.:	68.45 to 99.74
TOTAL Sales Price:	914,745	WGT. MEAN:	87	STD:	28.02	95% Wgt. Mean C.I.:	79.20 to 95.47
TOTAL Adj.Sales Price:	914,745	MEAN:	88	AVG.ABS.DEV:	20.82	95% Mean C.I.:	78.04 to 97.46
TOTAL Assessed Value:	798,872						
AVG. Adj. Sales Price:	28,585	COD:	21.92	MAX Sales Ratio:	166.67		
AVG. Assessed Value:	24,964	PRD:	100.48	MIN Sales Ratio:	20.00		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	149.40	137.30	135.91	15.81	101.02	95.83	166.67	N/A	2,691	3,658
5000 TO 9999	5	66.71	79.93	78.24	20.74	102.16	65.20	105.05	N/A	7,570	5,922
Total \$ _____											
1 TO 9999	8	95.91	101.44	88.38	29.02	114.78	65.20	166.67	65.20 to 166.67	5,740	5,073
10000 TO 29999	11	70.38	73.40	70.85	23.81	103.60	20.00	106.66	52.94 to 95.71	20,057	14,210
30000 TO 59999	9	98.99	87.47	87.64	17.25	99.80	52.99	122.75	59.20 to 99.74	42,576	37,314
60000 TO 99999	4	100.29	100.46	100.43	0.50	100.03	99.92	101.33	N/A	66,250	66,533
ALL _____											
	32	94.98	87.75	87.33	21.92	100.48	20.00	166.67	68.45 to 99.74	28,585	24,964

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	2	122.62	122.62	117.73	21.84	104.15	95.83	149.40	N/A	2,537	2,987
5000 TO 9999	8	66.69	81.62	61.15	40.47	133.47	20.00	166.67	20.00 to 166.67	9,716	5,941
Total \$ _____											
1 TO 9999	10	81.27	89.82	64.62	40.32	139.00	20.00	166.67	65.20 to 149.40	8,280	5,350
10000 TO 29999	11	75.92	77.24	74.70	17.68	103.41	52.94	106.66	52.99 to 95.71	22,159	16,551
30000 TO 59999	8	99.22	94.78	93.19	10.76	101.70	59.20	122.75	59.20 to 122.75	47,898	44,639
60000 TO 99999	3	100.59	100.64	100.58	0.44	100.06	99.99	101.33	N/A	68,333	68,727
ALL _____											
	32	94.98	87.75	87.33	21.92	100.48	20.00	166.67	68.45 to 99.74	28,585	24,964

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	66.71	88.13	61.46	48.20	143.39	20.00	166.67	65.20 to 149.40	8,533	5,245
20	4	97.36	90.15	83.17	13.04	108.39	59.20	106.66	N/A	33,250	27,654
30	16	88.94	87.50	90.89	16.98	96.27	52.94	122.75	70.38 to 99.99	34,683	31,525
40	3	99.92	84.75	91.10	16.13	93.03	52.99	101.33	N/A	50,000	45,549
ALL _____											
	32	94.98	87.75	87.33	21.92	100.48	20.00	166.67	68.45 to 99.74	28,585	24,964

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	66.71	88.13	61.46	48.20	143.39	20.00	166.67	65.20 to 149.40	8,533	5,245
101	21	95.71	88.38	91.22	15.29	96.89	52.94	122.75	75.92 to 99.99	34,520	31,488
104	2	79.47	79.47	80.01	25.51	99.33	59.20	99.74	N/A	56,500	45,204
ALL _____											
	32	94.98	87.75	87.33	21.92	100.48	20.00	166.67	68.45 to 99.74	28,585	24,964

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:	32	MEDIAN:	95	COV:	31.93	95% Median C.I.:	68.45 to 99.74
TOTAL Sales Price:	914,745	WGT. MEAN:	87	STD:	28.02	95% Wgt. Mean C.I.:	79.20 to 95.47
TOTAL Adj.Sales Price:	914,745	MEAN:	88	AVG.ABS.DEV:	20.82	95% Mean C.I.:	78.04 to 97.46
TOTAL Assessed Value:	798,872						
AVG. Adj. Sales Price:	28,585	COD:	21.92	MAX Sales Ratio:	166.67		
AVG. Assessed Value:	24,964	PRD:	100.48	MIN Sales Ratio:	20.00		

