

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

47 Howard

Residential Real Property - Current

Number of Sales		166	COD	13.98
Total Sales Price	\$	12813460	PRD	99.94
Total Adj. Sales Price	\$	12892560	COV	19.25
Total Assessed Value	\$	12434212	STD	18.56
Avg. Adj. Sales Price	\$	77666.02	Avg. Abs. Dev.	13.53
Avg. Assessed Value	\$	74904.89	Min	39.82
Median		96.79	Max	173.50
Wgt. Mean		96.44	95% Median C.I.	93.99 to 99.94
Mean		96.39	95% Wgt. Mean C.I.	93.96 to 98.93
			95% Mean C.I.	93.56 to 99.21
% of Value of the Class of all Real Property Value in the County				33.09
% of Records Sold in the Study Period				6.53
% of Value Sold in the Study Period				7.98
Average Assessed Value of the Base				61,285

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	166	96.79	13.98	99.94
2006	171	98.13	11.46	100.81
2005	178	97.89	12.81	101.79
2004	182	96.63	15.45	102.13
2003	192	94	36.57	118.48
2002	202	92	38.53	111.41
2001	238	96	31.43	104.71

2007 Commission Summary

47 Howard

Commercial Real Property - Current

Number of Sales		16	COD	11.47
Total Sales Price	\$	721658	PRD	104.99
Total Adj. Sales Price	\$	658558	COV	18.09
Total Assessed Value	\$	603042	STD	17.39
Avg. Adj. Sales Price	\$	41159.88	Avg. Abs. Dev.	10.90
Avg. Assessed Value	\$	37690.13	Min	63.05
Median		95.02	Max	133.44
Wgt. Mean		91.57	95% Median C.I.	91.35 to 101.38
Mean		96.14	95% Wgt. Mean C.I.	82.03 to 101.11
			95% Mean C.I.	86.88 to 105.41
% of Value of the Class of all Real Property Value in the County				4.79
% of Records Sold in the Study Period				4.2
% of Value Sold in the Study Period				2.68
Average Assessed Value of the Base				59,153

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	16	95.02	11.47	104.99
2006	25	99.35	14.26	98.53
2005	27	99.22	16.53	97.97
2004	31	97.25	22.94	95.93
2003	33	95	63.72	128.48
2002	40	100	61.41	115.03
2001	39	94	59.92	127.3

2007 Commission Summary

47 Howard

Agricultural Land - Current

Number of Sales	57	COD	18.78
Total Sales Price	\$ 9106345	PRD	104.51
Total Adj. Sales Price	\$ 8952345	COV	25.99
Total Assessed Value	\$ 6253122	STD	18.97
Avg. Adj. Sales Price	\$ 157058.68	Avg. Abs. Dev.	13.44
Avg. Assessed Value	\$ 109703.89	Min	42.03
Median	71.57	Max	124.81
Wgt. Mean	69.85	95% Median C.I.	66.87 to 73.87
Mean	73.00	95% Wgt. Mean C.I.	64.98 to 74.71
		95% Mean C.I.	68.07 to 77.93
% of Value of the Class of all Real Property Value in the County			65.87
% of Records Sold in the Study Period			2
% of Value Sold in the Study Period			3.54
Average Assessed Value of the Base			108,484

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	57	71.57	18.78	104.51
2006	90	76.73	16.80	105.65
2005	73	77.32	14.66	102.02
2004	72	76.39	15.48	100.71
2003	72	76	23.22	101.07
2002	83	74	24.78	101.19
2001	89	77	23.31	105.68

2007 Opinions of the Property Tax Administrator for Howard 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 Howard County is 97% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Howard County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

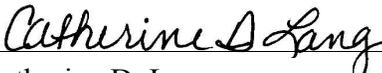
It is my opinion that the level of value of the class of commercial real property in Howard County is 95% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Howard County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land

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

Residential Real Property

I. Correlation

RESIDENTIAL: A review of the 2007 Residential statistics indicates that an accurate measurement of the residential property in Howard County has been achieved. All three measures of central tendency are within the acceptable range indicating the required level of value has been met. The coefficient of dispersion and the price related differential are within the acceptable ranges indicating uniform and proportionate assessments. The percent change in assessed value for both sold and unsold properties is consistent suggesting that these properties were appraised similarly. The reported assessment actions for 2007 support the statistics from the preliminary to the final analysis. A new Assessor took office in January and is reviewing all sales review procedures and working on developing a plan of physical review. She is also working on procedures for all aspects of assessment. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the residential property class.

**2007 Correlation Section
for Howard 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	302	166	54.97
2006	279	171	61.29
2005	259	178	68.73
2004	253	182	71.94
2003	227	192	84.58
2002	231	202	87.45
2001	284	238	83.8

RESIDENTIAL: The low percentage of sales used by the county is primarily because of the removal of the substantially changed sales from the qualified sales file as directed by the Department. It should be considered that the County has utilized an acceptable portion of the available sales.

**2007 Correlation Section
for Howard 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 Howard 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	91.68	10.23	101.06	96.79
2006	94.96	2.82	97.63	98.13
2005	94.51	3.95	98.24	97.89
2004	91.73	14.1	104.66	96.63
2003	94	-0.94	93.12	94
2002	90	1.05	90.95	92
2001	95	0.16	95.15	96

RESIDENTIAL: This comparison indicates that the two statistics, the Trended Preliminary Ratio and the R&O Ratio are somewhat dissimilar, but not unreasonable. Three sales were removed from the qualified residential sales file between the preliminary and final statistics possibly affecting this calculation. There is no information available that would suggest that the qualified median is not the best indication of the level of value for the residential class.

**2007 Correlation Section
for Howard 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 Howard 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)
9.06	2007	10.23
4.05	2006	2.82
4	2005	3.95
5.88	2004	14.1
0	2003	-0.94
1.68	2002	1.05
1.5	2001	0.16

RESIDENTIAL: The percent change in assessed value in the sales file is similar to the percent change in the assessed base and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

2007 Correlation Section for Howard 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 Howard County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.79	96.44	96.39

RESIDENTIAL: The measures of central tendency shown here reflect that all three measures for the qualified residential sales file are within the acceptable level of value. The measures being sufficiently in support of each other indicate that the median is a reliable measure of the level of assessment in this class of property.

**2007 Correlation Section
for Howard 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	13.98	99.94
Difference	0	0

RESIDENTIAL: The coefficient of dispersion and the price related differential are within the acceptable range; indicating this class of property has been valued uniformly and proportionately.

**2007 Correlation Section
for Howard 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	169	166	-3
Median	91.68	96.79	5.11
Wgt. Mean	89.76	96.44	6.68
Mean	90.06	96.39	6.33
COD	15.22	13.98	-1.24
PRD	100.33	99.94	-0.39
Min Sales Ratio	39.82	39.82	0
Max Sales Ratio	170.63	173.50	2.87

RESIDENTIAL: Table seven indicates there are three less sales from the preliminary sales file; these sales were removed subsequent to review by the county and the properties now being substantially changed from the time of the sale. The table is reflective of the actions of the assessor within the residential class of property for 2007.

**2007 Correlation Section
for Howard County**

Commerical Real Property

I. Correlation

COMMERCIAL: A review of the 2007 Commercial statistics indicates that an accurate measurement of the commercial property in Howard County has been achieved. The measures of central tendency indicate that all three measures are within or round to within the acceptable range. The coefficient of dispersion is within the acceptable range and the price related differential is just slightly above. The reported assessment actions for 2007 support the statistics from the preliminary to the final analysis. A new Assessor took office in January and is reviewing all sales review procedures and working on developing a plan of physical review. She is also working on procedures for all aspects of assessment. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the commercial property class.

**2007 Correlation Section
for Howard 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	47	16	34.04
2006	50	25	50
2005	51	27	52.94
2004	49	31	63.27
2003	52	33	63.46
2002	62	40	64.52
2001	58	39	67.24

COMMERCIAL: The percent of sales used for 2007 has decreased considerably from the previous years. The low percentage of sales used by the county is partially because of the removal of the substantially changed sales from the qualified sales file as directed by the Department. Further review of the non qualified sales reveals nothing that would indicate excessive trimming.

**2007 Correlation Section
for Howard 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 Howard 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	95.90	6.65	102.28	95.02
2006	99.22	-0.59	98.63	99.35
2005	99.35	6.24	105.55	99.22
2004	99.35	0.81	100.16	97.25
2003	95	-10.87	84.67	95
2002	94	3.07	96.89	100
2001	88	49.46	131.52	94

COMMERCIAL: The results of the Trended Preliminary Ratio and the R&O Ratio are dissimilar and appear not to support each other. The county reported that minimal change was done to the over all commercial class. Based on the low number of commercial sales, there is no information available that would suggest that the qualified median is not the best indication of the level of value for the commercial class.

**2007 Correlation Section
for Howard 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 Howard 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)
9.07	2007	6.65
19.77	2006	-0.59
-6.2	2005	6.24
-2.1	2004	0.81
0	2003	-10.87
5.36	2002	3.07
11.78	2001	49.46

COMMERCIAL: The percent change in assessed value for both sold and unsold properties is somewhat similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

2007 Correlation Section for Howard 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 Howard County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	95.02	91.57	96.14

COMMERCIAL: The measures of central tendency shown here reflect that the median and mean for the qualified residential sales file are within the acceptable level of value and the weighted mean rounds to within the range. The measures being sufficiently in support of each other indicate that the median is a reliable measure of the level of assessment in this class of property.

**2007 Correlation Section
for Howard 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	11.47	104.99
Difference	0	1.99

COMMERCIAL: The coefficient of dispersion is within the acceptable range while the price related differential is above the range by 1.99 points. There appears to be some issues with assessment regressivity.

**2007 Correlation Section
for Howard 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	16	16	0
Median	95.90	95.02	-0.88
Wgt. Mean	88.23	91.57	3.34
Mean	90.44	96.14	5.7
COD	16.91	11.47	-5.44
PRD	102.51	104.99	2.48
Min Sales Ratio	39.79	63.05	23.26
Max Sales Ratio	125.85	133.44	7.59

COMMERCIAL: The preliminary statistics and the final R&O statistics show no change in the number of sales. After reviewing the Preliminary Statistical Report, the reported assessment actions and the 2007 R&O Statistical Report for commercial real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Howard County.

**2007 Correlation Section
for Howard County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: A review of the 2007 Agricultural Unimproved statistics indicates that an accurate measurement of the agricultural unimproved property in Howard County has been achieved. All three measures of central tendency are within the acceptable range indicating the required level of value has been met. The coefficient of dispersion is within the acceptable range and the price related differential is just outside the range, but not unreasonable indicating uniform and proportionate assessments. The Trended Preliminary Ratio also supports the median indicating the level of value county-wide is within the acceptable range. The reported assessment actions for 2007 support the statistics from the preliminary to the final analysis. A new Assessor took office in January and is reviewing all sales review procedures and working on developing a plan of physical review. She is also working on procedures for all aspects of assessment. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the agricultural unimproved property class.

**2007 Correlation Section
for Howard 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	126	57	45.24
2006	154	90	58.44
2005	130	73	56.15
2004	121	72	59.5
2003	113	72	63.72
2002	118	83	70.34
2001	143	89	62.24

AGRICULTURAL UNIMPROVED: The low percentage of sales used by the county is primarily because of the removal of the substantially changed sales from the qualified sales file as directed by the Department. It should be considered that the County has utilized an acceptable portion of the available sales.

**2007 Correlation Section
for Howard 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 Howard 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	67.09	4.83	70.33	71.57
2006	74.71	2.49	76.57	76.73
2005	74.98	5.57	79.15	77.32
2004	70.32	9.03	76.67	76.39
2003	75	-0.05	74.96	76
2002	76	-1.12	75.15	74
2001	76	5.16	79.92	77

AGRICULTURAL UNIMPROVED: The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner.

**2007 Correlation Section
for Howard 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 Howard 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)
9.38	2007	4.83
6.05	2006	2.49
8.81	2005	5.57
16.61	2004	9.03
1.47	2003	0
0.29	2002	-1.12
-0.51	2001	5.16

AGRICULTURAL UNIMPROVED: A brief review of the above table suggests that the percent change between sold properties and unsold properties are somewhat dissimilar. The trended preliminary median however, suggests that sold and unsold properties are treated equally.

2007 Correlation Section for Howard 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 Howard County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	71.57	69.85	73.00

AGRICULTURAL UNIMPROVED: All three measures of central tendency are within the acceptable range and support each other. The median is a reliable measure of the level of assessment in this class of property.

**2007 Correlation Section
for Howard 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	18.78	104.51
Difference	0	1.51

AGRICULTURAL UNIMPROVED: The coefficient of dispersion is within the acceptable range while the price related differential is above the range by 1.51 points. With the removal of two outlier sales this measure falls into the acceptable range.

**2007 Correlation Section
for Howard 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	60	57	-3
Median	67.09	71.57	4.48
Wgt. Mean	66.56	69.85	3.29
Mean	68.85	73.00	4.15
COD	18.51	18.78	0.27
PRD	103.44	104.51	1.07
Min Sales Ratio	39.23	42.03	2.8
Max Sales Ratio	113.47	124.81	11.34

AGRICULTURAL UNIMPROVED: Table seven indicates that three sales were removed from the R&O sales file; these sales were removed subsequent to review by the county and the properties now being substantially changed from the time of the sale. The table is reflective of the actions of the assessor within the agricultural unimproved class of property for 2007.

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

47 Howard

	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	139,147,556	155,725,364	16,577,808	11.91	2,337,020	10.23
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	51,259,876	51,672,368	412,492	0.8	*-----	0.8
4. Total Residential (sum lines 1-3)	190,407,432	207,397,732	16,990,300	8.92	2,337,020	7.7
5. Commercial	21,085,090	22,537,111	1,452,021	6.89	48,916	6.65
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	19,609,483	19,702,865	93,382	0.48	949,823	-4.37
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	40,694,573	42,239,976	1,545,403	3.8	48,916	3.68
10. Total Non-Agland Real Property	231,102,005	249,637,708	18,535,703	8.02	3,335,759	6.58
11. Irrigated	131,870,152	143,282,606	11,412,454	8.65		
12. Dryland	34,065,550	33,398,363	-667,187	-1.96		
13. Grassland	72,877,125	73,880,667	1,003,542	1.38		
14. Wasteland	792,663	626,837	-165,826	-20.92		
15. Other Agland	46,258	46,062	-196	-0.42		
16. Total Agricultural Land	239,651,748	251,234,535	11,582,787	4.83		
17. Total Value of All Real Property (Locally Assessed)	470,753,753	500,872,243	30,118,490	6.4	3,335,759	5.69

*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

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	166	MEDIAN:	97	COV:	19.25	95% Median C.I.:	93.99 to 99.94
TOTAL Sales Price:	12,813,460	WGT. MEAN:	96	STD:	18.56	95% Wgt. Mean C.I.:	93.96 to 98.93
TOTAL Adj.Sales Price:	12,892,560	MEAN:	96	AVG.ABS.DEV:	13.53	95% Mean C.I.:	93.56 to 99.21
TOTAL Assessed Value:	12,434,212						
AVG. Adj. Sales Price:	77,666	COD:	13.98	MAX Sales Ratio:	173.50		
AVG. Assessed Value:	74,904	PRD:	99.94	MIN Sales Ratio:	39.82		

