

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

59 Madison

Residential Real Property - Current

Number of Sales		1273	COD	17.53
Total Sales Price	\$	126165991	PRD	105.89
Total Adj. Sales Price	\$	126179491	COV	30.63
Total Assessed Value	\$	118034018	STD	30.34
Avg. Adj. Sales Price	\$	99119.79	Avg. Abs. Dev.	16.44
Avg. Assessed Value	\$	92721.15	Min	16.19
Median		93.81	Max	371.04
Wgt. Mean		93.54	95% Median C.I.	92.58 to 95.12
Mean		99.06	95% Wgt. Mean C.I.	92.63 to 94.46
			95% Mean C.I.	97.39 to 100.73
% of Value of the Class of all Real Property Value in the County				50.25
% of Records Sold in the Study Period				10.49
% of Value Sold in the Study Period				12.14
Average Assessed Value of the Base				80,126

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	1273	93.81	17.53	105.89
2006	1318	94.63	16.50	105.20
2005	1435	93.36	18.37	105.38
2004	1379	92.92	16.65	104.58
2003	1,178	93	11.94	102.23
2002	1,251	94	15.52	104.27
2001	1,254	92	12.67	101.1

2007 Commission Summary

59 Madison

Commercial Real Property - Current

Number of Sales		174	COD	26.21
Total Sales Price	\$	46947374	PRD	101.57
Total Adj. Sales Price	\$	46847374	COV	37.83
Total Assessed Value	\$	45767690	STD	37.54
Avg. Adj. Sales Price	\$	269237.78	Avg. Abs. Dev.	24.95
Avg. Assessed Value	\$	263032.70	Min	22.86
Median		95.18	Max	313.19
Wgt. Mean		97.70	95% Median C.I.	89.99 to 99.44
Mean		99.23	95% Wgt. Mean C.I.	88.21 to 107.18
			95% Mean C.I.	93.65 to 104.81
% of Value of the Class of all Real Property Value in the County				24.4
% of Records Sold in the Study Period				9.11
% of Value Sold in the Study Period				9.69
Average Assessed Value of the Base				247,274

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	174	95.18	26.21	101.57
2006	163	93.06	28.03	101.31
2005	132	95.88	27.37	105.84
2004	112	97.01	22.76	104.15
2003	127	93	29.37	115.09
2002	170	95	50.52	109.82
2001	191	95	35.44	90.64

2007 Commission Summary

59 Madison

Agricultural Land - Current

Number of Sales		64	COD	14.90
Total Sales Price	\$	16236722	PRD	101.69
Total Adj. Sales Price	\$	16236722	COV	20.85
Total Assessed Value	\$	11920758	STD	15.57
Avg. Adj. Sales Price	\$	253698.78	Avg. Abs. Dev.	10.79
Avg. Assessed Value	\$	186261.84	Min	25.88
Median		72.44	Max	127.07
Wgt. Mean		73.42	95% Median C.I.	69.02 to 76.06
Mean		74.66	95% Wgt. Mean C.I.	70.26 to 76.58
			95% Mean C.I.	70.85 to 78.48
% of Value of the Class of all Real Property Value in the County				28.53
% of Records Sold in the Study Period				1.9
% of Value Sold in the Study Period				3.37
Average Assessed Value of the Base				164,206

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	64	72.44	14.90	101.69
2006	55	71.36	25.80	108.03
2005	61	78.13	22.46	106.80
2004	75	76.56	21.58	104.34
2003	74	77	26.16	106.12
2002	81	76	23.47	110.56
2001	100	77	18.59	102.66

2007 Opinions of the Property Tax Administrator for Madison 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 Madison County is 94% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Madison County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

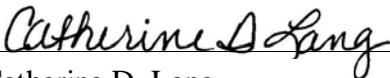
It is my opinion that the level of value of the class of commercial real property in Madison County is 95% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Madison County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land

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

Residential Real Property

I. Correlation

RESIDENTIAL: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. The coefficient of dispersion and price related differential are both slightly outside the acceptable range. The quality statistics changed minimally after the percentage adjustments were implemented by the County for 2007. The quality statistics indicate assessment uniformity or proportionality has not been achieved in the residential class.

The relationship between the trended preliminary median and the R&O median suggests the assessment practices are applied to the sales file and population in a similar manner. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The presented statistics support an acceptable level of value that is best indicated by the median measure of central tendency.

**2007 Correlation Section
for Madison 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	1644	1273	77.43
2006	1667	1318	79.06
2005	1625	1435	88.31
2004	1574	1379	87.61
2003	1480	1240	83.78
2002	1442	1189	82.45
2001	1530	1320	86.27

RESIDENTIAL: The percent of sales used is similar to the historical percentages. Table II indicates that Madison County has utilized an acceptable portion of the available sales and that the measurement of the residential class of property was done with all available arm's length sales.

**2007 Correlation Section
for Madison County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Madison 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	90.73	3.13	93.57	93.81
2006	90.74	4.01	94.38	94.63
2005	89.64	4.78	93.92	93.36
2004	90.67	3.59	93.92	92.92
2003	92	0.55	92.51	93
2002	90.56	2.59	92.91	94
2001	89	3.54	92.15	92

RESIDENTIAL: The profile of the trended preliminary median and final Reports and Opinion median indicates a minimal difference of the two. The relationship between the two ratios suggests the assessment practices are applied to the sales file and population in a similar manner.

2007 Correlation Section for Madison 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 Madison 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)
4.85	2007	3.13
7.95	2006	4.01
8.71	2005	4.78
4.14	2004	3.59
3	2003	1
4.58	2002	2.59
4.12	2001	3.54

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

2007 Correlation Section for Madison 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 Madison County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	93.81	93.54	99.06

RESIDENTIAL: The three measures of central tendency are within the acceptable range, suggesting the level of value in the residential class of real property is within the acceptable range.

**2007 Correlation Section
for Madison County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

	COD	PRD
R&O Statistics	17.53	105.89
Difference	2.53	2.89

RESIDENTIAL: The coefficient of dispersion and price related differential are both slightly outside the acceptable range. These quality statistics changed minimally with the assessment actions of the County after analyzing the preliminary statistics. The quality statistics indicate assessment uniformity or proportionality has not been achieved.

**2007 Correlation Section
for Madison 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	1331	1273	-58
Median	90.73	93.81	3.08
Wgt. Mean	89.75	93.54	3.79
Mean	94.72	99.06	4.34
COD	17.89	17.53	-0.36
PRD	105.54	105.89	0.35
Min Sales Ratio	9.89	16.19	6.3
Max Sales Ratio	371.04	371.04	0

RESIDENTIAL: A review of the difference between the preliminary statistics and the final Reports and Opinion statistics reveals that the statistical differences correlate with the assessment actions reported by the County. The preliminary statistics were studied and percentage adjustments were made to subclasses that were out of the acceptable range to bring them within range. The 58 sales removed after the preliminary statistics were primarily sales that had undergone substantial changes after the sale.

**2007 Correlation Section
for Madison County**

Commerical Real Property

I. Correlation

COMMERCIAL: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. Of the two qualitative statistics, the price related differential is within the parameters of the acceptable range and the coefficient of dispersion is above the range. The COD improved slightly after the preliminary statistics; however this statistic continues to indicate that the assessments are not uniform in the commercial class of property.

The relationship between the trended preliminary median and the R&O median suggests the assessment practices are applied to the sales file and population in a similar manner. The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in this class of property.

**2007 Correlation Section
for Madison 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	272	174	63.97
2006	256	163	63.67
2005	207	132	63.77
2004	198	112	56.57
2003	209	127	60.77
2002	275	170	61.82
2001	314	191	60.83

COMMERCIAL: The percent of sales used is especially similar to the historical percentages. Table II indicates that Madison County has utilized an acceptable portion of the available sales and that the measurement of the commercial class of property was done with all available arm's length sales.

**2007 Correlation Section
for Madison 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 Madison 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	92.31	1.94	94.1	95.18
2006	91.67	-0.27	91.42	93.06
2005	90.59	3.93	94.15	95.88
2004	93.67	1.87	95.42	97.01
2003	92	4	92.04	93
2002	82.29	11.8	92	95
2001	90	4.39	93.95	95

COMMERCIAL: The profile of the trended preliminary median and final Reports and Opinion median indicates a minimal difference of the two. The relationship between the two ratios suggests the assessment practices are applied to the sales file and population in a similar manner.

**2007 Correlation Section
for Madison 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 Madison 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)
7.05	2007	1.94
4.87	2006	-0.27
8.32	2005	3.93
3.12	2004	1.87
1	2003	4
22.42	2002	11.8
29.39	2001	4.39

COMMERCIAL: A brief review of the above table suggests that the percent change between sold properties and unsold properties is significant. The trended preliminary median however, suggests that sold and unsold properties are treated equally. Further analysis indicates that the ten sales that were substantially changed after the sale and removed from the qualified sales file contributed to the sales file percent change reflected in this table. It is concluded that the assessment actions consisting of percentage adjustments to subclasses were applied to the sold and unsold parcels in a similar manner.

2007 Correlation Section for Madison 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 Madison County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	95.18	97.70	99.23

COMMERCIAL: The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in this class of property.

**2007 Correlation Section
for Madison 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	26.21	101.57
Difference	6.21	0

COMMERCIAL: Of the two qualitative statistics, the price related differential is within the parameters of the acceptable range and the coefficient of dispersion is above the range. The COD improved slightly after the preliminary statistics; however this statistic continues to indicate that the assessments are not uniform in the commercial class of property.

**2007 Correlation Section
for Madison 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	184	174	-10
Median	92.31	95.18	2.87
Wgt. Mean	94.10	97.70	3.6
Mean	94.45	99.23	4.78
COD	27.52	26.21	-1.31
PRD	100.37	101.57	1.2
Min Sales Ratio	20.25	22.86	2.61
Max Sales Ratio	274.72	313.19	38.47

COMMERCIAL: A review of the difference between the preliminary statistics and the final Reports and Opinion statistics reveals that the statistical differences correlate with the assessment actions reported by the County. The preliminary statistics were studied and percentage adjustments were made to subclasses that were out of the acceptable range to bring them within range. The 10 sales removed after the preliminary statistics were primarily sales that had undergone substantial changes after the sale.

**2007 Correlation Section
for Madison County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. The coefficient of dispersion and price related differential are within the acceptable range; indicating this class of property has been valued uniformly and proportionately. The relationship between the trended preliminary median and the R&O median suggests the assessment practices are applied to the sales file and population in a similar manner. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in this class of property.

**2007 Correlation Section
for Madison 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	151	64	42.38
2006	147	55	37.41
2005	159	61	38.36
2004	155	75	48.39
2003	152	74	48.68
2002	141	82	58.16
2001	165	106	64.24

AGRICULTURAL UNIMPROVED: Table II indicates that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arm's length sales.

**2007 Correlation Section
for Madison County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Madison 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	72.28	3.8	75.03	72.44
2006	60.12	16.56	70.07	71.36
2005	69.91	8.26	75.68	78.13
2004	72.59	9.23	79.29	76.56
2003	75	5.58	79.18	77
2002	75.61	-0.45	75.27	76
2001	76	-1.37	71.96	77

AGRICULTURAL UNIMPROVED: The profile of the trended preliminary median and final Reports and Opinion median indicates a minimal difference of the two. The relationship between the two ratios suggests the assessment practices are applied to the sales file and population in a similar manner.

**2007 Correlation Section
for Madison 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 Madison 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)
2.43	2007	3.8
22.26	2006	16.56
21.74	2005	8.26
8.33	2004	9.23
8	2003	6
3.19	2002	-0.45
-0.73	2001	-1.37

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

2007 Correlation Section for Madison 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 Madison County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	72.44	73.42	74.66

AGRICULTURAL UNIMPROVED: The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in this class of property.

**2007 Correlation Section
for Madison 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	14.90	101.69
Difference	0	0

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

**2007 Correlation Section
for Madison 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	70	64	-6
Median	72.28	72.44	0.16
Wgt. Mean	70.50	73.42	2.92
Mean	74.70	74.66	-0.04
COD	18.23	14.90	-3.33
PRD	105.95	101.69	-4.26
Min Sales Ratio	25.88	25.88	0
Max Sales Ratio	220.54	127.07	-93.47

AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property.

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

59 Madison

	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	925,352,079	972,500,241	47,148,162	5.1	18,193,255	3.13
2. Recreational	74,869	74,869	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	52,084,637	55,334,860	3,250,223	6.24	*-----	6.24
4. Total Residential (sum lines 1-3)	977,511,585	1,027,909,970	50,398,385	5.16	18,193,255	3.29
5. Commercial	410,808,056	424,252,362	13,444,306	3.27	4,606,035	2.15
6. Industrial	46,928,400	48,040,154	1,111,754	2.37	1,070,801	0.09
7. Ag-Farmsite Land, Outbuildings	28,416,247	29,230,418	814,171	2.87	2,323,689	-5.31
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	486,152,703	501,522,934	15,370,231	3.16	5,676,836	1.99
10. Total Non-Agland Real Property	1,463,664,288	1,529,434,223	65,769,935	4.49	26,193,780	2.7
11. Irrigated	185,613,069	193,480,470	7,867,401	4.24		
12. Dryland	249,094,490	259,288,867	10,194,377	4.09		
13. Grassland	35,421,732	35,276,124	-145,608	-0.41		
14. Wasteland	377,969	416,175	38,206	10.11		
15. Other Agland	523,942	491,940	-32,002	-6.11		
16. Total Agricultural Land	471,031,202	488,953,576	17,922,374	3.8		
17. Total Value of All Real Property (Locally Assessed)	1,934,695,490	2,018,387,799	83,692,309	4.33	26,193,780	2.97

*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:	1273	MEDIAN:	94	COV:	30.63	95% Median C.I.:	92.58 to 95.12
TOTAL Sales Price:	126,165,991	WGT. MEAN:	94	STD:	30.34	95% Wgt. Mean C.I.:	92.63 to 94.46
TOTAL Adj.Sales Price:	126,179,491	MEAN:	99	AVG.ABS.DEV:	16.44	95% Mean C.I.:	97.39 to 100.73
TOTAL Assessed Value:	118,034,018						
AVG. Adj. Sales Price:	99,119	COD:	17.53	MAX Sales Ratio:	371.04		
AVG. Assessed Value:	92,721	PRD:	105.89	MIN Sales Ratio:	16.19		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	177	94.58	100.57	94.46	19.34	106.46	53.27	363.00	91.64 to 97.05	97,079	91,700
10/01/04 TO 12/31/04	166	97.15	101.48	96.16	16.66	105.53	45.08	288.09	94.77 to 99.48	97,675	93,928
01/01/05 TO 03/31/05	124	93.93	102.06	95.42	19.57	106.96	32.60	325.16	90.81 to 99.42	95,266	90,902
04/01/05 TO 06/30/05	182	95.52	102.42	97.05	16.75	105.54	69.25	277.02	93.31 to 99.72	99,230	96,301
07/01/05 TO 09/30/05	177	93.17	97.51	91.27	17.22	106.83	39.31	371.04	90.55 to 95.89	98,630	90,024
10/01/05 TO 12/31/05	151	92.56	97.24	91.22	17.27	106.60	60.59	346.00	88.87 to 95.94	95,476	87,096
01/01/06 TO 03/31/06	131	91.64	94.57	91.59	14.90	103.25	44.90	162.61	89.82 to 96.15	102,965	94,306
04/01/06 TO 06/30/06	165	90.71	95.93	91.03	17.34	105.38	16.19	355.36	88.73 to 92.40	106,341	96,799
<u>Study Years</u>											
07/01/04 TO 06/30/05	649	95.85	101.61	95.81	17.90	106.05	32.60	363.00	94.06 to 97.12	97,488	93,408
07/01/05 TO 06/30/06	624	91.76	96.41	91.26	16.87	105.64	16.19	371.04	90.84 to 93.26	100,816	92,006
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	634	93.77	99.75	93.74	17.62	106.40	32.60	371.04	92.52 to 95.57	97,393	91,300
<u>ALL</u>											
	1273	93.81	99.06	93.54	17.53	105.89	16.19	371.04	92.58 to 95.12	99,119	92,721

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BATTLE CREEK	45	96.38	93.75	93.06	19.68	100.73	16.19	167.61	87.45 to 102.25	83,147	77,381
MADISON	81	93.48	103.70	91.32	26.42	113.56	57.73	355.36	87.66 to 97.43	52,159	47,630
MEADOW GROVE	21	96.33	105.25	94.23	26.12	111.69	68.71	231.51	80.87 to 118.79	37,215	35,067
NEWMAN GROVE	31	95.94	120.22	88.71	45.50	135.52	54.45	371.04	82.42 to 110.54	38,920	34,526
NORFOLK	963	93.54	97.68	93.91	14.59	104.01	32.60	288.09	92.40 to 95.01	105,339	98,926
RURAL	106	94.08	97.62	92.52	20.02	105.51	39.31	277.02	86.98 to 97.30	127,619	118,070
TILDEN	26	100.44	120.54	88.08	39.67	136.86	44.90	346.00	85.15 to 117.65	48,284	42,527
<u>ALL</u>											
	1273	93.81	99.06	93.54	17.53	105.89	16.19	371.04	92.58 to 95.12	99,119	92,721

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	1165	93.81	99.22	93.69	17.31	105.89	16.19	371.04	92.61 to 95.33	96,290	90,217
2	63	92.31	95.61	92.76	16.35	103.07	39.31	191.02	86.98 to 97.51	144,011	133,591
3	45	94.33	99.83	91.60	24.78	108.99	48.76	277.02	83.16 to 103.62	109,511	100,309
<u>ALL</u>											
	1273	93.81	99.06	93.54	17.53	105.89	16.19	371.04	92.58 to 95.12	99,119	92,721

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:	1273	MEDIAN:	94	COV:	30.63	95% Median C.I.:	92.58 to 95.12
TOTAL Sales Price:	126,165,991	WGT. MEAN:	94	STD:	30.34	95% Wgt. Mean C.I.:	92.63 to 94.46
TOTAL Adj.Sales Price:	126,179,491	MEAN:	99	AVG.ABS.DEV:	16.44	95% Mean C.I.:	97.39 to 100.73
TOTAL Assessed Value:	118,034,018						
AVG. Adj. Sales Price:	99,119	COD:	17.53	MAX Sales Ratio:	371.04		
AVG. Assessed Value:	92,721	PRD:	105.89	MIN Sales Ratio:	16.19		

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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	1210	93.85	99.25	93.65	16.94	105.98	44.90	371.04	92.66 to 95.26	101,439	95,002
2	56	91.84	95.50	89.12	31.33	107.15	16.19	363.00	82.41 to 98.23	54,227	48,329
3	7	89.11	93.80	93.40	10.92	100.43	74.56	111.91	74.56 to 111.91	57,280	53,497
<u>ALL</u>											
	1273	93.81	99.06	93.54	17.53	105.89	16.19	371.04	92.58 to 95.12	99,119	92,721

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1260	93.70	98.84	93.49	17.32	105.73	16.19	371.04	92.52 to 95.01	99,802	93,300
06											
07	13	116.64	120.03	110.97	27.38	108.17	59.42	193.77	76.10 to 177.13	32,957	36,571
<u>ALL</u>											
	1273	93.81	99.06	93.54	17.53	105.89	16.19	371.04	92.58 to 95.12	99,119	92,721