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	66.71	88.13	61.46	48.20	143.39	20.00	166.67	65.20 to 149.40	8,533	5,245
20	2	99.22	99.22	99.19	0.21	100.03	99.02	99.43	N/A	43,095	42,747
30	18	88.94	86.79	88.00	17.82	98.62	52.94	122.75	70.38 to 99.99	33,430	29,418
40	3	99.92	84.75	91.10	16.13	93.03	52.99	101.33	N/A	50,000	45,549
ALL	32	94.98	87.75	87.33	21.92	100.48	20.00	166.67	68.45 to 99.74	28,585	24,964

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:	21	MEDIAN:	0	COV:	251.09	95% Median C.I.:	0.14 to 0.18
TOTAL Sales Price:	3,575,300	WGT. MEAN:	3	STD:	30.74	95% Wgt. Mean C.I.:	-1.45 to 7.71
TOTAL Adj.Sales Price:	3,625,300	MEAN:	12	AVG.ABS.DEV:	12.12	95% Mean C.I.:	-1.75 to 26.24
TOTAL Assessed Value:	113,431						
AVG. Adj. Sales Price:	172,633	COD:	6732.54	MAX Sales Ratio:	94.46		
AVG. Assessed Value:	5,401	PRD:	391.30	MIN Sales Ratio:	0.09		

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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	92.80	92.80	92.80			92.80	92.80	N/A	76,500	70,992
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	2	80.82	80.82	79.96	16.87	101.09	67.19	94.46	N/A	23,500	18,789
01/01/06 TO 03/31/06	13	0.18	0.16	0.15	13.25	105.66	0.09	0.18	0.14 to 0.18	182,692	270
04/01/06 TO 06/30/06	5	0.11	0.13	0.12	21.82	105.17	0.10	0.18	N/A	225,360	270
<u>Study Years</u>											
07/01/03 TO 06/30/04	1	92.80	92.80	92.80			92.80	92.80	N/A	76,500	70,992
07/01/04 TO 06/30/05											
07/01/05 TO 06/30/06	20	0.17	8.22	1.20	4905.15	686.99	0.09	94.46	0.14 to 0.18	177,440	2,121
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04											
01/01/05 TO 12/31/05	2	80.82	80.82	79.96	16.87	101.09	67.19	94.46	N/A	23,500	18,789
<u>ALL</u>											
	21	0.18	12.24	3.13	6732.54	391.30	0.09	94.46	0.14 to 0.18	172,633	5,401

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DISMAL RIVER	18	0.15	0.15	0.14	19.26	106.48	0.09	0.18	0.11 to 0.18	194,544	270
MULLEN	3	92.80	84.82	87.91	9.80	96.48	67.19	94.46	N/A	41,166	36,190
<u>ALL</u>											
	21	0.18	12.24	3.13	6732.54	391.30	0.09	94.46	0.14 to 0.18	172,633	5,401

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	3	92.80	84.82	87.91	9.80	96.48	67.19	94.46	N/A	41,166	36,190
3	18	0.15	0.15	0.14	19.26	106.48	0.09	0.18	0.11 to 0.18	194,544	270
<u>ALL</u>											
	21	0.18	12.24	3.13	6732.54	391.30	0.09	94.46	0.14 to 0.18	172,633	5,401

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:	21	MEDIAN:	0	COV:	251.09	95% Median C.I.:	0.14 to 0.18
TOTAL Sales Price:	3,575,300	WGT. MEAN:	3	STD:	30.74	95% Wgt. Mean C.I.:	-1.45 to 7.71
TOTAL Adj.Sales Price:	3,625,300	MEAN:	12	AVG.ABS.DEV:	12.12	95% Mean C.I.:	-1.75 to 26.24
TOTAL Assessed Value:	113,431						
AVG. Adj. Sales Price:	172,633	COD:	6732.54	MAX Sales Ratio:	94.46		
AVG. Assessed Value:	5,401	PRD:	391.30	MIN Sales Ratio:	0.09		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	3	92.80	84.82	87.91	9.80	96.48	67.19	94.46	N/A	41,166	36,190
2	18	0.15	0.15	0.14	19.26	106.48	0.09	0.18	0.11 to 0.18	194,544	270
ALL	21	0.18	12.24	3.13	6732.54	391.30	0.09	94.46	0.14 to 0.18	172,633	5,401

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
46-0001	21	0.18	12.24	3.13	6732.54	391.30	0.09	94.46	0.14 to 0.18	172,633	5,401
NonValid School											
ALL	21	0.18	12.24	3.13	6732.54	391.30	0.09	94.46	0.14 to 0.18	172,633	5,401