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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	18	98.97	100.12	98.97	11.12	101.16	67.99	140.65	93.71 to 105.02	82,788	81,934
10/01/04 TO 12/31/04	22	97.18	97.17	97.90	10.52	99.25	70.91	125.21	91.27 to 101.03	77,143	75,525
01/01/05 TO 03/31/05	15	100.62	95.28	99.76	16.68	95.51	39.82	133.81	90.58 to 111.54	95,886	95,659
04/01/05 TO 06/30/05	22	95.52	93.87	97.18	11.89	96.60	54.33	123.26	86.05 to 103.71	73,177	71,112
07/01/05 TO 09/30/05	27	99.97	98.91	98.31	9.42	100.61	59.42	124.94	93.09 to 107.01	91,714	90,166
10/01/05 TO 12/31/05	12	94.43	93.45	92.45	13.63	101.08	65.41	117.12	70.56 to 106.83	78,670	72,731
01/01/06 TO 03/31/06	20	94.08	95.00	93.87	16.85	101.21	55.39	142.77	83.70 to 102.38	64,818	60,846
04/01/06 TO 06/30/06	30	88.60	95.80	91.44	20.77	104.77	61.14	173.50	82.88 to 102.73	64,675	59,141
____Study Years____											
07/01/04 TO 06/30/05	77	97.57	96.55	98.40	12.44	98.12	39.82	140.65	94.20 to 100.38	80,981	79,685
07/01/05 TO 06/30/06	89	96.06	96.25	94.61	15.30	101.73	55.39	173.50	90.87 to 101.34	74,797	70,769
____Calendar Yrs____											
01/01/05 TO 12/31/05	76	97.74	95.87	97.50	12.55	98.33	39.82	133.81	93.96 to 101.49	85,112	82,982
____ALL____											
	166	96.79	96.39	96.44	13.98	99.94	39.82	173.50	93.99 to 99.94	77,666	74,904

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RURAL	45	95.33	95.59	94.46	14.35	101.20	39.82	142.60	89.06 to 101.34	94,187	88,969
SMALL TOWN	38	96.33	99.59	96.98	11.01	102.69	61.14	173.50	94.64 to 100.38	45,865	44,481
ST PAUL	83	97.21	95.35	97.53	15.17	97.77	54.33	140.65	91.49 to 101.49	83,267	81,208
____ALL____											
	166	96.79	96.39	96.44	13.98	99.94	39.82	173.50	93.99 to 99.94	77,666	74,904

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	112	97.21	96.70	97.36	14.47	99.33	54.33	173.50	93.33 to 100.38	70,332	68,472
3	54	95.85	95.74	95.01	12.93	100.76	39.82	142.60	93.82 to 101.03	92,876	88,245
____ALL____											
	166	96.79	96.39	96.44	13.98	99.94	39.82	173.50	93.99 to 99.94	77,666	74,904

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	139	97.21	97.10	96.62	13.03	100.50	54.33	142.77	93.99 to 100.20	88,247	85,263
2	27	95.18	92.73	93.04	18.71	99.67	39.82	173.50	77.53 to 102.38	23,189	21,574
____ALL____											
	166	96.79	96.39	96.44	13.98	99.94	39.82	173.50	93.99 to 99.94	77,666	74,904

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

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	166	MEDIAN:	97	COV:	19.25	95% Median C.I.:	93.99 to 99.94
TOTAL Sales Price:	12,813,460	WGT. MEAN:	96	STD:	18.56	95% Wgt. Mean C.I.:	93.96 to 98.93
TOTAL Adj.Sales Price:	12,892,560	MEAN:	96	AVG.ABS.DEV:	13.53	95% Mean C.I.:	93.56 to 99.21
TOTAL Assessed Value:	12,434,212						
AVG. Adj. Sales Price:	77,666	COD:	13.98	MAX Sales Ratio:	173.50		
AVG. Assessed Value:	74,904	PRD:	99.94	MIN Sales Ratio:	39.82		

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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	166	96.79	96.39	96.44	13.98	99.94	39.82	173.50	93.99 to 99.94	77,666	74,904
06											
07											
ALL	166	96.79	96.39	96.44	13.98	99.94	39.82	173.50	93.99 to 99.94	77,666	74,904

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
39-0010											
39-0501	1	77.90	77.90	77.90			77.90	77.90	N/A	2,100	1,636
40-0082	15	94.20	87.62	92.00	13.67	95.24	39.82	105.62	81.61 to 101.64	93,406	85,934
47-0001	119	97.21	96.12	96.58	14.22	99.53	54.33	140.65	93.09 to 100.20	77,516	74,865
47-0100	23	95.95	97.81	97.85	7.12	99.96	80.89	125.21	93.99 to 101.63	88,543	86,640
47-0103	8	102.74	114.98	105.87	24.98	108.61	61.14	173.50	61.14 to 173.50	28,550	30,224
61-0049											
82-0001											
NonValid School											
ALL	166	96.79	96.39	96.44	13.98	99.94	39.82	173.50	93.99 to 99.94	77,666	74,904

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	30	94.96	93.07	91.10	19.66	102.16	39.82	173.50	77.90 to 101.76	16,127	14,690
Prior TO 1860											
1860 TO 1899	19	95.95	90.15	87.49	19.76	103.04	54.33	140.65	70.56 to 103.34	47,578	41,628
1900 TO 1919	18	92.59	95.01	91.67	14.74	103.65	67.99	121.01	84.94 to 107.50	53,944	49,451
1920 TO 1939	14	92.00	88.92	88.28	11.16	100.73	66.46	112.95	74.78 to 98.08	57,948	51,154
1940 TO 1949	3	101.34	107.54	105.84	9.59	101.61	96.06	125.21	N/A	76,166	80,611
1950 TO 1959	6	106.86	102.10	97.03	10.88	105.23	82.91	122.01	82.91 to 122.01	75,383	73,144
1960 TO 1969	15	93.96	97.33	91.98	9.75	105.81	72.32	142.77	89.06 to 102.38	87,100	80,118
1970 TO 1979	24	102.64	102.94	102.30	11.59	100.62	61.14	142.60	93.33 to 111.54	107,020	109,487
1980 TO 1989	13	98.22	100.09	99.17	9.28	100.93	82.88	125.29	87.00 to 112.34	146,230	145,017
1990 TO 1994	4	111.82	108.19	105.39	14.23	102.66	84.17	124.94	N/A	93,125	98,142
1995 TO 1999	13	97.57	99.52	100.40	6.88	99.12	86.66	118.79	92.97 to 105.02	134,751	135,296
2000 TO Present	7	93.82	92.40	91.94	7.79	100.49	70.91	103.35	70.91 to 103.35	163,057	149,919
ALL	166	96.79	96.39	96.44	13.98	99.94	39.82	173.50	93.99 to 99.94	77,666	74,904

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	166	MEDIAN:	97	COV:	19.25	95% Median C.I.:	93.99 to 99.94
TOTAL Sales Price:	12,813,460	WGT. MEAN:	96	STD:	18.56	95% Wgt. Mean C.I.:	93.96 to 98.93
TOTAL Adj.Sales Price:	12,892,560	MEAN:	96	AVG.ABS.DEV:	13.53	95% Mean C.I.:	93.56 to 99.21
TOTAL Assessed Value:	12,434,212						
AVG. Adj. Sales Price:	77,666	COD:	13.98	MAX Sales Ratio:	173.50		
AVG. Assessed Value:	74,904	PRD:	99.94	MIN Sales Ratio:	39.82		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	6	103.38	117.09	112.86	22.57	103.75	77.90	173.50	77.90 to 173.50	2,000	2,257
5000 TO 9999	6	96.59	96.27	97.06	10.03	99.19	74.13	119.44	74.13 to 119.44	8,250	8,007
Total \$ _____											
1 TO 9999	12	100.82	106.68	100.14	17.19	106.53	74.13	173.50	90.87 to 119.44	5,125	5,132
10000 TO 29999	24	90.01	88.48	88.76	20.26	99.69	39.82	130.81	74.50 to 102.41	17,000	15,089
30000 TO 59999	37	99.01	100.63	100.73	15.30	99.90	49.14	142.60	93.56 to 106.83	44,750	45,076
60000 TO 99999	40	95.85	92.63	93.24	12.74	99.35	55.39	122.01	88.39 to 99.94	75,330	70,234
100000 TO 149999	30	97.16	99.34	99.42	9.45	99.92	70.11	125.29	93.33 to 103.35	122,893	122,181
150000 TO 249999	23	93.99	95.13	95.10	11.28	100.03	70.91	123.26	86.66 to 101.03	176,838	168,166
ALL _____											
	166	96.79	96.39	96.44	13.98	99.94	39.82	173.50	93.99 to 99.94	77,666	74,904

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	7	101.76	113.35	105.95	21.18	106.98	77.90	173.50	77.90 to 173.50	2,500	2,648
5000 TO 9999	10	75.43	76.16	71.40	17.87	106.66	39.82	100.00	61.14 to 98.44	11,390	8,132
Total \$ _____											
1 TO 9999	17	90.87	91.47	76.00	24.05	120.36	39.82	173.50	69.73 to 101.76	7,729	5,874
10000 TO 29999	22	95.12	92.21	87.78	17.08	105.04	49.14	130.81	77.53 to 104.15	19,998	17,555
30000 TO 59999	40	95.57	94.08	90.54	16.45	103.91	55.39	142.60	86.35 to 102.73	49,428	44,754
60000 TO 99999	38	98.56	100.92	99.26	10.38	101.67	70.11	133.81	94.20 to 105.62	79,500	78,912
100000 TO 149999	33	93.33	94.26	92.91	9.72	101.45	70.91	120.62	88.24 to 100.94	136,535	126,861
150000 TO 249999	16	102.95	106.74	105.52	8.18	101.16	93.82	125.29	98.22 to 113.66	176,087	185,802
ALL _____											
	166	96.79	96.39	96.44	13.98	99.94	39.82	173.50	93.99 to 99.94	77,666	74,904

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	30	94.96	93.07	91.10	19.66	102.16	39.82	173.50	77.90 to 101.76	16,127	14,690
20	9	89.42	91.02	90.39	22.80	100.69	54.33	130.81	59.42 to 125.21	47,288	42,745
30	92	95.63	94.97	93.42	12.10	101.65	55.39	142.77	92.52 to 99.01	80,979	75,655
35	1	92.97	92.97	92.97			92.97	92.97	N/A	104,000	96,689
40	34	101.26	104.68	102.77	10.90	101.85	70.91	140.65	97.21 to 112.09	130,264	133,876
ALL _____											
	166	96.79	96.39	96.44	13.98	99.94	39.82	173.50	93.99 to 99.94	77,666	74,904

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	166	MEDIAN:	97	COV:	19.25	95% Median C.I.:	93.99 to 99.94
TOTAL Sales Price:	12,813,460	WGT. MEAN:	96	STD:	18.56	95% Wgt. Mean C.I.:	93.96 to 98.93
TOTAL Adj.Sales Price:	12,892,560	MEAN:	96	AVG.ABS.DEV:	13.53	95% Mean C.I.:	93.56 to 99.21
TOTAL Assessed Value:	12,434,212						
AVG. Adj. Sales Price:	77,666	COD:	13.98	MAX Sales Ratio:	173.50		
AVG. Assessed Value:	74,904	PRD:	99.94	MIN Sales Ratio:	39.82		

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STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	30	94.96	93.07	91.10	19.66	102.16	39.82	173.50	77.90 to 101.76	16,127	14,690
100	8	98.97	106.47	102.04	21.42	104.34	61.14	142.77	61.14 to 142.77	34,750	35,460
101	93	95.92	95.21	95.12	12.41	100.09	54.33	140.65	92.97 to 99.97	99,327	94,483
102	6	104.78	100.54	101.02	11.46	99.52	74.01	118.79	74.01 to 118.79	116,166	117,349
103	2	121.32	121.32	121.12	0.57	100.16	120.62	122.01	N/A	93,500	113,245
104	26	96.91	97.81	98.09	10.21	99.71	70.11	123.26	93.56 to 103.34	72,011	70,637
111	1	113.66	113.66	113.66			113.66	113.66	N/A	137,000	155,715
<u>ALL</u>											
	166	96.79	96.39	96.44	13.98	99.94	39.82	173.50	93.99 to 99.94	77,666	74,904

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	30	94.96	93.07	91.10	19.66	102.16	39.82	173.50	77.90 to 101.76	16,127	14,690
20	1	97.85	97.85	97.85			97.85	97.85	N/A	32,000	31,311
30	76	94.32	96.43	95.18	13.35	101.31	54.33	142.77	91.49 to 99.94	85,140	81,034
40	56	99.76	97.94	98.17	12.29	99.76	55.39	125.29	95.85 to 103.71	101,770	99,912
50	3	98.08	99.13	100.73	2.51	98.41	95.95	103.35	N/A	68,966	69,471
<u>ALL</u>											
	166	96.79	96.39	96.44	13.98	99.94	39.82	173.50	93.99 to 99.94	77,666	74,904

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:	16	MEDIAN:	95	COV:	18.09	95% Median C.I.:	91.35 to 101.38	(! : Derived)
TOTAL Sales Price:	721,658	WGT. MEAN:	92	STD:	17.39	95% Wgt. Mean C.I.:	82.03 to 101.11	
TOTAL Adj.Sales Price:	658,558	MEAN:	96	AVG.ABS.DEV:	10.90	95% Mean C.I.:	86.88 to 105.41	
TOTAL Assessed Value:	603,042							
AVG. Adj. Sales Price:	41,159	COD:	11.47	MAX Sales Ratio:	133.44			
AVG. Assessed Value:	37,690	PRD:	104.99	MIN Sales Ratio:	63.05			

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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	133.44	133.44	133.44			133.44	133.44	N/A	10,000	13,344
10/01/03 TO 12/31/03	1	99.55	99.55	99.55			99.55	99.55	N/A	37,500	37,330
01/01/04 TO 03/31/04	3	96.65	100.30	99.44	4.12	100.87	96.16	108.10	N/A	27,000	26,848
04/01/04 TO 06/30/04	1	91.35	91.35	91.35			91.35	91.35	N/A	15,000	13,702
07/01/04 TO 09/30/04	1	63.05	63.05	63.05			63.05	63.05	N/A	66,750	42,085
10/01/04 TO 12/31/04	1	93.43	93.43	93.43			93.43	93.43	N/A	30,000	28,029
01/01/05 TO 03/31/05	1	125.85	125.85	125.85			125.85	125.85	N/A	45,000	56,632
04/01/05 TO 06/30/05	2	98.29	98.29	97.72	3.14	100.58	95.21	101.38	N/A	44,329	43,320
07/01/05 TO 09/30/05	1	92.91	92.91	92.91			92.91	92.91	N/A	20,000	18,582
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	3	92.21	91.38	88.73	2.79	102.99	87.10	94.83	N/A	74,883	66,440
04/01/06 TO 06/30/06	1	67.08	67.08	67.08			67.08	67.08	N/A	40,000	26,831
<u>Study Years</u>											
07/01/03 TO 06/30/04	6	98.10	104.21	100.99	9.67	103.19	91.35	133.44	91.35 to 133.44	23,916	24,153
07/01/04 TO 06/30/05	5	95.21	95.78	92.61	14.86	103.42	63.05	125.85	N/A	46,081	42,677
07/01/05 TO 06/30/06	5	92.21	86.83	85.98	7.28	100.99	67.08	94.83	N/A	56,930	48,947
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	6	94.80	91.46	85.27	9.33	107.25	63.05	108.10	63.05 to 108.10	32,125	27,393
01/01/05 TO 12/31/05	4	98.29	103.84	105.33	9.95	98.58	92.91	125.85	N/A	38,414	40,463
<u>ALL</u>	16	95.02	96.14	91.57	11.47	104.99	63.05	133.44	91.35 to 101.38	41,159	37,690

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
SMALL TOWN	5	95.21	92.37	90.54	9.00	102.02	67.08	108.10	N/A	35,300	31,961
ST PAUL	11	93.43	97.86	91.95	12.63	106.43	63.05	133.44	87.10 to 125.85	43,823	40,294
<u>ALL</u>	16	95.02	96.14	91.57	11.47	104.99	63.05	133.44	91.35 to 101.38	41,159	37,690

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	15	94.83	95.79	91.00	11.80	105.27	63.05	133.44	91.35 to 99.55	41,493	37,759
3	1	101.38	101.38	101.38			101.38	101.38	N/A	36,158	36,656
<u>ALL</u>	16	95.02	96.14	91.57	11.47	104.99	63.05	133.44	91.35 to 101.38	41,159	37,690

