

## Preface

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

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

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

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

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

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

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

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

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

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

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

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

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## 2007 Commission Summary

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### Residential Real Property - Current

<b>Number of Sales</b>		<b>105</b>	<b>COD</b>	<b>7.19</b>
Total Sales Price	\$	4757475	<b>PRD</b>	<b>102.13</b>
Total Adj. Sales Price	\$	4770475	COV	12.06
Total Assessed Value	\$	4622051	STD	11.94
Avg. Adj. Sales Price	\$	45433.10	Avg. Abs. Dev.	7.09
Avg. Assessed Value	\$	44019.53	Min	64.77
<b>Median</b>		<b>98.63</b>	Max	151.20
Wgt. Mean		96.89	95% Median C.I.	97.24 to 99.46
Mean		98.95	95% Wgt. Mean C.I.	94.42 to 99.36
			95% Mean C.I.	96.67 to 101.23
% of Value of the Class of all Real Property Value in the County				18.73
% of Records Sold in the Study Period				7
% of Value Sold in the Study Period				7.98
Average Assessed Value of the Base				38,650

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>105</b>	<b>98.63</b>	<b>7.19</b>	<b>102.13</b>
<b>2006</b>	92	99.27	4.58	100.55
<b>2005</b>	114	99.40	28.28	117.42
<b>2004</b>	116	98.39	21.59	108.73
<b>2003</b>	100	97	16.49	110.66
<b>2002</b>	107	95	16.67	110.13
<b>2001</b>	132	98	18.36	106.4

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### Commercial Real Property - Current

<b>Number of Sales</b>		<b>8</b>	<b>COD</b>	<b>30.01</b>
Total Sales Price	\$	314000	<b>PRD</b>	<b>110.81</b>
Total Adj. Sales Price	\$	314000	COV	39.98
Total Assessed Value	\$	306390	STD	43.23
Avg. Adj. Sales Price	\$	39250.00	Avg. Abs. Dev.	27.93
Avg. Assessed Value	\$	38298.75	Min	61.41
<b>Median</b>		<b>93.06</b>	Max	200.80
Wgt. Mean		97.58	95% Median C.I.	61.41 to 200.80
Mean		108.13	95% Wgt. Mean C.I.	79.65 to 115.51
			95% Mean C.I.	71.98 to 144.27
% of Value of the Class of all Real Property Value in the County				3.46
% of Records Sold in the Study Period				4.04
% of Value Sold in the Study Period				2.86
Average Assessed Value of the Base				54,070

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>8</b>	<b>93.06</b>	<b>30.01</b>	<b>110.81</b>
<b>2006</b>	10	97.15	25.47	115.92
<b>2005</b>	14	97.49	34.21	121.17
<b>2004</b>	14	94.05	17.75	106.15
<b>2003</b>	17	98	26.81	123.08
<b>2002</b>	16	100	23.7	114.3
<b>2001</b>	24	100	35.91	120.68

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### Agricultural Land - Current

<b>Number of Sales</b>	<b>38</b>	<b>COD</b>	<b>12.74</b>
Total Sales Price	\$ 5907967	<b>PRD</b>	<b>103.36</b>
Total Adj. Sales Price	\$ 5841467	COV	18.24
Total Assessed Value	\$ 4159280	STD	13.42
Avg. Adj. Sales Price	\$ 153722.82	Avg. Abs. Dev.	9.28
Avg. Assessed Value	\$ 109454.74	Min	49.23
<b>Median</b>	<b>72.86</b>	Max	114.46
Wgt. Mean	71.20	95% Median C.I.	70.23 to 75.58
Mean	73.59	95% Wgt. Mean C.I.	67.00 to 75.41
		95% Mean C.I.	69.33 to 77.86
% of Value of the Class of all Real Property Value in the County			78.95
% of Records Sold in the Study Period			1.63
% of Value Sold in the Study Period			0.04
Average Assessed Value of the Base			104,980

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### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>38</b>	<b>72.86</b>	<b>12.74</b>	<b>103.36</b>
<b>2006</b>	43	75.26	14.06	102.59
<b>2005</b>	48	76.52	16.33	103.66
<b>2004</b>	43	75.78	15.36	102.60
<b>2003</b>	34	76	13.34	99.54
<b>2002</b>	35	75	15.26	103.54
<b>2001</b>	39	75	14.65	104.45

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

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

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Nance County is 99% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Nance County is in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

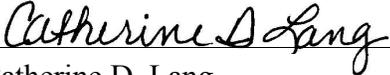
It is my opinion that the level of value of the class of commercial real property in Nance County is 93% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Nance County is not in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Nance County is 73% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Nance County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.



  
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Catherine D. Lang  
Property Tax Administrator

**2007 Correlation Section  
for Nance County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. Analysis of the qualified residential statistics indicates that all valuation subclasses with a sufficient number of sales are 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 sales utilization statistics indicate that Nance County has utilized all available arm's length sales. The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment actions are applied to the sales file and population in a similar manner. The following tables express an acceptable level of value for the class, and it is best measured by the median measure of central tendency.

**2007 Correlation Section  
for Nance County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>166</b>	<b>105</b>	<b>63.25</b>
<b>2006</b>	<b>158</b>	<b>92</b>	<b>58.23</b>
<b>2005</b>	<b>180</b>	<b>114</b>	<b>63.33</b>
<b>2004</b>	<b>170</b>	<b>116</b>	<b>68.24</b>
<b>2003</b>	<b>161</b>	<b>106</b>	<b>65.84</b>
<b>2002</b>	<b>155</b>	<b>113</b>	<b>72.9</b>
<b>2001</b>	<b>175</b>	<b>135</b>	<b>77.14</b>

RESIDENTIAL: Table II is indicative 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 Nance County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Nance County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>98.51</b>	<b>0.8</b>	<b>99.3</b>	<b>98.63</b>
<b>2006</b>	<b>92.44</b>	<b>12.13</b>	<b>103.65</b>	<b>99.27</b>
<b>2005</b>	<b>102.00</b>	<b>-0.4</b>	<b>101.59</b>	<b>99.40</b>
<b>2004</b>	<b>98.80</b>	<b>-0.12</b>	<b>98.68</b>	<b>98.39</b>
<b>2003</b>	<b>98</b>	<b>-0.27</b>	<b>97.74</b>	<b>97</b>
<b>2002</b>	<b>94.16</b>	<b>6.59</b>	<b>100.37</b>	<b>95</b>
<b>2001</b>	<b>98</b>	<b>0.92</b>	<b>98.9</b>	<b>98</b>