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	18	0.15	0.15	0.14	19.26	106.48	0.09	0.18	0.11 to 0.18	194,544	270
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959	2	80.00	80.00	86.49	16.01	92.49	67.19	92.80	N/A	50,750	43,895
1960 TO 1969	1	94.46	94.46	94.46			94.46	94.46	N/A	22,000	20,781
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	21	0.18	12.24	3.13	6732.54	391.30	0.09	94.46	0.14 to 0.18	172,633	5,401

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:	21	MEDIAN:	0	COV:	251.09	95% Median C.I.:	0.14 to 0.18
TOTAL Sales Price:	3,575,300	WGT. MEAN:	3	STD:	30.74	95% Wgt. Mean C.I.:	-1.45 to 7.71
TOTAL Adj.Sales Price:	3,625,300	MEAN:	12	AVG.ABS.DEV:	12.12	95% Mean C.I.:	-1.75 to 26.24
TOTAL Assessed Value:	113,431						
AVG. Adj. Sales Price:	172,633	COD:	6732.54	MAX Sales Ratio:	94.46		
AVG. Assessed Value:	5,401	PRD:	391.30	MIN Sales Ratio:	0.09		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	2	80.82	80.82	79.96	16.87	101.09	67.19	94.46	N/A	23,500	18,789
60000 TO 99999	1	92.80	92.80	92.80			92.80	92.80	N/A	76,500	70,992
150000 TO 249999	13	0.18	0.17	0.17	7.26	101.06	0.14	0.18	0.15 to 0.18	163,461	270
250000 TO 499999	5	0.10	0.10	0.10	6.00	99.95	0.09	0.11	N/A	275,360	270
ALL _____											
	21	0.18	12.24	3.13	6732.54	391.30	0.09	94.46	0.14 to 0.18	172,633	5,401

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
1 TO 4999	18	0.15	0.15	0.14	19.26	106.48	0.09	0.18	0.11 to 0.18	194,544	270
1 TO 9999	18	0.15	0.15	0.14	19.26	106.48	0.09	0.18	0.11 to 0.18	194,544	270
10000 TO 29999	2	80.82	80.82	79.96	16.87	101.09	67.19	94.46	N/A	23,500	18,789
60000 TO 99999	1	92.80	92.80	92.80			92.80	92.80	N/A	76,500	70,992
ALL _____											
	21	0.18	12.24	3.13	6732.54	391.30	0.09	94.46	0.14 to 0.18	172,633	5,401

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	0.17	9.50	2.68	5681.21	353.80	0.09	94.46	0.14 to 0.18	180,015	4,831
20	1	67.19	67.19	67.19			67.19	67.19	N/A	25,000	16,798
ALL _____											
	21	0.18	12.24	3.13	6732.54	391.30	0.09	94.46	0.14 to 0.18	172,633	5,401

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	19	0.15	5.02	2.12	3269.12	237.02	0.09	92.80	0.11 to 0.18	188,331	3,992
353	2	80.82	80.82	79.96	16.87	101.09	67.19	94.46	N/A	23,500	18,789
ALL _____											
	21	0.18	12.24	3.13	6732.54	391.30	0.09	94.46	0.14 to 0.18	172,633	5,401

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	21	0.18	12.24	3.13	6732.54	391.30	0.09	94.46	0.14 to 0.18	172,633	5,401
04											
ALL _____											
	21	0.18	12.24	3.13	6732.54	391.30	0.09	94.46	0.14 to 0.18	172,633	5,401

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:	5	MEDIAN:	75	COV:	25.63	95% Median C.I.:	N/A
(AgLand) TOTAL Sales Price:	258,355	WGT. MEAN:	80	STD:	22.04	95% Wgt. Mean C.I.:	N/A
(AgLand) TOTAL Adj.Sales Price:	258,355	MEAN:	86	AVG.ABS.DEV:	11.73	95% Mean C.I.:	58.64 to 113.37
(AgLand) TOTAL Assessed Value:	206,222						
AVG. Adj. Sales Price:	51,671	COD:	15.61	MAX Sales Ratio:	125.00		
AVG. Assessed Value:	41,244	PRD:	107.75	MIN Sales Ratio:	73.14		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	1	75.00	75.00	75.00			75.00	75.00	N/A	113,500	85,120
01/01/04 TO 03/31/04	1	75.12	75.12	75.12			75.12	75.12	N/A	105,700	79,400
04/01/04 TO 06/30/04	1	125.00	125.00	125.00			125.00	125.00	N/A	24,000	30,000
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	81.77	81.77	81.77			81.77	81.77	N/A	7,155	5,851
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	73.14	73.14	73.14			73.14	73.14	N/A	8,000	5,851
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/03 TO 06/30/04	3	75.12	91.71	79.98	22.19	114.66	75.00	125.00	N/A	81,066	64,840
07/01/04 TO 06/30/05	2	77.46	77.46	77.22	5.57	100.31	73.14	81.77	N/A	7,577	5,851
07/01/05 TO 06/30/06											
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	3	81.77	93.96	84.21	20.33	111.58	75.12	125.00	N/A	45,618	38,417
01/01/05 TO 12/31/05	1	73.14	73.14	73.14			73.14	73.14	N/A	8,000	5,851
ALL	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1121	1	81.77	81.77	81.77			81.77	81.77	N/A	7,155	5,851
1437	1	75.00	75.00	75.00			75.00	75.00	N/A	113,500	85,120
1611	1	75.12	75.12	75.12			75.12	75.12	N/A	105,700	79,400
1721	1	73.14	73.14	73.14			73.14	73.14	N/A	8,000	5,851
1899	1	125.00	125.00	125.00			125.00	125.00	N/A	24,000	30,000
ALL	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244
ALL	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