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:	16	MEDIAN:	95	COV:	18.09	95% Median C.I.:	91.35 to 101.38	(! : Derived)
TOTAL Sales Price:	721,658	WGT. MEAN:	92	STD:	17.39	95% Wgt. Mean C.I.:	82.03 to 101.11	
TOTAL Adj.Sales Price:	658,558	MEAN:	96	AVG.ABS.DEV:	10.90	95% Mean C.I.:	86.88 to 105.41	
TOTAL Assessed Value:	603,042							
AVG. Adj. Sales Price:	41,159	COD:	11.47	MAX Sales Ratio:	133.44			
AVG. Assessed Value:	37,690	PRD:	104.99	MIN Sales Ratio:	63.05			

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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	16	95.02	96.14	91.57	11.47	104.99	63.05	133.44	91.35 to 101.38	41,159	37,690
ALL	16	95.02	96.14	91.57	11.47	104.99	63.05	133.44	91.35 to 101.38	41,159	37,690

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
39-0010											
39-0501											
40-0082											
47-0001	11	93.43	97.86	91.95	12.63	106.43	63.05	133.44	87.10 to 125.85	43,823	40,294
47-0100	2	101.47	101.47	99.99	6.54	101.47	94.83	108.10	N/A	27,000	26,998
47-0103	3	95.21	86.31	86.38	10.35	99.93	67.08	96.65	N/A	40,833	35,270
61-0049											
82-0001											
NonValid School											
ALL	16	95.02	96.14	91.57	11.47	104.99	63.05	133.44	91.35 to 101.38	41,159	37,690

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	2	93.87	93.87	94.11	1.02	99.75	92.91	94.83	N/A	26,500	24,938
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	93.43	86.69	85.76	11.58	101.08	67.08	99.55	N/A	35,833	30,730
1920 TO 1939											
1940 TO 1949	1	96.16	96.16	96.16			96.16	96.16	N/A	30,000	28,847
1950 TO 1959	1	92.21	92.21	92.21			92.21	92.21	N/A	21,650	19,963
1960 TO 1969	1	108.10	108.10	108.10			108.10	108.10	N/A	21,000	22,702
1970 TO 1979	3	96.65	105.90	106.36	10.57	99.57	95.21	125.85	N/A	42,500	45,204
1980 TO 1989	3	91.35	85.26	78.40	13.99	108.75	63.05	101.38	N/A	39,302	30,814
1990 TO 1994											
1995 TO 1999	2	110.27	110.27	89.67	21.01	122.97	87.10	133.44	N/A	90,000	80,704
2000 TO Present											
ALL	16	95.02	96.14	91.57	11.47	104.99	63.05	133.44	91.35 to 101.38	41,159	37,690

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:	16	MEDIAN:	95	COV:	18.09	95% Median C.I.:	91.35 to 101.38	(! : Derived)
TOTAL Sales Price:	721,658	WGT. MEAN:	92	STD:	17.39	95% Wgt. Mean C.I.:	82.03 to 101.11	
TOTAL Adj.Sales Price:	658,558	MEAN:	96	AVG.ABS.DEV:	10.90	95% Mean C.I.:	86.88 to 105.41	
TOTAL Assessed Value:	603,042							
AVG. Adj. Sales Price:	41,159	COD:	11.47	MAX Sales Ratio:	133.44			
AVG. Assessed Value:	37,690	PRD:	104.99	MIN Sales Ratio:	63.05			

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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	5	92.91	103.60	100.73	12.48	102.85	91.35	133.44	N/A	17,530	17,658
30000 TO 59999	9	96.16	96.68	97.14	8.42	99.53	67.08	125.85	93.43 to 101.38	37,128	36,066
60000 TO 99999	1	63.05	63.05	63.05			63.05	63.05	N/A	66,750	42,085
150000 TO 249999	1	87.10	87.10	87.10			87.10	87.10	N/A	170,000	148,064
ALL _____											
	16	95.02	96.14	91.57	11.47	104.99	63.05	133.44	91.35 to 101.38	41,159	37,690

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	9	93.43	96.81	92.35	10.80	104.84	67.08	133.44	91.35 to 108.10	24,183	22,332
30000 TO 59999	6	97.38	96.65	93.75	12.61	103.09	63.05	125.85	63.05 to 125.85	45,151	42,330
100000 TO 149999	1	87.10	87.10	87.10			87.10	87.10	N/A	170,000	148,064
ALL _____											
	16	95.02	96.14	91.57	11.47	104.99	63.05	133.44	91.35 to 101.38	41,159	37,690

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	93.87	93.87	94.11	1.02	99.75	92.91	94.83	N/A	26,500	24,938
10	7	93.43	92.55	90.91	8.13	101.81	67.08	108.10	67.08 to 108.10	27,878	25,343
20	7	96.65	100.38	91.56	17.04	109.64	63.05	133.44	63.05 to 133.44	58,629	53,680
ALL _____											
	16	95.02	96.14	91.57	11.47	104.99	63.05	133.44	91.35 to 101.38	41,159	37,690

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:	16	MEDIAN:	95	COV:	18.09	95% Median C.I.:	91.35 to 101.38	(! : Derived)
TOTAL Sales Price:	721,658	WGT. MEAN:	92	STD:	17.39	95% Wgt. Mean C.I.:	82.03 to 101.11	
TOTAL Adj.Sales Price:	658,558	MEAN:	96	AVG.ABS.DEV:	10.90	95% Mean C.I.:	86.88 to 105.41	
TOTAL Assessed Value:	603,042							
AVG. Adj. Sales Price:	41,159	COD:	11.47	MAX Sales Ratio:	133.44			
AVG. Assessed Value:	37,690	PRD:	104.99	MIN Sales Ratio:	63.05			

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	93.87	93.87	94.11	1.02	99.75	92.91	94.83	N/A	26,500	24,938
325	3	96.16	97.55	78.95	24.40	123.56	63.05	133.44	N/A	35,583	28,092
344	1	125.85	125.85	125.85			125.85	125.85	N/A	45,000	56,632
350	1	96.65	96.65	96.65			96.65	96.65	N/A	30,000	28,995
351	1	91.35	91.35	91.35			91.35	91.35	N/A	15,000	13,702
352	1	87.10	87.10	87.10			87.10	87.10	N/A	170,000	148,064
353	3	93.43	86.69	85.76	11.58	101.08	67.08	99.55	N/A	35,833	30,730
391	1	108.10	108.10	108.10			108.10	108.10	N/A	21,000	22,702
404	2	98.29	98.29	97.72	3.14	100.58	95.21	101.38	N/A	44,329	43,320
406	1	92.21	92.21	92.21			92.21	92.21	N/A	21,650	19,963
ALL	16	95.02	96.14	91.57	11.47	104.99	63.05	133.44	91.35 to 101.38	41,159	37,690

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	87.10	87.10	87.10			87.10	87.10	N/A	170,000	148,064
03	15	95.21	96.75	93.13	11.64	103.89	63.05	133.44	92.21 to 101.38	32,570	30,331
04											
ALL	16	95.02	96.14	91.57	11.47	104.99	63.05	133.44	91.35 to 101.38	41,159	37,690

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:	57	MEDIAN:	72	COV:	25.99	95% Median C.I.:	66.87 to 73.87	(!: Derived)
(AgLand) TOTAL Sales Price:	9,106,345	WGT. MEAN:	70	STD:	18.97	95% Wgt. Mean C.I.:	64.98 to 74.71	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,952,345	MEAN:	73	AVG.ABS.DEV:	13.44	95% Mean C.I.:	68.07 to 77.93	
(AgLand) TOTAL Assessed Value:	6,253,122							
AVG. Adj. Sales Price:	157,058	COD:	18.78	MAX Sales Ratio:	124.81			
AVG. Assessed Value:	109,703	PRD:	104.51	MIN Sales Ratio:	42.03			

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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	7	79.16	81.77	83.16	16.73	98.32	57.37	124.36	57.37 to 124.36	81,432	67,720
01/01/04 TO 03/31/04	3	52.43	66.31	63.06	26.75	105.15	52.21	94.28	N/A	77,871	49,105
04/01/04 TO 06/30/04	3	68.69	69.18	68.83	1.05	100.50	68.34	70.50	N/A	230,000	158,313
07/01/04 TO 09/30/04	5	86.77	94.07	88.64	25.70	106.13	61.03	124.81	N/A	107,345	95,153
10/01/04 TO 12/31/04	11	63.46	65.39	57.59	21.26	113.54	42.03	106.59	43.75 to 77.44	178,369	102,727
01/01/05 TO 03/31/05	10	72.75	73.58	72.03	11.85	102.15	50.55	97.34	60.08 to 87.01	145,910	105,095
04/01/05 TO 06/30/05	2	60.87	60.87	57.07	17.58	106.66	50.17	71.57	N/A	90,750	51,790
07/01/05 TO 09/30/05	3	62.66	65.15	65.09	5.03	100.10	61.67	71.12	N/A	217,666	141,670
10/01/05 TO 12/31/05	1	73.63	73.63	73.63			73.63	73.63	N/A	312,000	229,735
01/01/06 TO 03/31/06	6	72.89	73.02	71.57	12.08	102.03	57.06	93.93	57.06 to 93.93	224,675	160,802
04/01/06 TO 06/30/06	6	64.58	71.31	77.21	27.66	92.36	45.39	106.93	45.39 to 106.93	167,710	129,492
<u>Study Years</u>											
07/01/03 TO 06/30/04	13	70.50	75.29	73.40	19.09	102.58	52.21	124.36	57.37 to 87.04	114,895	84,330
07/01/04 TO 06/30/05	28	71.75	73.11	66.68	19.80	109.64	42.03	124.81	62.33 to 75.54	147,835	98,582
07/01/05 TO 06/30/06	16	69.00	70.94	72.20	17.33	98.26	45.39	106.93	61.67 to 78.10	207,456	149,782
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	22	69.60	72.55	65.10	23.28	111.44	42.03	124.81	60.76 to 77.44	155,563	101,273
01/01/05 TO 12/31/05	16	71.44	70.41	69.44	11.29	101.40	50.17	97.34	61.67 to 75.54	162,850	113,080
<u>ALL</u>											
	57	71.57	73.00	69.85	18.78	104.51	42.03	124.81	66.87 to 73.87	157,058	109,703

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:	57	MEDIAN:	72	COV:	25.99	95% Median C.I.:	66.87 to 73.87	(!: Derived)
(AgLand) TOTAL Sales Price:	9,106,345	WGT. MEAN:	70	STD:	18.97	95% Wgt. Mean C.I.:	64.98 to 74.71	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,952,345	MEAN:	73	AVG.ABS.DEV:	13.44	95% Mean C.I.:	68.07 to 77.93	
(AgLand) TOTAL Assessed Value:	6,253,122							
AVG. Adj. Sales Price:	157,058	COD:	18.78	MAX Sales Ratio:	124.81			
AVG. Assessed Value:	109,703	PRD:	104.51	MIN Sales Ratio:	42.03			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2617	2	64.38	64.38	65.58	6.69	98.17	60.08	68.69	N/A	181,301	118,905	
2621	1	62.66	62.66	62.66			62.66	62.66	N/A	106,000	66,420	
2623	3	71.30	72.13	72.12	1.24	100.01	71.21	73.87	N/A	94,400	68,083	
2717	5	122.74	106.43	101.14	14.49	105.23	73.47	124.81	N/A	93,197	94,262	
2719	3	52.43	58.84	59.43	12.50	99.00	52.21	71.87	N/A	91,205	54,206	
2721	2	74.00	74.00	73.46	1.66	100.74	72.77	75.23	N/A	168,540	123,807	
2723	4	44.29	45.20	44.30	5.20	102.03	42.03	50.17	N/A	271,375	120,210	
2913	4	79.50	82.07	77.99	15.32	105.22	62.33	106.93	N/A	125,001	97,489	
2915	7	73.63	73.73	70.15	10.77	105.09	61.67	94.28	61.67 to 94.28	207,782	145,763	
2917	5	71.12	70.02	78.00	14.50	89.77	52.69	93.71	N/A	160,540	125,224	
2919	6	72.89	73.02	71.57	12.08	102.03	57.06	93.93	57.06 to 93.93	224,675	160,802	
3013	2	73.32	73.32	73.15	2.30	100.23	71.63	75.01	N/A	129,220	94,526	
3015	5	67.65	67.29	65.48	13.66	102.77	50.55	87.01	N/A	135,980	89,044	
3017	2	72.21	72.21	77.59	20.55	93.06	57.37	87.04	N/A	78,412	60,840	
3019	6	72.05	75.95	74.59	24.66	101.82	45.39	106.59	45.39 to 106.59	139,660	104,177	
ALL	57	71.57	73.00	69.85	18.78	104.51	42.03	124.81	66.87 to 73.87	157,058	109,703	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
7100	22	71.60	76.56	74.11	22.20	103.31	45.39	124.81	61.03 to 87.01	153,321	113,624	
7200	26	71.94	71.57	66.55	18.64	107.55	42.03	106.93	62.28 to 77.44	178,749	118,952	
7300	9	71.30	68.42	70.90	10.51	96.51	52.21	86.77	52.43 to 73.87	103,531	73,401	
ALL	57	71.57	73.00	69.85	18.78	104.51	42.03	124.81	66.87 to 73.87	157,058	109,703	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	57	71.57	73.00	69.85	18.78	104.51	42.03	124.81	66.87 to 73.87	157,058	109,703	
ALL	57	71.57	73.00	69.85	18.78	104.51	42.03	124.81	66.87 to 73.87	157,058	109,703	

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:	57	MEDIAN:	72	COV:	25.99	95% Median C.I.:	66.87 to 73.87	(!: Derived)
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(AgLand) TOTAL Adj.Sales Price:	8,952,345	MEAN:	73	AVG.ABS.DEV:	13.44	95% Mean C.I.:	68.07 to 77.93	
(AgLand) TOTAL Assessed Value:	6,253,122							
AVG. Adj. Sales Price:	157,058	COD:	18.78	MAX Sales Ratio:	124.81			
AVG. Assessed Value:	109,703	PRD:	104.51	MIN Sales Ratio:	42.03			

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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)											
39-0010	2	72.59	72.59	72.58	1.77	100.00	71.30	73.87	N/A	94,000	68,227
39-0501	1	60.08	60.08	60.08			60.08	60.08	N/A	130,602	78,460
40-0082	3	71.63	65.73	61.86	11.38	106.26	50.55	75.01	N/A	172,246	106,544
47-0001	27	71.21	70.56	71.13	14.41	99.20	50.17	124.36	62.33 to 73.63	172,493	122,698
47-0100	15	77.22	77.64	77.98	19.49	99.57	45.39	106.93	62.28 to 94.28	111,479	86,934
47-0103	3	72.77	72.23	71.51	3.00	101.00	68.69	75.23	N/A	189,693	135,655
61-0049	3	122.74	113.83	107.70	8.39	105.69	93.93	124.81	N/A	85,306	91,871
82-0001	3	43.75	43.54	43.55	2.13	99.98	42.03	44.83	N/A	320,833	139,710
NonValid School											
ALL	57	71.57	73.00	69.85	18.78	104.51	42.03	124.81	66.87 to 73.87	157,058	109,703

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	57.37	57.37	57.37			57.37	57.37	N/A	49,950	28,656
50.01 TO 100.00	17	71.57	72.49	71.09	18.86	101.98	45.39	124.81	60.76 to 79.16	88,204	62,701
100.01 TO 180.00	30	71.26	70.87	65.89	17.91	107.57	42.03	122.74	62.66 to 73.87	181,156	119,359
180.01 TO 330.00	7	73.45	80.66	75.68	19.42	106.57	60.08	124.36	60.08 to 124.36	199,037	150,640
330.01 TO 650.00	2	90.24	90.24	91.01	3.85	99.15	86.77	93.71	N/A	287,484	261,641
ALL	57	71.57	73.00	69.85	18.78	104.51	42.03	124.81	66.87 to 73.87	157,058	109,703