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
59-0001	91	93.81	103.55	91.97	25.48	112.59	57.73	355.36	88.78 to 97.43	57,161	52,573
59-0002	1030	93.40	97.36	93.76	14.79	103.85	32.60	288.09	92.36 to 94.65	107,981	101,239
59-0005	69	96.38	95.94	92.66	19.83	103.53	16.19	187.44	90.30 to 102.95	90,513	83,872
59-0013	33	96.43	121.86	90.55	45.74	134.58	54.45	371.04	87.91 to 110.54	40,395	36,578
59-0080	50	98.34	115.12	90.86	34.83	126.69	44.90	346.00	87.24 to 111.17	43,566	39,585
71-0067											
NonValid School											
<u>ALL</u>											
	1273	93.81	99.06	93.54	17.53	105.89	16.19	371.04	92.58 to 95.12	99,119	92,721

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:	1273	MEDIAN:	94	COV:	30.63	95% Median C.I.:	92.58 to 95.12
TOTAL Sales Price:	126,165,991	WGT. MEAN:	94	STD:	30.34	95% Wgt. Mean C.I.:	92.63 to 94.46
TOTAL Adj.Sales Price:	126,179,491	MEAN:	99	AVG.ABS.DEV:	16.44	95% Mean C.I.:	97.39 to 100.73
TOTAL Assessed Value:	118,034,018						
AVG. Adj. Sales Price:	99,119	COD:	17.53	MAX Sales Ratio:	371.04		
AVG. Assessed Value:	92,721	PRD:	105.89	MIN Sales Ratio:	16.19		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	62	90.52	101.00	87.32	36.87	115.68	16.19	363.00	82.79 to 98.51	64,093	55,964
Prior TO 1860	1	98.78	98.78	98.78			98.78	98.78	N/A	114,900	113,497
1860 TO 1899	43	96.44	112.40	96.24	31.73	116.79	60.14	355.36	89.17 to 108.49	41,848	40,274
1900 TO 1919	207	96.33	105.59	96.14	23.80	109.83	53.30	371.04	93.71 to 100.78	53,363	51,306
1920 TO 1939	166	90.97	99.81	90.84	21.83	109.88	60.78	325.16	87.09 to 95.57	68,959	62,641
1940 TO 1949	41	98.98	104.39	100.58	18.98	103.79	65.77	211.74	90.57 to 107.34	60,329	60,677
1950 TO 1959	117	93.17	98.25	95.20	14.34	103.21	67.37	184.24	89.82 to 97.05	72,272	68,800
1960 TO 1969	144	93.56	97.23	94.26	13.55	103.15	54.71	231.51	90.48 to 96.93	92,640	87,318
1970 TO 1979	180	92.33	95.82	92.97	14.18	103.06	44.90	277.02	90.51 to 95.29	116,614	108,420
1980 TO 1989	83	93.24	94.19	92.72	11.16	101.58	48.12	177.13	90.71 to 97.12	150,301	139,366
1990 TO 1994	41	94.32	93.78	93.27	7.10	100.55	76.09	107.80	90.90 to 97.41	202,995	189,328
1995 TO 1999	65	91.57	93.88	92.48	9.99	101.52	72.42	131.91	88.82 to 96.20	177,570	164,221
2000 TO Present	123	94.91	95.06	94.41	9.47	100.69	67.10	154.54	92.31 to 97.47	164,208	155,031
ALL	1273	93.81	99.06	93.54	17.53	105.89	16.19	371.04	92.58 to 95.12	99,119	92,721

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	9	217.00	214.67	186.38	48.41	115.18	54.45	371.04	103.68 to 363.00	1,722	3,209
5000 TO 9999	17	109.95	128.72	128.04	56.91	100.53	16.19	295.12	57.73 to 200.48	6,352	8,134
Total \$											
1 TO 9999	26	118.34	158.47	135.36	68.89	117.07	16.19	371.04	86.34 to 215.70	4,750	6,429
10000 TO 29999	94	113.38	132.37	127.27	35.04	104.00	50.07	355.36	106.09 to 124.83	20,460	26,040
30000 TO 59999	260	100.61	104.91	103.94	18.78	100.93	39.31	192.35	97.72 to 104.89	45,513	47,305
60000 TO 99999	378	91.40	92.90	92.94	12.19	99.96	53.30	277.02	90.20 to 92.58	79,980	74,336
100000 TO 149999	290	91.38	91.19	90.95	10.65	100.26	44.90	148.84	88.96 to 92.90	121,374	110,396
150000 TO 249999	184	91.03	92.07	91.92	9.38	100.17	32.60	137.16	90.36 to 92.80	182,995	168,200
250000 TO 499999	39	89.51	92.38	92.77	10.11	99.58	73.64	120.98	86.31 to 97.26	304,995	282,943
500000 +	2	78.28	78.28	78.48	1.28	99.75	77.28	79.28	N/A	651,000	510,905
ALL	1273	93.81	99.06	93.54	17.53	105.89	16.19	371.04	92.58 to 95.12	99,119	92,721

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:	1273	MEDIAN:	94	COV:	30.63	95% Median C.I.:	92.58 to 95.12
TOTAL Sales Price:	126,165,991	WGT. MEAN:	94	STD:	30.34	95% Wgt. Mean C.I.:	92.63 to 94.46
TOTAL Adj.Sales Price:	126,179,491	MEAN:	99	AVG.ABS.DEV:	16.44	95% Mean C.I.:	97.39 to 100.73
TOTAL Assessed Value:	118,034,018						
AVG. Adj. Sales Price:	99,119	COD:	17.53	MAX Sales Ratio:	371.04		
AVG. Assessed Value:	92,721	PRD:	105.89	MIN Sales Ratio:	16.19		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Low \$</u>											
1 TO 4999	14	84.57	125.34	68.39	84.20	183.28	16.19	363.00	53.27 to 250.13	3,821	2,613
5000 TO 9999	11	96.47	124.18	88.68	59.93	140.04	50.07	371.04	50.93 to 217.00	8,500	7,537
<u>Total \$</u>											
1 TO 9999	25	86.34	124.83	81.29	76.12	153.56	16.19	371.04	58.79 to 117.46	5,880	4,780
10000 TO 29999	86	100.49	113.63	97.16	32.97	116.96	39.31	295.12	94.09 to 108.55	22,490	21,850
30000 TO 59999	296	96.32	103.21	95.29	21.92	108.31	53.30	355.36	93.32 to 98.51	48,501	46,217
60000 TO 99999	414	91.48	95.27	91.48	14.97	104.13	32.60	261.84	90.18 to 93.17	85,575	78,288
100000 TO 149999	271	93.24	94.90	93.29	10.15	101.72	64.59	154.54	91.73 to 94.93	128,844	120,204
150000 TO 249999	152	95.96	95.46	94.16	8.96	101.38	73.64	146.16	92.47 to 97.41	194,892	183,513
250000 TO 499999	28	97.91	103.94	98.47	14.78	105.55	77.28	277.02	91.40 to 105.46	321,175	316,275
500000 +	1	79.28	79.28	79.28			79.28	79.28	N/A	780,000	618,404
<u>ALL</u>	1273	93.81	99.06	93.54	17.53	105.89	16.19	371.04	92.58 to 95.12	99,119	92,721

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	54	90.52	105.12	88.93	37.95	118.21	32.60	363.00	83.28 to 102.04	70,585	62,770
0	11	81.08	75.09	76.85	26.89	97.71	16.19	110.23	45.99 to 104.09	56,454	43,385
10	7	101.37	100.42	100.77	11.97	99.65	74.48	121.25	74.48 to 121.25	29,178	29,403
15	1	193.77	193.77	193.77			193.77	193.77	N/A	7,000	13,564
20	113	96.89	111.60	100.30	30.24	111.27	58.79	371.04	90.57 to 100.90	44,785	44,919
25	26	90.85	92.88	88.46	16.02	105.00	65.77	163.95	81.64 to 101.29	67,012	59,276
30	953	93.69	98.12	93.59	15.76	104.84	44.90	355.36	92.52 to 94.93	95,191	89,089
35	30	95.68	95.56	95.04	7.10	100.54	78.02	110.74	90.94 to 100.22	177,511	168,708
40	71	92.47	93.39	92.88	8.25	100.54	76.09	111.77	88.82 to 96.98	218,268	202,738
45	2	102.22	102.22	102.22	0.00	100.00	102.22	102.22	N/A	325,000	332,200
50	4	95.99	95.81	95.87	2.80	99.94	91.53	99.72	N/A	440,750	422,533
60	1	79.28	79.28	79.28			79.28	79.28	N/A	780,000	618,404
<u>ALL</u>	1273	93.81	99.06	93.54	17.53	105.89	16.19	371.04	92.58 to 95.12	99,119	92,721

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:	1273	MEDIAN:	94	COV:	30.63	95% Median C.I.:	92.58 to 95.12
TOTAL Sales Price:	126,165,991	WGT. MEAN:	94	STD:	30.34	95% Wgt. Mean C.I.:	92.63 to 94.46
TOTAL Adj.Sales Price:	126,179,491	MEAN:	99	AVG.ABS.DEV:	16.44	95% Mean C.I.:	97.39 to 100.73
TOTAL Assessed Value:	118,034,018						
AVG. Adj. Sales Price:	99,119	COD:	17.53	MAX Sales Ratio:	371.04		
AVG. Assessed Value:	92,721	PRD:	105.89	MIN Sales Ratio:	16.19		

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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)	49	87.53	98.64	84.31	33.84	116.99	32.60	363.00	82.79 to 98.23	70,478	59,423	
0	10	85.50	75.89	79.14	26.41	95.89	16.19	110.23	45.99 to 104.09	50,300	39,806	
100	11	94.46	107.16	97.24	31.37	110.21	59.42	187.44	74.48 to 177.13	40,522	39,402	
101	934	94.13	99.47	93.90	16.50	105.93	44.90	371.04	92.92 to 95.77	99,109	93,065	
102	54	91.97	93.48	92.55	12.31	101.01	62.58	147.48	89.17 to 96.87	131,083	121,316	
103	7	90.27	91.46	90.48	14.49	101.08	61.18	115.55	61.18 to 115.55	126,585	114,533	
104	125	92.37	100.04	93.48	21.45	107.02	53.30	271.76	90.00 to 95.85	95,724	89,480	
106	10	105.55	129.92	105.14	37.70	123.57	67.10	346.00	74.74 to 163.27	97,525	102,535	
111	39	96.53	96.98	95.00	10.50	102.08	68.91	130.80	89.53 to 99.90	108,958	103,510	
301	29	93.45	92.40	92.82	9.22	99.54	70.70	113.75	86.94 to 100.31	128,456	119,233	
302	2	94.42	94.42	91.27	11.86	103.45	83.22	105.62	N/A	62,475	57,024	
305	1	98.99	98.99	98.99			98.99	98.99	N/A	48,000	47,517	
307	1	81.84	81.84	81.84			81.84	81.84	N/A	64,000	52,377	
308	1	103.23	103.23	103.23			103.23	103.23	N/A	92,500	95,491	
<u>ALL</u>												
	1273	93.81	99.06	93.54	17.53	105.89	16.19	371.04	92.58 to 95.12	99,119	92,721	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	54	90.52	105.12	88.93	37.95	118.21	32.60	363.00	83.28 to 102.04	70,585	62,770	
0	11	81.08	75.09	76.85	26.89	97.71	16.19	110.23	45.99 to 104.09	56,454	43,385	
10	3	187.44	155.10	141.46	19.51	109.64	84.08	193.77	N/A	11,666	16,503	
20	26	97.66	115.29	99.37	34.07	116.03	58.79	271.76	83.32 to 114.88	46,809	46,513	
25	3	79.45	81.64	82.65	18.96	98.77	60.14	105.32	N/A	33,333	27,551	
30	1006	93.91	99.20	93.55	17.15	106.04	44.90	371.04	92.56 to 95.29	88,796	83,073	
35	3	80.52	85.55	88.96	12.67	96.17	72.76	103.37	N/A	111,583	99,262	
40	166	94.13	94.93	94.62	9.00	100.34	70.70	154.54	92.31 to 97.24	180,423	170,708	
60	1	79.28	79.28	79.28			79.28	79.28	N/A	780,000	618,404	
<u>ALL</u>												
	1273	93.81	99.06	93.54	17.53	105.89	16.19	371.04	92.58 to 95.12	99,119	92,721	

PA&T 2007 R&O Statistics

Base Stat

Type: Qualified

State Stat Run

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

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

NUMBER of Sales:	174	MEDIAN:	95	COV:	37.83	95% Median C.I.:	89.99 to 99.44
TOTAL Sales Price:	46,947,374	WGT. MEAN:	98	STD:	37.54	95% Wgt. Mean C.I.:	88.21 to 107.18
TOTAL Adj.Sales Price:	46,847,374	MEAN:	99	AVG.ABS.DEV:	24.95	95% Mean C.I.:	93.65 to 104.81
TOTAL Assessed Value:	45,767,690						
AVG. Adj. Sales Price:	269,237	COD:	26.21	MAX Sales Ratio:	313.19		
AVG. Assessed Value:	263,032	PRD:	101.57	MIN Sales Ratio:	22.86		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	10	96.23	112.66	96.52	36.10	116.72	65.97	229.79	68.43 to 153.21	102,834	99,254
10/01/03 TO 12/31/03	13	85.14	94.78	99.13	34.98	95.60	29.99	159.66	69.10 to 131.03	511,968	507,538
01/01/04 TO 03/31/04	16	97.05	101.18	96.25	19.25	105.12	56.89	136.49	81.83 to 123.90	320,608	308,596
04/01/04 TO 06/30/04	13	99.06	99.91	100.97	22.48	98.95	53.85	173.68	69.39 to 111.86	208,107	210,127
07/01/04 TO 09/30/04	15	93.06	93.44	87.25	15.60	107.10	58.23	142.06	77.16 to 104.66	253,887	221,510
10/01/04 TO 12/31/04	9	80.01	81.40	85.63	14.69	95.06	65.72	124.54	67.94 to 87.83	78,608	67,312
01/01/05 TO 03/31/05	19	90.88	94.10	88.57	18.51	106.24	57.72	188.40	79.55 to 100.00	143,219	126,848
04/01/05 TO 06/30/05	31	100.67	108.76	103.95	30.02	104.63	38.89	313.19	86.03 to 113.01	386,968	402,264
07/01/05 TO 09/30/05	13	97.68	99.61	106.44	22.62	93.58	48.33	154.92	76.94 to 130.31	179,692	191,268
10/01/05 TO 12/31/05	7	105.02	88.15	104.90	24.45	84.03	22.86	133.15	22.86 to 133.15	396,289	415,720
01/01/06 TO 03/31/06	14	94.35	103.29	97.31	36.56	106.15	48.29	199.00	62.74 to 143.01	325,289	316,552
04/01/06 TO 06/30/06	14	100.16	95.53	76.95	22.66	124.14	59.05	188.75	60.92 to 105.09	173,659	133,634
<u>Study Years</u>											
07/01/03 TO 06/30/04	52	96.88	101.47	98.33	26.54	103.19	29.99	229.79	83.90 to 107.09	298,443	293,456
07/01/04 TO 06/30/05	74	92.13	98.56	97.79	24.85	100.79	38.89	313.19	86.03 to 97.78	259,905	254,172
07/01/05 TO 06/30/06	48	98.90	97.82	96.72	26.95	101.13	22.86	199.00	88.20 to 105.00	251,985	243,732
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	53	94.09	95.32	93.90	20.03	101.51	53.85	173.68	83.90 to 99.12	233,036	218,823
01/01/05 TO 12/31/05	70	96.80	101.02	102.27	26.30	98.78	22.86	313.19	89.61 to 101.46	283,246	289,669
<u>ALL</u>											
	174	95.18	99.23	97.70	26.21	101.57	22.86	313.19	89.99 to 99.44	269,237	263,032

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BATTLE CREEK	6	79.86	78.68	48.18	37.26	163.29	29.99	116.11	29.99 to 116.11	50,091	24,135
MADISON	12	93.78	91.30	82.39	18.18	110.81	62.74	139.21	71.14 to 102.82	37,401	30,816
MEADOW GROVE	3	87.83	107.08	110.67	58.07	96.76	40.20	193.21	N/A	11,333	12,542
NEWMAN GROVE	9	78.75	87.07	87.40	34.84	99.62	38.89	130.60	48.33 to 124.09	26,333	23,015
NORFOLK	118	95.65	100.19	97.71	24.24	102.54	48.29	236.25	89.44 to 100.33	330,492	322,939
RURAL	20	96.08	110.41	101.58	33.14	108.70	56.89	313.19	85.24 to 107.76	331,917	337,147
TILDEN	6	93.91	93.67	83.18	28.44	112.61	22.86	158.33	22.86 to 158.33	31,750	26,409
<u>ALL</u>											
	174	95.18	99.23	97.70	26.21	101.57	22.86	313.19	89.99 to 99.44	269,237	263,032

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

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

NUMBER of Sales:	174	MEDIAN:	95	COV:	37.83	95% Median C.I.:	89.99 to 99.44
TOTAL Sales Price:	46,947,374	WGT. MEAN:	98	STD:	37.54	95% Wgt. Mean C.I.:	88.21 to 107.18
TOTAL Adj.Sales Price:	46,847,374	MEAN:	99	AVG.ABS.DEV:	24.95	95% Mean C.I.:	93.65 to 104.81
TOTAL Assessed Value:	45,767,690						
AVG. Adj. Sales Price:	269,237	COD:	26.21	MAX Sales Ratio:	313.19		
AVG. Assessed Value:	263,032	PRD:	101.57	MIN Sales Ratio:	22.86		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	163	94.98	98.99	96.69	25.96	102.38	22.86	313.19	89.61 to 99.44	270,166	261,225
2	6	101.35	99.72	98.73	23.79	101.01	60.26	133.33	60.26 to 133.33	338,333	334,021
3	5	90.09	106.38	151.72	36.93	70.12	56.89	199.00	N/A	156,048	236,753
<u>ALL</u>	<u>174</u>	<u>95.18</u>	<u>99.23</u>	<u>97.70</u>	<u>26.21</u>	<u>101.57</u>	<u>22.86</u>	<u>313.19</u>	<u>89.99 to 99.44</u>	<u>269,237</u>	<u>263,032</u>

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	94.47	98.74	96.94	26.18	101.85	22.86	236.25	88.20 to 99.06	284,115	275,434
2	33	100.00	102.77	102.02	24.87	100.74	40.20	313.19	89.61 to 106.56	221,376	225,848
3	2	74.44	74.44	58.71	47.76	126.81	38.89	110.00	N/A	24,955	14,650
<u>ALL</u>	<u>174</u>	<u>95.18</u>	<u>99.23</u>	<u>97.70</u>	<u>26.21</u>	<u>101.57</u>	<u>22.86</u>	<u>313.19</u>	<u>89.99 to 99.44</u>	<u>269,237</u>	<u>263,032</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
59-0001	14	93.78	96.12	83.35	25.96	115.32	56.89	193.21	63.50 to 110.00	34,022	28,358
59-0002	136	95.65	101.98	98.29	25.56	103.75	48.29	313.19	90.09 to 100.31	335,297	329,567
59-0005	6	79.86	78.68	48.18	37.26	163.29	29.99	116.11	29.99 to 116.11	50,091	24,135
59-0013	9	78.75	87.07	87.40	34.84	99.62	38.89	130.60	48.33 to 124.09	26,333	23,015
59-0080	9	90.02	88.35	84.77	28.06	104.21	22.86	158.33	40.20 to 105.09	25,888	21,947
71-0067											
NonValid School											
<u>ALL</u>	<u>174</u>	<u>95.18</u>	<u>99.23</u>	<u>97.70</u>	<u>26.21</u>	<u>101.57</u>	<u>22.86</u>	<u>313.19</u>	<u>89.99 to 99.44</u>	<u>269,237</u>	<u>263,032</u>