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 Nance County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Nance County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0.98</b>	<b>2007</b>	<b>0.8</b>
<b>20.86</b>	<b>2006</b>	<b>12.13</b>
<b>-1.46</b>	<b>2005</b>	<b>-0.4</b>
<b>-0.14</b>	<b>2004</b>	<b>-0.12</b>
<b>-2</b>	<b>2003</b>	<b>0</b>
<b>3.19</b>	<b>2002</b>	<b>6.59</b>
<b>1.26</b>	<b>2001</b>	<b>0.92</b>

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 Nance County

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

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

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

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

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

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

**2007 Correlation Section  
for Nance County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98.63</b>	<b>96.89</b>	<b>98.95</b>

RESIDENTIAL: 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 Nance County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>7.19</b>	<b>102.13</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

RESIDENTIAL: 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 Nance County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>105</b>	<b>105</b>	<b>0</b>
<b>Median</b>	<b>98.51</b>	<b>98.63</b>	<b>0.12</b>
<b>Wgt. Mean</b>	<b>96.47</b>	<b>96.89</b>	<b>0.42</b>
<b>Mean</b>	<b>99.14</b>	<b>98.95</b>	<b>-0.19</b>
<b>COD</b>	<b>7.82</b>	<b>7.19</b>	<b>-0.63</b>
<b>PRD</b>	<b>102.77</b>	<b>102.13</b>	<b>-0.64</b>
<b>Min Sales Ratio</b>	<b>64.77</b>	<b>64.77</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>165.11</b>	<b>151.20</b>	<b>-13.91</b>

RESIDENTIAL: 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 Correlation Section  
for Nance County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: 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 outside the acceptable range. These quality statistics do not support assessment uniformity or assessment vertical uniformity in the commercial class. The sales utilization statistics indicate that Nance County has utilized an acceptable portion of sales. The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment actions are applied to the sales file and population in a similar manner. The following tables express an acceptable level of value for the class, and it is best measured by the median measure of central tendency.

**2007 Correlation Section  
for Nance County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>29</b>	<b>8</b>	<b>27.59</b>
<b>2006</b>	<b>35</b>	<b>10</b>	<b>28.57</b>
<b>2005</b>	<b>35</b>	<b>14</b>	<b>40</b>
<b>2004</b>	<b>29</b>	<b>14</b>	<b>48.28</b>
<b>2003</b>	<b>26</b>	<b>17</b>	<b>65.38</b>
<b>2002</b>	<b>28</b>	<b>18</b>	<b>64.29</b>
<b>2001</b>	<b>40</b>	<b>26</b>	<b>65</b>

COMMERCIAL: A review of the non-qualified sales show that all coded non-qualified are either non-arm's length transactions, or were substantially changed after the sale. The County has utilized a reasonable 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 Nance County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Nance County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>93.06</b>	<b>5.44</b>	<b>98.13</b>	<b>93.06</b>
<b>2006</b>	<b>97.15</b>	<b>-0.99</b>	<b>96.19</b>	<b>97.15</b>
<b>2005</b>	<b>97.49</b>	<b>-0.18</b>	<b>97.31</b>	<b>97.49</b>
<b>2004</b>	<b>94.05</b>	<b>0.2</b>	<b>94.23</b>	<b>94.05</b>
<b>2003</b>	<b>100</b>	<b>-1.9</b>	<b>98.1</b>	<b>98</b>
<b>2002</b>	<b>115.81</b>	<b>0.12</b>	<b>115.95</b>	<b>100</b>
<b>2001</b>	<b>102</b>	<b>1.81</b>	<b>103.85</b>	<b>100</b>

COMMERCIAL: Table III shows a 5.44 percent increase which is primarily because of the revaluation and classification of a new industrial site in the county. Outside of that change, there were no other changes to assessed values in the base other than growth. There were no assessment actions to this class of property, so it is assumed that the calculated median is similar to the trended preliminary median.

**2007 Correlation Section  
for Nance County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Nance County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0</b>	<b>2007</b>	<b>5.44</b>
<b>0</b>	<b>2006</b>	<b>-0.99</b>
<b>0</b>	<b>2005</b>	<b>-0.18</b>
<b>4.82</b>	<b>2004</b>	<b>0.2</b>
<b>22</b>	<b>2003</b>	<b>-2</b>
<b>-2.66</b>	<b>2002</b>	<b>0.12</b>
<b>7.01</b>	<b>2001</b>	<b>1.81</b>

COMMERCIAL: The percent change to the population is a result of the revaluation of one industrial parcel. Based on the assessment practices in the county, it is assumed that the sold and unsold parcels are treated similarly.

**2007 Correlation Section  
for Nance County**

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

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

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

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

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

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

**2007 Correlation Section  
for Nance County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>93.06</b>	<b>97.58</b>	<b>108.13</b>

COMMERCIAL: The median and weighted mean are within the acceptable range while the mean is above the range.

**2007 Correlation Section  
for Nance County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>30.01</b>	<b>110.81</b>
<b>Difference</b>	<b>10.01</b>	<b>7.81</b>

COMMERCIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. These quality statistics do not support assessment uniformity or assessment vertical uniformity.

**2007 Correlation Section  
for Nance County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>8</b>	<b>8</b>	<b>0</b>
<b>Median</b>	<b>93.06</b>	<b>93.06</b>	<b>0</b>
<b>Wgt. Mean</b>	<b>97.58</b>	<b>97.58</b>	<b>0</b>
<b>Mean</b>	<b>108.13</b>	<b>108.13</b>	<b>0</b>
<b>COD</b>	<b>30.01</b>	<b>30.01</b>	<b>0</b>
<b>PRD</b>	<b>110.81</b>	<b>110.81</b>	<b>0</b>
<b>Min Sales Ratio</b>	<b>61.41</b>	<b>61.41</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>200.80</b>	<b>200.80</b>	<b>0</b>

COMMERCIAL: No 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 in 2007.

**2007 Correlation Section  
for Nance County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. Analysis of the qualified unimproved agricultural statistics indicates that the level of value is also within the acceptable range for the two market areas represented by a sufficient number of sales. The coefficient of dispersion and price related differential when rounded to the nearest whole number are within the acceptable range; indicating this class of property has been valued uniformly and proportionately. The sales utilization statistics indicate that Nance County has utilized all available arm's length sales. The agricultural land assessment actions reported by the county are reflected accurately in the sales file and the relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner. These statistics support an acceptable level of value best indicated by the median measure of central tendency.