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	3	61.03	61.86	62.28	10.48	99.34	52.69	71.87	N/A	89,233	55,571
DRY-N/A	6	87.81	89.24	79.74	32.94	111.90	45.39	124.81	45.39 to 124.81	129,980	103,652
GRASS	10	70.90	75.14	75.60	15.25	99.40	60.08	124.36	60.76 to 86.77	103,307	78,096
GRASS-N/A	13	75.23	71.55	72.33	14.83	98.93	50.17	94.28	52.43 to 81.56	100,366	72,592
IRRGTD	3	71.12	70.36	69.89	1.54	100.68	68.34	71.63	N/A	235,000	164,241
IRRGTD-N/A	22	72.55	70.33	66.79	18.81	105.31	42.03	106.59	61.67 to 79.16	220,996	147,595
ALL	57	71.57	73.00	69.85	18.78	104.51	42.03	124.81	66.87 to 73.87	157,058	109,703

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Assessed Value:	6,253,122							
AVG. Adj. Sales Price:	157,058	COD:	18.78	MAX Sales Ratio:	124.81			
AVG. Assessed Value:	109,703	PRD:	104.51	MIN Sales Ratio:	42.03			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	3	61.03	61.86	62.28	10.48	99.34	52.69	71.87	N/A	89,233	55,571
DRY-N/A	6	87.81	89.24	79.74	32.94	111.90	45.39	124.81	45.39 to 124.81	129,980	103,652
GRASS	16	71.26	74.67	74.16	17.92	100.69	50.17	124.36	60.76 to 86.77	102,844	76,274
GRASS-N/A	7	75.23	69.54	72.84	9.27	95.48	52.43	77.44	52.43 to 77.44	98,903	72,038
IRRGTD	14	71.38	70.14	65.35	18.75	107.33	43.75	106.59	50.55 to 87.01	242,006	158,146
IRRGTD-N/A	11	72.33	70.59	70.03	14.76	100.80	42.03	93.71	62.28 to 87.04	198,075	138,706
ALL	57	71.57	73.00	69.85	18.78	104.51	42.03	124.81	66.87 to 73.87	157,058	109,703

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	7	71.87	86.97	81.30	34.20	106.97	52.69	124.81	52.69 to 124.81	105,088	85,439
DRY-N/A	2	56.13	56.13	61.08	19.13	91.89	45.39	66.87	N/A	155,980	95,277
GRASS	21	71.57	73.75	74.01	15.91	99.64	50.17	124.36	62.66 to 77.44	100,613	74,467
GRASS-N/A	2	66.46	66.46	71.51	13.67	92.93	57.37	75.54	N/A	112,475	80,428
IRRGTD	24	71.98	70.67	67.39	17.14	104.87	42.03	106.59	62.28 to 78.10	222,371	149,852
IRRGTD-N/A	1	62.33	62.33	62.33			62.33	62.33	N/A	230,000	143,365
ALL	57	71.57	73.00	69.85	18.78	104.51	42.03	124.81	66.87 to 73.87	157,058	109,703

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	5	71.57	75.93	74.61	24.73	101.77	52.43	124.81	N/A	49,665	37,055
60000 TO 99999	16	74.55	79.08	78.26	21.58	101.04	45.39	124.36	61.03 to 94.28	82,139	64,283
100000 TO 149999	13	71.63	73.97	73.87	18.71	100.13	50.17	106.93	60.08 to 93.93	121,750	89,941
150000 TO 249999	14	71.72	71.61	71.18	9.65	100.60	57.06	87.01	63.26 to 78.10	204,267	145,404
250000 TO 499999	9	61.67	61.33	62.24	23.06	98.54	42.03	93.71	43.75 to 73.63	327,477	203,821
ALL	57	71.57	73.00	69.85	18.78	104.51	42.03	124.81	66.87 to 73.87	157,058	109,703

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:	57	MEDIAN:	72	COV:	25.99	95% Median C.I.:	66.87 to 73.87	(!: Derived)
(AgLand) TOTAL Sales Price:	9,106,345	WGT. MEAN:	70	STD:	18.97	95% Wgt. Mean C.I.:	64.98 to 74.71	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,952,345	MEAN:	73	AVG.ABS.DEV:	13.44	95% Mean C.I.:	68.07 to 77.93	
(AgLand) TOTAL Assessed Value:	6,253,122							
AVG. Adj. Sales Price:	157,058	COD:	18.78	MAX Sales Ratio:	124.81			
AVG. Assessed Value:	109,703	PRD:	104.51	MIN Sales Ratio:	42.03			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
_____ Low \$ _____												
_____ Total \$ _____												
10000 TO 29999	2	54.90	54.90	54.89	4.50	100.02	52.43	57.37	N/A	50,162	27,533	
30000 TO 59999	9	67.65	72.41	68.28	23.69	106.04	45.39	124.81	52.69 to 94.28	66,811	45,619	
60000 TO 99999	20	72.87	76.94	74.08	18.34	103.85	50.17	124.36	63.46 to 79.16	103,678	76,806	
100000 TO 149999	15	72.33	72.01	66.85	20.68	107.71	42.03	106.93	57.06 to 87.01	196,476	131,349	
150000 TO 249999	9	68.69	68.18	66.88	10.30	101.94	43.75	86.77	61.67 to 73.63	275,056	183,968	
250000 TO 499999	2	83.58	83.58	82.89	12.12	100.83	73.45	93.71	N/A	377,250	312,696	
_____ ALL _____												
	57	71.57	73.00	69.85	18.78	104.51	42.03	124.81	66.87 to 73.87	157,058	109,703	

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	169	MEDIAN:	92	COV:	21.28	95% Median C.I.:	89.13 to 95.13
TOTAL Sales Price:	12,890,460	WGT. MEAN:	90	STD:	19.13	95% Wgt. Mean C.I.:	87.44 to 92.00
TOTAL Adj.Sales Price:	12,942,893	MEAN:	90	AVG.ABS.DEV:	14.04	95% Mean C.I.:	87.01 to 92.78
TOTAL Assessed Value:	11,612,649						
AVG. Adj. Sales Price:	76,585	COD:	15.33	MAX Sales Ratio:	170.63		
AVG. Assessed Value:	68,713	PRD:	100.19	MIN Sales Ratio:	39.82		

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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	18	96.57	95.14	93.56	12.49	101.69	60.98	129.50	83.43 to 100.03	82,788	77,461
10/01/04 TO 12/31/04	22	99.58	94.34	94.82	8.23	99.50	64.23	113.25	92.55 to 99.96	77,143	73,144
01/01/05 TO 03/31/05	15	92.09	90.28	93.00	18.17	97.07	39.82	122.22	80.70 to 105.79	94,108	87,517
04/01/05 TO 06/30/05	21	93.84	89.15	90.75	11.19	98.24	49.65	109.60	81.92 to 99.62	74,328	67,453
07/01/05 TO 09/30/05	29	93.25	93.02	91.58	11.01	101.57	53.75	137.46	87.55 to 99.81	90,217	82,620
10/01/05 TO 12/31/05	12	86.22	83.89	85.71	11.90	97.88	58.46	113.44	73.44 to 91.57	78,170	66,998
01/01/06 TO 03/31/06	20	83.71	86.74	84.93	19.94	102.13	49.41	142.77	74.41 to 96.06	63,018	53,524
04/01/06 TO 06/30/06	32	81.85	85.60	81.77	22.75	104.68	40.62	170.63	75.05 to 91.73	61,508	50,295
____Study Years____											
07/01/04 TO 06/30/05	76	95.78	92.29	93.07	12.20	99.17	39.82	129.50	92.09 to 99.62	81,051	75,431
07/01/05 TO 06/30/06	93	88.17	87.94	86.69	17.18	101.44	40.62	170.63	81.93 to 91.57	72,935	63,224
____Calendar Yrs____											
01/01/05 TO 12/31/05	77	91.63	90.01	90.84	13.06	99.08	39.82	137.46	87.55 to 95.32	84,764	77,003
____ALL____											
	169	91.63	89.90	89.72	15.33	100.19	39.82	170.63	89.13 to 95.13	76,585	68,713

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HC	169	91.63	89.90	89.72	15.33	100.19	39.82	170.63	89.13 to 95.13	76,585	68,713
____ALL____											
	169	91.63	89.90	89.72	15.33	100.19	39.82	170.63	89.13 to 95.13	76,585	68,713

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	115	92.09	89.77	88.90	16.01	100.98	40.62	170.63	87.55 to 95.72	69,648	61,915
3	54	91.46	90.17	91.06	13.72	99.02	39.82	124.58	84.93 to 97.34	91,358	83,191
____ALL____											
	169	91.63	89.90	89.72	15.33	100.19	39.82	170.63	89.13 to 95.13	76,585	68,713

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	141	92.16	90.62	90.12	13.37	100.55	40.62	142.77	89.44 to 95.65	88,895	80,109
2	28	82.70	86.28	77.63	26.01	111.13	39.82	170.63	72.18 to 100.00	14,593	11,328
____ALL____											
	169	91.63	89.90	89.72	15.33	100.19	39.82	170.63	89.13 to 95.13	76,585	68,713

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	169	MEDIAN:	92	COV:	21.28	95% Median C.I.:	89.13 to 95.13
TOTAL Sales Price:	12,890,460	WGT. MEAN:	90	STD:	19.13	95% Wgt. Mean C.I.:	87.44 to 92.00
TOTAL Adj.Sales Price:	12,942,893	MEAN:	90	AVG.ABS.DEV:	14.04	95% Mean C.I.:	87.01 to 92.78
TOTAL Assessed Value:	11,612,649						
AVG. Adj. Sales Price:	76,585	COD:	15.33	MAX Sales Ratio:	170.63		
AVG. Assessed Value:	68,713	PRD:	100.19	MIN Sales Ratio:	39.82		

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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	169	91.63	89.90	89.72	15.33	100.19	39.82	170.63	89.13 to 95.13	76,585	68,713
06											
07											
<u>ALL</u>	169	91.63	89.90	89.72	15.33	100.19	39.82	170.63	89.13 to 95.13	76,585	68,713

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
39-0010											
39-0501	1	77.90	77.90	77.90			77.90	77.90	N/A	2,100	1,636
40-0082	16	90.19	83.13	87.19	16.10	95.34	39.82	113.39	74.69 to 98.35	88,381	77,059
47-0001	120	89.27	87.89	88.16	15.48	99.70	40.62	137.46	83.43 to 92.55	77,056	67,929
47-0100	24	99.63	97.76	97.27	6.54	100.50	77.07	113.44	93.84 to 101.18	85,479	83,147
47-0103	8	100.06	111.48	101.12	23.09	110.25	61.14	170.63	61.14 to 170.63	28,550	28,868
61-0049											
82-0001											
NonValid School											
<u>ALL</u>	169	91.63	89.90	89.72	15.33	100.19	39.82	170.63	89.13 to 95.13	76,585	68,713

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	32	82.70	85.98	77.92	23.96	110.34	39.82	170.63	73.33 to 98.67	13,619	10,612
Prior TO 1860											
1860 TO 1899	19	87.55	84.65	80.51	23.28	105.14	49.41	135.45	62.91 to 99.80	47,578	38,307
1900 TO 1919	18	94.69	88.49	85.87	13.15	103.05	60.98	108.11	81.22 to 97.79	53,944	46,320
1920 TO 1939	14	91.19	83.82	83.40	15.95	100.49	40.62	101.18	63.07 to 99.91	57,948	48,331
1940 TO 1949	3	97.34	102.22	101.02	5.89	101.18	96.06	113.25	N/A	76,166	76,946
1950 TO 1959	6	95.28	92.47	89.16	9.21	103.71	76.30	108.54	76.30 to 108.54	75,383	67,211
1960 TO 1969	15	89.34	90.47	83.58	12.77	108.24	71.12	142.77	78.45 to 99.54	87,100	72,801
1970 TO 1979	24	96.10	94.83	94.33	10.63	100.54	61.14	124.58	88.97 to 99.75	105,909	99,900
1980 TO 1989	13	91.63	92.68	92.01	9.30	100.72	75.05	113.44	82.49 to 99.83	146,230	134,552
1990 TO 1994	4	104.99	105.48	96.44	17.20	109.37	74.46	137.46	N/A	93,125	89,810
1995 TO 1999	14	94.94	94.56	95.13	6.78	99.40	76.38	107.12	88.17 to 100.03	134,055	127,526
2000 TO Present	7	87.50	88.79	89.13	7.23	99.62	77.81	100.02	77.81 to 100.02	163,057	145,327
<u>ALL</u>	169	91.63	89.90	89.72	15.33	100.19	39.82	170.63	89.13 to 95.13	76,585	68,713

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	169	MEDIAN:	92	COV:	21.28	95% Median C.I.:	89.13 to 95.13
TOTAL Sales Price:	12,890,460	WGT. MEAN:	90	STD:	19.13	95% Wgt. Mean C.I.:	87.44 to 92.00
TOTAL Adj.Sales Price:	12,942,893	MEAN:	90	AVG.ABS.DEV:	14.04	95% Mean C.I.:	87.01 to 92.78
TOTAL Assessed Value:	11,612,649						
AVG. Adj. Sales Price:	76,585	COD:	15.33	MAX Sales Ratio:	170.63		
AVG. Assessed Value:	68,713	PRD:	100.19	MIN Sales Ratio:	39.82		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	6	115.57	120.18	114.17	23.75	105.27	77.90	170.63	77.90 to 170.63	2,000	2,283
5000 TO 9999	6	93.65	94.81	95.93	11.58	98.83	74.13	122.22	74.13 to 122.22	8,250	7,913
Total \$ _____											
1 TO 9999	12	99.34	107.50	99.48	20.43	108.05	74.13	170.63	85.20 to 129.50	5,125	5,098
10000 TO 29999	28	78.83	82.41	82.49	24.57	99.91	39.82	135.45	71.38 to 99.80	16,571	13,669
30000 TO 59999	35	95.65	92.35	91.48	14.77	100.95	40.62	137.46	89.13 to 97.88	44,336	40,558
60000 TO 99999	41	91.35	86.47	87.08	13.47	99.30	49.41	108.54	81.22 to 96.06	75,769	65,980
100000 TO 149999	30	91.49	92.20	92.15	9.24	100.05	73.44	113.44	87.35 to 97.34	123,060	113,405
150000 TO 249999	23	89.44	89.20	89.54	11.09	99.62	71.12	109.60	80.85 to 99.44	176,838	158,338
ALL _____											
	169	91.63	89.90	89.72	15.33	100.19	39.82	170.63	89.13 to 95.13	76,585	68,713

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	7	101.63	115.19	105.06	25.46	109.64	77.90	170.63	77.90 to 170.63	2,500	2,626
5000 TO 9999	12	70.37	69.53	64.85	22.42	107.23	39.82	100.00	46.15 to 92.55	11,825	7,668
Total \$ _____											
1 TO 9999	19	78.26	86.35	69.26	31.54	124.67	39.82	170.63	65.56 to 100.00	8,389	5,810
10000 TO 29999	28	83.01	85.35	76.88	23.59	111.01	40.62	135.45	74.41 to 100.38	23,357	17,958
30000 TO 59999	38	92.66	89.04	85.40	15.28	104.26	57.83	137.46	83.01 to 97.32	50,896	43,466
60000 TO 99999	40	94.02	93.23	91.70	8.84	101.67	73.44	119.06	89.40 to 99.54	85,870	78,743
100000 TO 149999	30	87.32	88.09	86.90	10.14	101.38	71.12	113.44	81.47 to 92.16	141,272	122,759
150000 TO 249999	14	99.66	100.48	99.71	5.60	100.77	89.44	111.30	91.63 to 109.60	180,171	179,655
ALL _____											
	169	91.63	89.90	89.72	15.33	100.19	39.82	170.63	89.13 to 95.13	76,585	68,713

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	32	82.70	85.98	77.92	23.96	110.34	39.82	170.63	73.33 to 98.67	13,619	10,612
20	9	83.62	82.99	81.71	29.63	101.56	40.62	135.45	49.65 to 113.25	47,288	38,640
30	93	91.73	89.07	87.39	12.62	101.93	49.41	142.77	88.17 to 95.32	81,166	70,928
35	1	92.97	92.97	92.97			92.97	92.97	N/A	104,000	96,689
40	34	99.47	97.58	95.56	9.62	102.12	74.46	137.46	89.72 to 99.96	130,264	124,477
ALL _____											
	169	91.63	89.90	89.72	15.33	100.19	39.82	170.63	89.13 to 95.13	76,585	68,713