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	174	MEDIAN:	95	COV:	37.83	95% Median C.I.:	89.99 to 99.44
TOTAL Sales Price:	46,947,374	WGT. MEAN:	98	STD:	37.54	95% Wgt. Mean C.I.:	88.21 to 107.18
TOTAL Adj.Sales Price:	46,847,374	MEAN:	99	AVG.ABS.DEV:	24.95	95% Mean C.I.:	93.65 to 104.81
TOTAL Assessed Value:	45,767,690						
AVG. Adj. Sales Price:	269,237	COD:	26.21	MAX Sales Ratio:	313.19		
AVG. Assessed Value:	263,032	PRD:	101.57	MIN Sales Ratio:	22.86		

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YEAR BUILT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	36	100.16	102.96	92.99	23.64	110.72	40.20	313.19	90.09 to 105.24	168,856	157,017	
Prior TO 1860	1	124.09	124.09	124.09			124.09	124.09	N/A	5,500	6,825	
1860 TO 1899	7	105.85	107.54	115.09	18.99	93.44	71.55	148.78	71.55 to 148.78	30,028	34,558	
1900 TO 1919	19	96.68	100.46	97.44	24.14	103.10	48.29	173.68	73.50 to 123.90	53,263	51,897	
1920 TO 1939	6	92.38	95.51	84.19	36.67	113.44	22.86	188.40	22.86 to 188.40	91,241	76,818	
1940 TO 1949	5	122.27	113.57	168.45	37.76	67.42	48.33	199.00	N/A	121,400	204,498	
1950 TO 1959	11	104.66	112.26	125.11	27.29	89.73	68.42	188.75	76.24 to 154.92	131,454	164,460	
1960 TO 1969	13	83.08	91.39	81.49	32.46	112.15	50.23	193.21	56.98 to 104.04	174,307	142,038	
1970 TO 1979	34	82.79	90.40	94.64	19.71	95.53	53.68	159.66	79.55 to 100.33	316,556	299,577	
1980 TO 1989	21	95.92	99.88	103.28	30.37	96.71	29.99	236.25	67.94 to 107.47	723,951	747,731	
1990 TO 1994	6	84.23	80.11	89.99	20.72	89.02	38.89	102.20	38.89 to 102.20	384,750	346,246	
1995 TO 1999	8	88.33	87.50	82.11	14.73	106.57	60.92	112.83	60.92 to 112.83	580,375	476,555	
2000 TO Present	7	96.09	122.52	111.75	29.37	109.64	93.44	229.79	93.44 to 229.79	250,997	280,486	
ALL	174	95.18	99.23	97.70	26.21	101.57	22.86	313.19	89.99 to 99.44	269,237	263,032	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	7	97.80	100.35	104.51	25.14	96.02	40.20	148.40	40.20 to 148.40	2,880	3,010	
5000 TO 9999	7	105.00	112.42	113.80	22.19	98.79	57.72	193.21	57.72 to 193.21	7,203	8,197	
Total \$												
1 TO 9999	14	103.01	106.39	111.15	23.75	95.72	40.20	193.21	78.75 to 134.76	5,041	5,603	
10000 TO 29999	20	106.81	120.75	123.74	27.88	97.58	56.89	313.19	100.00 to 123.90	20,788	25,724	
30000 TO 59999	26	84.56	97.96	98.82	40.51	99.13	22.86	229.79	71.14 to 113.59	41,049	40,564	
60000 TO 99999	23	88.20	97.51	98.23	31.44	99.27	48.29	236.25	68.43 to 97.68	80,239	78,819	
100000 TO 149999	21	91.20	94.95	93.93	13.20	101.09	68.42	153.21	85.14 to 99.12	122,652	115,206	
150000 TO 249999	24	94.93	90.51	89.45	21.43	101.19	29.99	143.01	77.16 to 105.91	191,307	171,122	
250000 TO 499999	24	80.06	90.86	92.13	24.96	98.63	56.98	199.00	76.35 to 98.94	328,928	303,038	
500000 +	22	100.90	101.11	100.43	19.95	100.68	59.07	183.47	83.90 to 107.09	1,290,313	1,295,820	
ALL	174	95.18	99.23	97.70	26.21	101.57	22.86	313.19	89.99 to 99.44	269,237	263,032	

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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TOTAL Adj.Sales Price:	46,847,374	MEAN:	99	AVG.ABS.DEV:	24.95	95% Mean C.I.:	93.65 to 104.81
TOTAL Assessed Value:	45,767,690						
AVG. Adj. Sales Price:	269,237	COD:	26.21	MAX Sales Ratio:	313.19		
AVG. Assessed Value:	263,032	PRD:	101.57	MIN Sales Ratio:	22.86		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	7	97.31	87.40	81.10	23.65	107.76	40.20	134.76	40.20 to 134.76	3,321	2,694
5000 TO 9999	7	105.00	101.04	69.31	20.84	145.79	22.86	148.40	22.86 to 148.40	10,546	7,309
Total \$ _____											
1 TO 9999	14	100.85	94.22	72.13	23.26	130.62	22.86	148.40	57.72 to 124.09	6,934	5,001
10000 TO 29999	24	98.34	95.77	86.61	24.23	110.58	38.89	193.21	73.50 to 108.53	23,746	20,566
30000 TO 59999	26	80.99	91.83	75.56	36.81	121.54	29.99	188.75	66.62 to 112.83	56,701	42,841
60000 TO 99999	20	90.01	105.88	89.72	33.24	118.01	50.23	313.19	83.08 to 97.68	87,672	78,663
100000 TO 149999	25	94.98	102.23	91.94	25.31	111.19	58.23	229.79	85.14 to 103.76	132,405	121,736
150000 TO 249999	25	95.92	103.40	96.11	23.67	107.59	56.98	236.25	86.03 to 107.76	198,454	190,738
250000 TO 499999	21	87.47	90.06	87.49	16.20	102.94	68.88	133.33	76.94 to 98.94	375,204	328,248
500000 +	19	105.02	111.09	103.77	22.21	107.05	59.07	199.00	90.90 to 116.46	1,410,625	1,463,779
ALL _____	174	95.18	99.23	97.70	26.21	101.57	22.86	313.19	89.99 to 99.44	269,237	263,032

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	43	101.02	105.97	94.66	26.74	111.94	40.20	313.19	90.90 to 107.76	137,412	130,077
10	39	98.94	96.52	86.04	26.61	112.19	22.86	199.00	77.16 to 104.66	223,465	192,261
15	4	78.25	81.76	82.06	6.15	99.63	76.94	93.59	N/A	325,500	267,108
20	83	93.06	96.10	101.78	24.07	94.41	29.99	236.25	83.90 to 97.31	364,020	370,518
30	4	95.09	102.93	111.95	12.39	91.94	88.20	133.33	N/A	163,700	183,259
40	1	229.79	229.79	229.79			229.79	229.79	N/A	52,937	121,644
ALL _____	174	95.18	99.23	97.70	26.21	101.57	22.86	313.19	89.99 to 99.44	269,237	263,032

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

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(!: AVTot=0)

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TOTAL Sales Price:	46,947,374	WGT. MEAN:	98	STD:	37.54	95% Wgt. Mean C.I.:	88.21 to 107.18
TOTAL Adj.Sales Price:	46,847,374	MEAN:	99	AVG.ABS.DEV:	24.95	95% Mean C.I.:	93.65 to 104.81
TOTAL Assessed Value:	45,767,690						
AVG. Adj. Sales Price:	269,237	COD:	26.21	MAX Sales Ratio:	313.19		
AVG. Assessed Value:	263,032	PRD:	101.57	MIN Sales Ratio:	22.86		

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OCCUPANCY CODE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	44	100.67	105.45	94.42	26.74	111.68	40.20	313.19	90.09 to 107.76	133,683	126,230
300	32	93.33	95.68	93.44	17.00	102.39	65.97	158.33	80.44 to 100.33	318,358	297,479
305	1	199.00	199.00	199.00			199.00	199.00	N/A	450,000	895,496
325	4	81.00	77.02	68.93	10.65	111.73	58.23	87.83	N/A	116,500	80,300
326	3	97.31	91.80	81.19	34.36	113.07	38.89	139.21	N/A	21,833	17,727
330	1	106.56	106.56	106.56			106.56	106.56	N/A	4,690,887	4,998,528
332	1	76.36	76.36	76.36			76.36	76.36	N/A	345,000	263,457
334	3	105.02	98.28	93.88	6.99	104.68	83.90	105.91	N/A	713,333	669,708
336	1	100.00	100.00	100.00			100.00	100.00	N/A	22,410	22,410
340	1	59.07	59.07	59.07			59.07	59.07	N/A	2,860,000	1,689,456
341	2	102.58	102.58	132.22	51.03	77.58	50.23	154.92	N/A	415,000	548,706
343	3	101.71	111.58	105.96	17.37	105.31	90.02	143.01	N/A	410,666	435,127
344	15	93.44	96.38	94.72	27.04	101.75	53.68	236.25	68.42 to 111.86	197,916	187,471
349	2	153.48	153.48	109.10	49.72	140.67	77.16	229.79	N/A	126,468	137,978
350	5	101.46	107.13	110.22	16.58	97.20	74.37	143.02	N/A	345,010	380,257
351	1	48.29	48.29	48.29			48.29	48.29	N/A	79,000	38,149
352	3	94.09	92.79	93.87	2.80	98.86	88.20	96.09	N/A	118,266	111,013
353	13	99.06	104.75	154.84	29.54	67.65	22.86	188.40	76.24 to 136.49	214,923	332,794
381	1	123.90	123.90	123.90			123.90	123.90	N/A	10,000	12,390
389	2	73.01	73.01	81.47	33.80	89.61	48.33	97.68	N/A	67,000	54,585
391	1	102.20	102.20	102.20			102.20	102.20	N/A	250,000	255,490
405	1	83.75	83.75	83.75			83.75	83.75	N/A	180,000	150,750
406	10	95.07	104.79	105.27	27.24	99.54	56.89	159.66	79.68 to 153.21	119,850	126,167
407	1	107.47	107.47	107.47			107.47	107.47	N/A	1,525,000	1,638,992
410	3	113.01	109.98	109.20	7.95	100.71	94.98	121.94	N/A	126,666	138,315
411	1	99.12	99.12	99.12			99.12	99.12	N/A	129,000	127,868
412	1	60.92	60.92	60.92			60.92	60.92	N/A	1,186,000	722,459
418	1	148.78	148.78	148.78			148.78	148.78	N/A	59,197	88,076
421	2	111.42	111.42	111.94	1.27	99.53	110.00	112.83	N/A	21,955	24,575
423	1	65.59	65.59	65.59			65.59	65.59	N/A	250,000	163,981
433	1	76.35	76.35	76.35			76.35	76.35	N/A	275,000	209,973
442	4	68.50	93.36	93.50	44.14	99.85	62.74	173.68	N/A	66,250	61,942
455	1	56.98	56.98	56.98			56.98	56.98	N/A	300,000	170,930
470	1	68.17	68.17	68.17			68.17	68.17	N/A	45,000	30,676
472	1	67.94	67.94	67.94			67.94	67.94	N/A	52,000	35,328
498	1	102.12	102.12	102.12			102.12	102.12	N/A	110,899	113,246
531	1	69.39	69.39	69.39			69.39	69.39	N/A	450,000	312,245
533	1	85.69	85.69	85.69			85.69	85.69	N/A	25,000	21,423

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

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

NUMBER of Sales:	174	MEDIAN:	95	COV:	37.83	95% Median C.I.:	89.99 to 99.44
TOTAL Sales Price:	46,947,374	WGT. MEAN:	98	STD:	37.54	95% Wgt. Mean C.I.:	88.21 to 107.18
TOTAL Adj.Sales Price:	46,847,374	MEAN:	99	AVG.ABS.DEV:	24.95	95% Mean C.I.:	93.65 to 104.81
TOTAL Assessed Value:	45,767,690						
AVG. Adj. Sales Price:	269,237	COD:	26.21	MAX Sales Ratio:	313.19		
AVG. Assessed Value:	263,032	PRD:	101.57	MIN Sales Ratio:	22.86		

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589	1	88.65	88.65	88.65			88.65	88.65	N/A	2,400,000	2,127,602
851	2	50.57	50.57	37.58	40.69	134.54	29.99	71.14	N/A	116,500	43,784

ALL	174	95.18	99.23	97.70	26.21	101.57	22.86	313.19	89.99 to 99.44	269,237	263,032
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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	33	89.44	93.17	92.65	15.24	100.57	65.97	158.33	81.83 to 97.69	309,438	286,684
03	139	96.68	100.61	98.96	28.70	101.67	22.86	313.19	90.02 to 101.46	257,193	254,517
04	2	103.19	103.19	104.87	1.78	98.39	101.35	105.02	N/A	443,000	464,593
ALL	174	95.18	99.23	97.70	26.21	101.57	22.86	313.19	89.99 to 99.44	269,237	263,032

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:	64	MEDIAN:	72	COV:	20.85	95% Median C.I.:	69.02 to 76.06	(!: Derived)
(AgLand) TOTAL Sales Price:	16,236,722	WGT. MEAN:	73	STD:	15.57	95% Wgt. Mean C.I.:	70.26 to 76.58	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,236,722	MEAN:	75	AVG.ABS.DEV:	10.79	95% Mean C.I.:	70.85 to 78.48	
(AgLand) TOTAL Assessed Value:	11,920,758							
AVG. Adj. Sales Price:	253,698	COD:	14.90	MAX Sales Ratio:	127.07			
AVG. Assessed Value:	186,261	PRD:	101.69	MIN Sales Ratio:	25.88			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	93.79	93.79	92.71	1.56	101.16	92.33	95.25	N/A	442,004	409,785
10/01/03 TO 12/31/03	3	75.19	73.72	72.77	3.51	101.29	69.02	76.94	N/A	334,666	243,551
01/01/04 TO 03/31/04	6	62.31	70.08	66.46	35.16	105.44	25.88	127.07	25.88 to 127.07	265,673	176,564
04/01/04 TO 06/30/04	3	77.07	73.46	72.44	5.29	101.41	65.55	77.77	N/A	135,333	98,035
07/01/04 TO 09/30/04	1	72.41	72.41	72.41			72.41	72.41	N/A	82,425	59,680
10/01/04 TO 12/31/04	5	68.58	71.68	68.00	9.23	105.41	63.99	89.88	N/A	240,370	163,443
01/01/05 TO 03/31/05	5	72.44	71.00	72.68	7.22	97.69	56.25	78.69	N/A	365,161	265,408
04/01/05 TO 06/30/05	9	71.96	75.24	71.84	17.34	104.73	55.63	117.34	58.00 to 85.14	185,231	133,076
07/01/05 TO 09/30/05	5	69.85	67.54	68.16	9.95	99.09	48.08	79.75	N/A	233,420	159,097
10/01/05 TO 12/31/05	9	80.43	82.76	78.59	11.68	105.30	66.61	98.21	72.73 to 93.64	273,353	214,837
01/01/06 TO 03/31/06	8	66.93	70.59	71.32	16.31	98.97	46.35	94.97	46.35 to 94.97	232,468	165,801
04/01/06 TO 06/30/06	8	74.32	77.33	74.84	8.77	103.32	68.32	100.20	68.32 to 100.20	260,558	194,996
<u>Study Years</u>											
07/01/03 TO 06/30/04	14	76.07	74.97	74.68	19.89	100.38	25.88	127.07	60.00 to 92.33	277,717	207,408
07/01/04 TO 06/30/05	20	71.96	73.15	71.21	12.28	102.73	55.63	117.34	65.09 to 75.68	238,858	170,081
07/01/05 TO 06/30/06	30	74.32	75.53	74.17	13.14	101.84	46.35	100.20	69.02 to 80.01	252,383	187,180
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	15	68.58	71.44	67.91	19.01	105.20	25.88	127.07	63.99 to 77.77	218,954	148,692
01/01/05 TO 12/31/05	28	72.59	75.53	73.79	13.90	102.36	48.08	117.34	69.85 to 79.75	254,292	187,634
<u>ALL</u>											
	64	72.44	74.66	73.42	14.90	101.69	25.88	127.07	69.02 to 76.06	253,698	186,261

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:	64	MEDIAN:	72	COV:	20.85	95% Median C.I.:	69.02 to 76.06	(! : Derived)
(AgLand) TOTAL Sales Price:	16,236,722	WGT. MEAN:	73	STD:	15.57	95% Wgt. Mean C.I.:	70.26 to 76.58	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,236,722	MEAN:	75	AVG.ABS.DEV:	10.79	95% Mean C.I.:	70.85 to 78.48	
(AgLand) TOTAL Assessed Value:	11,920,758							
AVG. Adj. Sales Price:	253,698	COD:	14.90	MAX Sales Ratio:	127.07			
AVG. Assessed Value:	186,261	PRD:	101.69	MIN Sales Ratio:	25.88			

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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	
1495	4	75.98	79.43	75.30	16.59	105.48	65.55	100.20	N/A	102,972	77,540	
1497	5	55.63	54.68	55.54	10.39	98.45	46.35	64.72	N/A	276,957	153,826	
1499	1	60.80	60.80	60.80			60.80	60.80	N/A	120,312	73,148	
1501	2	112.64	112.64	120.89	12.81	93.18	98.21	127.07	N/A	70,000	84,621	
1551	8	75.29	75.01	74.93	20.43	100.10	25.88	117.34	25.88 to 117.34	217,123	162,699	
1553	10	72.44	76.36	75.56	8.00	101.06	64.93	94.97	71.55 to 84.26	281,762	212,895	
1555	3	75.68	73.59	74.05	3.10	99.37	69.02	76.06	N/A	487,170	360,747	
1775	5	76.94	78.32	82.29	15.72	95.18	56.25	95.25	N/A	312,066	256,795	
1777	2	85.28	85.28	84.25	6.18	101.22	80.01	90.55	N/A	298,000	251,079	
1779	7	69.02	70.50	69.82	3.61	100.97	66.61	75.05	66.61 to 75.05	282,591	197,301	
1781	2	67.88	67.88	67.73	14.56	100.23	58.00	77.77	N/A	101,600	68,810	
1835	3	92.05	81.90	76.26	12.18	107.39	60.00	93.64	N/A	262,010	199,816	
1837	7	75.19	76.14	73.57	9.42	103.50	65.09	89.88	65.09 to 89.88	288,276	212,078	
1839	3	67.24	66.56	66.59	2.22	99.96	63.99	68.46	N/A	269,045	179,157	
1841	2	73.46	73.46	74.45	4.91	98.67	69.85	77.07	N/A	107,419	79,972	
ALL	64	72.44	74.66	73.42	14.90	101.69	25.88	127.07	69.02 to 76.06	253,698	186,261	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	42	74.32	76.40	75.91	13.63	100.65	25.88	127.07	71.96 to 77.07	257,832	195,714	
2	9	64.72	65.68	60.07	18.72	109.33	46.35	100.20	48.08 to 83.86	199,630	119,921	
3	13	72.41	75.26	72.59	13.09	103.67	60.00	93.64	65.09 to 89.88	277,776	201,651	
ALL	64	72.44	74.66	73.42	14.90	101.69	25.88	127.07	69.02 to 76.06	253,698	186,261	