**2007 Correlation Section  
for Nance County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>98</b>	<b>38</b>	<b>38.78</b>
<b>2006</b>	<b>106</b>	<b>43</b>	<b>40.57</b>
<b>2005</b>	<b>102</b>	<b>48</b>	<b>47.06</b>
<b>2004</b>	<b>82</b>	<b>43</b>	<b>52.44</b>
<b>2003</b>	<b>59</b>	<b>34</b>	<b>57.63</b>
<b>2002</b>	<b>55</b>	<b>35</b>	<b>63.64</b>
<b>2001</b>	<b>64</b>	<b>39</b>	<b>60.94</b>

AGRICULTURAL UNIMPROVED: Table II is indicative 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 Nance County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Nance County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>70.63</b>	<b>5.29</b>	<b>74.37</b>	<b>72.86</b>
<b>2006</b>	<b>75.03</b>	<b>0.53</b>	<b>75.43</b>	<b>75.26</b>
<b>2005</b>	<b>76.52</b>	<b>0.03</b>	<b>76.54</b>	<b>76.52</b>
<b>2004</b>	<b>68.01</b>	<b>10.36</b>	<b>75.06</b>	<b>75.78</b>
<b>2003</b>	<b>73</b>	<b>5.45</b>	<b>76.98</b>	<b>76</b>
<b>2002</b>	<b>71.93</b>	<b>3.99</b>	<b>74.8</b>	<b>75</b>
<b>2001</b>	<b>75</b>	<b>0.43</b>	<b>75.32</b>	<b>75</b>

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

**2007 Correlation Section  
for Nance County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Nance County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>10.67</b>	<b>2007</b>	<b>5.29</b>
<b>0</b>	<b>2006</b>	<b>0.53</b>
<b>0</b>	<b>2005</b>	<b>0.03</b>
<b>14.78</b>	<b>2004</b>	<b>10.36</b>
<b>6</b>	<b>2003</b>	<b>5</b>
<b>3.39</b>	<b>2002</b>	<b>3.99</b>
<b>0</b>	<b>2001</b>	<b>0.43</b>

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

## 2007 Correlation Section for Nance County

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

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

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

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

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

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

**2007 Correlation Section  
for Nance County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>72.86</b>	<b>71.20</b>	<b>73.59</b>

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

**2007 Correlation Section  
for Nance County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>12.74</b>	<b>103.36</b>
<b>Difference</b>	<b>0</b>	<b>0.36</b>

**AGRICULTURAL UNIMPROVED:** The coefficient of dispersion and price related differential, when rounded to the nearest whole number, are within the acceptable range; indicating this class of property has been valued uniformly and proportionately.

**2007 Correlation Section  
for Nance County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>42</b>	<b>38</b>	<b>-4</b>
<b>Median</b>	<b>70.63</b>	<b>72.86</b>	<b>2.23</b>
<b>Wgt. Mean</b>	<b>69.37</b>	<b>71.20</b>	<b>1.83</b>
<b>Mean</b>	<b>70.78</b>	<b>73.59</b>	<b>2.81</b>
<b>COD</b>	<b>18.84</b>	<b>12.74</b>	<b>-6.1</b>
<b>PRD</b>	<b>102.04</b>	<b>103.36</b>	<b>1.32</b>
<b>Min Sales Ratio</b>	<b>40.48</b>	<b>49.23</b>	<b>8.75</b>
<b>Max Sales Ratio</b>	<b>122.67</b>	<b>114.46</b>	<b>-8.21</b>

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)**

63 Nance

	<b>2006 CTL County Total</b>	<b>2007 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2007 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	55,170,256	57,231,852	2,061,596	3.74	1,610,344	0.82
2. Recreational	710,295	704,645	-5,650	-0.8	0	-0.8
3. Ag-Homesite Land, Ag-Res Dwellings	16,894,680	16,999,335	104,655	0.62	*-----	0.62
<b>4. Total Residential (sum lines 1-3)</b>	<b>72,775,231</b>	<b>74,935,832</b>	<b>2,160,601</b>	<b>2.97</b>	<b>1,610,344</b>	<b>0.76</b>
5. Commercial	9,553,450	10,112,990	559,540	5.86	532,190	0.29
6. Industrial	0	592,800	592,800		100,000	
7. Ag-Farmsite Land, Outbuildings	20,640,387	21,064,873	424,486	2.06	194,732	1.11
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>30,193,837</b>	<b>31,770,663</b>	<b>1,576,826</b>	<b>5.22</b>	<b>743,597</b>	<b>2.76</b>
<b>10. Total Non-Agland Real Property</b>	<b>102,969,068</b>	<b>106,706,495</b>	<b>3,737,427</b>	<b>3.63</b>	<b>2,437,266</b>	<b>1.26</b>
11. Irrigated	89,558,780	100,672,585	11,113,805	12.41		
12. Dryland	65,982,415	57,585,045	-8,397,370	-12.73		
13. Grassland	50,132,640	58,070,405	7,937,765	15.83		
14. Wasteland	447,340	717,048	269,708	60.29		
15. Other Agland	247,735	249,175	1,440	0.58		
<b>16. Total Agricultural Land</b>	<b>206,368,910</b>	<b>217,294,258</b>	<b>10,925,348</b>	<b>5.29</b>		
<b>17. Total Value of All Real Property</b> (Locally Assessed)	<b>309,337,978</b>	<b>324,000,753</b>	<b>14,662,775</b>	<b>4.74</b>	<b>2,437,266</b>	<b>3.95</b>

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

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	105	<b>MEDIAN:</b>	<b>99</b>	COV:	12.06	95% Median C.I.:	97.24 to 99.46
TOTAL Sales Price:	4,757,475	WGT. MEAN:	97	STD:	11.94	95% Wgt. Mean C.I.:	94.42 to 99.36
TOTAL Adj.Sales Price:	4,770,475	MEAN:	99	AVG.ABS.DEV:	7.09	95% Mean C.I.:	96.67 to 101.23
TOTAL Assessed Value:	4,622,051						
AVG. Adj. Sales Price:	45,433	COD:	7.19	MAX Sales Ratio:	151.20		
AVG. Assessed Value:	44,019	PRD:	102.13	MIN Sales Ratio:	64.77		