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

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	169	MEDIAN:	92	COV:	21.28	95% Median C.I.:	89.13 to 95.13
TOTAL Sales Price:	12,890,460	WGT. MEAN:	90	STD:	19.13	95% Wgt. Mean C.I.:	87.44 to 92.00
TOTAL Adj.Sales Price:	12,942,893	MEAN:	90	AVG.ABS.DEV:	14.04	95% Mean C.I.:	87.01 to 92.78
TOTAL Assessed Value:	11,612,649						
AVG. Adj. Sales Price:	76,585	COD:	15.33	MAX Sales Ratio:	170.63		
AVG. Assessed Value:	68,713	PRD:	100.19	MIN Sales Ratio:	39.82		

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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)	32	82.70	85.98	77.92	23.96	110.34	39.82	170.63	73.33 to 98.67		13,619	10,612
100	8	97.17	103.65	96.84	23.30	107.04	61.14	142.77	61.14 to 142.77		34,750	33,650
101	94	91.36	88.38	88.40	12.77	99.98	40.62	135.45	87.35 to 93.84		99,316	87,793
102	6	98.62	92.12	93.35	10.51	98.68	65.99	107.12	65.99 to 107.12		116,166	108,445
103	2	108.12	108.12	107.99	0.39	100.11	107.69	108.54	N/A		93,500	100,975
104	26	99.56	93.23	93.29	9.57	99.93	63.42	109.60	87.55 to 99.91		72,011	67,181
111	1	110.86	110.86	110.86			110.86	110.86	N/A		137,000	151,884
<u>ALL</u>												
	169	91.63	89.90	89.72	15.33	100.19	39.82	170.63	89.13 to 95.13		76,585	68,713

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	32	82.70	85.98	77.92	23.96	110.34	39.82	170.63	73.33 to 98.67		13,619	10,612
20	1	101.18	101.18	101.18			101.18	101.18	N/A		32,000	32,376
30	77	91.57	90.47	89.47	13.44	101.11	40.62	142.77	88.17 to 93.96		85,311	76,331
40	56	95.22	90.61	90.48	13.08	100.15	49.41	137.46	87.55 to 99.10		101,770	92,079
50	3	99.91	99.85	99.92	0.13	99.93	99.63	100.02	N/A		68,966	68,910
<u>ALL</u>												
	169	91.63	89.90	89.72	15.33	100.19	39.82	170.63	89.13 to 95.13		76,585	68,713

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:	16	MEDIAN:	96	COV:	24.93	95% Median C.I.:	68.75 to 104.16	(! : Derived)
TOTAL Sales Price:	721,658	WGT. MEAN:	88	STD:	22.55	95% Wgt. Mean C.I.:	77.00 to 99.45	
TOTAL Adj.Sales Price:	658,558	MEAN:	90	AVG.ABS.DEV:	16.21	95% Mean C.I.:	78.43 to 102.45	
TOTAL Assessed Value:	581,018							
AVG. Adj. Sales Price:	41,159	COD:	16.91	MAX Sales Ratio:	125.85			
AVG. Assessed Value:	36,313	PRD:	102.51	MIN Sales Ratio:	39.79			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	1	121.30	121.30	121.30			121.30	121.30	N/A	10,000	12,130
10/01/03 TO 12/31/03	1	99.47	99.47	99.47			99.47	99.47	N/A	37,500	37,301
01/01/04 TO 03/31/04	3	97.32	100.66	99.83	3.95	100.83	96.56	108.10	N/A	27,000	26,955
04/01/04 TO 06/30/04	1	87.93	87.93	87.93			87.93	87.93	N/A	15,000	13,189
07/01/04 TO 09/30/04	1	62.57	62.57	62.57			62.57	62.57	N/A	66,750	41,765
10/01/04 TO 12/31/04	1	90.30	90.30	90.30			90.30	90.30	N/A	30,000	27,091
01/01/05 TO 03/31/05	1	125.85	125.85	125.85			125.85	125.85	N/A	45,000	56,632
04/01/05 TO 06/30/05	2	99.69	99.69	98.87	4.48	100.83	95.23	104.16	N/A	44,329	43,829
07/01/05 TO 09/30/05	1	62.16	62.16	62.16			62.16	62.16	N/A	20,000	12,432
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	3	87.06	85.42	87.26	12.14	97.89	68.75	100.46	N/A	74,883	65,346
04/01/06 TO 06/30/06	1	39.79	39.79	39.79			39.79	39.79	N/A	40,000	15,916
____Study Years____											
07/01/03 TO 06/30/04	6	98.40	101.78	99.99	7.97	101.79	87.93	121.30	87.93 to 121.30	23,916	23,914
07/01/04 TO 06/30/05	5	95.23	95.62	92.51	16.20	103.37	62.57	125.85	N/A	46,081	42,629
07/01/05 TO 06/30/06	5	68.75	71.64	78.83	24.89	90.89	39.79	100.46	N/A	56,930	44,877
____Calendar Yrs____											
01/01/04 TO 12/31/04	6	93.43	90.46	84.52	10.91	107.03	62.57	108.10	62.57 to 108.10	32,125	27,151
01/01/05 TO 12/31/05	4	99.69	96.85	101.99	18.21	94.96	62.16	125.85	N/A	38,414	39,180
____ALL____											
	16	95.90	90.44	88.23	16.91	102.51	39.79	125.85	68.75 to 104.16	41,159	36,313

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HC	16	95.90	90.44	88.23	16.91	102.51	39.79	125.85	68.75 to 104.16	41,159	36,313
____ALL____											
	16	95.90	90.44	88.23	16.91	102.51	39.79	125.85	68.75 to 104.16	41,159	36,313

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	15	95.23	89.52	87.30	17.54	102.55	39.79	125.85	68.75 to 100.46	41,493	36,223
3	1	104.16	104.16	104.16			104.16	104.16	N/A	36,158	37,663
____ALL____											
	16	95.90	90.44	88.23	16.91	102.51	39.79	125.85	68.75 to 104.16	41,159	36,313

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:	16	MEDIAN:	96	COV:	24.93	95% Median C.I.:	68.75 to 104.16	(! : Derived)
TOTAL Sales Price:	721,658	WGT. MEAN:	88	STD:	22.55	95% Wgt. Mean C.I.:	77.00 to 99.45	
TOTAL Adj.Sales Price:	658,558	MEAN:	90	AVG.ABS.DEV:	16.21	95% Mean C.I.:	78.43 to 102.45	
TOTAL Assessed Value:	581,018							
AVG. Adj. Sales Price:	41,159	COD:	16.91	MAX Sales Ratio:	125.85			
AVG. Assessed Value:	36,313	PRD:	102.51	MIN Sales Ratio:	39.79			

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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	16	95.90	90.44	88.23	16.91	102.51	39.79	125.85	68.75 to 104.16	41,159	36,313
ALL	16	95.90	90.44	88.23	16.91	102.51	39.79	125.85	68.75 to 104.16	41,159	36,313

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
39-0010											
39-0501											
40-0082											
47-0001	11	90.30	91.53	89.26	18.08	102.55	62.16	125.85	62.57 to 121.30	43,823	39,116
47-0100	2	104.28	104.28	103.43	3.66	100.82	100.46	108.10	N/A	27,000	27,927
47-0103	3	95.23	77.19	77.45	19.87	99.67	39.79	96.56	N/A	40,833	31,626
61-0049											
82-0001											
NonValid School											
ALL	16	95.90	90.44	88.23	16.91	102.51	39.79	125.85	68.75 to 104.16	41,159	36,313

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	2	81.31	81.31	86.01	23.55	94.54	62.16	100.46	N/A	26,500	22,792
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	90.30	76.52	74.71	22.03	102.43	39.79	99.47	N/A	35,833	26,769
1920 TO 1939											
1940 TO 1949	1	97.32	97.32	97.32			97.32	97.32	N/A	30,000	29,196
1950 TO 1959	1	68.75	68.75	68.75			68.75	68.75	N/A	21,650	14,884
1960 TO 1969	1	108.10	108.10	108.10			108.10	108.10	N/A	21,000	22,702
1970 TO 1979	3	96.56	105.88	106.35	10.57	99.56	95.23	125.85	N/A	42,500	45,198
1980 TO 1989	3	87.93	84.89	78.55	15.77	108.07	62.57	104.16	N/A	39,302	30,872
1990 TO 1994											
1995 TO 1999	2	104.18	104.18	88.96	16.43	117.11	87.06	121.30	N/A	90,000	80,066
2000 TO Present											
ALL	16	95.90	90.44	88.23	16.91	102.51	39.79	125.85	68.75 to 104.16	41,159	36,313

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:	16	MEDIAN:	96	COV:	24.93	95% Median C.I.:	68.75 to 104.16	(! : Derived)
TOTAL Sales Price:	721,658	WGT. MEAN:	88	STD:	22.55	95% Wgt. Mean C.I.:	77.00 to 99.45	
TOTAL Adj.Sales Price:	658,558	MEAN:	90	AVG.ABS.DEV:	16.21	95% Mean C.I.:	78.43 to 102.45	
TOTAL Assessed Value:	581,018							
AVG. Adj. Sales Price:	41,159	COD:	16.91	MAX Sales Ratio:	125.85			
AVG. Assessed Value:	36,313	PRD:	102.51	MIN Sales Ratio:	39.79			

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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	5	87.93	89.65	85.95	22.40	104.30	62.16	121.30	N/A	17,530	15,067
30000 TO 59999	9	97.32	94.35	94.54	12.34	99.80	39.79	125.85	90.30 to 104.16	37,128	35,101
60000 TO 99999	1	62.57	62.57	62.57			62.57	62.57	N/A	66,750	41,765
150000 TO 249999	1	87.06	87.06	87.06			87.06	87.06	N/A	170,000	148,002
ALL _____											
	16	95.90	90.44	88.23	16.91	102.51	39.79	125.85	68.75 to 104.16	41,159	36,313

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	9	90.30	85.80	81.10	20.26	105.80	39.79	121.30	62.16 to 108.10	24,183	19,612
30000 TO 59999	6	99.97	97.96	94.68	12.20	103.46	62.57	125.85	62.57 to 125.85	45,151	42,751
100000 TO 149999	1	87.06	87.06	87.06			87.06	87.06	N/A	170,000	148,002
ALL _____											
	16	95.90	90.44	88.23	16.91	102.51	39.79	125.85	68.75 to 104.16	41,159	36,313

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	81.31	81.31	86.01	23.55	94.54	62.16	100.46	N/A	26,500	22,792
10	7	90.30	84.52	82.13	17.15	102.91	39.79	108.10	39.79 to 108.10	27,878	22,897
20	7	96.56	98.96	91.41	15.75	108.26	62.57	125.85	62.57 to 125.85	58,629	53,593
ALL _____											
	16	95.90	90.44	88.23	16.91	102.51	39.79	125.85	68.75 to 104.16	41,159	36,313

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:	16	MEDIAN:	96	COV:	24.93	95% Median C.I.:	68.75 to 104.16	(!: Derived)
TOTAL Sales Price:	721,658	WGT. MEAN:	88	STD:	22.55	95% Wgt. Mean C.I.:	77.00 to 99.45	
TOTAL Adj.Sales Price:	658,558	MEAN:	90	AVG.ABS.DEV:	16.21	95% Mean C.I.:	78.43 to 102.45	
TOTAL Assessed Value:	581,018							
AVG. Adj. Sales Price:	41,159	COD:	16.91	MAX Sales Ratio:	125.85			
AVG. Assessed Value:	36,313	PRD:	102.51	MIN Sales Ratio:	39.79			

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	81.31	81.31	86.01	23.55	94.54	62.16	100.46	N/A	26,500	22,792
325	3	97.32	93.73	77.84	20.12	120.42	62.57	121.30	N/A	35,583	27,697
344	1	125.85	125.85	125.85			125.85	125.85	N/A	45,000	56,632
350	1	96.56	96.56	96.56			96.56	96.56	N/A	30,000	28,968
351	1	87.93	87.93	87.93			87.93	87.93	N/A	15,000	13,189
352	1	87.06	87.06	87.06			87.06	87.06	N/A	170,000	148,002
353	3	90.30	76.52	74.71	22.03	102.43	39.79	99.47	N/A	35,833	26,769
391	1	108.10	108.10	108.10			108.10	108.10	N/A	21,000	22,702
404	2	99.69	99.69	98.87	4.48	100.83	95.23	104.16	N/A	44,329	43,829
406	1	68.75	68.75	68.75			68.75	68.75	N/A	21,650	14,884
ALL	16	95.90	90.44	88.23	16.91	102.51	39.79	125.85	68.75 to 104.16	41,159	36,313

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	87.06	87.06	87.06			87.06	87.06	N/A	170,000	148,002
03	15	96.56	90.66	88.63	17.26	102.29	39.79	125.85	68.75 to 104.16	32,570	28,867
04											
ALL	16	95.90	90.44	88.23	16.91	102.51	39.79	125.85	68.75 to 104.16	41,159	36,313

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:	60	MEDIAN:	67	COV:	24.11	95% Median C.I.:	62.03 to 70.98	(!: Derived)
(AgLand) TOTAL Sales Price:	9,505,345	WGT. MEAN:	67	STD:	16.60	95% Wgt. Mean C.I.:	62.33 to 70.79	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,351,345	MEAN:	69	AVG.ABS.DEV:	12.42	95% Mean C.I.:	64.65 to 73.05	
(AgLand) TOTAL Assessed Value:	6,223,914							
AVG. Adj. Sales Price:	155,855	COD:	18.51	MAX Sales Ratio:	113.47			
AVG. Assessed Value:	103,731	PRD:	103.44	MIN Sales Ratio:	39.23			

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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	69.44	69.44	69.44			69.44	69.44	N/A	80,000	55,555
10/01/03 TO 12/31/03	7	78.14	79.10	80.84	17.07	97.84	52.93	113.47	52.93 to 113.47	81,432	65,833
01/01/04 TO 03/31/04	3	53.81	67.92	64.74	28.02	104.91	52.36	97.59	N/A	77,871	50,416
04/01/04 TO 06/30/04	3	67.04	67.02	67.47	2.74	99.33	64.25	69.77	N/A	230,000	155,187
07/01/04 TO 09/30/04	5	80.57	82.85	79.62	23.00	104.06	50.87	107.52	N/A	107,345	85,467
10/01/04 TO 12/31/04	12	65.10	65.49	59.35	21.66	110.33	41.36	104.06	44.03 to 77.51	186,005	110,402
01/01/05 TO 03/31/05	10	67.56	70.99	69.70	13.29	101.85	46.80	95.71	63.44 to 81.05	145,910	101,695
04/01/05 TO 06/30/05	3	60.73	58.38	56.60	5.29	103.13	52.38	62.02	N/A	76,833	43,489
07/01/05 TO 09/30/05	3	60.54	62.80	63.31	6.35	99.20	58.17	69.70	N/A	217,666	137,808
10/01/05 TO 12/31/05	1	72.32	72.32	72.32			72.32	72.32	N/A	312,000	225,640
01/01/06 TO 03/31/06	6	66.74	66.18	65.04	11.34	101.75	52.57	83.82	52.57 to 83.82	224,675	146,135
04/01/06 TO 06/30/06	6	59.56	59.99	67.10	21.81	89.39	39.23	86.68	39.23 to 86.68	167,710	112,541
<u>Study Years</u>											
07/01/03 TO 06/30/04	14	69.60	73.42	72.01	19.05	101.96	52.36	113.47	53.81 to 85.87	112,403	80,943
07/01/04 TO 06/30/05	30	67.30	69.50	65.04	19.63	106.87	41.36	107.52	62.03 to 76.47	148,613	96,652
07/01/05 TO 06/30/06	16	63.81	63.61	66.01	15.36	96.36	39.23	86.68	56.92 to 70.98	207,456	136,945
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	23	67.65	69.78	64.16	22.11	108.76	41.36	107.52	55.35 to 77.51	160,539	102,998
01/01/05 TO 12/31/05	17	66.84	67.40	67.30	12.21	100.15	46.80	95.71	60.54 to 75.22	156,153	105,087
<u>ALL</u>	60	67.09	68.85	66.56	18.51	103.44	39.23	113.47	62.03 to 70.98	155,855	103,731