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	64	72.44	74.66	73.42	14.90	101.69	25.88	127.07	69.02 to 76.06	253,698	186,261	
ALL	64	72.44	74.66	73.42	14.90	101.69	25.88	127.07	69.02 to 76.06	253,698	186,261	

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:	64	MEDIAN:	72	COV:	20.85	95% Median C.I.:	69.02 to 76.06	(! : Derived)
(AgLand) TOTAL Sales Price:	16,236,722	WGT. MEAN:	73	STD:	15.57	95% Wgt. Mean C.I.:	70.26 to 76.58	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,236,722	MEAN:	75	AVG.ABS.DEV:	10.79	95% Mean C.I.:	70.85 to 78.48	
(AgLand) TOTAL Assessed Value:	11,920,758							
AVG. Adj. Sales Price:	253,698	COD:	14.90	MAX Sales Ratio:	127.07			
AVG. Assessed Value:	186,261	PRD:	101.69	MIN Sales Ratio:	25.88			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
59-0001	23	72.41	74.10	72.92	9.08	101.61	58.00	93.64	68.58 to 75.29	286,634	209,026	
59-0002	5	83.80	79.92	78.60	32.17	101.68	25.88	127.07	N/A	65,508	51,487	
59-0005	21	72.44	73.44	71.76	15.90	102.35	46.35	117.34	64.93 to 80.43	286,713	205,733	
59-0013	9	70.84	74.42	77.25	13.22	96.33	56.25	95.25	63.99 to 92.33	269,923	208,515	
59-0080	6	74.06	77.07	76.03	14.79	101.37	64.72	100.20	64.72 to 100.20	144,381	109,778	
71-0067												
NonValid School												
ALL	64	72.44	74.66	73.42	14.90	101.69	25.88	127.07	69.02 to 76.06	253,698	186,261	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	1	89.88	89.88	89.88			89.88	89.88	N/A	40,000	35,950	
30.01 TO 50.00	5	72.41	67.99	61.72	21.01	110.15	25.88	98.21	N/A	72,560	44,786	
50.01 TO 100.00	21	76.94	74.49	71.58	18.26	104.06	46.35	117.34	63.99 to 83.86	122,887	87,967	
100.01 TO 180.00	29	71.96	75.49	73.55	11.61	102.64	55.63	127.07	68.58 to 79.75	305,450	224,656	
180.01 TO 330.00	6	75.29	71.26	70.89	5.87	100.51	58.62	76.06	58.62 to 76.06	535,168	379,405	
330.01 TO 650.00	2	83.76	83.76	86.31	10.23	97.05	75.19	92.33	N/A	592,104	511,035	
ALL	64	72.44	74.66	73.42	14.90	101.69	25.88	127.07	69.02 to 76.06	253,698	186,261	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	13	76.94	78.95	74.83	11.95	105.50	63.99	100.20	67.24 to 92.05	195,208	146,074	
DRY-N/A	20	72.57	76.96	75.33	14.92	102.17	56.25	127.07	66.61 to 83.86	239,658	180,531	
GRASS	5	64.93	65.49	62.33	29.19	105.07	25.88	98.21	N/A	99,548	62,049	
GRASS-N/A	5	64.62	66.67	62.93	16.84	105.93	46.35	83.80	N/A	84,462	53,155	
IRRGTD	4	65.29	62.65	63.33	14.25	98.94	48.08	71.96	N/A	420,396	266,227	
IRRGTD-N/A	17	72.44	76.55	75.67	11.30	101.17	55.63	117.34	69.02 to 84.26	370,836	280,601	
ALL	64	72.44	74.66	73.42	14.90	101.69	25.88	127.07	69.02 to 76.06	253,698	186,261	

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:	64	MEDIAN:	72	COV:	20.85	95% Median C.I.:	69.02 to 76.06	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	16,236,722	MEAN:	75	AVG.ABS.DEV:	10.79	95% Mean C.I.:	70.85 to 78.48	
(AgLand) TOTAL Assessed Value:	11,920,758							
AVG. Adj. Sales Price:	253,698	COD:	14.90	MAX Sales Ratio:	127.07			
AVG. Assessed Value:	186,261	PRD:	101.69	MIN Sales Ratio:	25.88			

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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	22	74.32	77.53	74.38	13.00	104.24	60.00	100.20	67.24 to 89.88	228,517	169,974
DRY-N/A	11	75.19	78.17	76.85	15.70	101.72	56.25	127.07	64.72 to 90.55	209,408	160,924
GRASS	6	62.87	64.71	62.03	26.22	104.31	25.88	98.21	25.88 to 98.21	103,008	63,899
GRASS-N/A	4	71.19	68.14	63.78	17.77	106.82	46.35	83.80	N/A	75,500	48,157
IRRGTD	16	71.96	74.53	73.27	11.96	101.73	48.08	117.34	69.02 to 78.69	400,212	293,217
IRRGTD-N/A	5	75.29	71.89	72.27	9.75	99.47	55.63	85.14	N/A	316,480	228,733
ALL	64	72.44	74.66	73.42	14.90	101.69	25.88	127.07	69.02 to 76.06	253,698	186,261

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	33	75.05	77.74	75.16	13.83	103.44	56.25	127.07	68.58 to 80.01	222,147	166,957
GRASS	9	64.93	66.24	62.45	25.53	106.06	25.88	98.21	46.35 to 83.80	95,005	59,335
GRASS-N/A	1	64.62	64.62	64.62			64.62	64.62	N/A	65,000	42,004
IRRGTD	19	72.44	75.17	73.79	11.41	101.87	48.08	117.34	69.02 to 78.69	399,568	294,854
IRRGTD-N/A	2	61.86	61.86	59.11	10.08	104.65	55.63	68.10	N/A	197,000	116,456
ALL	64	72.44	74.66	73.42	14.90	101.69	25.88	127.07	69.02 to 76.06	253,698	186,261

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	83.80	83.80	83.80			83.80	83.80	N/A	25,000	20,949
30000 TO 59999	3	89.88	90.65	89.33	5.32	101.48	83.86	98.21	N/A	40,896	36,532
60000 TO 99999	8	71.13	73.58	72.93	24.33	100.89	25.88	117.34	25.88 to 117.34	83,250	60,711
100000 TO 149999	12	77.42	77.21	77.38	18.95	99.78	46.35	127.07	60.80 to 92.05	119,411	92,396
150000 TO 249999	10	70.44	74.27	75.14	13.78	98.84	56.25	94.97	63.99 to 90.55	191,262	143,721
250000 TO 499999	25	71.96	71.50	71.22	8.87	100.40	48.08	93.64	68.32 to 75.05	355,134	252,910
500000 +	5	75.29	75.44	76.14	9.06	99.08	58.62	92.33	N/A	639,818	487,160
ALL	64	72.44	74.66	73.42	14.90	101.69	25.88	127.07	69.02 to 76.06	253,698	186,261

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	16,236,722	MEAN:	75	AVG.ABS.DEV:	10.79	95% Mean C.I.:	70.85 to 78.48	
(AgLand) TOTAL Assessed Value:	11,920,758							
AVG. Adj. Sales Price:	253,698	COD:	14.90	MAX Sales Ratio:	127.07			
AVG. Assessed Value:	186,261	PRD:	101.69	MIN Sales Ratio:	25.88			

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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	83.80	69.30	49.60	28.77	139.72	25.88	98.21	N/A	50,846	25,218	
30000 TO 59999	8	71.13	69.82	66.29	14.22	105.33	46.35	89.88	46.35 to 89.88	76,019	50,390	
60000 TO 99999	7	64.93	70.40	68.08	14.15	103.40	56.25	100.20	56.25 to 100.20	113,719	77,424	
100000 TO 149999	14	77.88	81.76	77.12	19.01	106.02	48.08	127.07	65.55 to 95.25	153,779	118,587	
150000 TO 249999	12	75.56	76.80	75.50	12.89	101.72	55.63	94.97	66.61 to 90.55	289,180	218,331	
250000 TO 499999	18	71.76	71.39	70.86	5.60	100.74	58.62	84.06	68.32 to 75.19	417,989	296,202	
500000 +	2	84.01	84.01	84.02	9.91	99.98	75.68	92.33	N/A	766,547	644,078	
ALL	64	72.44	74.66	73.42	14.90	101.69	25.88	127.07	69.02 to 76.06	253,698	186,261	

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:	1331	MEDIAN:	91	COV:	29.99	95% Median C.I.:	89.69 to 91.87
TOTAL Sales Price:	127,959,544	WGT. MEAN:	90	STD:	28.41	95% Wgt. Mean C.I.:	88.85 to 90.66
TOTAL Adj.Sales Price:	127,973,044	MEAN:	95	AVG.ABS.DEV:	16.23	95% Mean C.I.:	93.20 to 96.25
TOTAL Assessed Value:	114,859,318						
AVG. Adj. Sales Price:	96,148	COD:	17.89	MAX Sales Ratio:	371.04		
AVG. Assessed Value:	86,295	PRD:	105.54	MIN Sales Ratio:	9.89		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	180	91.50	97.51	91.44	19.45	106.63	51.73	363.00	89.06 to 94.26	97,424	89,088
10/01/04 TO 12/31/04	169	94.41	98.98	93.47	16.96	105.89	43.77	279.70	92.52 to 97.14	96,595	90,290
01/01/05 TO 03/31/05	127	91.24	96.23	92.87	15.57	103.62	57.73	187.24	87.89 to 96.19	92,884	86,259
04/01/05 TO 06/30/05	190	92.96	97.01	92.41	15.91	104.99	31.89	263.85	90.54 to 95.93	94,340	87,177
07/01/05 TO 09/30/05	183	89.49	93.93	88.22	17.61	106.47	37.43	371.04	87.50 to 91.87	96,887	85,473
10/01/05 TO 12/31/05	156	89.81	93.48	87.68	18.51	106.61	37.12	329.60	86.07 to 92.17	94,092	82,503
01/01/06 TO 03/31/06	144	88.74	90.30	86.29	17.44	104.65	38.41	171.43	83.93 to 92.98	95,237	82,177
04/01/06 TO 06/30/06	182	86.96	89.93	85.94	19.99	104.64	9.89	355.36	84.47 to 89.67	100,374	86,263
<u>Study Years</u>											
07/01/04 TO 06/30/05	666	92.90	97.50	92.50	17.05	105.40	31.89	363.00	91.32 to 94.16	95,468	88,308
07/01/05 TO 06/30/06	665	88.57	91.94	87.04	18.49	105.63	9.89	371.04	87.50 to 90.05	96,828	84,279
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	656	90.63	95.16	90.18	17.05	105.52	31.89	371.04	89.63 to 92.17	94,710	85,412
<u>ALL</u>											
	1331	90.73	94.72	89.75	17.89	105.54	9.89	371.04	89.69 to 91.87	96,148	86,295

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BATTLE CREEK	45	93.17	92.93	91.55	22.59	101.51	16.19	171.76	86.34 to 102.25	83,147	76,122
MADISON	81	93.12	100.27	90.46	23.65	110.85	49.72	355.36	87.66 to 97.58	52,159	47,183
MEADOW GROVE	21	87.96	99.16	88.98	26.97	111.44	64.87	218.41	76.29 to 112.06	37,215	33,113
NEWMAN GROVE	33	95.94	117.54	90.70	45.78	129.59	41.91	371.04	81.25 to 111.54	39,243	35,595
NORFOLK	1008	90.58	93.57	90.12	15.20	103.82	9.89	279.70	89.45 to 91.71	101,644	91,606
RURAL	117	89.33	91.58	87.15	20.29	105.08	37.43	217.00	83.42 to 92.67	121,515	105,902
TILDEN	26	89.16	106.95	80.64	38.11	132.64	42.76	329.60	79.19 to 106.92	48,284	38,934
<u>ALL</u>											
	1331	90.73	94.72	89.75	17.89	105.54	9.89	371.04	89.69 to 91.87	96,148	86,295

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	1209	90.96	95.11	90.11	17.63	105.54	9.89	371.04	89.78 to 92.06	93,568	84,318
2	75	88.57	91.11	89.16	17.91	102.18	37.43	185.85	82.71 to 93.30	131,269	117,042
3	47	83.61	90.52	82.74	25.39	109.40	46.33	217.00	77.14 to 92.52	106,470	88,090
<u>ALL</u>											
	1331	90.73	94.72	89.75	17.89	105.54	9.89	371.04	89.69 to 91.87	96,148	86,295

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:	1331	MEDIAN:	91	COV:	29.99	95% Median C.I.:	89.69 to 91.87
TOTAL Sales Price:	127,959,544	WGT. MEAN:	90	STD:	28.41	95% Wgt. Mean C.I.:	88.85 to 90.66
TOTAL Adj.Sales Price:	127,973,044	MEAN:	95	AVG.ABS.DEV:	16.23	95% Mean C.I.:	93.20 to 96.25
TOTAL Assessed Value:	114,859,318						
AVG. Adj. Sales Price:	96,148	COD:	17.89	MAX Sales Ratio:	371.04		
AVG. Assessed Value:	86,295	PRD:	105.54	MIN Sales Ratio:	9.89		

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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	1233	90.78	95.23	89.99	17.30	105.82	16.08	371.04	89.71 to 91.90	100,820	90,729
2	91	91.56	88.42	81.12	26.17	108.99	9.89	363.00	83.51 to 95.37	35,825	29,062
3	7	84.86	86.76	86.14	7.89	100.72	71.01	103.66	71.01 to 103.66	57,280	49,341
<u>ALL</u>	<u>1331</u>	<u>90.73</u>	<u>94.72</u>	<u>89.75</u>	<u>17.89</u>	<u>105.54</u>	<u>9.89</u>	<u>371.04</u>	<u>89.69 to 91.87</u>	<u>96,148</u>	<u>86,295</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1317	90.67	94.44	89.68	17.57	105.32	9.89	371.04	89.67 to 91.82	96,832	86,835
06											
07	14	115.49	120.91	111.91	34.36	108.05	59.42	233.71	71.79 to 172.74	31,746	35,526
<u>ALL</u>	<u>1331</u>	<u>90.73</u>	<u>94.72</u>	<u>89.75</u>	<u>17.89</u>	<u>105.54</u>	<u>9.89</u>	<u>371.04</u>	<u>89.69 to 91.87</u>	<u>96,148</u>	<u>86,295</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
59-0001	91	92.52	100.03	90.46	23.50	110.59	49.72	355.36	88.78 to 97.58	57,161	51,706
59-0002	1083	90.19	93.06	89.79	15.32	103.65	9.89	279.70	89.22 to 91.39	104,134	93,500
59-0005	72	92.80	93.96	90.03	22.67	104.36	16.19	181.94	87.45 to 102.25	88,806	79,955
59-0013	35	96.43	118.99	91.93	45.72	129.44	41.91	371.04	85.74 to 111.54	40,615	37,337
59-0080	50	90.51	105.11	84.01	34.26	125.12	42.76	329.60	80.17 to 105.78	43,566	36,598
71-0067											
NonValid School											
<u>ALL</u>	<u>1331</u>	<u>90.73</u>	<u>94.72</u>	<u>89.75</u>	<u>17.89</u>	<u>105.54</u>	<u>9.89</u>	<u>371.04</u>	<u>89.69 to 91.87</u>	<u>96,148</u>	<u>86,295</u>

PA&T 2007 Preliminary Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1331	MEDIAN:	91	COV:	29.99	95% Median C.I.:	89.69 to 91.87
TOTAL Sales Price:	127,959,544	WGT. MEAN:	90	STD:	28.41	95% Wgt. Mean C.I.:	88.85 to 90.66
TOTAL Adj.Sales Price:	127,973,044	MEAN:	95	AVG.ABS.DEV:	16.23	95% Mean C.I.:	93.20 to 96.25
TOTAL Assessed Value:	114,859,318						
AVG. Adj. Sales Price:	96,148	COD:	17.89	MAX Sales Ratio:	371.04		
AVG. Assessed Value:	86,295	PRD:	105.54	MIN Sales Ratio:	9.89		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	108	92.04	92.52	80.35	30.64	115.15	9.89	363.00	82.80 to 97.17	42,228	33,930
Prior TO 1860	1	108.66	108.66	108.66			108.66	108.66	N/A	114,900	124,854
1860 TO 1899	44	94.69	109.30	94.37	32.35	115.82	56.21	355.36	84.38 to 110.22	42,828	40,417
1900 TO 1919	211	93.88	101.55	92.95	23.74	109.24	37.82	371.04	90.79 to 99.96	53,607	49,830
1920 TO 1939	168	87.55	92.86	85.47	20.76	108.64	37.12	279.70	83.36 to 91.68	68,847	58,846
1940 TO 1949	41	96.50	100.66	96.12	18.36	104.72	50.86	205.57	88.78 to 103.05	60,329	57,990
1950 TO 1959	117	89.11	94.48	91.63	14.53	103.11	68.96	184.53	86.46 to 92.12	72,272	66,223
1960 TO 1969	145	89.75	93.53	90.62	14.17	103.21	54.71	218.41	87.10 to 93.26	93,444	84,678
1970 TO 1979	181	89.68	91.88	88.98	13.60	103.25	42.76	233.71	87.66 to 92.48	117,088	104,185
1980 TO 1989	84	90.85	92.44	90.30	12.02	102.36	63.08	172.74	88.22 to 94.29	150,297	135,723
1990 TO 1994	41	91.57	90.88	90.26	7.56	100.68	72.47	107.80	88.15 to 94.05	202,995	183,224
1995 TO 1999	65	88.90	91.03	89.64	9.92	101.55	70.31	128.07	86.23 to 92.61	177,570	159,177
2000 TO Present	125	91.01	90.87	90.16	10.48	100.78	31.89	150.04	88.52 to 93.86	162,989	146,959
ALL	1331	90.73	94.72	89.75	17.89	105.54	9.89	371.04	89.69 to 91.87	96,148	86,295

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	10	166.38	195.40	158.66	66.56	123.16	41.91	371.04	54.45 to 363.00	1,900	3,014
5000 TO 9999	18	91.14	115.34	115.62	55.88	99.76	16.19	233.71	67.40 to 185.85	6,361	7,354
Total \$											
1 TO 9999	28	108.71	143.93	121.74	67.95	118.23	16.19	371.04	85.15 to 199.53	4,767	5,804
10000 TO 29999	127	105.38	118.47	115.87	28.44	102.25	48.61	355.36	101.37 to 112.06	19,815	22,959
30000 TO 59999	272	97.37	99.83	98.98	19.84	100.86	14.71	184.53	94.03 to 101.53	45,094	44,636
60000 TO 99999	384	87.90	89.07	88.98	12.98	100.10	46.33	150.04	86.80 to 89.76	79,830	71,033
100000 TO 149999	293	87.45	87.08	86.88	11.49	100.23	9.89	130.48	85.62 to 89.49	121,295	105,381
150000 TO 249999	187	88.39	88.63	88.46	10.09	100.20	16.08	133.15	87.84 to 91.23	182,823	161,717
250000 TO 499999	39	86.90	89.09	89.49	10.52	99.56	64.57	118.28	83.42 to 94.16	304,995	272,936
500000 +	1	76.97	76.97	76.97			76.97	76.97	N/A	780,000	600,392
ALL	1331	90.73	94.72	89.75	17.89	105.54	9.89	371.04	89.69 to 91.87	96,148	86,295