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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	16	98.16	100.03	99.53	4.68	100.51	92.78	114.29	94.76 to 102.11	48,062	47,834
10/01/04 TO 12/31/04	6	98.65	99.86	99.82	3.26	100.04	94.05	110.65	94.05 to 110.65	45,708	45,624
01/01/05 TO 03/31/05	9	99.93	101.76	99.87	7.91	101.89	78.67	134.07	96.93 to 105.67	35,130	35,086
04/01/05 TO 06/30/05	13	98.88	97.37	96.91	3.52	100.47	89.93	104.67	91.80 to 100.00	55,692	53,972
07/01/05 TO 09/30/05	16	98.51	99.56	97.11	3.63	102.52	92.05	127.00	96.03 to 100.57	45,996	44,669
10/01/05 TO 12/31/05	12	99.42	100.41	99.94	4.38	100.47	94.00	123.63	95.15 to 102.78	38,529	38,506
01/01/06 TO 03/31/06	12	97.00	92.45	92.38	11.43	100.08	64.77	120.76	80.00 to 101.69	43,529	40,212
04/01/06 TO 06/30/06	21	98.20	100.05	93.77	13.85	106.70	73.17	151.20	86.79 to 105.66	46,019	43,152
<u>Study Years</u>											
07/01/04 TO 06/30/05	44	98.94	99.57	98.71	4.87	100.88	78.67	134.07	97.15 to 99.91	47,350	46,738
07/01/05 TO 06/30/06	61	98.45	98.50	95.48	8.85	103.16	64.77	151.20	96.17 to 99.68	44,050	42,057
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	50	98.89	99.59	98.02	4.64	101.60	78.67	134.07	97.15 to 99.68	44,769	43,884
<u>ALL</u>											
	105	98.63	98.95	96.89	7.19	102.13	64.77	151.20	97.24 to 99.46	45,433	44,019

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BELGRADE	7	101.00	101.99	99.66	18.76	102.33	64.77	135.78	64.77 to 135.78	12,571	12,529
FULLERTON	49	98.81	98.97	97.76	5.62	101.24	76.05	122.07	97.33 to 99.96	46,330	45,291
GENOA	42	98.51	99.17	96.37	7.20	102.91	69.58	151.20	96.33 to 99.67	42,832	41,278
RURAL	7	97.15	94.44	94.79	5.45	99.62	73.17	102.11	73.17 to 102.11	87,614	83,052
<u>ALL</u>											
	105	98.63	98.95	96.89	7.19	102.13	64.77	151.20	97.24 to 99.46	45,433	44,019

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	90	98.65	98.79	98.02	6.41	100.79	64.77	135.78	97.31 to 99.59	42,264	41,427
2	10	97.29	100.63	89.04	16.79	113.01	73.17	151.20	76.05 to 134.07	58,035	51,674
3	5	99.17	98.48	97.56	1.90	100.94	94.76	102.11	N/A	77,260	75,375
<u>ALL</u>											
	105	98.63	98.95	96.89	7.19	102.13	64.77	151.20	97.24 to 99.46	45,433	44,019

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	92	98.57	98.48	96.93	6.58	101.60	64.77	135.78	97.31 to 99.43	49,022	47,517
2	13	99.17	102.26	96.18	11.41	106.33	80.00	151.20	92.34 to 105.67	20,030	19,265
<u>ALL</u>											
	105	98.63	98.95	96.89	7.19	102.13	64.77	151.20	97.24 to 99.46	45,433	44,019

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

Base Stat

State Stat Run

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AVG. Assessed Value:	44,019	PRD:	102.13	MIN Sales Ratio:	64.77		

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	101	98.63	98.95	96.92	7.37	102.10	64.77	151.20	97.31 to 99.46	44,950	43,563
06	1	95.49	95.49	95.49			95.49	95.49	N/A	172,000	164,250
07	3	98.99	99.97	98.87	2.27	101.11	97.09	103.84	N/A	19,500	19,280
<u>ALL</u>											
	105	98.63	98.95	96.89	7.19	102.13	64.77	151.20	97.24 to 99.46	45,433	44,019

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006	5	102.93	107.71	107.28	20.22	100.40	64.77	135.78	N/A	11,600	12,444
06-0017											
39-0010											
61-0049	1	94.76	94.76	94.76			94.76	94.76	N/A	140,000	132,670
63-0001	54	98.74	98.55	97.62	5.65	100.96	76.05	122.07	97.24 to 99.68	48,170	47,021
63-0030	45	98.50	98.55	95.78	7.34	102.90	69.58	151.20	96.33 to 99.60	43,806	41,955
72-0075											
NonValid School											
<u>ALL</u>											
	105	98.63	98.95	96.89	7.19	102.13	64.77	151.20	97.24 to 99.46	45,433	44,019

**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	16	98.25	101.66	96.47	9.80	105.38	80.00	151.20	94.00 to 104.67	18,431	17,780
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	50	97.81	97.23	96.30	6.19	100.96	64.77	135.78	95.15 to 98.90	38,478	37,055
1920 TO 1939	7	99.91	99.50	96.02	8.29	103.62	82.96	122.07	82.96 to 122.07	50,571	48,557
1940 TO 1949	3	100.57	100.35	99.96	0.43	100.39	99.59	100.88	N/A	69,083	69,056
1950 TO 1959	4	108.16	109.74	109.54	6.85	100.18	99.00	123.63	N/A	48,125	52,713
1960 TO 1969	9	98.63	97.66	95.27	7.37	102.51	69.58	113.04	93.05 to 108.94	69,555	66,268
1970 TO 1979	15	98.50	99.13	96.25	7.38	102.99	76.05	120.76	95.34 to 103.84	72,926	70,193
1980 TO 1989	1	99.46	99.46	99.46			99.46	99.46	N/A	78,000	77,575
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
<u>ALL</u>											
	105	98.63	98.95	96.89	7.19	102.13	64.77	151.20	97.24 to 99.46	45,433	44,019

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

Base Stat

State Stat Run

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(!: AVTot=0)

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$</u>												
1 TO 4999	5	104.67	105.77	104.49	7.86	101.23	92.34	127.00	N/A	3,500	3,657	
5000 TO 9999	13	100.00	104.70	104.96	16.44	99.75	64.77	151.20	91.80 to 134.07	7,219	7,577	
<u>Total \$</u>												
1 TO 9999	18	101.20	105.00	104.89	14.25	100.11	64.77	151.20	92.78 to 110.17	6,186	6,488	
10000 TO 29999	24	97.56	97.30	97.18	4.91	100.12	78.67	122.07	96.68 to 100.15	19,900	19,339	
30000 TO 59999	34	98.89	98.91	99.10	6.48	99.82	73.17	123.63	96.03 to 99.86	45,085	44,677	
60000 TO 99999	19	99.43	99.52	99.53	3.36	99.98	93.05	108.94	96.17 to 102.77	70,269	69,942	
100000 TO 149999	8	95.26	92.38	92.66	6.02	99.69	69.58	99.96	69.58 to 99.96	121,000	112,120	
150000 TO 249999	2	85.77	85.77	85.73	11.33	100.04	76.05	95.49	N/A	172,750	148,102	
<u>ALL</u>												
	105	98.63	98.95	96.89	7.19	102.13	64.77	151.20	97.24 to 99.46	45,433	44,019	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$</u>												
1 TO 4999	8	95.76	96.05	91.61	13.65	104.84	64.77	127.00	64.77 to 127.00	4,375	4,008	
5000 TO 9999	8	101.20	106.46	104.34	10.31	102.03	92.78	151.20	92.78 to 151.20	7,481	7,806	
<u>Total \$</u>												
1 TO 9999	16	99.59	101.26	99.65	11.91	101.62	64.77	151.20	92.34 to 105.67	5,928	5,907	
10000 TO 29999	30	97.56	99.22	97.24	7.26	102.04	78.67	135.78	96.68 to 99.68	20,670	20,100	
30000 TO 59999	29	98.90	98.74	98.54	5.70	100.21	73.17	123.63	96.93 to 99.86	46,789	46,106	
60000 TO 99999	22	99.04	99.11	97.85	5.93	101.28	69.58	114.29	94.74 to 102.96	73,005	71,438	
100000 TO 149999	7	95.75	93.35	92.51	5.33	100.91	76.05	99.96	76.05 to 99.96	131,500	121,649	
150000 TO 249999	1	95.49	95.49	95.49			95.49	95.49	N/A	172,000	164,250	
<u>ALL</u>												
	105	98.63	98.95	96.89	7.19	102.13	64.77	151.20	97.24 to 99.46	45,433	44,019	