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:	60	MEDIAN:	67	COV:	24.11	95% Median C.I.:	62.03 to 70.98	(!: Derived)
(AgLand) TOTAL Sales Price:	9,505,345	WGT. MEAN:	67	STD:	16.60	95% Wgt. Mean C.I.:	62.33 to 70.79	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,351,345	MEAN:	69	AVG.ABS.DEV:	12.42	95% Mean C.I.:	64.65 to 73.05	
(AgLand) TOTAL Assessed Value:	6,223,914							
AVG. Adj. Sales Price:	155,855	COD:	18.51	MAX Sales Ratio:	113.47			
AVG. Assessed Value:	103,731	PRD:	103.44	MIN Sales Ratio:	39.23			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2617	2	66.60	66.60	67.49	4.75	98.68	63.44	69.77	N/A	181,301	122,365	
2621	2	67.32	67.32	71.31	13.59	94.40	58.17	76.47	N/A	188,000	134,070	
2623	3	66.84	67.01	67.01	1.07	100.00	66.02	68.17	N/A	94,400	63,256	
2717	5	105.64	94.97	91.39	13.78	103.91	67.65	113.47	N/A	93,197	85,176	
2719	3	53.81	62.02	63.08	17.06	98.33	52.36	79.90	N/A	91,205	57,531	
2721	2	74.38	74.38	73.31	3.28	101.46	71.94	76.82	N/A	168,540	123,559	
2723	4	43.52	45.19	43.89	6.92	102.96	41.36	52.38	N/A	271,375	119,112	
2913	5	70.98	73.02	69.92	8.78	104.43	62.03	85.12	N/A	116,001	81,105	
2915	8	69.68	71.77	68.98	12.99	104.05	60.54	97.59	60.54 to 97.59	187,935	129,629	
2917	5	62.02	62.64	71.86	19.86	87.16	43.92	86.68	N/A	160,540	115,371	
2919	6	66.74	66.18	65.04	11.34	101.75	52.57	83.82	52.57 to 83.82	224,675	146,135	
3013	2	68.30	68.30	68.17	1.98	100.20	66.95	69.65	N/A	129,220	88,085	
3015	5	61.32	61.75	60.33	14.07	102.36	46.80	81.05	N/A	135,980	82,039	
3017	2	69.40	69.40	75.38	23.73	92.07	52.93	85.87	N/A	78,412	59,104	
3019	6	70.48	72.97	71.41	28.64	102.17	39.23	104.06	39.23 to 104.06	139,660	99,738	
ALL	60	67.09	68.85	66.56	18.51	103.44	39.23	113.47	62.03 to 70.98	155,855	103,731	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
7100	22	65.30	68.62	67.09	22.79	102.28	39.23	113.47	55.35 to 81.05	153,321	102,866	
7200	28	69.74	69.68	65.31	16.92	106.70	41.36	104.06	62.03 to 76.82	170,589	111,411	
7300	10	67.25	67.00	70.01	11.24	95.70	52.36	80.57	53.81 to 79.90	120,178	84,132	
ALL	60	67.09	68.85	66.56	18.51	103.44	39.23	113.47	62.03 to 70.98	155,855	103,731	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	60	67.09	68.85	66.56	18.51	103.44	39.23	113.47	62.03 to 70.98	155,855	103,731	
ALL	60	67.09	68.85	66.56	18.51	103.44	39.23	113.47	62.03 to 70.98	155,855	103,731	

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:	60	MEDIAN:	67	COV:	24.11	95% Median C.I.:	62.03 to 70.98	(! : Derived)
(AgLand) TOTAL Sales Price:	9,505,345	WGT. MEAN:	67	STD:	16.60	95% Wgt. Mean C.I.:	62.33 to 70.79	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,351,345	MEAN:	69	AVG.ABS.DEV:	12.42	95% Mean C.I.:	64.65 to 73.05	
(AgLand) TOTAL Assessed Value:	6,223,914							
AVG. Adj. Sales Price:	155,855	COD:	18.51	MAX Sales Ratio:	113.47			
AVG. Assessed Value:	103,731	PRD:	103.44	MIN Sales Ratio:	39.23			

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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)											
39-0010	2	67.10	67.10	67.10	1.60	100.00	66.02	68.17	N/A	94,000	63,070
39-0501	1	63.44	63.44	63.44			63.44	63.44	N/A	130,602	82,860
40-0082	3	66.95	61.13	57.49	11.38	106.34	46.80	69.65	N/A	172,246	99,018
47-0001	29	66.84	67.30	68.15	15.19	98.76	43.92	113.47	60.54 to 72.32	171,597	116,942
47-0100	16	70.21	72.13	72.15	20.55	99.97	39.23	104.06	57.84 to 85.87	109,511	79,012
47-0103	3	71.94	72.84	71.87	3.27	101.36	69.77	76.82	N/A	189,693	136,329
61-0049	3	105.64	98.99	94.30	7.48	104.98	83.82	107.52	N/A	85,306	80,443
82-0001	3	43.00	42.80	42.81	2.07	99.98	41.36	44.03	N/A	320,833	137,340
NonValid School											
ALL	60	67.09	68.85	66.56	18.51	103.44	39.23	113.47	62.03 to 70.98	155,855	103,731

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	60.73	60.73	60.73			60.73	60.73	N/A	49,000	29,759
30.01 TO 50.00	1	52.93	52.93	52.93			52.93	52.93	N/A	49,950	26,438
50.01 TO 100.00	18	64.75	67.54	66.89	20.41	100.97	39.23	107.52	55.35 to 77.51	87,748	58,694
100.01 TO 180.00	30	66.94	67.42	62.97	17.55	107.06	41.36	105.64	60.54 to 71.94	181,156	114,081
180.01 TO 330.00	8	73.12	76.45	72.39	16.28	105.61	57.84	113.47	57.84 to 113.47	207,907	150,505
330.01 TO 650.00	2	83.63	83.63	84.31	3.65	99.19	80.57	86.68	N/A	287,484	242,365
ALL	60	67.09	68.85	66.56	18.51	103.44	39.23	113.47	62.03 to 70.98	155,855	103,731

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	3	50.87	58.23	59.38	23.58	98.07	43.92	79.90	N/A	89,233	52,984
DRY-N/A	7	69.77	74.35	68.82	24.09	108.02	39.23	107.52	39.23 to 107.52	122,840	84,542
GRASS	10	65.13	69.84	70.61	14.33	98.90	55.35	113.47	58.17 to 80.57	103,307	72,950
GRASS-N/A	13	75.22	70.47	71.49	16.38	98.58	52.36	97.59	52.93 to 83.82	100,366	71,749
IRRGTD	4	67.00	66.11	67.41	3.38	98.07	60.73	69.70	N/A	188,500	127,063
IRRGTD-N/A	23	67.13	67.68	64.36	19.09	105.17	41.36	104.06	60.54 to 76.47	223,127	143,594
ALL	60	67.09	68.85	66.56	18.51	103.44	39.23	113.47	62.03 to 70.98	155,855	103,731

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:	60	MEDIAN:	67	COV:	24.11	95% Median C.I.:	62.03 to 70.98	(!: Derived)
(AgLand) TOTAL Sales Price:	9,505,345	WGT. MEAN:	67	STD:	16.60	95% Wgt. Mean C.I.:	62.33 to 70.79	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,351,345	MEAN:	69	AVG.ABS.DEV:	12.42	95% Mean C.I.:	64.65 to 73.05	
(AgLand) TOTAL Assessed Value:	6,223,914							
AVG. Adj. Sales Price:	155,855	COD:	18.51	MAX Sales Ratio:	113.47			
AVG. Assessed Value:	103,731	PRD:	103.44	MIN Sales Ratio:	39.23			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	3	50.87	58.23	59.38	23.58	98.07	43.92	79.90	N/A	89,233	52,984
DRY-N/A	7	69.77	74.35	68.82	24.09	108.02	39.23	107.52	39.23 to 107.52	122,840	84,542
GRASS	16	66.43	71.12	70.51	17.73	100.87	52.38	113.47	58.17 to 83.82	102,844	72,516
GRASS-N/A	7	75.22	68.08	72.51	12.67	93.89	52.36	79.68	52.36 to 79.68	98,903	71,711
IRRGTD	16	67.09	67.36	63.58	18.11	105.94	43.00	104.06	52.57 to 76.47	231,693	147,316
IRRGTD-N/A	11	66.35	67.58	66.73	14.90	101.28	41.36	86.68	56.92 to 85.87	198,075	132,168
ALL	60	67.09	68.85	66.56	18.51	103.44	39.23	113.47	62.03 to 70.98	155,855	103,731

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	8	70.38	74.76	71.84	23.10	104.06	43.92	107.52	43.92 to 107.52	101,952	73,243
DRY-N/A	2	48.54	48.54	52.83	19.17	91.87	39.23	57.84	N/A	155,980	82,402
GRASS	21	66.84	70.78	71.19	17.19	99.42	52.36	113.47	61.32 to 79.68	100,613	71,626
GRASS-N/A	2	64.08	64.08	70.27	17.39	91.18	52.93	75.22	N/A	112,475	79,039
IRRGTD	26	67.09	67.66	64.86	17.14	104.32	41.36	104.06	60.73 to 72.32	217,535	141,086
IRRGTD-N/A	1	62.03	62.03	62.03			62.03	62.03	N/A	230,000	142,670
ALL	60	67.09	68.85	66.56	18.51	103.44	39.23	113.47	62.03 to 70.98	155,855	103,731

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	6	61.38	67.20	66.24	19.33	101.45	52.36	107.52	52.36 to 107.52	49,554	32,823
60000 TO 99999	17	69.44	74.09	73.32	24.28	101.05	39.23	113.47	55.35 to 97.59	82,013	60,129
100000 TO 149999	13	66.95	69.71	69.55	15.24	100.23	52.38	95.71	58.17 to 83.82	121,750	84,671
150000 TO 249999	14	69.74	68.32	67.92	10.30	100.59	52.57	81.05	57.84 to 79.68	204,267	138,734
250000 TO 499999	10	63.79	60.54	60.98	20.99	99.28	41.36	86.68	43.00 to 76.47	321,730	196,175
ALL	60	67.09	68.85	66.56	18.51	103.44	39.23	113.47	62.03 to 70.98	155,855	103,731

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified
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AVG. Assessed Value:	103,731	PRD:	103.44	MIN Sales Ratio:	39.23			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
_____ Low \$ _____												
_____ Total \$ _____												
10000 TO 29999	3	52.93	55.34	55.30	5.27	100.08	52.36	60.73	N/A	49,775	27,524	
30000 TO 59999	10	61.67	65.49	62.09	24.90	105.48	39.23	107.52	43.92 to 97.59	68,130	42,301	
60000 TO 99999	22	68.91	74.14	71.78	17.37	103.29	52.38	113.47	63.44 to 79.90	106,016	76,096	
100000 TO 149999	14	64.19	65.26	61.40	21.20	106.29	41.36	95.71	46.80 to 81.05	208,307	127,895	
150000 TO 249999	9	69.77	67.93	66.67	9.72	101.88	43.00	80.57	60.54 to 76.47	279,727	186,497	
250000 TO 499999	2	76.91	76.91	76.24	12.71	100.88	67.13	86.68	N/A	377,250	287,602	
_____ ALL _____												
	60	67.09	68.85	66.56	18.51	103.44	39.23	113.47	62.03 to 70.98	155,855	103,731	

2007 Assessment Survey for Howard County
March 19, 2007

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff:

1

2. Appraiser(s) on staff:

0

3. Other full-time employees:

(Does not include anyone counted in 1 and 2 above)

2

4. Other part-time employees:

(Does not include anyone counted in 1 through 3 above)

0

5. Number of shared employees:

(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).

0

6. Assessor's requested budget for current fiscal year: \$131,352.

(This would be the "total budget" for the assessor's office)

7. Part of the budget that is dedicated to the computer system (How much is particularly part of the assessor budget, versus the amount that is part of the county budget?): \$9,000.

8. Adopted budget, or granted budget if different from above: \$128,352.

9. Amount of total budget set aside for appraisal work: \$3,000.

10. Amount of the total budget set aside for education/workshops: \$4,000.

11. Appraisal/Reappraisal budget, if not part of the total budget: None.

12. Other miscellaneous funds: None.

(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)

13. Total budget: \$128,352.

a. Was any of last year's budget not used?

Yes, \$22,576.82 was not used and was put back into the County general fund.

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

- 1. **Data collection done by:**
Assessor and Staff
- 2. **Valuation done by:**
Assessor
- 3. **Pickup work done by:**
Assessor and Staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	124	0	0	124

- 4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?**
1999 Marshall-Swift is currently used, however next year 2002 will be implemented.
- 5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?**
1999
- 6. **What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?**
The assessor does not currently use the sales comparison approach.
- 7. **Number of market areas/neighborhoods for this property class:**
3 - St. Paul, Rural and Small Town
- 8. **How are these defined?**
These market areas are defined by location, specifically by town, rural and small town. Small town consists of seven smaller villages grouped together due to comparable marketability.
- 9. **Is “Assessor Location” a usable valuation identity?**
Yes
- 10. **Does the assessor location “suburban” mean something other than rural residential? (that is, does the “suburban” location have its own market?)**
No
- 11. **Are the county’s ag residential and rural residential improvements classified and valued in the same manner?**
Yes

C. Commercial/Industrial Appraisal Information

- 1. **Data collection done by:**
Assessor and Staff
- 2. **Valuation done by:**

Assessor and Staff

- 3. **Pickup work done by whom:**
Assessor and Staff

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

- 4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?**
1999 Marshall-Swift is currently used, however next year 2002 will be implemented.
- 5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?**
1999
- 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.
- 7. **When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?**
The assessor does not currently use the sales comparison approach.
- 8. **Number of market areas/neighborhoods for this property class?**
3 - St. Paul, Rural and Small Town
- 9. **How are these defined?**
These market areas are defined by location, specifically by town, rural and small town. Small town consists of seven smaller villages grouped together due to comparable marketability.
- 10. **Is “Assessor Location” a usable valuation identity?**
Yes
- 11. **Does the assessor location “suburban” mean something other than rural commercial? (that is, does the “suburban” location have its own market?)**
No

D. Agricultural Appraisal Information

- 1. **Data collection done by:**
Assessor and Staff
- 2. **Valuation done by:**
Assessor
- 3. **Pickup work done by whom:**
Assessor and Staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	8	0	0	8

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

At this time Howard County doesn't have a written policy or standards to specifically define agricultural land versus rural residential acreages. However this year the assessor's staff looked at everything 25 acres or less and classed these as rural residential unless owner could prove otherwise.

How is your agricultural land defined?

Agricultural land is defined according to Neb. Rev. Stat. 77-1359.

5. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?

The income approach has not been utilized.

6. What is the date of the soil survey currently used?

1974

7. What date was the last countywide land use study completed?

1987

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

Unknown

b. By whom?

Unknown

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

It is unknown what proportion of the 1987 study was completed.

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

3

9. How are these defined?

The market areas are defined by natural geographical characteristics such as river boundaries and soil types.

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?

N/A

4. Does the county have GIS software?

The county is in the process of implementing GIS through GIS Workshop out of Lincoln, NE and has 50% implemented at this time.

a. Who maintains the GIS software and maps?

Office staff

- 4. 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?**

St. Paul, Dannebrog, Elba and Boelus

- c. When was zoning implemented?**

1970

G. Contracted Services

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

None

- 2. Other Services:**

None

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

For the assessment year 2007, the newly elected Howard County Assessor and her staff with the time allowed reviewed the qualified sales roster and made any necessary corrections that were found. The assessor locations that were removed from the state sales file in assessment year 2005 by the previous assessor were studied and added back for this year with some adjustments to the names of the locations.