PA&T 2007 Preliminary Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1331	MEDIAN:	91	COV:	29.99	95% Median C.I.:	89.69 to 91.87
TOTAL Sales Price:	127,959,544	WGT. MEAN:	90	STD:	28.41	95% Wgt. Mean C.I.:	88.85 to 90.66
TOTAL Adj.Sales Price:	127,973,044	MEAN:	95	AVG.ABS.DEV:	16.23	95% Mean C.I.:	93.20 to 96.25
TOTAL Assessed Value:	114,859,318						
AVG. Adj. Sales Price:	96,148	COD:	17.89	MAX Sales Ratio:	371.04		
AVG. Assessed Value:	86,295	PRD:	105.54	MIN Sales Ratio:	9.89		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	15	82.80	118.13	65.88	82.35	179.31	16.19	363.00	51.73 to 115.76	3,800	2,503
5000 TO 9999	15	85.15	103.06	58.44	61.70	176.34	14.71	371.04	50.93 to 110.82	11,660	6,814
Total \$											
1 TO 9999	30	83.97	110.59	60.27	71.98	183.49	14.71	371.04	57.73 to 107.47	7,730	4,659
10000 TO 29999	129	95.94	102.70	87.99	27.84	116.73	9.89	279.70	90.92 to 101.37	23,169	20,386
30000 TO 59999	345	91.94	96.83	87.90	23.03	110.17	16.08	355.36	87.94 to 93.68	52,692	46,314
60000 TO 99999	413	89.11	91.80	88.56	14.19	103.66	42.76	184.53	87.55 to 90.67	89,241	79,029
100000 TO 149999	250	89.86	91.97	90.38	10.44	101.76	63.08	150.04	88.90 to 92.25	133,429	120,588
150000 TO 249999	141	93.17	92.22	91.08	8.56	101.26	64.57	133.15	89.78 to 94.32	200,725	182,813
250000 TO 499999	22	95.80	96.10	95.48	7.33	100.66	82.73	118.28	88.74 to 102.39	330,768	315,802
500000 +	1	76.97	76.97	76.97			76.97	76.97	N/A	780,000	600,392
ALL	1331	90.73	94.72	89.75	17.89	105.54	9.89	371.04	89.69 to 91.87	96,148	86,295

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	88	90.24	97.10	85.54	30.55	113.51	9.89	363.00	83.51 to 95.64	47,487	40,621
0	23	82.33	71.55	50.67	35.66	141.22	14.71	112.36	45.99 to 99.04	36,547	18,516
10	7	101.37	94.58	94.86	14.60	99.71	69.20	117.72	69.20 to 117.72	29,178	27,678
15	1	233.71	233.71	233.71			233.71	233.71	N/A	7,000	16,360
20	114	93.29	106.27	93.55	30.86	113.59	37.82	371.04	87.72 to 100.08	45,138	42,229
25	27	86.70	87.88	83.54	18.54	105.20	49.72	154.67	76.96 to 98.46	70,086	58,546
30	962	90.60	94.14	90.02	15.74	104.58	31.89	355.36	89.49 to 91.84	95,100	85,610
35	30	92.41	92.19	91.70	6.57	100.53	75.75	107.51	88.29 to 95.86	177,511	162,772
40	72	89.71	90.66	90.09	8.42	100.64	72.47	108.52	86.23 to 94.16	218,049	196,441
45	2	99.24	99.24	99.24	0.00	100.00	99.24	99.24	N/A	325,000	322,524
50	4	92.16	92.09	92.14	2.72	99.94	88.15	95.90	N/A	440,750	406,125
60	1	76.97	76.97	76.97			76.97	76.97	N/A	780,000	600,392
ALL	1331	90.73	94.72	89.75	17.89	105.54	9.89	371.04	89.69 to 91.87	96,148	86,295

PA&T 2007 Preliminary Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1331	MEDIAN:	91	COV:	29.99	95% Median C.I.:	89.69 to 91.87
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TOTAL Adj.Sales Price:	127,973,044	MEAN:	95	AVG.ABS.DEV:	16.23	95% Mean C.I.:	93.20 to 96.25
TOTAL Assessed Value:	114,859,318						
AVG. Adj. Sales Price:	96,148	COD:	17.89	MAX Sales Ratio:	371.04		
AVG. Assessed Value:	86,295	PRD:	105.54	MIN Sales Ratio:	9.89		

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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)	82	86.69	92.94	80.93	28.52	114.85	9.89	363.00	82.41 to 94.76	45,802	37,066	
0	22	87.99	73.05	52.67	32.61	138.71	14.71	112.36	45.99 to 101.06	32,844	17,298	
100	11	91.71	104.56	95.17	32.07	109.86	59.42	181.94	71.79 to 171.97	40,522	38,565	
101	942	90.97	95.44	90.21	16.63	105.80	31.89	371.04	89.75 to 92.12	99,028	89,335	
102	55	89.36	90.88	90.51	12.40	100.41	62.58	133.15	86.91 to 94.05	131,518	119,040	
103	7	85.98	88.40	87.50	14.96	101.03	58.27	112.18	58.27 to 112.18	126,585	110,758	
104	127	88.28	94.43	88.64	21.84	106.53	37.12	263.85	85.28 to 93.06	95,673	84,808	
106	11	103.91	122.26	99.98	35.27	122.29	38.41	329.60	74.74 to 163.27	94,568	94,548	
111	40	93.66	94.35	92.56	10.36	101.94	66.90	126.99	87.66 to 96.99	109,985	101,797	
301	29	90.73	89.65	90.09	9.28	99.52	68.64	110.43	84.40 to 97.39	128,456	115,722	
302	2	91.67	91.67	88.62	11.86	103.44	80.79	102.54	N/A	62,475	55,363	
305	1	96.11	96.11	96.11			96.11	96.11	N/A	48,000	46,133	
307	1	79.45	79.45	79.45			79.45	79.45	N/A	64,000	50,851	
308	1	100.23	100.23	100.23			100.23	100.23	N/A	92,500	92,710	
ALL	1331	90.73	94.72	89.75	17.89	105.54	9.89	371.04	89.69 to 91.87	96,148	86,295	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	88	90.24	97.10	85.54	30.55	113.51	9.89	363.00	83.51 to 95.64	47,487	40,621	
0	23	82.33	71.55	50.67	35.66	141.22	14.71	112.36	45.99 to 99.04	36,547	18,516	
10	4	138.74	148.14	118.33	43.02	125.20	81.38	233.71	N/A	19,500	23,073	
20	27	95.49	103.75	88.68	34.50	117.00	37.12	263.85	76.29 to 114.09	46,368	41,120	
25	3	79.45	80.81	81.80	19.38	98.79	58.39	104.58	N/A	33,333	27,266	
30	1014	90.79	95.25	90.05	17.13	105.78	37.82	371.04	89.55 to 91.94	89,035	80,175	
35	3	78.17	83.06	86.37	12.67	96.17	70.64	100.36	N/A	111,583	96,371	
40	168	90.55	91.27	90.91	9.65	100.40	31.89	150.04	88.74 to 93.72	179,323	163,019	
60	1	76.97	76.97	76.97			76.97	76.97	N/A	780,000	600,392	
ALL	1331	90.73	94.72	89.75	17.89	105.54	9.89	371.04	89.69 to 91.87	96,148	86,295	

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

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

NUMBER of Sales:	184	MEDIAN:	92	COV:	39.36	95% Median C.I.:	85.87 to 96.42
TOTAL Sales Price:	49,953,231	WGT. MEAN:	94	STD:	37.18	95% Wgt. Mean C.I.:	85.09 to 103.11
TOTAL Adj.Sales Price:	49,853,231	MEAN:	94	AVG.ABS.DEV:	25.40	95% Mean C.I.:	89.08 to 99.82
TOTAL Assessed Value:	46,910,948						
AVG. Adj. Sales Price:	270,941	COD:	27.52	MAX Sales Ratio:	274.72		
AVG. Assessed Value:	254,950	PRD:	100.37	MIN Sales Ratio:	20.25		

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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	11	93.95	106.86	93.49	31.59	114.30	64.67	218.19	67.13 to 150.00	96,394	90,123
10/01/03 TO 12/31/03	14	91.38	94.92	99.90	33.22	95.02	29.99	152.50	67.66 to 135.06	510,398	509,870
01/01/04 TO 03/31/04	17	94.52	102.74	95.46	22.50	107.63	56.89	186.03	80.85 to 123.90	305,396	291,522
04/01/04 TO 06/30/04	16	96.42	94.25	94.05	19.21	100.22	47.24	171.43	69.00 to 103.23	242,056	227,650
07/01/04 TO 09/30/04	15	93.06	91.93	85.87	15.14	107.06	56.44	137.91	73.50 to 97.31	253,887	218,008
10/01/04 TO 12/31/04	9	70.18	74.86	78.19	16.01	95.75	59.12	109.24	63.52 to 85.87	78,608	61,461
01/01/05 TO 03/31/05	19	80.85	85.86	80.57	20.81	106.56	29.21	183.31	78.35 to 92.38	149,272	120,269
04/01/05 TO 06/30/05	30	96.59	103.65	100.61	30.05	103.02	38.89	274.72	81.17 to 102.91	415,617	418,137
07/01/05 TO 09/30/05	15	86.58	87.68	85.62	33.28	102.41	20.25	150.80	63.50 to 111.28	200,733	171,865
10/01/05 TO 12/31/05	8	73.28	70.77	99.19	34.71	71.35	22.86	108.82	22.86 to 108.82	350,662	347,827
01/01/06 TO 03/31/06	14	91.13	100.91	95.85	36.44	105.28	45.41	195.94	62.74 to 136.61	325,289	311,795
04/01/06 TO 06/30/06	16	100.00	95.77	75.46	27.49	126.91	53.11	178.40	59.67 to 105.09	149,488	112,803
<u>Study Years</u>											
07/01/03 TO 06/30/04	58	96.26	99.29	96.86	25.32	102.51	29.99	218.19	88.00 to 100.75	297,768	288,410
07/01/04 TO 06/30/05	73	90.02	93.06	94.11	24.91	98.89	29.21	274.72	80.00 to 95.09	271,513	255,514
07/01/05 TO 06/30/06	53	89.94	91.06	90.35	33.28	100.79	20.25	195.94	68.25 to 101.35	240,795	217,558
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	57	93.06	93.11	91.47	20.41	101.80	47.24	186.03	85.69 to 96.68	238,253	217,922
01/01/05 TO 12/31/05	72	90.49	91.97	95.59	29.31	96.21	20.25	274.72	78.75 to 96.57	293,347	280,414
<u>ALL</u>											
	184	92.31	94.45	94.10	27.52	100.37	20.25	274.72	85.87 to 96.42	270,941	254,950

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	193.21	193.21	193.21			193.21	193.21	N/A	8,500	16,423
BATTLE CREEK	6	79.86	78.68	48.18	37.26	163.29	29.99	116.11	29.99 to 116.11	50,091	24,135
MADISON	13	93.95	91.50	83.16	16.75	110.03	62.74	139.21	71.14 to 102.82	36,986	30,758
MEADOW GROVE	2	63.04	63.04	81.39	36.23	77.45	40.20	85.87	N/A	12,750	10,377
NEWMAN GROVE	9	73.50	79.19	62.67	31.58	126.35	38.89	124.09	48.33 to 123.90	20,111	12,604
NORFOLK	125	92.38	95.24	94.06	27.03	101.26	20.25	233.33	82.83 to 96.61	330,584	310,932
RURAL	22	92.51	100.82	97.92	29.11	102.96	51.40	274.72	74.77 to 105.09	333,788	326,848
TILDEN	6	93.91	93.67	83.18	28.44	112.61	22.86	158.33	22.86 to 158.33	31,750	26,409
<u>ALL</u>											
	184	92.31	94.45	94.10	27.52	100.37	20.25	274.72	85.87 to 96.42	270,941	254,950

PA&T 2007 Preliminary Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	184	MEDIAN:	92	COV:	39.36	95% Median C.I.:	85.87 to 96.42
TOTAL Sales Price:	49,953,231	WGT. MEAN:	94	STD:	37.18	95% Wgt. Mean C.I.:	85.09 to 103.11
TOTAL Adj.Sales Price:	49,853,231	MEAN:	94	AVG.ABS.DEV:	25.40	95% Mean C.I.:	89.08 to 99.82
TOTAL Assessed Value:	46,910,948						
AVG. Adj. Sales Price:	270,941	COD:	27.52	MAX Sales Ratio:	274.72		
AVG. Assessed Value:	254,950	PRD:	100.37	MIN Sales Ratio:	20.25		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	166	92.31	94.45	93.40	28.27	101.12	20.25	274.72	82.87 to 96.61	259,474	242,350
2	10	91.74	87.00	87.78	16.47	99.11	51.40	133.33	60.26 to 97.68	440,028	386,255
3	8	96.42	103.82	118.40	23.60	87.68	56.89	195.94	56.89 to 195.94	297,530	352,268
<u>ALL</u>	<u>184</u>	<u>92.31</u>	<u>94.45</u>	<u>94.10</u>	<u>27.52</u>	<u>100.37</u>	<u>20.25</u>	<u>274.72</u>	<u>85.87 to 96.42</u>	<u>270,941</u>	<u>254,950</u>

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	145	92.95	96.28	95.15	26.88	101.19	20.25	233.33	85.87 to 96.68	313,897	298,683
2	36	90.76	88.40	82.86	29.72	106.68	29.21	274.72	68.06 to 97.13	104,672	86,731
3	3	86.58	78.49	84.14	27.38	93.29	38.89	110.00	N/A	189,970	159,837
<u>ALL</u>	<u>184</u>	<u>92.31</u>	<u>94.45</u>	<u>94.10</u>	<u>27.52</u>	<u>100.37</u>	<u>20.25</u>	<u>274.72</u>	<u>85.87 to 96.42</u>	<u>270,941</u>	<u>254,950</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
59-0001	15	93.95	95.97	84.02	24.19	114.23	56.89	193.21	71.14 to 102.82	33,888	28,472
59-0002	145	92.38	96.28	94.65	27.37	101.73	20.25	274.72	85.11 to 96.42	335,381	317,438
59-0005	6	79.86	78.68	48.18	37.26	163.29	29.99	116.11	29.99 to 116.11	50,091	24,135
59-0013	9	73.50	79.19	62.67	31.58	126.35	38.89	124.09	48.33 to 123.90	20,111	12,604
59-0080	9	90.02	88.13	84.58	28.30	104.20	22.86	158.33	40.20 to 105.09	25,888	21,897
71-0067											
NonValid School											
<u>ALL</u>	<u>184</u>	<u>92.31</u>	<u>94.45</u>	<u>94.10</u>	<u>27.52</u>	<u>100.37</u>	<u>20.25</u>	<u>274.72</u>	<u>85.87 to 96.42</u>	<u>270,941</u>	<u>254,950</u>

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	184	MEDIAN:	92	COV:	39.36	95% Median C.I.:	85.87 to 96.42
TOTAL Sales Price:	49,953,231	WGT. MEAN:	94	STD:	37.18	95% Wgt. Mean C.I.:	85.09 to 103.11
TOTAL Adj.Sales Price:	49,853,231	MEAN:	94	AVG.ABS.DEV:	25.40	95% Mean C.I.:	89.08 to 99.82
TOTAL Assessed Value:	46,910,948						
AVG. Adj. Sales Price:	270,941	COD:	27.52	MAX Sales Ratio:	274.72		
AVG. Assessed Value:	254,950	PRD:	100.37	MIN Sales Ratio:	20.25		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	40	90.76	88.59	84.81	27.94	104.45	29.21	274.72	70.18 to 97.13	174,154	147,705
Prior TO 1860	1	124.09	124.09	124.09			124.09	124.09	N/A	5,500	6,825
1860 TO 1899	7	102.82	104.42	111.26	17.51	93.85	71.55	142.89	71.55 to 142.89	30,028	33,409
1900 TO 1919	20	95.32	99.31	96.00	23.40	103.45	45.41	171.43	83.72 to 116.11	52,200	50,110
1920 TO 1939	7	94.71	106.61	91.66	43.51	116.31	22.86	186.03	22.86 to 186.03	87,064	79,805
1940 TO 1949	5	120.47	112.60	166.09	37.81	67.79	48.33	195.94	N/A	121,400	201,638
1950 TO 1959	11	96.72	108.16	121.32	27.96	89.15	67.08	178.40	71.93 to 150.80	131,454	159,485
1960 TO 1969	13	82.00	89.80	79.61	33.46	112.80	47.72	193.21	56.44 to 102.70	174,307	138,767
1970 TO 1979	37	80.85	88.53	93.51	21.18	94.67	39.13	152.50	78.35 to 96.57	329,524	308,145
1980 TO 1989	22	93.87	93.80	98.36	32.52	95.36	20.25	233.33	63.59 to 105.10	718,089	706,304
1990 TO 1994	6	79.03	77.00	87.01	21.37	88.50	38.89	100.00	38.89 to 100.00	384,750	334,759
1995 TO 1999	8	87.75	85.61	80.66	14.55	106.14	59.67	108.33	59.67 to 108.33	580,375	468,110
2000 TO Present	7	96.09	120.24	110.48	27.86	108.83	92.06	218.19	92.06 to 218.19	250,997	277,306
ALL	184	92.31	94.45	94.10	27.52	100.37	20.25	274.72	85.87 to 96.42	270,941	254,950

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	7	97.31	93.54	96.22	19.81	97.22	40.20	130.18	40.20 to 130.18	2,880	2,771
5000 TO 9999	6	102.84	112.17	113.64	27.81	98.70	57.72	193.21	57.72 to 193.21	7,320	8,318
Total \$											
1 TO 9999	13	97.80	102.14	108.16	24.60	94.43	40.20	193.21	78.75 to 124.09	4,929	5,331
10000 TO 29999	21	102.82	113.60	114.66	27.65	99.08	56.89	274.72	96.00 to 123.90	21,179	24,284
30000 TO 59999	28	84.43	94.37	95.84	42.41	98.47	22.86	218.19	64.50 to 108.33	40,371	38,690
60000 TO 99999	25	83.72	96.22	96.25	35.35	99.97	39.13	233.33	67.96 to 97.68	79,822	76,831
100000 TO 149999	21	89.36	88.33	87.56	14.76	100.89	51.40	150.00	78.35 to 96.09	123,128	107,807
150000 TO 249999	24	87.60	80.91	80.32	24.19	100.74	29.21	136.61	60.26 to 97.22	190,710	153,178
250000 TO 499999	28	85.74	90.80	92.57	23.90	98.09	55.76	195.94	75.23 to 96.57	341,135	315,787
500000 +	24	95.55	94.91	96.75	23.29	98.10	20.25	179.96	80.85 to 105.10	1,229,328	1,189,385
ALL	184	92.31	94.45	94.10	27.52	100.37	20.25	274.72	85.87 to 96.42	270,941	254,950