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:	5	MEDIAN:	75	COV:	25.63	95% Median C.I.:	N/A
(AgLand) TOTAL Sales Price:	258,355	WGT. MEAN:	80	STD:	22.04	95% Wgt. Mean C.I.:	N/A
(AgLand) TOTAL Adj.Sales Price:	258,355	MEAN:	86	AVG.ABS.DEV:	11.73	95% Mean C.I.:	58.64 to 113.37
(AgLand) TOTAL Assessed Value:	206,222						
AVG. Adj. Sales Price:	51,671	COD:	15.61	MAX Sales Ratio:	125.00		
AVG. Assessed Value:	41,244	PRD:	107.75	MIN Sales Ratio:	73.14		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244
____ALL____	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
46-0001	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244
NonValid School											
____ALL____	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

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	2	77.46	77.46	77.22	5.57	100.31	73.14	81.77	N/A	7,577	5,851
180.01 TO 330.00	1	125.00	125.00	125.00			125.00	125.00	N/A	24,000	30,000
330.01 TO 650.00	1	75.12	75.12	75.12			75.12	75.12	N/A	105,700	79,400
650.01 +	1	75.00	75.00	75.00			75.00	75.00	N/A	113,500	85,120
____ALL____	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244
____ALL____	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244
____ALL____	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244
____ALL____	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

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:	5	MEDIAN:	75	COV:	25.63	95% Median C.I.:	N/A
(AgLand) TOTAL Sales Price:	258,355	WGT. MEAN:	80	STD:	22.04	95% Wgt. Mean C.I.:	N/A
(AgLand) TOTAL Adj.Sales Price:	258,355	MEAN:	86	AVG.ABS.DEV:	11.73	95% Mean C.I.:	58.64 to 113.37
(AgLand) TOTAL Assessed Value:	206,222						
AVG. Adj. Sales Price:	51,671	COD:	15.61	MAX Sales Ratio:	125.00		
AVG. Assessed Value:	41,244	PRD:	107.75	MIN Sales Ratio:	73.14		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	2	77.46	77.46	77.22	5.57	100.31	73.14	81.77	N/A	7,577	5,851
Total \$ _____											
1 TO 9999	2	77.46	77.46	77.22	5.57	100.31	73.14	81.77	N/A	7,577	5,851
10000 TO 29999	1	125.00	125.00	125.00			125.00	125.00	N/A	24,000	30,000
100000 TO 149999	2	75.06	75.06	75.05	0.08	100.01	75.00	75.12	N/A	109,600	82,260
ALL _____											
	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

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	2	77.46	77.46	77.22	5.57	100.31	73.14	81.77	N/A	7,577	5,851
Total \$ _____											
1 TO 9999	2	77.46	77.46	77.22	5.57	100.31	73.14	81.77	N/A	7,577	5,851
30000 TO 59999	1	125.00	125.00	125.00			125.00	125.00	N/A	24,000	30,000
60000 TO 99999	2	75.06	75.06	75.05	0.08	100.01	75.00	75.12	N/A	109,600	82,260
ALL _____											
	5	75.12	86.01	79.82	15.61	107.75	73.14	125.00	N/A	51,671	41,244