<b>QUALITY</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	18	98.25	99.77	90.91	10.91	109.75	69.58	151.20	92.97 to 104.19	27,216	24,742	
20	18	98.54	99.08	99.19	8.66	99.89	64.77	134.07	94.74 to 101.49	23,458	23,267	
30	65	98.50	98.59	97.14	6.09	101.49	73.17	135.78	97.09 to 99.43	54,835	53,267	
40	4	100.08	100.53	100.50	1.24	100.03	98.99	102.96	N/A	73,500	73,869	
<u>ALL</u>												
	105	98.63	98.95	96.89	7.19	102.13	64.77	151.20	97.24 to 99.46	45,433	44,019	

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Base Stat

State Stat Run

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<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	17	99.17	103.94	96.25	13.16	107.99	80.00	151.20	92.34 to 122.07		24,170	23,264
100	3	98.99	99.97	98.87	2.27	101.11	97.09	103.84	N/A		19,500	19,280
101	55	99.00	98.64	98.84	7.00	99.80	64.77	135.78	96.33 to 99.91		47,813	47,257
102	6	98.37	97.64	96.57	3.68	101.11	90.17	102.78	90.17 to 102.78		72,425	69,941
103	1	98.50	98.50	98.50			98.50	98.50	N/A		65,000	64,025
104	20	97.32	95.90	92.23	5.15	103.97	73.17	110.17	94.76 to 99.20		52,340	48,274
106	2	99.86	99.86	100.37	2.53	99.50	97.33	102.39	N/A		7,500	7,527
111	1	95.75	95.75	95.75			95.75	95.75	N/A		110,000	105,325
<u>ALL</u>												
	105	98.63	98.95	96.89	7.19	102.13	64.77	151.20	97.24 to 99.46		45,433	44,019

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	16	99.59	102.08	97.94	9.87	104.24	80.00	151.20	94.00 to 104.67		21,431	20,989
20	5	102.93	112.17	109.09	15.89	102.82	91.80	135.78	N/A		11,700	12,764
25	1	101.00	101.00	101.00			101.00	101.00	N/A		15,000	15,150
30	78	98.47	97.33	96.23	6.19	101.14	64.77	123.63	96.93 to 99.20		50,962	49,040
40	5	99.59	100.60	100.82	4.10	99.78	93.05	108.94	N/A		75,800	76,419
<u>ALL</u>												
	105	98.63	98.95	96.89	7.19	102.13	64.77	151.20	97.24 to 99.46		45,433	44,019

**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:	8	<b>MEDIAN:</b>	<b>93</b>	COV:	39.98	95% Median C.I.:	61.41 to 200.80	(! : Derived)
TOTAL Sales Price:	314,000	WGT. MEAN:	98	STD:	43.23	95% Wgt. Mean C.I.:	79.65 to 115.51	
TOTAL Adj.Sales Price:	314,000	MEAN:	108	AVG.ABS.DEV:	27.93	95% Mean C.I.:	71.98 to 144.27	
TOTAL Assessed Value:	306,390							
AVG. Adj. Sales Price:	39,250	COD:	30.01	MAX Sales Ratio:	200.80			
AVG. Assessed Value:	38,298	PRD:	110.81	MIN Sales Ratio:	61.41			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	1	200.80	200.80	200.80			200.80	200.80	N/A	5,000	10,040
01/01/04 TO 03/31/04	1	80.39	80.39	80.39			80.39	80.39	N/A	46,000	36,980
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	93.48	93.48	93.48			93.48	93.48	N/A	25,000	23,370
01/01/05 TO 03/31/05	1	86.36	86.36	86.36			86.36	86.36	N/A	50,000	43,180
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	2	77.03	77.03	84.95	20.27	90.67	61.41	92.64	N/A	49,750	42,262
10/01/05 TO 12/31/05	1	129.70	129.70	129.70			129.70	129.70	N/A	20,000	25,940
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	1	120.23	120.23	120.23			120.23	120.23	N/A	68,500	82,355
<u>Study Years</u>											
07/01/03 TO 06/30/04	2	140.60	140.60	92.20	42.82	152.50	80.39	200.80	N/A	25,500	23,510
07/01/04 TO 06/30/05	2	89.92	89.92	88.73	3.96	101.34	86.36	93.48	N/A	37,500	33,275
07/01/05 TO 06/30/06	4	106.44	101.00	102.56	22.52	98.47	61.41	129.70	N/A	47,000	48,205
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	2	86.94	86.94	85.00	7.53	102.28	80.39	93.48	N/A	35,500	30,175
01/01/05 TO 12/31/05	4	89.50	92.53	90.65	20.83	102.08	61.41	129.70	N/A	42,375	38,411
<u>ALL</u>											
	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
FULLERTON	6	106.86	115.33	103.59	32.67	111.33	61.41	200.80	61.41 to 200.80	32,166	33,321
GENOA	2	86.52	86.52	87.98	7.08	98.33	80.39	92.64	N/A	60,500	53,230
<u>ALL</u>											
	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298

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	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298
<u>ALL</u>											
	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298

**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:	8	<b>MEDIAN:</b>	<b>93</b>	COV:	39.98	95% Median C.I.:	61.41 to 200.80	(! : Derived)
TOTAL Sales Price:	314,000	WGT. MEAN:	98	STD:	43.23	95% Wgt. Mean C.I.:	79.65 to 115.51	
TOTAL Adj.Sales Price:	314,000	MEAN:	108	AVG.ABS.DEV:	27.93	95% Mean C.I.:	71.98 to 144.27	
TOTAL Assessed Value:	306,390							
AVG. Adj. Sales Price:	39,250	COD:	30.01	MAX Sales Ratio:	200.80			
AVG. Assessed Value:	38,298	PRD:	110.81	MIN Sales Ratio:	61.41			