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

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

NUMBER of Sales:	184	MEDIAN:	92	COV:	39.36	95% Median C.I.:	85.87 to 96.42
TOTAL Sales Price:	49,953,231	WGT. MEAN:	94	STD:	37.18	95% Wgt. Mean C.I.:	85.09 to 103.11
TOTAL Adj.Sales Price:	49,853,231	MEAN:	94	AVG.ABS.DEV:	25.40	95% Mean C.I.:	89.08 to 99.82
TOTAL Assessed Value:	46,910,948						
AVG. Adj. Sales Price:	270,941	COD:	27.52	MAX Sales Ratio:	274.72		
AVG. Assessed Value:	254,950	PRD:	100.37	MIN Sales Ratio:	20.25		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	7	92.31	83.19	77.37	21.15	107.53	40.20	118.24	40.20 to 118.24	3,321	2,570
5000 TO 9999	6	102.84	95.85	63.71	23.25	150.44	22.86	130.18	22.86 to 130.18	11,221	7,149
Total \$ _____											
1 TO 9999	13	97.31	89.03	67.22	23.07	132.45	22.86	130.18	57.72 to 118.24	6,967	4,683
10000 TO 29999	29	85.87	86.64	75.35	30.69	114.98	38.89	193.21	64.09 to 100.00	27,135	20,445
30000 TO 59999	28	76.39	86.20	67.99	36.90	126.79	29.21	183.31	64.50 to 100.75	65,589	44,594
60000 TO 99999	21	93.06	105.76	89.45	33.38	118.23	47.24	274.72	80.06 to 118.16	89,492	80,054
100000 TO 149999	28	85.51	94.59	77.29	31.55	122.39	20.25	218.19	78.35 to 99.12	154,720	119,576
150000 TO 249999	22	94.02	99.57	91.49	23.39	108.83	55.76	233.33	79.35 to 106.25	211,000	193,051
250000 TO 499999	23	86.58	88.14	85.75	15.86	102.79	66.22	133.33	76.13 to 96.49	391,034	335,329
500000 +	20	105.01	110.39	102.67	22.01	107.52	58.16	195.94	93.02 to 114.98	1,364,594	1,400,975
ALL	184	92.31	94.45	94.10	27.52	100.37	20.25	274.72	85.87 to 96.42	270,941	254,950

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	47	92.31	93.22	86.35	30.74	107.96	29.21	274.72	74.77 to 97.80	144,597	124,858
10	39	96.49	93.81	83.85	27.47	111.88	22.86	195.94	73.32 to 101.35	223,465	187,385
15	6	76.46	70.01	65.20	16.35	107.37	20.25	92.38	20.25 to 92.38	403,166	262,857
20	87	92.06	95.28	100.30	24.79	95.00	29.99	233.33	82.00 to 96.68	358,795	359,880
30	4	95.09	102.65	111.84	12.68	91.78	87.10	133.33	N/A	163,700	183,087
40	1	218.19	218.19	218.19			218.19	218.19	N/A	52,937	115,501
ALL	184	92.31	94.45	94.10	27.52	100.37	20.25	274.72	85.87 to 96.42	270,941	254,950

PA&T 2007 Preliminary Statistics

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

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NUMBER of Sales:	184	MEDIAN:	92	COV:	39.36	95% Median C.I.:	85.87 to 96.42
TOTAL Sales Price:	49,953,231	WGT. MEAN:	94	STD:	37.18	95% Wgt. Mean C.I.:	85.09 to 103.11
TOTAL Adj.Sales Price:	49,853,231	MEAN:	94	AVG.ABS.DEV:	25.40	95% Mean C.I.:	89.08 to 99.82
TOTAL Assessed Value:	46,910,948						
AVG. Adj. Sales Price:	270,941	COD:	27.52	MAX Sales Ratio:	274.72		
AVG. Assessed Value:	254,950	PRD:	100.37	MIN Sales Ratio:	20.25		

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OCCUPANCY CODE

	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	48	91.87	92.90	86.12	30.43	107.88	29.21	274.72	74.77 to 97.22	141,029	121,448
300	35	93.02	96.48	91.96	18.69	104.91	64.67	186.03	80.85 to 97.08	308,670	283,848
305	1	195.94	195.94	195.94			195.94	195.94	N/A	450,000	881,740
325	4	77.91	74.53	66.61	10.82	111.89	56.44	85.87	N/A	116,500	77,602
326	3	97.31	91.80	81.19	34.36	113.07	38.89	139.21	N/A	21,833	17,727
330	1	105.00	105.00	105.00			105.00	105.00	N/A	4,690,887	4,925,431
332	1	73.03	73.03	73.03			73.03	73.03	N/A	345,000	251,939
334	3	103.23	98.19	94.47	8.49	103.94	82.52	108.82	N/A	713,333	673,866
336	1	100.00	100.00	100.00			100.00	100.00	N/A	22,410	22,410
340	1	58.16	58.16	58.16			58.16	58.16	N/A	2,860,000	1,663,491
341	2	99.26	99.26	128.45	51.92	77.28	47.72	150.80	N/A	415,000	533,049
343	3	100.00	108.88	103.79	15.53	104.90	90.02	136.61	N/A	410,666	426,242
344	16	92.36	96.56	98.80	28.69	97.74	39.13	233.33	67.08 to 112.55	216,171	213,577
349	3	79.41	123.64	88.55	60.81	139.62	73.32	218.19	N/A	223,479	197,894
350	5	100.67	103.53	103.98	16.46	99.57	69.00	133.81	N/A	345,010	358,738
351	1	45.41	45.41	45.41			45.41	45.41	N/A	79,000	35,870
352	3	94.09	92.43	93.67	3.18	98.67	87.10	96.09	N/A	118,266	110,783
353	13	96.00	101.47	151.46	29.67	67.00	22.86	183.31	71.93 to 125.64	214,923	325,528
381	1	123.90	123.90	123.90			123.90	123.90	N/A	10,000	12,390
389	2	73.01	73.01	81.47	33.80	89.61	48.33	97.68	N/A	67,000	54,585
391	1	98.83	98.83	98.83			98.83	98.83	N/A	250,000	247,075
405	1	81.17	81.17	81.17			81.17	81.17	N/A	180,000	146,104
406	10	94.38	100.00	101.35	29.23	98.67	56.89	152.50	59.12 to 150.00	119,850	121,466
407	1	105.10	105.10	105.10			105.10	105.10	N/A	1,525,000	1,602,825
410	4	98.35	83.78	52.85	29.46	158.52	20.25	118.16	N/A	243,750	128,820
411	1	99.12	99.12	99.12			99.12	99.12	N/A	129,000	127,868
412	1	59.67	59.67	59.67			59.67	59.67	N/A	1,186,000	707,726
418	1	142.89	142.89	142.89			142.89	142.89	N/A	59,197	84,586
421	2	109.17	109.17	108.86	0.76	100.28	108.33	110.00	N/A	21,955	23,900
423	1	64.14	64.14	64.14			64.14	64.14	N/A	250,000	160,342
433	1	71.79	71.79	71.79			71.79	71.79	N/A	275,000	197,432
442	4	68.50	92.79	92.90	43.32	99.88	62.74	171.43	N/A	66,250	61,548
455	1	55.76	55.76	55.76			55.76	55.76	N/A	300,000	167,281
470	1	64.09	64.09	64.09			64.09	64.09	N/A	45,000	28,839
472	1	64.50	64.50	64.50			64.50	64.50	N/A	52,000	33,538
498	1	100.00	100.00	100.00			100.00	100.00	N/A	110,899	110,899
531	1	66.22	66.22	66.22			66.22	66.22	N/A	450,000	297,991
533	1	85.69	85.69	85.69			85.69	85.69	N/A	25,000	21,423

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

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

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TOTAL Sales Price:	49,953,231	WGT. MEAN:	94	STD:	37.18	95% Wgt. Mean C.I.:	85.09 to 103.11
TOTAL Adj.Sales Price:	49,853,231	MEAN:	94	AVG.ABS.DEV:	25.40	95% Mean C.I.:	89.08 to 99.82
TOTAL Assessed Value:	46,910,948						
AVG. Adj. Sales Price:	270,941	COD:	27.52	MAX Sales Ratio:	274.72		
AVG. Assessed Value:	254,950	PRD:	100.37	MIN Sales Ratio:	20.25		

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589	1	87.50	87.50	87.50			87.50	87.50	N/A	2,400,000	2,100,000
851	2	50.57	50.57	37.58	40.69	134.54	29.99	71.14	N/A	116,500	43,784
ALL											
	184	92.31	94.45	94.10	27.52	100.37	20.25	274.72	85.87 to 96.42	270,941	254,950

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	35	92.38	93.64	91.63	16.09	102.19	64.67	186.03	80.85 to 96.61	311,141	285,099
03	145	91.42	94.47	94.43	31.07	100.05	20.25	274.72	82.83 to 96.68	257,429	243,088
04	4	98.88	100.75	102.97	4.38	97.84	96.42	108.82	N/A	409,000	421,156
ALL											
	184	92.31	94.45	94.10	27.52	100.37	20.25	274.72	85.87 to 96.42	270,941	254,950

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:	70	MEDIAN:	72	COV:	31.85	95% Median C.I.:	69.04 to 76.06	(!: Derived)
(AgLand) TOTAL Sales Price:	16,168,793	WGT. MEAN:	71	STD:	23.79	95% Wgt. Mean C.I.:	67.21 to 73.79	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,168,793	MEAN:	75	AVG.ABS.DEV:	13.18	95% Mean C.I.:	69.12 to 80.27	
(AgLand) TOTAL Assessed Value:	11,399,096							
AVG. Adj. Sales Price:	230,982	COD:	18.23	MAX Sales Ratio:	220.54			
AVG. Assessed Value:	162,844	PRD:	105.95	MIN Sales Ratio:	25.88			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	92.62	92.62	92.56	2.84	100.07	89.99	95.25	N/A	118,400	109,589
10/01/03 TO 12/31/03	3	69.02	71.65	70.21	3.84	102.06	68.99	76.94	N/A	334,666	234,956
01/01/04 TO 03/31/04	6	58.45	67.50	61.62	41.91	109.54	25.88	127.07	25.88 to 127.07	265,613	163,677
04/01/04 TO 06/30/04	3	77.07	72.61	71.38	6.39	101.73	63.00	77.77	N/A	135,333	96,601
07/01/04 TO 09/30/04	2	72.08	72.08	75.81	13.58	95.08	62.29	81.87	N/A	133,112	100,909
10/01/04 TO 12/31/04	5	68.61	65.54	62.88	11.21	104.23	54.38	77.94	N/A	240,370	151,150
01/01/05 TO 03/31/05	4	72.20	69.86	70.53	7.97	99.05	56.25	78.79	N/A	265,230	187,070
04/01/05 TO 06/30/05	9	71.96	73.57	70.42	18.84	104.48	50.43	117.34	58.00 to 85.14	185,231	130,432
07/01/05 TO 09/30/05	5	69.80	62.23	62.78	11.88	99.12	41.15	71.56	N/A	233,420	146,550
10/01/05 TO 12/31/05	12	79.22	81.23	77.71	9.34	104.53	66.61	102.26	72.95 to 90.55	249,597	193,958
01/01/06 TO 03/31/06	11	65.41	82.27	70.26	36.74	117.10	45.73	220.54	58.04 to 94.97	226,183	158,906
04/01/06 TO 06/30/06	8	72.85	75.18	72.78	6.61	103.30	68.32	95.29	68.32 to 95.29	260,242	189,401
<u>Study Years</u>											
07/01/03 TO 06/30/04	14	72.98	73.07	67.77	22.88	107.83	25.88	127.07	52.27 to 89.99	231,462	156,851
07/01/04 TO 06/30/05	20	71.40	70.67	68.63	14.61	102.98	50.43	117.34	62.29 to 77.94	209,804	143,987
07/01/05 TO 06/30/06	36	72.95	77.57	72.41	18.13	107.11	41.15	220.54	69.80 to 78.77	242,561	175,651
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	16	66.62	68.42	64.29	22.16	106.42	25.88	127.07	54.38 to 77.94	216,734	139,339
01/01/05 TO 12/31/05	30	72.64	74.25	72.31	14.39	102.68	41.15	117.34	69.85 to 79.20	229,676	166,081
<u>ALL</u>											
	70	72.28	74.70	70.50	18.23	105.95	25.88	220.54	69.04 to 76.06	230,982	162,844

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	162,844	PRD:	105.95	MIN Sales Ratio:	25.88			

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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	
1495	4	72.16	75.66	71.64	17.43	105.61	63.00	95.29	N/A	102,972	73,769	
1497	5	50.43	50.42	50.08	11.06	100.68	41.15	62.50	N/A	276,885	138,658	
1499	2	69.79	69.79	74.94	12.88	93.12	60.80	78.77	N/A	282,713	211,878	
1501	4	112.64	129.92	115.10	38.96	112.88	73.87	220.54	N/A	80,788	92,986	
1551	9	72.95	74.97	74.34	19.68	100.86	25.88	117.34	64.62 to 85.14	223,198	165,918	
1553	11	72.44	78.73	77.38	11.03	101.74	64.93	102.26	71.56 to 94.97	274,846	212,683	
1555	3	76.06	75.40	72.94	5.28	103.36	69.04	81.09	N/A	251,375	183,359	
1775	4	73.89	74.82	72.55	15.26	103.13	56.25	95.25	N/A	198,031	143,675	
1777	3	81.87	79.28	77.03	10.24	102.92	65.41	90.55	N/A	259,933	200,225	
1779	7	69.02	70.46	69.78	3.54	100.96	66.61	75.05	66.61 to 75.05	282,229	196,948	
1781	2	67.88	67.88	67.73	14.56	100.23	58.00	77.77	N/A	101,600	68,810	
1835	3	78.44	69.50	64.66	12.04	107.49	50.86	79.20	N/A	262,010	169,407	
1837	8	69.40	69.40	65.95	11.62	105.22	55.93	89.99	55.93 to 89.99	267,366	176,339	
1839	3	58.04	57.07	57.20	2.54	99.79	54.38	58.80	N/A	269,045	153,882	
1841	2	73.46	73.46	74.45	4.91	98.67	69.85	77.07	N/A	107,419	79,972	
ALL												
	70	72.28	74.70	70.50	18.23	105.95	25.88	220.54	69.04 to 76.06	230,982	162,844	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	47	73.58	79.56	75.47	17.55	105.42	25.88	220.54	71.96 to 78.77	226,390	170,854	
2	9	62.50	61.63	55.02	20.10	112.02	41.15	95.29	45.73 to 81.17	199,590	109,818	
3	14	65.64	66.78	63.79	15.02	104.69	50.86	89.99	55.93 to 78.44	266,578	170,041	
ALL												
	70	72.28	74.70	70.50	18.23	105.95	25.88	220.54	69.04 to 76.06	230,982	162,844	

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	70	72.28	74.70	70.50	18.23	105.95	25.88	220.54	69.04 to 76.06	230,982	162,844	
ALL												
	70	72.28	74.70	70.50	18.23	105.95	25.88	220.54	69.04 to 76.06	230,982	162,844	

PA&T 2007 Preliminary Statistics

Base Stat

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AVG. Assessed Value:	162,844	PRD:	105.95	MIN Sales Ratio:	25.88			

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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)											
59-0001	25	71.96	70.16	68.98	8.92	101.71	50.86	89.99	68.61 to 73.58	279,314	192,666
59-0002	7	83.80	99.14	90.10	47.98	110.03	25.88	220.54	25.88 to 220.54	72,956	65,734
59-0005	24	74.45	74.66	72.00	17.42	103.69	41.15	117.34	66.61 to 81.87	256,160	184,438
59-0013	8	70.35	69.83	66.60	14.50	104.84	54.38	95.25	54.38 to 95.25	207,637	138,290
59-0080	6	64.29	71.76	68.04	13.80	105.46	62.50	95.29	62.50 to 95.29	144,381	98,241
71-0067											
NonValid School											
ALL	70	72.28	74.70	70.50	18.23	105.95	25.88	220.54	69.04 to 76.06	230,982	162,844

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	77.94	77.94	77.94			77.94	77.94	N/A	40,000	31,175
30.01 TO 50.00	6	71.72	68.48	62.39	22.05	109.77	25.88	98.21	25.88 to 98.21	70,050	43,703
50.01 TO 100.00	25	77.07	79.22	72.70	24.26	108.97	41.15	220.54	62.50 to 81.87	122,743	89,229
100.01 TO 180.00	31	71.96	73.53	71.18	12.83	103.30	50.43	127.07	68.61 to 72.84	301,064	214,312
180.01 TO 330.00	5	72.95	66.47	65.16	10.59	102.01	52.27	76.06	N/A	489,153	318,731
330.01 TO 650.00	2	73.88	73.88	74.05	6.62	99.78	68.99	78.77	N/A	430,557	318,809
ALL	70	72.28	74.70	70.50	18.23	105.95	25.88	220.54	69.04 to 76.06	230,982	162,844

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	18	77.01	83.20	73.12	21.08	113.78	54.38	220.54	66.61 to 81.09	176,175	128,814
DRY-N/A	21	69.85	72.90	70.66	15.57	103.18	50.86	127.07	62.50 to 78.77	249,321	176,161
GRASS	5	64.93	65.49	62.33	29.19	105.07	25.88	98.21	N/A	99,548	62,049
GRASS-N/A	5	64.62	66.54	62.77	17.03	106.01	45.73	83.80	N/A	84,462	53,016
IRRGTD	5	71.96	63.84	62.05	16.79	102.89	41.15	81.87	N/A	373,005	231,437
IRRGTD-N/A	16	72.44	76.31	73.31	13.06	104.09	50.43	117.34	69.02 to 84.29	311,050	228,033
ALL	70	72.28	74.70	70.50	18.23	105.95	25.88	220.54	69.04 to 76.06	230,982	162,844

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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	27	73.87	78.29	70.03	20.16	111.79	50.86	220.54	65.41 to 79.20	209,660	146,816
DRY-N/A	12	70.90	76.23	74.80	16.04	101.92	56.25	127.07	63.00 to 81.17	228,839	171,166
GRASS	6	62.87	64.71	62.03	26.22	104.31	25.88	98.21	25.88 to 98.21	103,008	63,899
GRASS-N/A	4	71.19	67.98	63.55	17.99	106.96	45.73	83.80	N/A	75,500	47,983
IRRGTD	16	71.96	74.72	70.47	14.52	106.04	41.15	117.34	69.02 to 81.87	328,714	231,640
IRRGTD-N/A	5	72.95	68.93	69.48	12.20	99.20	50.43	85.14	N/A	316,480	219,893
ALL	70	72.28	74.70	70.50	18.23	105.95	25.88	220.54	69.04 to 76.06	230,982	162,844

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	38	73.21	77.62	71.18	19.30	109.05	50.86	220.54	68.61 to 77.94	209,520	149,143
DRY-N/A	1	78.77	78.77	78.77			78.77	78.77	N/A	445,115	350,609
GRASS	9	64.93	66.17	62.37	25.63	106.09	25.88	98.21	45.73 to 83.80	95,005	59,258
GRASS-N/A	1	64.62	64.62	64.62			64.62	64.62	N/A	65,000	42,004
IRRGTD	19	72.44	75.08	71.23	13.22	105.41	41.15	117.34	69.04 to 81.87	339,359	241,737
IRRGTD-N/A	2	56.80	56.80	53.99	11.21	105.20	50.43	63.16	N/A	197,000	106,355
ALL	70	72.28	74.70	70.50	18.23	105.95	25.88	220.54	69.04 to 76.06	230,982	162,844

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	83.80	83.80	83.80			83.80	83.80	N/A	25,000	20,949
30000 TO 59999	5	81.17	111.79	111.16	39.35	100.57	77.94	220.54	N/A	45,229	50,275
60000 TO 99999	8	67.24	71.42	70.76	26.17	100.93	25.88	117.34	25.88 to 117.34	83,250	58,905
100000 TO 149999	14	77.42	76.52	76.61	16.99	99.88	45.73	127.07	60.80 to 89.99	120,795	92,542
150000 TO 249999	12	74.47	75.40	76.34	17.76	98.77	54.38	102.26	58.80 to 90.55	191,631	146,289
250000 TO 499999	27	70.84	68.17	67.97	9.74	100.29	41.15	84.29	66.61 to 72.44	355,380	241,542
500000 +	3	72.95	66.06	65.01	9.45	101.61	52.27	72.95	N/A	555,213	360,937
ALL	70	72.28	74.70	70.50	18.23	105.95	25.88	220.54	69.04 to 76.06	230,982	162,844