2007 Assessment Survey for Hooker County
November 16, 2006

I. General Information

A. Staffing and Funding Information

- 1. Deputy(ies) on staff:** 0
- 2. Appraiser(s) on staff:** 0
- 3. Other full-time employees:** 1 (clerk is not assessor certified)
- 4. Other part-time employees:** 1 (one day per week)
- 5. Number of shared employees:** 0
- 6. Assessor's requested budget for current fiscal year:** \$65,940 including \$7,500 requested for the assessor's office.
- 7. Part of the budget that is dedicated to the computer system:** \$2,200 (all offices included).
- 8. Adopted budget, or granted budget if different from above:** \$58,440 (County Board cut the \$7,500 requested for the assessor's office).
- 9. Amount of total budget set aside for appraisal work:** \$0.00
- 10. Amount of the total budget set aside for education/workshops:** \$800.00 (includes all ex officio education and training).
- 11. Appraisal/Reappraisal budget, if not part of the total budget:** \$0.00
- 12. Other miscellaneous funds:** N/A since there was no funding set aside for the assessment functions.
- 13. Total budget:** \$58,440
 - a. Was any of last year's budget not used?** No

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. **Data collection done by:** Assessor

2. **Valuation done by:** Assessor

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

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential			7	7

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2004

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?** NA There is too few sales to do a true sales comparison approach. The county relies on the cost approach less depreciation from the sales of like properties. The county also utilizes the sale price per square foot for similar properties, if possible, when setting values.

7. **Number of market areas/neighborhoods for this property class:** 1

1. **How are these defined?** Similar characteristics

9. **Is “Assessor Location” a usable valuation identity?** Yes

10. **Does the assessor location “suburban” mean something other than rural residential?** Yes, it is similar to Mullen residential.

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:** Assessor

2. **Valuation done by:** Assessor

1. Pickup work done by whom: Assessor

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial			13	13

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

5. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? NA

6. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? The income approach has not been utilized in the county.

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? NA

8. Number of market areas/neighborhoods for this property class? 1

9. How are these defined? Similar characteristics

10. Is “Assessor Location” a usable valuation identity? Yes

11. Does the assessor location “suburban” mean something other than rural commercial? Yes, similar to Mullen commercial.

D. Agricultural Appraisal Information

1. Data collection done by: Assessor

2. Valuation done by: Assessor

3. Pickup work done by whom: Assessor

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural			3	3

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

How is your agricultural land defined? NA

5. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?** NA
6. **What is the date of the soil survey currently used?** 1999
7. **What date was the last countywide land use study completed?** 2000, with annual reviews to keep information current.
 - a. **By what method?** Physical inspection (**Physical inspection, FSA maps, etc.**)
 - b. **By whom?** Assessor
 - c. **What proportion is complete / implemented at this time?** All – up to date
8. **Number of market areas/neighborhoods for this property class:** 1
9. **How are these defined?** Similar characteristics i.e. land classification groups
10. **Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** No

E. Computer, Automation Information and GIS

1. **Administrative software:** Terra Scan
2. **CAMA software:** Terra Scan
3. **Cadastral maps: Are they currently being used?** No
 - a. **Who maintains the Cadastral Maps?** NA
4. **Does the county have GIS software?** No
 - a. **Who maintains the GIS software and maps?** NA
5. **Personal Property software:** Terra Scan

F. Zoning Information

1. **Does the county have zoning?** Yes
 - a. **If so, is the zoning countywide?** Yes

b. What municipalities in the county are zoned? Mullen, including a one mile perimeter around the Village.

c. When was zoning implemented? 2001

G. Contracted Services

1. Appraisal Services: No

2. Other Services: Terra Scan

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

II. Assessment Actions

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

- 1. Residential** – There was no overall assessment action in the residential class of property for 2007. There was a Plat filed in 2006 designating residential lots on the Dismal River Club Golf Course, The assessor valued the platted residential lots for 2007 (residential valuation in Hooker County will show a substantial increase for this assessment year). Normal maintenance including pick up work was completed.
- 2. Commercial** – There were no overall assessment actions in the commercial class of property for 2007. This year the assessor concentrated on listing and appraising the commercial property at the Dismal River Club Golf Course. Other pick up work was completed.
- 3. Agricultural** – Agricultural land valuations did not change in Hooker County for assessment year 2007. The only action taken in this class of property was a review of the northern part of the county and as well pick up work was completed for this year.