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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	7	92.64	105.04	95.39	28.74	110.12	61.41	200.80	61.41 to 200.80	42,000	40,064
3	1	129.70	129.70	129.70			129.70	129.70	N/A	20,000	25,940
____ALL____	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006											
06-0017											
39-0010											
61-0049											
63-0001	6	106.86	115.33	103.59	32.67	111.33	61.41	200.80	61.41 to 200.80	32,166	33,321
63-0030	2	86.52	86.52	87.98	7.08	98.33	80.39	92.64	N/A	60,500	53,230
72-0075											
NonValid School											
____ALL____	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298

**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	93.48	93.48	93.48			93.48	93.48	N/A	25,000	23,370
1920 TO 1939											
1940 TO 1949	2	108.03	108.03	98.74	20.06	109.41	86.36	129.70	N/A	35,000	34,560
1950 TO 1959	1	200.80	200.80	200.80			200.80	200.80	N/A	5,000	10,040
1960 TO 1969											
1970 TO 1979	2	70.90	70.90	73.79	13.39	96.08	61.41	80.39	N/A	35,250	26,012
1980 TO 1989	1	92.64	92.64	92.64			92.64	92.64	N/A	75,000	69,480
1990 TO 1994	1	120.23	120.23	120.23			120.23	120.23	N/A	68,500	82,355
1995 TO 1999											
2000 TO Present											
____ALL____	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298

**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

NUMBER of Sales:	8	<b>MEDIAN:</b>	<b>93</b>	COV:	39.98	95% Median C.I.:	61.41 to 200.80	(! : Derived)
TOTAL Sales Price:	314,000	WGT. MEAN:	98	STD:	43.23	95% Wgt. Mean C.I.:	79.65 to 115.51	
TOTAL Adj.Sales Price:	314,000	MEAN:	108	AVG.ABS.DEV:	27.93	95% Mean C.I.:	71.98 to 144.27	
TOTAL Assessed Value:	306,390							
AVG. Adj. Sales Price:	39,250	COD:	30.01	MAX Sales Ratio:	200.80			
AVG. Assessed Value:	38,298	PRD:	110.81	MIN Sales Ratio:	61.41			

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	1	200.80	200.80	200.80			200.80	200.80	N/A	5,000	10,040
Total \$ _____											
1 TO 9999	1	200.80	200.80	200.80			200.80	200.80	N/A	5,000	10,040
10000 TO 29999	3	93.48	94.86	92.60	24.35	102.45	61.41	129.70	N/A	23,166	21,451
30000 TO 59999	2	83.38	83.38	83.50	3.58	99.85	80.39	86.36	N/A	48,000	40,080
60000 TO 99999	2	106.44	106.44	105.81	12.96	100.59	92.64	120.23	N/A	71,750	75,917
ALL _____											
	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	4	111.59	121.35	99.86	39.34	121.52	61.41	200.80	N/A	18,625	18,598
30000 TO 59999	2	83.38	83.38	83.50	3.58	99.85	80.39	86.36	N/A	48,000	40,080
60000 TO 99999	2	106.44	106.44	105.81	12.96	100.59	92.64	120.23	N/A	71,750	75,917
ALL _____											
	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	80.39	80.39	80.39			80.39	80.39	N/A	46,000	36,980
10	2	165.25	165.25	143.92	21.51	114.82	129.70	200.80	N/A	12,500	17,990
20	5	92.64	90.82	96.06	14.24	94.55	61.41	120.23	N/A	48,600	46,686
ALL _____											
	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	86.36	86.74	85.56	5.05	101.38	80.39	93.48	N/A	40,333	34,510
341	1	120.23	120.23	120.23			120.23	120.23	N/A	68,500	82,355
344	1	200.80	200.80	200.80			200.80	200.80	N/A	5,000	10,040
384	1	61.41	61.41	61.41			61.41	61.41	N/A	24,500	15,045
408	1	129.70	129.70	129.70			129.70	129.70	N/A	20,000	25,940
442	1	92.64	92.64	92.64			92.64	92.64	N/A	75,000	69,480
ALL _____											
	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298

**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:	8	<b>MEDIAN:</b>	<b>93</b>	COV:	39.98	95% Median C.I.:	61.41 to 200.80	(!: Derived)
TOTAL Sales Price:	314,000	WGT. MEAN:	98	STD:	43.23	95% Wgt. Mean C.I.:	79.65 to 115.51	
TOTAL Adj.Sales Price:	314,000	MEAN:	108	AVG.ABS.DEV:	27.93	95% Mean C.I.:	71.98 to 144.27	
TOTAL Assessed Value:	306,390							
AVG. Adj. Sales Price:	39,250	COD:	30.01	MAX Sales Ratio:	200.80			
AVG. Assessed Value:	38,298	PRD:	110.81	MIN Sales Ratio:	61.41			

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PROPERTY TYPE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
02											
03	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298
04											
<u>ALL</u>	<u>8</u>	<u>93.06</u>	<u>108.13</u>	<u>97.58</u>	<u>30.01</u>	<u>110.81</u>	<u>61.41</u>	<u>200.80</u>	<u>61.41 to 200.80</u>	<u>39,250</u>	<u>38,298</u>

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	38	<b>MEDIAN:</b>	<b>73</b>	COV:	18.24	95% Median C.I.:	70.23 to 75.58	(! : Derived)
(AgLand) TOTAL Sales Price:	5,907,967	WGT. MEAN:	71	STD:	13.42	95% Wgt. Mean C.I.:	67.00 to 75.41	
(AgLand) TOTAL Adj.Sales Price:	5,841,467	MEAN:	74	AVG.ABS.DEV:	9.28	95% Mean C.I.:	69.33 to 77.86	
(AgLand) TOTAL Assessed Value:	4,159,280							
AVG. Adj. Sales Price:	153,722	COD:	12.74	MAX Sales Ratio:	114.46			
AVG. Assessed Value:	109,454	PRD:	103.36	MIN Sales Ratio:	49.23			