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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	83.80	69.30	49.60	28.77	139.72	25.88	98.21	N/A	50,846	25,218	
30000 TO 59999	9	69.85	68.25	65.28	13.23	104.56	45.73	81.17	58.00 to 81.09	73,961	48,280	
60000 TO 99999	8	62.83	67.44	65.37	12.49	103.16	56.25	95.29	56.25 to 95.29	118,629	77,550	
100000 TO 149999	17	78.44	86.97	75.36	29.18	115.40	41.15	220.54	63.00 to 95.25	152,239	114,730	
150000 TO 249999	17	75.05	75.83	73.58	12.76	103.06	50.86	102.26	66.61 to 84.29	288,981	212,620	
250000 TO 499999	16	71.20	68.73	68.16	6.18	100.84	52.27	78.77	68.32 to 72.44	431,300	293,971	
ALL _____	70	72.28	74.70	70.50	18.23	105.95	25.88	220.54	69.04 to 76.06	230,982	162,844	

2007 Assessment Survey for Madison County

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: 3
4. Other part-time employees: 1
5. Number of shared employees: 0
6. Assessor's requested budget for current fiscal year: \$395,362
7. Part of the budget that is dedicated to the computer system: \$33,000
8. Adopted budget, or granted budget if different from above: \$388,400
9. Amount of total budget set aside for appraisal work: \$22,000
10. Amount of the total budget set aside for education/workshops: \$2,500
11. Appraisal/Reappraisal budget, if not part of the total budget:
12. Other miscellaneous funds: None
13. Total budget: \$395,362

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

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by: Assessor and part time lister
2. Valuation done by: Assessor
3. Pickup work done by: Assessor and part time lister

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	278			278

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 1990
5. What was the last year the depreciation schedule for this property class was developed using market-derived information? 1991
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? N/A
7. Number of market areas/neighborhoods for this property class: 7
8. How are these defined? Areas are defined by towns and similar property characteristics. All parcels outside of the towns are included in the rural assessor location. Suburban area around Norfolk is included in Assessor location Norfolk
9. Is “Assessor Location” a usable valuation identity? Yes
10. Does the location “suburban” mean something other than rural residential? (*that is, does the “suburban” location have its own market?*)
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 part time lister
2. Valuation done by: Assessor
3. Pickup work done by whom: Assessor and part time lister

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	80			80

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 1989 for commercial and 1993 for industrial

5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 1989 for commercial and 1993 for industrial
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?** 1997 for commercial
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?** 2004
8. **Number of market areas/neighborhoods for this property class?** 7
9. **How are these defined?** Areas are defined by location and include all towns. Any parcels outside the city limits are included in the rural market area. Except for Norfolk
10. **Is “Assessor Location” a usable valuation identity?** Yes
11. **Does the 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 part-time lister
2. **Valuation done by:** Assessor
3. **Pickup work done by whom:** Assessor and part-time lister

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	39		18	51

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

How is your agricultural land defined? By statute and regulations

5. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?** N/A
6. **What is the date of the soil survey currently used?** 1984
7. **What date was the last countywide land use study completed?** 1998

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

b. **By whom?** Lister

c. **What proportion is complete / implemented at this time?** 100%

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

9. **How are these defined?** Market areas are defined by similar soil types and topography, and delineated by township lines.

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

E. Computer, Automation Information and GIS

1. **Administrative software:** TerraScan

2. **CAMA software:** TerraScan

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

a. **Who maintains the Cadastral Maps?** Assessor and Staff

4. **Does the county have GIS software?** Yes

a. **Who maintains the GIS software and maps?** A full-time employee

5. **Personal Property software:** TerraScan

F. Zoning Information

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

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

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

c. **When was zoning implemented?** 1975

G. Contracted Services

1. Appraisal Services: Industrial is contracted.

2. Other Services:

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

II. Assessment Actions

2006 Assessment Actions taken to address the following property classes/subclasses:

Residential

The 2007 preliminary statistics were studied by Madison County and it was determined that percentage adjustments and market trending to subclasses outside the acceptable median range was necessary to bring them within range. This resulted in percentage increases to the towns of Meadow Grove, 6%, and Norfolk, 3%, while the town of Tilden and the Rural Assessor Location increased 5%. Pick-up work of new and omitted construction was also completed by the County.

Commercial

The 2007 preliminary statistics were studied by Madison County and it was determined that percentage adjustments and market trending to subclasses outside the acceptable median range was necessary to bring them within range. This resulted in percentage increases to land values in the town of Norfolk.

Agricultural

The county conducted a sales study of the unimproved agricultural sales by land classification grouping and made increases to values accordingly. Dry and Irrigated values in Market Area Two and Three were increased.

County 59 - Madison

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 17,416	Value 2,018,387,799	Total Growth 26,193,780 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	1,014	8,113,073	177	2,385,692	143	1,307,154	1,334	11,805,919	
2. Res Improv Land	9,137	85,353,458	594	10,581,845	639	11,558,869	10,370	107,494,172	
3. Res Improvements	9,396	708,959,706	720	81,596,762	686	62,643,682	10,802	853,200,150	
4. Res Total	10,410	802,426,237	897	94,564,299	829	75,509,705	12,136	972,500,241	18,193,255
% of Total	85.77	82.51	7.39	9.72	6.83	7.76	69.68	48.18	69.45
5. Rec UnImp Land	0	0	1	6,446	1	68,423	2	74,869	
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	1	6,446	1	68,423	2	74,869	0
% of Total	0.00	0.00	50.00	8.60	50.00	91.39	0.01	0.00	0.00
Res+Rec Total	10,410	802,426,237	898	94,570,745	830	75,578,128	12,138	972,575,110	18,193,255
% of Total	85.76	82.50	7.39	9.72	6.83	7.77	69.69	48.18	69.45

County 59 - Madison

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 17,416	Value 2,018,387,799	Total Growth 26,193,780 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	324	13,600,946	44	581,363	52	1,613,501	420	15,795,810	
10. Comm Improv Land	1,270	66,838,546	98	3,220,222	50	2,457,482	1,418	72,516,250	
11. Comm Improvements	1,291	284,207,692	104	16,082,656	58	35,649,954	1,453	335,940,302	
12. Comm Total	1,615	364,647,184	148	19,884,241	110	39,720,937	1,873	424,252,362	4,606,035
% of Total	86.22	85.95	7.90	4.68	5.87	9.36	10.75	21.01	17.58
13. Ind UnImp Land	3	82,456	4	98,522	4	101,422	11	282,400	
14. Ind Improv Land	8	342,831	11	495,406	7	1,515,660	26	2,353,897	
15. Ind Improvements	8	4,141,184	11	17,380,236	7	23,882,437	26	45,403,857	
16. Ind Total	11	4,566,471	15	17,974,164	11	25,499,519	37	48,040,154	1,070,801
% of Total	29.72	9.50	40.54	37.41	29.72	53.07	0.21	2.38	4.08
Comm+Ind Total	1,626	369,213,655	163	37,858,405	121	65,220,456	1,910	472,292,516	5,676,836
% of Total	85.13	78.17	8.53	8.01	6.33	13.80	10.96	23.39	21.67
17. Taxable Total	12,036	1,171,639,892	1,061	132,429,150	951	140,798,584	14,048	1,444,867,626	23,870,091
% of Total	85.67	81.08	7.55	6.54	6.76	5.23	80.66	71.58	91.12

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	43	3,953	3,789,943	0	0	0
19. Commercial	7	1,124,795	6,356,237	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	43	3,953	3,789,943
19. Commercial	0	0	0	7	1,124,795	6,356,237
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				50	1,128,748	10,146,180

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	751	99	171	1,021

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	14	364,405	51	2,269,594	2,031	295,440,404	2,096	298,074,403
28. Ag-Improved Land	1	1,681	32	3,721,683	1,134	206,554,318	1,167	210,277,682
29. Ag-Improvements	2	138,804	32	1,539,170	1,238	63,490,114	1,272	65,168,088
30. Ag-Total Taxable							3,368	573,520,173

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	23	36.240	272,995	
33. HomeSite Improvements	0		0	23		1,056,985	
34. HomeSite Total							
35. FarmSite UnImp Land	1	22.040	144,009	5	9.840	30,314	
36. FarmSite Impr Land	0	0.000	0	26	63.040	110,120	
37. FarmSite Improv	2		138,804	29		482,185	
38. FarmSite Total							
39. Road & Ditches		0.000			81.660		
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	25	82.210	420,549	25	82.210	420,549	
32. HomeSite Improv Land	822	1,674.690	11,781,599	845	1,710.930	12,054,594	
33. HomeSite Improvements	796		41,802,732	819		42,859,717	2,323,689
34. HomeSite Total				844	1,793.140	55,334,860	
35. FarmSite UnImp Land	155	667.360	742,546	161	699.240	916,869	
36. FarmSite Impr Land	998	3,922.780	5,895,058	1,024	3,985.820	6,005,178	
37. FarmSite Improv	1,205		21,687,382	1,236		22,308,371	0
38. FarmSite Total				1,397	4,685.060	29,230,418	
39. Road & Ditches		7,143.060			7,224.720		
40. Other-Non Ag Use		23.770	1,319		23.770	1,319	
41. Total Section VI				2,241	13,726.690	84,566,597	2,323,689

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	9	1,043.940	762,907	9	1,043.940	762,907

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	2	283.300	258,959	2	283.300	258,959
44. Recapture Val			258,959			258,959

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	88.260	195,407	6,170.090	13,592,375	6,258.350	13,787,782
46. 1A	0.000	0	19.800	42,768	18,018.170	38,855,461	18,037.970	38,898,229
47. 2A1	0.000	0	233.680	479,165	6,492.600	13,245,579	6,726.280	13,724,744
48. 2A	0.000	0	156.760	313,207	4,931.710	9,807,756	5,088.470	10,120,963
49. 3A1	0.000	0	82.900	152,205	13,305.550	24,354,930	13,388.450	24,507,135
50. 3A	0.000	0	86.860	153,003	22,717.090	40,357,685	22,803.950	40,510,688
51. 4A1	0.000	0	9.700	13,095	3,603.500	4,862,216	3,613.200	4,875,311
52. 4A	0.000	0	3.900	4,633	516.940	614,125	520.840	618,758
53. Total	0.000	0	681.860	1,353,483	75,755.650	145,690,127	76,437.510	147,043,610
Dryland:								
54. 1D1	51.830	95,160	90.710	166,456	5,768.180	10,551,044	5,910.720	10,812,660
55. 1D	0.000	0	112.960	200,487	25,199.910	44,802,184	25,312.870	45,002,671
56. 2D1	6.300	10,085	245.330	397,015	8,834.120	14,245,298	9,085.750	14,652,398
57. 2D	0.000	0	418.200	631,830	7,175.470	10,843,273	7,593.670	11,475,103
58. 3D1	10.400	15,164	288.440	420,546	16,765.940	24,370,189	17,064.780	24,805,899
59. 3D	33.630	47,216	389.840	547,337	34,199.720	47,882,011	34,623.190	48,476,564
60. 4D1	0.000	0	45.900	54,529	6,893.600	8,174,463	6,939.500	8,228,992
61. 4D	0.000	0	11.200	12,096	589.500	636,575	600.700	648,671
62. Total	102.160	167,625	1,602.580	2,430,296	105,426.440	161,505,037	107,131.180	164,102,958
Grass:								
63. 1G1	0.000	0	10.360	8,692	426.680	359,820	437.040	368,512
64. 1G	0.000	0	11.600	9,710	2,137.940	1,764,987	2,149.540	1,774,697
65. 2G1	0.000	0	69.620	53,962	2,325.780	1,837,324	2,395.400	1,891,286
66. 2G	0.000	0	190.510	153,390	2,573.420	2,057,649	2,763.930	2,211,039
67. 3G1	0.000	0	141.380	108,892	5,251.940	3,982,241	5,393.320	4,091,133
68. 3G	0.000	0	307.360	226,915	9,577.300	7,090,247	9,884.660	7,317,162
69. 4G1	0.000	0	249.470	181,865	5,824.690	4,154,689	6,074.160	4,336,554
70. 4G	0.000	0	188.040	99,709	5,011.440	2,719,840	5,199.480	2,819,549
71. Total	0.000	0	1,168.340	843,135	33,129.190	23,966,797	34,297.530	24,809,932
72. Waste	0.000	0	160.970	17,382	1,889.630	204,024	2,050.600	221,406
73. Other	0.000	0	31.960	6,392	1,804.110	360,622	1,836.070	367,014
74. Exempt	6.530		28.750		132.210		167.490	
75. Total	102.160	167,625	3,645.710	4,650,688	218,005.020	331,726,607	221,752.890	336,544,920

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	1,157.890	1,733,025	1,157.890	1,733,025
46. 1A	0.000	0	0.000	0	1,388.480	2,010,911	1,388.480	2,010,911
47. 2A1	0.000	0	33.500	45,225	1,376.860	1,857,025	1,410.360	1,902,250
48. 2A	0.000	0	60.170	79,726	3,426.460	4,535,224	3,486.630	4,614,950
49. 3A1	0.000	0	0.000	0	3,140.220	3,922,281	3,140.220	3,922,281
50. 3A	0.000	0	10.200	12,240	4,010.390	4,801,668	4,020.590	4,813,908
51. 4A1	0.000	0	0.000	0	985.380	985,380	985.380	985,380
52. 4A	0.000	0	0.000	0	161.700	129,360	161.700	129,360
53. Total	0.000	0	103.870	137,191	15,647.380	19,974,874	15,751.250	20,112,065
Dryland:								
54. 1D1	0.800	1,000	0.000	0	501.220	626,398	502.020	627,398
55. 1D	0.800	960	0.000	0	1,487.690	1,778,508	1,488.490	1,779,468
56. 2D1	10.100	11,315	13.230	15,215	1,151.960	1,290,941	1,175.290	1,317,471
57. 2D	0.000	0	22.330	24,563	3,133.590	3,436,599	3,155.920	3,461,162
58. 3D1	5.240	5,502	0.000	0	2,198.250	2,288,315	2,203.490	2,293,817
59. 3D	1.300	1,235	4.690	4,456	2,699.310	2,562,551	2,705.300	2,568,242
60. 4D1	0.000	0	0.000	0	871.780	719,252	871.780	719,252
61. 4D	1.070	803	0.000	0	214.990	161,243	216.060	162,046
62. Total	19.310	20,815	40.250	44,234	12,258.790	12,863,807	12,318.350	12,928,856
Grass:								
63. 1G1	0.000	0	0.000	0	87.290	60,723	87.290	60,723
64. 1G	0.000	0	0.000	0	342.890	233,513	342.890	233,513
65. 2G1	0.000	0	1.390	938	181.540	117,755	182.930	118,693
66. 2G	0.000	0	0.600	405	1,695.120	1,130,496	1,695.720	1,130,901
67. 3G1	0.000	0	0.000	0	1,375.990	862,296	1,375.990	862,296
68. 3G	0.000	0	0.000	0	3,464.010	2,155,914	3,464.010	2,155,914
69. 4G1	0.000	0	0.000	0	2,947.220	1,593,003	2,947.220	1,593,003
70. 4G	0.000	0	0.000	0	2,438.330	831,431	2,438.330	831,431
71. Total	0.000	0	1.990	1,343	12,532.390	6,985,131	12,534.380	6,986,474
72. Waste	0.230	29	0.000	0	1,185.450	148,075	1,185.680	148,104
73. Other	0.000	0	0.000	0	474.730	94,946	474.730	94,946
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	19.540	20,844	146.110	182,768	42,098.740	40,066,833	42,264.390	40,270,445

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	2,136.270	4,800,430	2,136.270	4,800,430
46. 1A	0.000	0	33.280	73,216	3,108.530	6,834,611	3,141.810	6,907,827
47. 2A1	0.000	0	0.000	0	1,387.290	2,901,729	1,387.290	2,901,729
48. 2A	0.000	0	0.000	0	160.220	328,411	160.220	328,411
49. 3A1	0.000	0	3.000	5,700	1,311.340	2,491,546	1,314.340	2,497,246
50. 3A	0.000	0	26.510	49,044	4,377.510	8,098,397	4,404.020	8,147,441
51. 4A1	0.000	0	0.000	0	483.790	725,485	483.790	725,485
52. 4A	0.000	0	0.000	0	11.590	16,226	11.590	16,226
53. Total	0.000	0	62.790	127,960	12,976.540	26,196,835	13,039.330	26,324,795
Dryland:								
54. 1D1	0.000	0	15.000	30,000	7,313.240	14,559,580	7,328.240	14,589,580
55. 1D	3.120	6,084	90.200	175,890	9,837.240	19,092,553	9,930.560	19,274,527
56. 2D1	4.800	8,761	97.510	177,956	4,431.690	8,015,804	4,534.000	8,202,521
57. 2D	4.260	7,455	0.000	0	530.050	915,651	534.310	923,106
58. 3D1	0.000	0	10.900	18,258	6,771.840	11,331,088	6,782.740	11,349,346
59. 3D	0.850	1,381	116.810	189,817	15,764.440	25,608,072	15,882.100	25,799,270
60. 4D1	0.000	0	3.000	4,350	1,377.540	1,995,214	1,380.540	1,999,564
61. 4D	0.000	0	5.330	7,196	82.920	111,943	88.250	119,139
62. Total	13.030	23,681	338.750	603,467	46,108.960	81,629,905	46,460.740	82,257,053
Grass:								
63. 1G1	0.000	0	0.000	0	321.020	254,704	321.020	254,704
64. 1G	0.000	0	0.100	78	485.770	389,639	485.870	389,717
65. 2G1	1.600	1,200	1.800	720	1,300.960	956,159	1,304.360	958,079
66. 2G	5.560	4,171	0.000	0	443.550	350,493	449.110	354,664
67. 3G1	0.000	0	0.000	0	487.450	350,846	487.450	350,846
68. 3G	1.860	1,302	0.000	0	888.830	620,039	890.690	621,341
69. 4G1	4.820	3,254	0.250	169	377.440	249,637	382.510	253,060
70. 4G	0.000	0	25.000	11,492	541.440	285,815	566.440	297,307
71. Total	13.840	9,927	27.150	12,459	4,846.460	3,457,332	4,887.450	3,479,718
72. Waste	0.000	0	1.800	226	371.310	46,439	373.110	46,665
73. Other	0.000	0	1.400	280	148.500	29,700	149.900	29,980
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	26.870	33,608	431.890	744,392	64,451.770	111,360,211	64,910.530	112,138,211

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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	848.520	1,618,634	104,379.570	191,861,836	105,228.090	193,480,470
77.Dry Land	134.500	212,121	1,981.580	3,077,997	163,794.190	255,998,749	165,910.270	259,288,867
78.Grass	13.840	9,927	1,197.480	856,937	50,508.040	34,409,260	51,719.360	35,276,124
79.Waste	0.230	29	162.770	17,608	3,446.390	398,538	3,609.390	416,175
80.Other	0.000	0	33.360	6,672	2,427.340	485,268	2,460.700	491,940
81.Exempt	6.530	0	28.750	0	132.210	0	167.490	0
82.Total	148.570	222,077	4,223.710	5,577,848	324,555.530	483,153,651	328,927.810	488,953,576