County 46 - Hooker

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,717	Value 87,015,157	Total Growth 4,675,373 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	25	50,790	15	67,336	27	4,755,339	67	4,873,465	
2. Res Improv Land	258	521,078	30	245,644	3	9,285	291	776,007	
3. Res Improvements	266	6,995,431	31	1,192,626	11	605,560	308	8,793,617	
4. Res Total	291	7,567,299	46	1,505,606	38	5,370,184	375	14,443,089	635,408
% of Total	77.60	52.39	12.26	10.42	10.13	37.18	21.84	16.59	13.59
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	291	7,567,299	46	1,505,606	38	5,370,184	375	14,443,089	635,408
% of Total	77.60	52.39	12.26	10.42	10.13	37.18	21.84	16.59	13.59

County 46 - Hooker

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,717	Value 87,015,157	Total Growth 4,675,373 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	7	21,166	2	5,371	17	4,329,222	26	4,355,759	
10. Comm Improv Land	51	167,145	7	40,562	12	2,409,066	70	2,616,773	
11. Comm Improvements	54	1,355,039	8	179,305	12	4,020,276	74	5,554,620	
12. Comm Total	61	1,543,350	10	225,238	29	10,758,564	100	12,527,152	3,940,453
% of Total	61.00	12.32	10.00	1.79	29.00	85.88	5.82	14.39	84.28
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	61	1,543,350	10	225,238	29	10,758,564	100	12,527,152	3,940,453
% of Total	61.00	12.32	10.00	1.79	29.00	85.88	5.82	14.39	84.28
17. Taxable Total	352	9,110,649	56	1,730,844	67	16,128,748	475	26,970,241	4,575,861
% of Total	74.10	33.78	11.78	5.58	14.10	19.91	27.66	30.99	97.87

County 46 - Hooker

2007 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	30	10	59	99

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	5	22,378	1,152	53,674,467	1,157	53,696,845
28. Ag-Improved Land	0	0	4	44,611	78	3,902,371	82	3,946,982
29. Ag-Improvements	0	0	5	191,408	80	2,209,681	85	2,401,089
30. Ag-Total Taxable							1,242	60,044,916

County 46 - Hooker

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	1	3.650	2,820	
32. HomeSite Improv Land	0	0.000	0	1	1.000	125	
33. HomeSite Improvements	0		0	5		191,408	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	1	2.000	250	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
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	
31. HomeSite UnImp Land	0	0.000	0	1	3.650	2,820	
32. HomeSite Improv Land	44	86.000	10,750	45	87.000	10,875	
33. HomeSite Improvements	79		2,144,388	84		2,335,796	99,512
34. HomeSite Total				85	90.650	2,349,491	
35. FarmSite UnImp Land	1	2.000	250	1	2.000	250	
36. FarmSite Impr Land	25	49.000	6,125	26	51.000	6,375	
37. FarmSite Improv	12		65,293	12		65,293	0
38. FarmSite Total				13	53.000	71,918	
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				98	143.650	2,421,409	99,512

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 46 - Hooker

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	3,676.970	937,627	3,676.970	937,627
53. Total	0.000	0	0.000	0	3,676.970	937,627	3,676.970	937,627
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	0.000	0	0.000	0
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	0.000	0	0.000	0
61. 4D	0.000	0	0.000	0	0.000	0	0.000	0
62. Total	0.000	0	0.000	0	0.000	0	0.000	0
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	0.000	0	0.000	0
67. 3G1	0.000	0	0.000	0	450.000	83,250	450.000	83,250
68. 3G	0.000	0	0.000	0	18,778.300	2,535,072	18,778.300	2,535,072
69. 4G1	0.000	0	51.000	6,375	7,568.550	946,069	7,619.550	952,444
70. 4G	0.000	0	445.630	57,419	424,442.510	53,055,350	424,888.140	53,112,769
71. Total	0.000	0	496.630	63,794	451,239.360	56,619,741	451,735.990	56,683,535
72. Waste	0.000	0	0.000	0	469.000	2,345	469.000	2,345
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	496.630	63,794	455,385.330	57,559,713	455,881.960	57,623,507

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	3,676.970	937,627	3,676.970	937,627
77.Dry Land	0.000	0	0.000	0	0.000	0	0.000	0
78.Grass	0.000	0	496.630	63,794	451,239.360	56,619,741	451,735.990	56,683,535
79.Waste	0.000	0	0.000	0	469.000	2,345	469.000	2,345
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	496.630	63,794	455,385.330	57,559,713	455,881.960	57,623,507

2007 Agricultural Land Detail

County 46 - Hooker

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	3,676.970	100.00%	937,627	100.00%	254.999
Irrigated Total	3,676.970	100.00%	937,627	100.00%	254.999

Dry:

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

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	0.000	0.00%	0	0.00%	0.000
3G1	450.000	0.10%	83,250	0.15%	185.000
3G	18,778.300	4.16%	2,535,072	4.47%	135.000
4G1	7,619.550	1.69%	952,444	1.68%	125.000
4G	424,888.140	94.06%	53,112,769	93.70%	125.004
Grass Total	451,735.990	100.00%	56,683,535	100.00%	125.479