Printed: 04/02/2007 12:36:20

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	83.65	83.65	84.53	3.58	98.96	80.65	86.64	N/A	88,875	75,122
10/01/03 TO 12/31/03	3	103.71	103.12	101.75	7.48	101.34	91.18	114.46	N/A	96,122	97,803
01/01/04 TO 03/31/04	6	77.61	77.84	78.10	6.67	99.67	70.23	86.48	70.23 to 86.48	119,132	93,044
04/01/04 TO 06/30/04	3	82.51	81.39	81.15	6.85	100.30	72.35	89.31	N/A	171,533	139,193
07/01/04 TO 09/30/04	1	65.33	65.33	65.33			65.33	65.33	N/A	95,000	62,065
10/01/04 TO 12/31/04	4	65.16	66.36	64.44	14.52	102.98	53.55	81.56	N/A	172,262	111,003
01/01/05 TO 03/31/05	4	72.38	69.79	68.93	4.92	101.24	60.90	73.50	N/A	261,586	180,317
04/01/05 TO 06/30/05	1	59.04	59.04	59.04			59.04	59.04	N/A	82,000	48,415
07/01/05 TO 09/30/05	1	74.22	74.22	74.22			74.22	74.22	N/A	250,000	185,540
10/01/05 TO 12/31/05	4	66.16	64.15	60.69	15.09	105.70	49.23	75.04	N/A	156,130	94,748
01/01/06 TO 03/31/06	8	70.61	66.48	65.13	8.72	102.08	49.42	73.73	49.42 to 73.73	154,880	100,873
04/01/06 TO 06/30/06	1	77.08	77.08	77.08			77.08	77.08	N/A	120,000	92,490
<u>Study Years</u>											
07/01/03 TO 06/30/04	14	82.73	84.85	83.72	10.50	101.35	70.23	114.46	72.35 to 91.18	121,107	101,392
07/01/04 TO 06/30/05	10	67.71	66.90	66.71	10.46	100.28	53.55	81.56	59.04 to 73.50	191,239	127,576
07/01/05 TO 06/30/06	14	72.16	67.13	65.55	9.55	102.41	49.23	77.08	54.42 to 74.22	159,540	104,572
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	14	73.97	74.43	73.60	11.02	101.12	53.55	89.31	65.33 to 82.95	143,817	105,851
01/01/05 TO 12/31/05	10	72.38	66.90	66.62	9.58	100.43	49.23	75.04	59.04 to 74.22	200,286	133,422
<u>ALL</u>											
	38	72.86	73.59	71.20	12.74	103.36	49.23	114.46	70.23 to 75.58	153,722	109,454

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	38	<b>MEDIAN:</b>	<b>73</b>	COV:	18.24	95% Median C.I.:	70.23 to 75.58	(! : Derived)
(AgLand) TOTAL Sales Price:	5,907,967	WGT. MEAN:	71	STD:	13.42	95% Wgt. Mean C.I.:	67.00 to 75.41	
(AgLand) TOTAL Adj.Sales Price:	5,841,467	MEAN:	74	AVG.ABS.DEV:	9.28	95% Mean C.I.:	69.33 to 77.86	
(AgLand) TOTAL Assessed Value:	4,159,280							
AVG. Adj. Sales Price:	153,722	COD:	12.74	MAX Sales Ratio:	114.46			
AVG. Assessed Value:	109,454	PRD:	103.36	MIN Sales Ratio:	49.23			

Printed: 04/02/2007 12:36:20

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2337	1	86.64	86.64	86.64			86.64	86.64	N/A	115,000	99,635	
2339	1	69.21	69.21	69.21			69.21	69.21	N/A	178,000	123,200	
2341	1	73.50	73.50	73.50			73.50	73.50	N/A	332,944	244,705	
2343	3	59.10	59.47	57.99	11.76	102.55	49.23	70.08	N/A	185,166	107,376	
2413	1	72.32	72.32	72.32			72.32	72.32	N/A	224,350	162,240	
2415	8	76.42	80.66	74.16	18.56	108.76	60.24	114.46	60.24 to 114.46	171,743	127,365	
2417	3	59.04	67.59	63.06	19.70	107.18	54.42	89.31	N/A	169,433	106,850	
2419	1	72.01	72.01	72.01			72.01	72.01	N/A	93,500	67,325	
2421	2	74.63	74.63	74.90	3.28	99.64	72.18	77.08	N/A	108,000	80,892	
2625	2	71.98	71.98	71.90	2.43	100.12	70.23	73.73	N/A	115,855	83,295	
2627	4	74.63	76.07	77.02	3.62	98.77	72.51	82.51	N/A	183,906	141,642	
2629	4	74.40	75.00	75.17	5.73	99.78	68.25	82.95	N/A	96,583	72,597	
2631	1	72.35	72.35	72.35			72.35	72.35	N/A	146,000	105,630	
2709	1	86.48	86.48	86.48			86.48	86.48	N/A	111,359	96,300	
2711	1	91.18	91.18	91.18			91.18	91.18	N/A	134,366	122,520	
2713	2	67.10	67.10	59.26	20.19	113.23	53.55	80.65	N/A	148,875	88,225	
2715	2	57.38	57.38	56.95	13.86	100.75	49.42	65.33	N/A	100,390	57,170	
ALL	38	72.86	73.59	71.20	12.74	103.36	49.23	114.46	70.23 to 75.58	153,722	109,454	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	23	73.22	73.12	71.76	9.71	101.90	49.42	91.18	72.01 to 77.08	139,307	99,965	
3	12	72.38	74.76	70.09	17.84	106.67	49.23	114.46	60.24 to 81.56	188,532	132,146	
4	3	69.21	72.52	73.15	14.58	99.13	59.04	89.31	N/A	125,000	91,441	
ALL	38	72.86	73.59	71.20	12.74	103.36	49.23	114.46	70.23 to 75.58	153,722	109,454	

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	38	72.86	73.59	71.20	12.74	103.36	49.23	114.46	70.23 to 75.58	153,722	109,454	
ALL	38	72.86	73.59	71.20	12.74	103.36	49.23	114.46	70.23 to 75.58	153,722	109,454	

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	38	<b>MEDIAN:</b>	<b>73</b>	COV:	18.24	95% Median C.I.:	70.23 to 75.58	(! : Derived)
(AgLand) TOTAL Sales Price:	5,907,967	WGT. MEAN:	71	STD:	13.42	95% Wgt. Mean C.I.:	67.00 to 75.41	
(AgLand) TOTAL Adj.Sales Price:	5,841,467	MEAN:	74	AVG.ABS.DEV:	9.28	95% Mean C.I.:	69.33 to 77.86	
(AgLand) TOTAL Assessed Value:	4,159,280							
AVG. Adj. Sales Price:	153,722	COD:	12.74	MAX Sales Ratio:	114.46			
AVG. Assessed Value:	109,454	PRD:	103.36	MIN Sales Ratio:	49.23			