2007 Agricultural Land Detail

County 59 - Madison

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,157.890	7.35%	1,733,025	8.62%	1,496.709
1A	1,388.480	8.82%	2,010,911	10.00%	1,448.282
2A1	1,410.360	8.95%	1,902,250	9.46%	1,348.769
2A	3,486.630	22.14%	4,614,950	22.95%	1,323.613
3A1	3,140.220	19.94%	3,922,281	19.50%	1,249.046
3A	4,020.590	25.53%	4,813,908	23.94%	1,197.313
4A1	985.380	6.26%	985,380	4.90%	1,000.000
4A	161.700	1.03%	129,360	0.64%	800.000
Irrigated Total	15,751.250	100.00%	20,112,065	100.00%	1,276.855

Dry:

1D1	502.020	4.08%	627,398	4.85%	1,249.747
1D	1,488.490	12.08%	1,779,468	13.76%	1,195.485
2D1	1,175.290	9.54%	1,317,471	10.19%	1,120.975
2D	3,155.920	25.62%	3,461,162	26.77%	1,096.720
3D1	2,203.490	17.89%	2,293,817	17.74%	1,040.992
3D	2,705.300	21.96%	2,568,242	19.86%	949.337
4D1	871.780	7.08%	719,252	5.56%	825.038
4D	216.060	1.75%	162,046	1.25%	750.004
Dry Total	12,318.350	100.00%	12,928,856	100.00%	1,049.560

Grass:

1G1	87.290	0.70%	60,723	0.87%	695.646
1G	342.890	2.74%	233,513	3.34%	681.014
2G1	182.930	1.46%	118,693	1.70%	648.843
2G	1,695.720	13.53%	1,130,901	16.19%	666.914
3G1	1,375.990	10.98%	862,296	12.34%	626.673
3G	3,464.010	27.64%	2,155,914	30.86%	622.375
4G1	2,947.220	23.51%	1,593,003	22.80%	540.510
4G	2,438.330	19.45%	831,431	11.90%	340.983
Grass Total	12,534.380	100.00%	6,986,474	100.00%	557.384

Irrigated Total	15,751.250	37.27%	20,112,065	49.94%	1,276.855
Dry Total	12,318.350	29.15%	12,928,856	32.11%	1,049.560
Grass Total	12,534.380	29.66%	6,986,474	17.35%	557.384
Waste	1,185.680	2.81%	148,104	0.37%	124.910
Other	474.730	1.12%	94,946	0.24%	200.000
Exempt	0.000	0.00%			
Market Area Total	42,264.390	100.00%	40,270,445	100.00%	952.822

As Related to the County as a Whole

Irrigated Total	15,751.250	14.97%	20,112,065	10.39%	
Dry Total	12,318.350	7.42%	12,928,856	4.99%	
Grass Total	12,534.380	24.24%	6,986,474	19.81%	
Waste	1,185.680	32.85%	148,104	35.59%	
Other	474.730	19.29%	94,946	19.30%	
Exempt	0.000	0.00%			
Market Area Total	42,264.390	12.85%	40,270,445	8.24%	

2007 Agricultural Land Detail

County 59 - Madison

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,136.270	16.38%	4,800,430	18.24%	2,247.108
1A	3,141.810	24.09%	6,907,827	26.24%	2,198.677
2A1	1,387.290	10.64%	2,901,729	11.02%	2,091.652
2A	160.220	1.23%	328,411	1.25%	2,049.750
3A1	1,314.340	10.08%	2,497,246	9.49%	1,900.000
3A	4,404.020	33.77%	8,147,441	30.95%	1,850.000
4A1	483.790	3.71%	725,485	2.76%	1,499.586
4A	11.590	0.09%	16,226	0.06%	1,400.000
Irrigated Total	13,039.330	100.00%	26,324,795	100.00%	2,018.876

Dry:

1D1	7,328.240	15.77%	14,589,580	17.74%	1,990.870
1D	9,930.560	21.37%	19,274,527	23.43%	1,940.930
2D1	4,534.000	9.76%	8,202,521	9.97%	1,809.113
2D	534.310	1.15%	923,106	1.12%	1,727.659
3D1	6,782.740	14.60%	11,349,346	13.80%	1,673.268
3D	15,882.100	34.18%	25,799,270	31.36%	1,624.424
4D1	1,380.540	2.97%	1,999,564	2.43%	1,448.392
4D	88.250	0.19%	119,139	0.14%	1,350.017
Dry Total	46,460.740	100.00%	82,257,053	100.00%	1,770.463

Grass:

1G1	321.020	6.57%	254,704	7.32%	793.420
1G	485.870	9.94%	389,717	11.20%	802.101
2G1	1,304.360	26.69%	958,079	27.53%	734.520
2G	449.110	9.19%	354,664	10.19%	789.704
3G1	487.450	9.97%	350,846	10.08%	719.757
3G	890.690	18.22%	621,341	17.86%	697.595
4G1	382.510	7.83%	253,060	7.27%	661.577
4G	566.440	11.59%	297,307	8.54%	524.869
Grass Total	4,887.450	100.00%	3,479,718	100.00%	711.970

Irrigated Total	13,039.330	20.09%	26,324,795	23.48%	2,018.876
Dry Total	46,460.740	71.58%	82,257,053	73.35%	1,770.463
Grass Total	4,887.450	7.53%	3,479,718	3.10%	711.970
Waste	373.110	0.57%	46,665	0.04%	125.070
Other	149.900	0.23%	29,980	0.03%	200.000
Exempt	0.000	0.00%			
Market Area Total	64,910.530	100.00%	112,138,211	100.00%	1,727.581

As Related to the County as a Whole

Irrigated Total	13,039.330	12.39%	26,324,795	13.61%	
Dry Total	46,460.740	28.00%	82,257,053	31.72%	
Grass Total	4,887.450	9.45%	3,479,718	9.86%	
Waste	373.110	10.34%	46,665	11.21%	
Other	149.900	6.09%	29,980	6.09%	
Exempt	0.000	0.00%			
Market Area Total	64,910.530	19.73%	112,138,211	22.93%	

2007 Agricultural Land Detail

County 59 - Madison

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	848.520	1,618,634	104,379.570	191,861,836
Dry	134.500	212,121	1,981.580	3,077,997	163,794.190	255,998,749
Grass	13.840	9,927	1,197.480	856,937	50,508.040	34,409,260
Waste	0.230	29	162.770	17,608	3,446.390	398,538
Other	0.000	0	33.360	6,672	2,427.340	485,268
Exempt	6.530	0	28.750	0	132.210	0
Total	148.570	222,077	4,223.710	5,577,848	324,555.530	483,153,651

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	105,228.090	193,480,470	105,228.090	31.99%	193,480,470	39.57%	1,838.677
Dry	165,910.270	259,288,867	165,910.270	50.44%	259,288,867	53.03%	1,562.825
Grass	51,719.360	35,276,124	51,719.360	15.72%	35,276,124	7.21%	682.068
Waste	3,609.390	416,175	3,609.390	1.10%	416,175	0.09%	115.303
Other	2,460.700	491,940	2,460.700	0.75%	491,940	0.10%	199.918
Exempt	167.490	0	167.490	0.05%	0	0.00%	0.000
Total	328,927.810	488,953,576	328,927.810	100.00%	488,953,576	100.00%	1,486.507

* Department of Property Assessment & Taxation Calculates

**MADISON COUNTY
THREE-YEAR PLAN OF ASSESSMENT
ASSESSMENT YEARS 2007, 2008, AND 2009**

15 - June - 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. This plan shall describe the assessment actions planned for the next assessment year and two (2) years thereafter. The plan shall indicate the classes or subclasses of real property that the County Assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the Assessor shall present the plan to the County Board of Equalization and the Assessor may amend the plan, if necessary, after the budget is approved by the County Board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

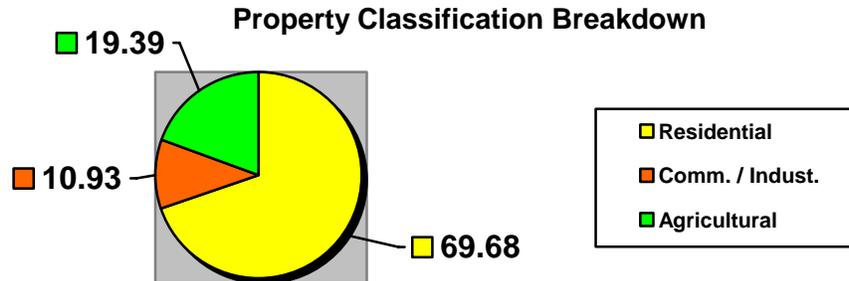
All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land.
- 2) 75% of actual value for agricultural land and horticultural land
- 3) 75% of special value for agricultural land and horticultural land which meets the qualifications for special valuation under §77-1344 and 75% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347.

County Description:

Madison County has a total parcel count of 17,347 as certified on the 2006 Abstract of Assessment dated 18-May-2006. The Residential class of property accounts for 69.68%, the Commercial / Industrial class contains 10.93%, and the Agricultural class accounts for 19.39% of the total parcel count. The following chart provides a visual representation of the property classification breakdown.



The total Madison County real property valuation is \$1,935,457,522. The Residential class accounts for 47.77%, the Commercial / Industrial class makes up 23.70%, and the Agricultural class accounts for 28.53% of the total real property valuation.

Madison County has 2,546 personal property schedules with a total valuation of \$117,255,053, as certified on the 2006 Personal Property Abstract dated 15-June-2006.

As of this date, Madison County has 1,005 parcels with a Homestead Exemption.

For assessment year 2006, an estimated 527 building permits and information statements were received by the Madison County Assessor's Office.

For more information please refer to the 2006 Reports and Opinions of the Property Tax Administrator, Abstract, and Assessor Survey for Madison County.

Budget, Staffing & Training:

Budget:

The 2006 / 2007 Assessor's Budget =	\$219,312
The 2006 / 2007 Re-appraisal Budget =	<u>\$176,050</u>
Total Office Budget:	\$395,362

Staff:

For the last decade this office has been operated with a less than ideal number of staff members. In addition, many of these staff members have not been utilized in the most efficient manner. It is hoped that some staffing changes can be made in the near future. The most urgent need at this time is a full-time appraiser. It is also hoped that one other staff position may be added. The current lister needs to be replaced by a full-time position with more flexibility. As of today the Madison County Assessor's Office is comprised of 5.5 staff members broken down as follows:

(1) Assessor: This person is responsible for all real property valuation. The Assessor must also do approximately ½ of the annual pick-up work and sales reviews. At this time the Assessor is responsible for all data entry of property characteristics into TerraScan. In addition, the Assessor is responsible for all of the report generation. The Assessor is also responsible for all computer maintenance and updates.

(1) Deputy Assessor: This person is responsible for entering all agricultural land changes. In addition, the Deputy Assessor must also complete all splits and new additions. This person is also responsible for quality control and checking all data entry. Currently, this position is not utilized to the fullest extent. When a mapping program is obtained the Deputy and one other employee will spend a majority of their time building the data base.

(3) Full-time Clerks: These staff members are responsible for all aspects of both Personal Property and Homestead Exemption except report generation. In addition these members are also responsible for handling phone calls and waiting on the counter. Most walk-in taxpayer assistance is also handled by these members. These staff positions also make copies for customers, pull property record cards, and do all filing of property record cards. All building permits are processed through one of the staff members. In addition, Form 521 Transfer Statements are handled by these members. The sales are entered into TerraScan and green sheets are completed. These members also proof and correct all rosters as provided by D.P.A.T. An additional responsibility is attaching new value sheets to the property record card and writing new values on the outside of the record card. All no-contact letters are produced by these members.

(1) Part-time Lister: This person is responsible for data collection. This includes listing all new construction, additions, renovations, etc. In addition, this person conducts sales reviews. This person does not do any data entry into the computer system. This person works 3 day per week.

Contract Appraiser:

The Madison County Assessor's Office contracts with Great Plains Appraisal, (Wayne Kubert), to appraise industrial properties and grain elevators on an as-needed basis. It is anticipated that this office may contract with an outside source to begin a re-appraisal process. This is in response to the unsuccessful attempt to recruit a qualified appraiser with re-appraisal experience. I will be including a significant amount of money in the next fiscal years budget (2006 / 2007) to begin this re-appraisal process.

Training:

The Madison County Assessor attends all required workshops provided by the D.P.A.T. In addition, the Assessor attends annual schooling in order to maintain both the Assessor's Certificate and the Appraisal License.

The Deputy Assessor attends schooling in order to maintain the Assessor's Certificate.

The Clerks have historically not received any training outside of the office. This will probably change as the responsibilities of certain members are increased.

The lister has not received any training outside of the office. When this position is replaced, the new lister will receive some training outside of the office.

2006 R & O Statistics (or T.E.R.C. Statistics):

<u>Property Class</u>	<u>Median</u>	<u>C.O.D.</u>	<u>P.R.D.</u>
Residential:	94.63	16.50	105.20
Commercial/Industrial:	93.06	28.03	101.31
Agricultural Unimp.:	76.94	24.97	108.08

For more information regarding statistical measures please refer to the 2006 Reports & Opinions of the Property Tax administrator.

From the above statistical information, it is obvious that much work needs to be done in order to improve both the uniformity and quality of assessment in Madison County. It is the hope of the current Madison County Assessor that additional staff, more efficient utilization of current staff, and a disciplined approach to achieving defined goals, will reverse the stagnate trend as previously demonstrated by this office. The following plan will address the steps necessary to correct these measures.

Three-Year Appraisal Plan:

2007:

Residential: An attempt will be made to contract the re-appraisal of Newman Grove Residential property. This will entail entering all information into TerraScan. In addition, new costing and depreciation will be used. An exterior inspection will be conducted on all parcels. An interior inspection will be conducted when possible. Current information will be verified and / or updated based on this physical review. New digital pictures will be taken. In addition, it is hoped that a depreciation study can be done for other areas. This will lay the ground-work for the continuing re-appraisal of residential property in future years. Currently there are approximately 398 residential parcels in Newman Grove. In addition, appraisal maintenance will continue to be completed on the balance of the residential property class. Attempts are still being made to recruit an experienced appraiser. In addition, all sales reviews and pick-up work will be completed county-wide.

Commercial / Industrial: A re-appraisal of Newman Grove Commercial property is planned. This will be done in conjunction with the residential re-appraisal mentioned above. This will entail entering all information into TerraScan. All new costing and depreciation will be used. All properties will be physically inspected. Current information will be verified and / or updated based on this physical review. An interior inspection will be conducted where possible. New digital pictures will be taken. Currently there are approximately 81 commercial parcels in Newman Grove. In addition, all sales reviews and pick-up work will be completed county-wide.

Agricultural: In May of 2005 a new server was purchased in anticipation of implementing GIS. In June of 2006 a GIS system was purchased. The development and implementation of this system is seen as a long-term process. However, once this is achieved, this will allow the use of digitized satellite imagery in order to more accurately calculate soil types and acreages. There will be an in-depth analysis of all agricultural sales in Madison County. The sales will be analyzed by L.C.G. as well as by market area. The Assessor will determine if adjustments are necessary in order to maintain statistical compliance. In addition, the Assessor will determine if the sales support the current market areas or if an adjustment to these areas is needed. All sales reviews and pick-up work will be completed county-wide.

2008:

Residential: Depending on the outcome of the 2007 appraisal plan, it is hoped to continue to re-appraise other Assessor Locations. For 2008 the towns of Tilden, Meadow Grove and Battle Creek will be re-appraised. This will entail entering all information and property characteristics into TerraScan. In addition, new costing and depreciation will be used. All properties will be physically inspected. Current information will be verified and / or updated based on this physical review. An attempt will be made to inspect the interior of these properties where possible. New digital pictures will be taken. Currently there are approximately 359 residential parcels in Tilden, 187 residential parcels in Meadow Grove and 514 residential parcels in Battle Creek. In addition, all sales and pick-up work will be completed county-wide. It is hoped time will allow the entering of all rural residential data into TerraScan in anticipation of a re-valuation for next year.

Commercial: Commercial properties in the towns of Tilden, Meadow Grove and Battle Creek will be re-appraised. This will entail entering all information and property characteristics into TerraScan. All new costing and depreciation will be used. All properties will be physically inspected. Current information will be verified and / or updated based on this physical review. An attempt will be made to inspect the interior of these properties where possible. New digital pictures will be taken. Currently there are approximately 55 commercial parcels in Tilden, 33 commercial parcels in Meadow Grove and 66 commercial parcels in Battle Creek. In addition, all sales reviews and pick-up work will be completed county-wide.

Agricultural: There will be an in-depth analysis of all agricultural sales in Madison County. The sales will be analyzed by L.C.G. as well as by market area. The Assessor will determine if adjustments are necessary in order to maintain statistical compliance. In addition, the Assessor will determine if the sales support the current market areas or if an adjustment to these areas is needed. All sales reviews and pick-up work will be completed county-wide.

2009:

Residential: For 2009 the city of Madison will be re-appraised. It is also hoped that the rural residential properties will be addressed this year. This will entail entering all information and property characteristics into TerraScan. In addition, new costing and depreciation will be used. All properties will be physically inspected. Current information will be verified and / or updated based on this physical review. An attempt will be made to inspect the interior of these properties where possible. New digital pictures will be taken. Currently, there are approximately 892 residential parcels in Madison and 2,269 rural residential parcels. In addition, all sales and pick-up work will be completed county-wide.

Commercial: Commercial properties in the city of Madison as well as all rural commercial properties will be re-appraised. This will entail entering all information and property characteristics into TerraScan. All new costing and depreciation will be used. All properties will be physically inspected. Current information will be verified and / or updated based on this physical review. An attempt will be made to inspect the interior of these properties where possible. New digital pictures will be taken. Currently there are approximately 124 commercial parcels in Madison and 288 rural commercial parcels. In addition, all sales reviews and pick-up work will be completed county-wide.

Agricultural: There will be an in-depth analysis of all agricultural sales in Madison County. The sales will be analyzed by L.C.G. as well as by market area. The Assessor will determine if adjustments are necessary in order to maintain statistical compliance. Agricultural improvements are to be re-appraised this year. This will entail approximately 1,708 parcels. In addition, the Assessor will determine if the sales support the current market areas or if an adjustment to these areas is needed. All sales reviews and pick-up work will be completed county-wide.

The following table will provide a visual representation of the proposed *Three-Year Plan of Assessment*.

Prop. Class	Residential	Commercial	Agricultural
2007	Newman Grove (398), Appraisal Maintenance	Newman Grove (81), Appraisal Maintenance	Re-valuation of Ag. Land (if necessary)
2008	Tilden (359), Meadow Grove (187), & Battle Creek (514), Appraisal Maintenance	Tilden (55), Meadow Grove (33), & Battle Creek (66), Appraisal Maintenance	Re-valuation of Ag. Land (if necessary)
2009	Madison (892) & Rural Residential (2,269), Appraisal Maintenance	Madison (124) & Rural (288), Appraisal Maintenance	Re-valuation of Ag. Land (if necessary) & Ag. Improvements (1,715)

Attest this, the 15th. day of June 2006.

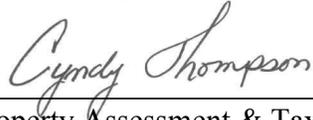
Jeff Hackerott
Madison County Assessor

Certification

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

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Madison County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9539.

Dated this 9th day of April, 2007.



Property Assessment & Taxation