Irrigated Total	3,676.970	0.81%	937,627	1.63%	254.999
Dry Total	0.000	0.00%	0	0.00%	0.000
Grass Total	451,735.990	99.09%	56,683,535	98.37%	125.479
Waste	469.000	0.10%	2,345	0.00%	5.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	455,881.960	100.00%	57,623,507	100.00%	126.400

As Related to the County as a Whole

Irrigated Total	3,676.970	100.00%	937,627	100.00%	
Dry Total	0.000	0.00%	0	0.00%	
Grass Total	451,735.990	100.00%	56,683,535	100.00%	
Waste	469.000	100.00%	2,345	100.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	455,881.960	100.00%	57,623,507	100.00%	

2007 Agricultural Land Detail

County 46 - Hooker

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	3,676.970	937,627
Dry	0.000	0	0.000	0	0.000	0
Grass	0.000	0	496.630	63,794	451,239.360	56,619,741
Waste	0.000	0	0.000	0	469.000	2,345
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	496.630	63,794	455,385.330	57,559,713

AgLand	Total		Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
	Acres	Value					
Irrigated	3,676.970	937,627	3,676.970	0.81%	937,627	1.63%	254.999
Dry	0.000	0	0.000	0.00%	0	0.00%	0.000
Grass	451,735.990	56,683,535	451,735.990	99.09%	56,683,535	98.37%	125.479
Waste	469.000	2,345	469.000	0.10%	2,345	0.00%	5.000
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	455,881.960	57,623,507	455,881.960	100.00%	57,623,507	100.00%	126.400

* Department of Property Assessment & Taxation Calculates

2006 Plan of Assessment for Hooker County
Assessment Years 2007, 2008, and 2009

Date: June 20,2006

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actualvalue, which is defined by law as “the market value of real property in the ordinary course of trade.”

Neb. Rev. Stat. §77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

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

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

General Description of Real Property in Hooker County:

Per the 2006 County Abstract, Hooker County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value
Base			
Residential	343	21%	12%
Commercial	91	5%	10%
Agricultural	1243	74%	78%

Agricultural land - taxable acres 455,805 (e.g. if predominant property in your county)

Other pertinent facts: 99 percent of the county is Sandhills grassland and the primary agricultural activity is cow/calf ranching.

New Property: For assessment year 2006, an estimated 10 building permits and/or information statements were filed for new property construction/additions in the county.

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

Current Resources

Staff/Budget/Training

I have held the position of County Clerk/Assessor for 5 and ½ years, and operate the office with the help of one full-time assistant. I have attended the Property Assessment and Taxation Department's annual course of training and will continue taking training to remain an accredited assessor. The Clerk/Assessor is responsible for all necessary reports and filings. My office is open to the public 35 hours per week.

The budget for the County Clerk is \$58440.00 for the 2006-2007 fiscal year, and there were no funds allowed for appraisal maintenance and \$ 7500.00 was requested for appraisal. The county board did not allow this is the current budget.

Mapping and Software

Hooker county's cadastral maps are from 1970 and are currently out of date. The Village of Mullen and Hooker County are zoned. I am interested in GIS software and have requested budget funds for the purchase of software for transferring cadastral information to GIS format. Request was allowed by County Commissioners in the 2006-07 Budget, but I was unable to purchase GIS software and training within the budget. I will allocate time to renew information on existing cadastrals.

The County has contracted with ASI/Terra Scan for computer services for the assessor. Data entry is current for all improvements and assessment and replacement cost sheets can be printed. This includes sketching and photos. The system will print property record cards, and attached photos. I currently use sales and statistical analysis from the Property Assessment and Taxation Department.

Procedure Manual\ Record Cards

Hooker County does not currently have a written procedure manual. As the assessor is the only person handling the assessment function, things are normally done using the same methods consistently. I plan to write a procedure manual using the resources available to me. I have requested procedure manual templates and copies of procedure manuals to aid in the inception of these manuals. Property Assessment and Taxation could be helpful in articulating a viable procedure manual. I have succeeded in the past year in printing property record cards and attaching them to the hardcopy historical files. The property record cards are available in Terrascan and can be printed on demand.

Current Assessment Procedures for Real Property (for example describe):

The assessor is also the Register of Deeds, and property listing and inventory is coordinated with that office and the Village Zoning authority, County Zoning to aid in discovery of real property. Data Collection is done on a regular basis and listing is current and accurate.