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

2. Commercial

For the assessment year 2007, the newly elected Howard County Assessor and her staff with the time allowed reviewed the qualified sales roster and made any necessary corrections that were found. The assessor locations that were removed from the state sales file in assessment year 2005 by the previous

assessor were studied and added back for this year with some adjustments to the names of the locations.

The amenity value was added on to the properties in St. Libory and the rural areas for 2007 as these properties were not being valued for this.

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

3. Agricultural

For the assessment year 2007, the assessor completed a spreadsheet analysis of agricultural valuation and adjusted values accordingly to value all properties as equally as possible. Changes in land valuation were made to land capability groups in all three market areas.

In market area 7100 Irrigated values were increased 7%, Dry Land values 20% and Grass Land values 10%.

In market area 7200 Irrigated values increased 2%, and Grass Land values decreased 5%.

In market area 7300 Irrigated values increased 4%, Dry Land values decreased 10% and Grass Land values increased 9%.

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

4. Other

At this time, the new assessor is reviewing all sales review procedures and working on developing a plan of physical review. She is also working on procedures for all aspects of assessment.

County 47 - Howard

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 5,580	Value 500,872,243	Total Growth 3,335,759 (Sum 17, 25, & 41)
--------------------------------------------------------------	----------------------	--------------------------	-----------------------------------------------------

Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	208	979,631	0	0	260	4,450,547	468	5,430,178	
2. Res Improv Land	1,324	7,985,806	0	0	648	15,501,167	1,972	23,486,973	
3. Res Improvements	1,369	72,086,639	0	0	704	54,721,574	2,073	126,808,213	
4. Res Total	1,577	81,052,076	0	0	964	74,673,288	2,541	155,725,364	2,337,020
% of Total	62.06	52.04	0.00	0.00	37.93	47.95	45.53	31.09	70.05
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	1,577	81,052,076	0	0	964	74,673,288	2,541	155,725,364	2,337,020
% of Total	62.06	52.04	0.00	0.00	37.93	47.95	45.53	31.09	70.05

County 47 - Howard

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 5,580	Value 500,872,243	Total Growth 3,335,759 (Sum 17, 25, & 41)
--------------------------------------------------------------	----------------------	--------------------------	-----------------------------------------------------

Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	60	366,059	0	0	8	85,294	68	451,353	
10. Comm Improv Land	259	1,593,671	0	0	37	853,052	296	2,446,723	
11. Comm Improvements	268	15,803,993	0	0	45	3,835,042	313	19,639,035	
12. Comm Total	328	17,763,723	0	0	53	4,773,388	381	22,537,111	48,916
% of Total	86.08	78.81	0.00	0.00	13.91	21.18	6.82	4.49	1.46
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	328	17,763,723	0	0	53	4,773,388	381	22,537,111	48,916
% of Total	86.08	78.81	0.00	0.00	13.91	21.18	6.82	4.49	1.46
17. Taxable Total	1,905	98,815,799	0	0	1,017	79,446,676	2,922	178,262,475	2,385,936
% of Total	65.19	55.43	0.00	0.00	34.80	41.88	52.36	35.59	71.52

County 47 - Howard

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	155	0	155	310

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,703	152,196,927	1,703	152,196,927
28. Ag-Improved Land	0	0	0	0	918	113,288,180	918	113,288,180
29. Ag-Improvements	0	0	0	0	955	57,124,661	955	57,124,661
30. Ag-Total Taxable							2,658	322,609,768

County 47 - Howard

2007 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
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	Growth Value
31. HomeSite UnImp Land	3	3.000	37,000	3	3.000	37,000	
32. HomeSite Improv Land	659	661.000	7,366,000	659	661.000	7,366,000	
33. HomeSite Improvements	702		44,269,368	702		44,269,368	949,823
34. HomeSite Total				705	664.000	51,672,368	
35. FarmSite UnImp Land	56	228.950	382,400	56	228.950	382,400	
36. FarmSite Impr Land	830	4,190.670	6,465,172	830	4,190.670	6,465,172	
37. FarmSite Improv	897		12,855,293	897		12,855,293	0
38. FarmSite Total				953	4,419.620	19,702,865	
39. Road & Ditches		6,767.080			6,767.080		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,658	11,850.700	71,375,233	949,823

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	6	627.880	292,748	6	627.880	292,748

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 47 - Howard

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 71

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	335.000	559,450	335.000	559,450
46. 1A	0.000	0	0.000	0	2,942.390	4,751,960	2,942.390	4,751,960
47. 2A1	0.000	0	0.000	0	4,261.520	6,285,744	4,261.520	6,285,744
48. 2A	0.000	0	0.000	0	1,731.160	2,423,624	1,731.160	2,423,624
49. 3A1	0.000	0	0.000	0	9,033.420	11,698,282	9,033.420	11,698,282
50. 3A	0.000	0	0.000	0	4,449.910	5,295,389	4,449.910	5,295,389
51. 4A1	0.000	0	0.000	0	2,639.580	2,507,604	2,639.580	2,507,604
52. 4A	0.000	0	0.000	0	12,644.340	11,379,906	12,644.340	11,379,906
53. Total	0.000	0	0.000	0	38,037.320	44,901,959	38,037.320	44,901,959
Dryland:								
54. 1D1	0.000	0	0.000	0	111.840	107,366	111.840	107,366
55. 1D	0.000	0	0.000	0	1,056.310	1,014,058	1,056.310	1,014,058
56. 2D1	0.000	0	0.000	0	1,302.300	1,185,093	1,302.300	1,185,093
57. 2D	0.000	0	0.000	0	946.100	856,222	946.100	856,222
58. 3D1	0.000	0	0.000	0	3,843.540	3,459,186	3,843.540	3,459,186
59. 3D	0.000	0	0.000	0	2,557.510	2,288,972	2,557.510	2,288,972
60. 4D1	0.000	0	0.000	0	846.280	710,876	846.280	710,876
61. 4D	0.000	0	0.000	0	3,770.070	3,166,859	3,770.070	3,166,859
62. Total	0.000	0	0.000	0	14,433.950	12,788,632	14,433.950	12,788,632
Grass:								
63. 1G1	0.000	0	0.000	0	24.000	16,680	24.000	16,680
64. 1G	0.000	0	0.000	0	414.000	277,380	414.000	277,380
65. 2G1	0.000	0	0.000	0	600.240	390,157	600.240	390,157
66. 2G	0.000	0	0.000	0	1,641.930	1,009,788	1,641.930	1,009,788
67. 3G1	0.000	0	0.000	0	3,185.860	1,959,305	3,185.860	1,959,305
68. 3G	0.000	0	0.000	0	6,826.820	4,130,228	6,826.820	4,130,228
69. 4G1	0.000	0	0.000	0	9,357.760	4,819,250	9,357.760	4,819,250
70. 4G	0.000	0	0.000	0	27,196.610	14,007,483	27,196.610	14,007,483
71. Total	0.000	0	0.000	0	49,247.220	26,610,271	49,247.220	26,610,271
72. Waste	0.000	0	0.000	0	1,635.340	245,302	1,635.340	245,302
73. Other	0.000	0	0.000	0	206.470	30,972	206.470	30,972
74. Exempt	0.000		0.000		294.840		294.840	
75. Total	0.000	0	0.000	0	103,560.300	84,577,136	103,560.300	84,577,136

County 47 - Howard

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 72

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	11,037.150	17,438,700	11,037.150	17,438,700
46. 1A	0.000	0	0.000	0	28,992.230	45,372,851	28,992.230	45,372,851
47. 2A1	0.000	0	0.000	0	2,781.630	2,976,344	2,781.630	2,976,344
48. 2A	0.000	0	0.000	0	2,190.630	2,234,444	2,190.630	2,234,444
49. 3A1	0.000	0	0.000	0	3,570.780	3,463,657	3,570.780	3,463,657
50. 3A	0.000	0	0.000	0	838.810	771,705	838.810	771,705
51. 4A1	0.000	0	0.000	0	12,129.440	11,159,085	12,129.440	11,159,085
52. 4A	0.000	0	0.000	0	3,711.490	3,247,565	3,711.490	3,247,565
53. Total	0.000	0	0.000	0	65,252.160	86,664,351	65,252.160	86,664,351
Dryland:								
54. 1D1	0.000	0	0.000	0	991.400	773,292	991.400	773,292
55. 1D	0.000	0	0.000	0	4,386.640	3,421,577	4,386.640	3,421,577
56. 2D1	0.000	0	0.000	0	848.690	543,163	848.690	543,163
57. 2D	0.000	0	0.000	0	1,161.200	731,557	1,161.200	731,557
58. 3D1	0.000	0	0.000	0	1,426.600	855,960	1,426.600	855,960
59. 3D	0.000	0	0.000	0	398.040	230,863	398.040	230,863
60. 4D1	0.000	0	0.000	0	10,616.830	5,839,262	10,616.830	5,839,262
61. 4D	0.000	0	0.000	0	3,306.700	1,653,350	3,306.700	1,653,350
62. Total	0.000	0	0.000	0	23,136.100	14,049,024	23,136.100	14,049,024
Grass:								
63. 1G1	0.000	0	0.000	0	1,104.110	574,136	1,104.110	574,136
64. 1G	0.000	0	0.000	0	3,121.960	1,514,154	3,121.960	1,514,154
65. 2G1	0.000	0	0.000	0	1,382.030	670,285	1,382.030	670,285
66. 2G	0.000	0	0.000	0	1,652.310	751,802	1,652.310	751,802
67. 3G1	0.000	0	0.000	0	1,354.980	575,869	1,354.980	575,869
68. 3G	0.000	0	0.000	0	1,952.960	815,607	1,952.960	815,607
69. 4G1	0.000	0	0.000	0	16,076.390	5,948,269	16,076.390	5,948,269
70. 4G	0.000	0	0.000	0	36,509.100	12,958,783	36,509.100	12,958,783
71. Total	0.000	0	0.000	0	63,153.840	23,808,905	63,153.840	23,808,905
72. Waste	0.000	0	0.000	0	1,939.860	290,980	1,939.860	290,980
73. Other	0.000	0	0.000	0	100.600	15,090	100.600	15,090
74. Exempt	26.530		0.000		1,123.770		1,150.300	
75. Total	0.000	0	0.000	0	153,582.560	124,828,350	153,582.560	124,828,350

County 47 - Howard

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 73

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	1,553.070	2,096,647	1,553.070	2,096,647
46. 1A	0.000	0	0.000	0	4,699.990	5,874,994	4,699.990	5,874,994
47. 2A1	0.000	0	0.000	0	530.890	525,581	530.890	525,581
48. 2A	0.000	0	0.000	0	827.550	773,760	827.550	773,760
49. 3A1	0.000	0	0.000	0	165.000	146,025	165.000	146,025
50. 3A	0.000	0	0.000	0	443.800	368,354	443.800	368,354
51. 4A1	0.000	0	0.000	0	1,401.980	1,093,545	1,401.980	1,093,545
52. 4A	0.000	0	0.000	0	1,147.110	837,390	1,147.110	837,390
53. Total	0.000	0	0.000	0	10,769.390	11,716,296	10,769.390	11,716,296
Dryland:								
54. 1D1	0.000	0	0.000	0	2,192.030	1,293,297	2,192.030	1,293,297
55. 1D	0.000	0	0.000	0	4,030.450	2,357,815	4,030.450	2,357,815
56. 2D1	0.000	0	0.000	0	351.530	182,796	351.530	182,796
57. 2D	0.000	0	0.000	0	609.430	310,809	609.430	310,809
58. 3D1	0.000	0	0.000	0	174.200	78,390	174.200	78,390
59. 3D	0.000	0	0.000	0	121.000	52,030	121.000	52,030
60. 4D1	0.000	0	0.000	0	3,276.720	1,408,990	3,276.720	1,408,990
61. 4D	0.000	0	0.000	0	2,164.390	876,580	2,164.390	876,580
62. Total	0.000	0	0.000	0	12,919.750	6,560,707	12,919.750	6,560,707
Grass:								
63. 1G1	0.000	0	0.000	0	330.770	163,731	330.770	163,731
64. 1G	0.000	0	0.000	0	1,762.350	845,927	1,762.350	845,927
65. 2G1	0.000	0	0.000	0	424.230	199,388	424.230	199,388
66. 2G	0.000	0	0.000	0	858.800	382,166	858.800	382,166
67. 3G1	0.000	0	0.000	0	149.220	66,403	149.220	66,403
68. 3G	0.000	0	0.000	0	560.100	243,644	560.100	243,644
69. 4G1	0.000	0	0.000	0	11,859.620	5,158,938	11,859.620	5,158,938
70. 4G	0.000	0	0.000	0	39,050.700	16,401,294	39,050.700	16,401,294
71. Total	0.000	0	0.000	0	54,995.790	23,461,491	54,995.790	23,461,491
72. Waste	0.000	0	0.000	0	603.700	90,555	603.700	90,555
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		617.250		617.250	
75. Total	0.000	0	0.000	0	79,288.630	41,829,049	79,288.630	41,829,049

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	114,058.870	143,282,606	114,058.870	143,282,606
77.Dry Land	0.000	0	0.000	0	50,489.800	33,398,363	50,489.800	33,398,363
78.Grass	0.000	0	0.000	0	167,396.850	73,880,667	167,396.850	73,880,667
79.Waste	0.000	0	0.000	0	4,178.900	626,837	4,178.900	626,837
80.Other	0.000	0	0.000	0	307.070	46,062	307.070	46,062
81.Exempt	26.530	0	0.000	0	2,044.860	0	2,071.390	0
82.Total	0.000	0	0.000	0	336,431.490	251,234,535	336,431.490	251,234,535

2007 Agricultural Land Detail

County 47 - Howard

Market Area: **60**

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	0.000	0.00%	0	0.00%	0.000
Irrigated Total	0.000	0.00%	0	0.00%	0.000
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	0.000	0.00%	0	0.00%	0.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	0.000	0.00%	0	0.00%	0.000
4D	0.000	0.00%	0	0.00%	0.000
Dry Total	0.000	0.00%	0	0.00%	0.000
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	0.000	0.00%	0	0.00%	0.000
3G1	0.000	0.00%	0	0.00%	0.000
3G	0.000	0.00%	0	0.00%	0.000
4G1	0.000	0.00%	0	0.00%	0.000
4G	0.000	0.00%	0	0.00%	0.000
Grass Total	0.000	0.00%	0	0.00%	0.000
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Irrigated Total	0.000	0.00%	0	0.00%	0.000
Dry Total	0.000	0.00%	0	0.00%	0.000
Grass Total	0.000	0.00%	0	0.00%	0.000
Waste	0.000	0.00%	0	0.00%	0.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	0.000	0.00%	0	0.00%	0.000

As Related to the County as a Whole

Irrigated Total	0.000	0.00%	0	0.00%	
Dry Total	0.000	0.00%	0	0.00%	
Grass Total	0.000	0.00%	0	0.00%	
Waste	0.000	0.00%	0	0.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	0.000	0.00%	0	0.00%	

2007 Agricultural Land Detail

County 47 - Howard

Market Area: 71

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	335.000	0.88%	559,450	1.25%	1,670.000
1A	2,942.390	7.74%	4,751,960	10.58%	1,615.000
2A1	4,261.520	11.20%	6,285,744	14.00%	1,475.000
2A	1,731.160	4.55%	2,423,624	5.40%	1,400.000
3A1	9,033.420	23.75%	11,698,282	26.05%	1,295.000
3A	4,449.910	11.70%	5,295,389	11.79%	1,189.999
4A1	2,639.580	6.94%	2,507,604	5.58%	950.001
4A	12,644.340	33.24%	11,379,906	25.34%	900.000
Irrigated Total	38,037.320	100.00%	44,901,959	100.00%	1,180.471

Dry:

1D1	111.840	0.77%	107,366	0.84%	959.996
1D	1,056.310	7.32%	1,014,058	7.93%	960.000
2D1	1,302.300	9.02%	1,185,093	9.27%	910.000
2D	946.100	6.55%	856,222	6.70%	905.001
3D1	3,843.540	26.63%	3,459,186	27.05%	900.000
3D	2,557.510	17.72%	2,288,972	17.90%	895.000
4D1	846.280	5.86%	710,876	5.56%	840.000
4D	3,770.070	26.12%	3,166,859	24.76%	840.000
Dry Total	14,433.950	100.00%	12,788,632	100.00%	886.010

Grass:

1G1	24.000	0.05%	16,680	0.06%	695.000
1G	414.000	0.84%	277,380	1.04%	670.000
2G1	600.240	1.22%	390,157	1.47%	650.001
2G	1,641.930	3.33%	1,009,788	3.79%	615.000
3G1	3,185.860	6.47%	1,959,305	7.36%	615.000
3G	6,826.820	13.86%	4,130,228	15.52%	605.000
4G1	9,357.760	19.00%	4,819,250	18.11%	515.000
4G	27,196.610	55.22%	14,007,483	52.64%	515.045
Grass Total	49,247.220	100.00%	26,610,271	100.00%	540.340

Irrigated Total	38,037.320	36.73%	44,901,959	53.09%	1,180.471
Dry Total	14,433.950	13.94%	12,788,632	15.12%	886.010
Grass Total	49,247.220	47.55%	26,610,271	31.46%	540.340
Waste	1,635.340	1.58%	245,302	0.29%	150.000
Other	206.470	0.20%	30,972	0.04%	150.007
Exempt	294.840	0.28%			
Market Area Total	103,560.300	100.00%	84,577,136	100.00%	816.694

As Related to the County as a Whole

Irrigated Total	38,037.320	33.35%	44,901,959	31.34%	
Dry Total	14,433.950	28.59%	12,788,632	38.29%	
Grass Total	49,247.220	29.42%	26,610,271	36.02%	
Waste	1,635.340	39.13%	245,302	39.13%	
Other	206.470	67.24%	30,972	67.24%	
Exempt	294.840	14.23%			
Market Area Total	103,560.300	30.78%	84,577,136	33.66%	

2007 Agricultural Land Detail

County 47 - Howard

Market Area: **72**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	11,037.150	16.91%	17,438,700	20.12%	1,580.000
1A	28,992.230	44.43%	45,372,851	52.35%	1,565.000
2A1	2,781.630	4.26%	2,976,344	3.43%	1,069.999
2A	2,190.630	3.36%	2,234,444	2.58%	1,020.000
3A1	3,570.780	5.47%	3,463,657	4.00%	970.000
3A	838.810	1.29%	771,705	0.89%	919.999
4A1	12,129.440	18.59%	11,159,085	12.88%	920.000
4A	3,711.490	5.69%	3,247,565	3.75%	875.003
Irrigated Total	65,252.160	100.00%	86,664,351	100.00%	1,328.145
Dry:					
1D1	991.400	4.29%	773,292	5.50%	780.000
1D	4,386.640	18.96%	3,421,577	24.35%	779.999
2D1	848.690	3.67%	543,163	3.87%	640.001
2D	1,161.200	5.02%	731,557	5.21%	630.000
3D1	1,426.600	6.17%	855,960	6.09%	600.000
3D	398.040	1.72%	230,863	1.64%	579.999
4D1	10,616.830	45.89%	5,839,262	41.56%	550.000
4D	3,306.700	14.29%	1,653,350	11.77%	500.000
Dry Total	23,136.100	100.00%	14,049,024	100.00%	607.233
Grass:					
1G1	1,104.110	1.75%	574,136	2.41%	519.998
1G	3,121.960	4.94%	1,514,154	6.36%	485.001
2G1	1,382.030	2.19%	670,285	2.82%	485.000
2G	1,652.310	2.62%	751,802	3.16%	455.000
3G1	1,354.980	2.15%	575,869	2.42%	425.001
3G	1,952.960	3.09%	815,607	3.43%	417.626
4G1	16,076.390	25.46%	5,948,269	24.98%	370.000
4G	36,509.100	57.81%	12,958,783	54.43%	354.946
Grass Total	63,153.840	100.00%	23,808,905	100.00%	376.998
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Irrigated Total	65,252.160	42.49%	86,664,351	69.43%	1,328.145
Dry Total	23,136.100	15.06%	14,049,024	11.25%	607.233
Grass Total	63,153.840	41.12%	23,808,905	19.07%	376.998
Waste	1,939.860	1.26%	290,980	0.23%	150.000
Other	100.600	0.07%	15,090	0.01%	150.000
Exempt	1,150.300	0.75%			
Market Area Total	153,582.560	100.00%	124,828,350	100.00%	812.776

As Related to the County as a Whole

Irrigated Total	65,252.160	57.21%	86,664,351	60.48%	
Dry Total	23,136.100	45.82%	14,049,024	42.07%	
Grass Total	63,153.840	37.73%	23,808,905	32.23%	
Waste	1,939.860	46.42%	290,980	46.42%	
Other	100.600	32.76%	15,090	32.76%	
Exempt	1,150.300	55.53%			
Market Area Total	153,582.560	45.65%	124,828,350	49.69%	

2007 Agricultural Land Detail

County 47 - Howard

Market Area: **73**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,553.070	14.42%	2,096,647	17.90%	1,350.001
1A	4,699.990	43.64%	5,874,994	50.14%	1,250.001
2A1	530.890	4.93%	525,581	4.49%	989.999
2A	827.550	7.68%	773,760	6.60%	935.000
3A1	165.000	1.53%	146,025	1.25%	885.000
3A	443.800	4.12%	368,354	3.14%	830.000
4A1	1,401.980	13.02%	1,093,545	9.33%	780.000
4A	1,147.110	10.65%	837,390	7.15%	729.999
Irrigated Total	10,769.390	100.00%	11,716,296	100.00%	1,087.925

Dry:

1D1	2,192.030	16.97%	1,293,297	19.71%	589.999
1D	4,030.450	31.20%	2,357,815	35.94%	585.000
2D1	351.530	2.72%	182,796	2.79%	520.001
2D	609.430	4.72%	310,809	4.74%	509.999
3D1	174.200	1.35%	78,390	1.19%	450.000
3D	121.000	0.94%	52,030	0.79%	430.000
4D1	3,276.720	25.36%	1,408,990	21.48%	430.000
4D	2,164.390	16.75%	876,580	13.36%	405.000
Dry Total	12,919.750	100.00%	6,560,707	100.00%	507.804

Grass:

1G1	330.770	0.60%	163,731	0.70%	494.999
1G	1,762.350	3.20%	845,927	3.61%	479.999
2G1	424.230	0.77%	199,388	0.85%	469.999
2G	858.800	1.56%	382,166	1.63%	445.000
3G1	149.220	0.27%	66,403	0.28%	445.000
3G	560.100	1.02%	243,644	1.04%	435.000
4G1	11,859.620	21.56%	5,158,938	21.99%	435.000
4G	39,050.700	71.01%	16,401,294	69.91%	420.000
Grass Total	54,995.790	100.00%	23,461,491	100.00%	426.605

Irrigated Total	10,769.390	13.58%	11,716,296	28.01%	1,087.925
Dry Total	12,919.750	16.29%	6,560,707	15.68%	507.804
Grass Total	54,995.790	69.36%	23,461,491	56.09%	426.605
Waste	603.700	0.76%	90,555	0.22%	150.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	617.250	0.78%			
Market Area Total	79,288.630	100.00%	41,829,049	100.00%	527.554

As Related to the County as a Whole

Irrigated Total	10,769.390	9.44%	11,716,296	8.18%	
Dry Total	12,919.750	25.59%	6,560,707	19.64%	
Grass Total	54,995.790	32.85%	23,461,491	31.76%	
Waste	603.700	14.45%	90,555	14.45%	
Other	0.000	0.00%	0	0.00%	
Exempt	617.250	29.80%			
Market Area Total	79,288.630	23.57%	41,829,049	16.65%	

2007 Agricultural Land Detail

County 47 - Howard

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	114,058.870	143,282,606
Dry	0.000	0	0.000	0	50,489.800	33,398,363
Grass	0.000	0	0.000	0	167,396.850	73,880,667
Waste	0.000	0	0.000	0	4,178.900	626,837
Other	0.000	0	0.000	0	307.070	46,062
Exempt	26.530	0	0.000	0	2,044.860	0
Total	0.000	0	0.000	0	336,431.490	251,234,535

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	114,058.870	143,282,606	114,058.870	33.90%	143,282,606	57.03%	1,256.216
Dry	50,489.800	33,398,363	50,489.800	15.01%	33,398,363	13.29%	661.487
Grass	167,396.850	73,880,667	167,396.850	49.76%	73,880,667	29.41%	441.350
Waste	4,178.900	626,837	4,178.900	1.24%	626,837	0.25%	150.000
Other	307.070	46,062	307.070	0.09%	46,062	0.02%	150.004
Exempt	2,071.390	0	2,071.390	0.62%	0	0.00%	0.000
Total	336,431.490	251,234,535	336,431.490	100.00%	251,234,535	100.00%	746.762

* Department of Property Assessment & Taxation Calculates

2006 Plan of Assessment for Howard County
Assessment years 2007, 2008, and 2009
Date: June 15, 2006

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes and 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 actual value, which is defined by law as “the market value of real property in the ordinary course of trade.”

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 horticulture land

General Description of Real Property in Howard County

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	2428	43%	29%
Commercial	379	7%	5%
Agricultural	2857	50%	66%

Agricultural land – taxable acres for 2006 assessment were 338,278.

Agricultural land is 50% of the real property valuation base in Howard County and of that 55% is assessed as irrigated, 30% is assessed as grass and 14% is assessed as dry.

For assessment year 2006, an estimated 106 building permits were filed for new property construction/additions in the county.

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

Current Resources

There are currently four full time employees on staff including the assessor. There is also a job sharing of one employee from the Treasurer's office to help out on the GIS project. The assessor and deputy are certified by the Property Tax Administrator.

The certificate holders will continue to keep their certifications current by attending continuing education and obtaining the number of hours required by the Property Tax Division. At least part of these hours will be courses offered by IAAO or the equivalent. The assessor or a staff member will attend all the district meetings and workshops provided. Current statutes and regulations will continue to be followed to the best of our ability and the office will keep current on any changes that may be made in them.

The county has started a GIS project this past year, which is greatly needed as Howard County does not have any Cadastral Maps. The Howard County Assessor's office was building a GIS mapping system, but currently the process is on hold due to a County Board decision. The parcel identification process will hopefully be completed by 2007. With the implementation of GIS, the information will eventually be available electronically. Maps will be printed in the future, when the information is available.

Office Budget for July 1, 2005 – June 30, 2006 was \$132,756. This includes a reappraisal budget of \$3,000.

Terra Scan is the vendor for the assessment administration and CAMA. ArcView is the GIS software currently being used by Howard County and is supported by GIS Workshop in Lincoln, Nebraska.

Current Assessment Procedures for Real Property

Real Estate transfer statements are handled daily. Depending on the number of transfers filed, there is a 2 -4 week turn around time. Ownership changes are made in the administrative package. All Residential, Agricultural and Commercial sales are verified by telephone call and physical inspections as necessary. Most residential sales are inspected and new photos taken if necessary. Building permits are checked yearly beginning in July. Pickup work is to be completed by March 1 of each year.

It is the goal of the office to try to review at least 25 percent of the properties yearly. Market data is gathered and reviewed yearly.

Ratio studies are done on all the sales beginning in October. The sales are entered on Excel spreadsheets and ratios run on each property type and market area. These studies are used to determine the areas that are out of compliance and need reviewing for the next assessment cycle.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Howard County is in compliance to state statutes to facilitate equalization within the classes and subclasses of Howard County.

By approximately March 1 of each year, ratio studies are run using the newly established values to see if the areas out of compliance will now meet the guidelines.

Notices of Valuation Change are mailed to the property owners on or before June 1.

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

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	98%	11.46	100.81
Commercial	99%	14.26	98.53
Agricultural Land	77%	16.80	105.65

For more information regarding statistical measures see 2006 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2007:

Residential:

A review and market study will be completed on St. Paul city and will be used in setting the values for the year 2007. All residential pick-up work and building permits will be reviewed and completed by March 1, 2007. A ratio study will be done on all other

residential properties and adjustments will be made if they are out of compliance. Corrections of listing errors will be done when information is obtained.

Commercial:

A ratio study will be completed for 2007 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2007.

Agricultural Land:

A market analysis will be conducted for 2007 and agricultural land values will be assessed at market value and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. The certification of irrigated acres for the NRD will be started and those changes will be made on the 2007 assessment year.

Assessment actions planned for assessment year 2008:

Residential:

A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. All residential pick-up work and building permits will be reviewed and completed by March 1, 2008. Corrections of listing errors will be done when information is obtained.

Commercial:

A review of all commercial properties in the county will be done in 2007. The review and market study will be completed for setting values for 2008. Corrections of listing errors will be done when information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2008.

Agricultural Land:

A market analysis will be conducted for 2008 and agricultural land values will be assessed at market value and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will begin a land use study to update our property record cards of possible changes. The certification of irrigated acres will continue with those changes being made for the 2008 assessment year.

Assessment actions planned for assessment Year 2009:

Residential:

A review of the rural residential properties will be done in 2008, with the area of emphasis being the southeastern part of the county south of the Middle Loup River. This will include the town of St. Libory and Boelus. The review and market study will be used in setting the values for the year 2009. All residential pick-up work and building permits will be reviewed and completed by March 1, 2009. A ratio study will be done on all other residential properties and adjustments will be made if they are out of compliance. Corrections of listing errors will be done when information is obtained.

Commercial:

A ratio study will be completed for 2009 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2009.

Agricultural Land

A market analysis will be conducted for 2009 and agricultural land values will be assessed at market value and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will continue to do a land use study to update our property record cards of possible changes.

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

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the assessor's offices from the register of deeds and the green sheets are worked and forwarded to the property tax division. Splits and subdivision changes are made as they become available to the assessor's office from the surveyor or county clerk. These will be updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real and 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
 - g. Certificate of Taxes Levied Report
 - h. Report of all exempt property and taxable government owned property
 - i. Annual Plan of Assessment Report

3. Personal Property; administer annual filing of approximately 850 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 approximately 350 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 Appraisal Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification and work toward an appraiser license. The staff of the assessor’s office with an assessor’s certificate will meet their 60 hours of education in a 4 year period to maintain it. The Assessor and Field

Appraiser/Clerk are working toward an appraiser's license and will obtain the necessary hours to maintain this certification when it is acquired.

Conclusion:

The Howard County Assessor's Office will strive for a uniform and proportionate valuing of property throughout the county.

Amendment to the Howard County 3 year Plan of Assessment:

Previously in 2004, 2005 and 2006, the appraisal work was done by the County Assessor and staff. The County Board was approached to compensate for the extra work and responsibility. The request was denied, with the Board stating that contracting the work done was the better option. Darrel Stanard, of Stanard Appraisal gave a presentation of the proposed reappraisal project to the Board prior to their Budget Sessions. The estimated funding for the plan was approximately \$70,000. The Board decided that contracting was not what they wanted either. Currently the Plan of Assessment will be to attempt to make a uniform adjustment of values in Residential and possibly Commercial based on the current sales file. Additionally the Board cut the back up Reappraisal fund which was at \$3000 to \$0. This was not discussed with the Assessor prior to or after the cut was made. The budget was cut to \$128,352 from the previous amount of \$132,756.

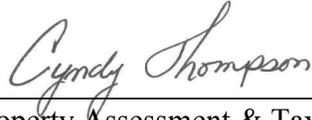
Additionally the GIS project, which was started last year to create a parcel map, was put on hold as of February. The original verbal agreement was to set up some kind of compensation for the Assessor to be in charge of the creation of the parcel map, the continued creation of future layers to the map and updating of the maps. This was discussed and denied, with no current plan to complete the parcel map layer. The project is currently approximately 50% finished. The estimated cost to contract the completion of the parcel map layer is \$75,000.

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 Howard County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9416.

Dated this 9th day of April, 2007.



Property Assessment & Taxation