Data Verification/ Sales Review

The assessor reviews sales by telephone and has instituted annual trips to review rural parcels. Some physical review is done to ascertain that records are current. I have instituted consistent review of sales. Zoning of the county will add another tool for discovery of valuation changes within the county.

2005 R&O Statistics

Property Class	Median	COD	PRD
Residential	97.36	32.29	114.17
Commercial	100.11	48.60	125.28
Agricultural	76.32	15.77	114.58

There are issues of uniformity and the following plan will address the correctable items. The assessor is unable to address the low number of sales in the classes.

Land valuation studies, establish market areas, special value for agricultural land

E. Reconciliation of Final Value and documentation

F. Review assessment sales ratio studies after assessment actions.

G. Notices and Public Relations

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
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Residential	98.85	30.25	110.88
Commercial	92.80	3.17	101.42
Agricultural Land	78.31	16.70	113.76

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

Assessment Actions Planned for Assessment Year 2007:

2007

Residential- This class of property has received complete reappraisal for 2006. This class will be reviewed for 2007. Sales review will be accomplished through sales questionnaire by interview of principal party. Pick-up work includes physical inspection of all building permits and information statements.

Commercial-This class of property will receive complete reappraisal for 2007 The reappraisal will be completed by the assessor. The properties will be physically inspected, measured and photographed. Value will be determined in traditional manner with new replacement cost and correlation to final value.

Agricultural-This class of property will be analyzed for differences within and between land classification groups annually. I will continue the physical inspection process instituted previously and return to each part of the county in a 2-year rotation. Sales review and pick-up work will be completed for agricultural properties.

Assessment Actions Planned for Assessment Year 2008:

2008

Residential-This class of property will have appraisal maintenance for this year and the assessor will review and appraise one half of the residential properties. Appraisal maintenance includes sales review and pick-up work. Sales review will be accomplished through sales questionnaire by interview of principal party. Pick-up work includes physical inspection of all building permits and information statements.

Commercial-This class of property will receive appraisal maintenance only for 2008. The maintenance will be completed by the assessor. Appraisal maintenance includes sales review and pick-up work. Sales review will be accomplished through sales questionnaire by interview of principal party. Pick-up work includes physical inspection of all building permits and information statements.

Agricultural-This class of property will be analyzed for differences within and between land classification groups annually. I will continue the physical inspection process instituted previously and return to each part of the county in a 2-year rotation. Sales review and pick-up work will be completed for agricultural properties.

Assessment Actions Planned for Assessment Year 2009:

2009

Residential-This class of property will have appraisal maintenance for this year and the second half of the complete new appraisal will be completed by the beginning of the tax year 2009. Appraisal maintenance includes sales review and pick-up work. Sales review will be accomplished through sales questionnaire by interview of principal party. Pick-up work includes physical inspection of all building permits and information statements.

Commercial-This class of property will receive appraisal maintenance only for 2009. The maintenance will be completed by the assessor. Appraisal maintenance includes sales review and pick-up work. Sales review will be accomplished through sales questionnaire by interview of principal party. Pick-up work includes physical inspection of all building permits and information statements

Agricultural-This class of property will be analyzed for differences within and between land classification groups annually. I will continue the physical inspection process instituted previously and return to each part of the county in a 2-year rotation. Sales review and pick-up work will be completed for agricultural properties.

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of XX schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer 75 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in

community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.

10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

11. Tax List Corrections – prepare tax list correction documents for county board approval.

12. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information

13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

15. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. (e.g. XX hours and/or frequency)

Conclusion:

Conclusion

The assessor’s priority for the coming year will be to appraise the commercial properties in the county. Update information and continue to make these inspections on a regular basis. To complete all pick-up work, and to make all sales information available to the taxpayers. The assessor will continue to review property and will try to complete reviews on commercial, residential and agricultural properties. Assessor will implement new costing information on completion of this cycle of reviews.

The assessor has asked the Hooker County Board to consider current mapping of the county and methods of achieving this goal. Given the current budget, I am investigating low or no cost alternatives and education in GIS systems.

Finally, the assessor will consider a formal written policy and procedures manual. This manual could define practices and procedures and illuminate goals of assessment.

Respectfully submitted:

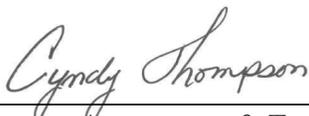
Assessor signature: _____ Dave Sullivan _____ Date: ____ 6/20/06 _____

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 Hooker County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8440.

Dated this 9th day of April, 2007.



Property Assessment & Taxation