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<b>SCHOOL DISTRICT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
06-0006	1	86.64	86.64	86.64			86.64	86.64	N/A	115,000	99,635	
06-0017												
39-0010	1	77.08	77.08	77.08			77.08	77.08	N/A	120,000	92,490	
61-0049	4	67.78	64.68	64.96	10.77	99.57	49.42	73.73	N/A	108,122	70,232	
63-0001	23	73.20	74.50	71.72	12.53	103.87	53.55	114.46	69.21 to 80.65	151,853	108,908	
63-0030	9	72.32	73.41	70.26	13.59	104.48	49.23	103.71	59.10 to 81.56	186,816	131,259	
72-0075												
NonValid School												
ALL	38	72.86	73.59	71.20	12.74	103.36	49.23	114.46	70.23 to 75.58	153,722	109,454	

<b>ACRES IN SALE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
30.01 TO 50.00	1	73.22	73.22	73.22			73.22	73.22	N/A	48,997	35,875	
50.01 TO 100.00	9	70.08	72.06	66.84	17.00	107.81	49.23	103.71	59.04 to 86.48	119,901	80,140	
100.01 TO 180.00	21	73.20	74.53	72.86	11.52	102.29	49.42	114.46	70.23 to 79.64	152,808	111,330	
180.01 TO 330.00	6	73.29	71.21	68.35	12.20	104.17	53.55	91.18	53.55 to 91.18	208,465	142,494	
330.01 TO 650.00	1	82.51	82.51	82.51			82.51	82.51	N/A	253,600	209,240	
ALL	38	72.86	73.59	71.20	12.74	103.36	49.23	114.46	70.23 to 75.58	153,722	109,454	

<b>MAJORITY LAND USE &gt; 95%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	2	76.94	76.94	77.39	4.83	99.41	73.22	80.65	N/A	55,873	43,242	
DRY-N/A	6	77.61	81.58	80.55	13.87	101.28	65.33	114.46	65.33 to 114.46	129,472	104,291	
GRASS	10	69.72	69.88	68.67	14.51	101.75	49.42	91.18	59.04 to 89.31	147,814	101,510	
GRASS-N/A	10	74.39	77.48	74.72	11.31	103.70	53.55	103.71	72.35 to 86.64	147,178	109,965	
IRRGTD	1	59.10	59.10	59.10			59.10	59.10	N/A	239,500	141,540	
IRRGTD-N/A	9	72.01	68.95	67.52	9.96	102.11	49.23	86.48	54.42 to 74.22	195,939	132,305	
ALL	38	72.86	73.59	71.20	12.74	103.36	49.23	114.46	70.23 to 75.58	153,722	109,454	

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	38	<b>MEDIAN:</b>	<b>73</b>	COV:	18.24	95% Median C.I.:	70.23 to 75.58	(! : Derived)
(AgLand) TOTAL Sales Price:	5,907,967	WGT. MEAN:	71	STD:	13.42	95% Wgt. Mean C.I.:	67.00 to 75.41	
(AgLand) TOTAL Adj.Sales Price:	5,841,467	MEAN:	74	AVG.ABS.DEV:	9.28	95% Mean C.I.:	69.33 to 77.86	
(AgLand) TOTAL Assessed Value:	4,159,280							
AVG. Adj. Sales Price:	153,722	COD:	12.74	MAX Sales Ratio:	114.46			
AVG. Assessed Value:	109,454	PRD:	103.36	MIN Sales Ratio:	49.23			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	2	76.94	76.94	77.39	4.83	99.41	73.22	80.65	N/A	55,873	43,242
DRY-N/A	6	77.61	81.58	80.55	13.87	101.28	65.33	114.46	65.33 to 114.46	129,472	104,291
GRASS	11	70.23	70.12	68.90	13.39	101.77	49.42	91.18	59.04 to 89.31	142,740	98,346
GRASS-N/A	9	75.04	78.03	74.86	12.08	104.23	53.55	103.71	72.35 to 86.64	153,309	114,771
IRRGTD	3	70.08	67.56	67.92	6.85	99.46	59.10	73.50	N/A	230,814	156,778
IRRGTD-N/A	7	72.01	68.13	65.77	12.13	103.59	49.23	86.48	49.23 to 86.48	187,215	123,136
ALL	38	72.86	73.59	71.20	12.74	103.36	49.23	114.46	70.23 to 75.58	153,722	109,454

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	7	79.64	82.58	81.93	10.35	100.79	71.55	114.46	71.55 to 114.46	113,368	92,881
DRY-N/A	1	65.33	65.33	65.33			65.33	65.33	N/A	95,000	62,065
GRASS	18	72.43	73.63	71.41	14.66	103.11	49.42	103.71	60.90 to 82.51	146,328	104,491
GRASS-N/A	2	74.12	74.12	74.02	1.24	100.14	73.20	75.04	N/A	158,012	116,955
IRRGTD	8	69.16	66.67	65.05	12.90	102.50	49.23	86.48	49.23 to 86.48	207,431	134,928
IRRGTD-N/A	2	73.12	73.12	73.61	1.51	99.32	72.01	74.22	N/A	171,750	126,432
ALL	38	72.86	73.59	71.20	12.74	103.36	49.23	114.46	70.23 to 75.58	153,722	109,454

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	2	88.47	88.47	88.62	17.23	99.83	73.22	103.71	N/A	49,498	43,865
60000 TO 99999	7	72.18	71.04	70.79	6.40	100.35	59.04	80.65	59.04 to 80.65	88,178	62,425
100000 TO 149999	14	76.06	79.09	78.85	13.99	100.30	49.42	114.46	70.08 to 89.31	120,326	94,879
150000 TO 249999	10	70.38	66.96	66.09	12.35	101.32	49.23	81.56	53.55 to 79.64	194,740	128,699
250000 TO 499999	5	73.50	69.11	68.26	11.27	101.25	54.42	82.51	N/A	298,648	203,853
ALL	38	72.86	73.59	71.20	12.74	103.36	49.23	114.46	70.23 to 75.58	153,722	109,454

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

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	5,841,467	MEAN:	74	AVG.ABS.DEV:	9.28	95% Mean C.I.:	69.33 to 77.86	
(AgLand) TOTAL Assessed Value:	4,159,280							
AVG. Adj. Sales Price:	153,722	COD:	12.74	MAX Sales Ratio:	114.46			
AVG. Assessed Value:	109,454	PRD:	103.36	MIN Sales Ratio:	49.23			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
30000 TO 59999	5	73.22	73.21	68.39	20.73	107.05	49.42	103.71	N/A	69,905	47,806
60000 TO 99999	14	72.35	73.02	71.86	8.65	101.61	49.23	86.64	68.25 to 82.95	114,850	82,536
100000 TO 149999	13	73.20	76.18	73.08	15.26	104.25	53.55	114.46	60.24 to 89.31	166,649	121,786
150000 TO 249999	6	72.91	69.65	68.79	9.74	101.25	54.42	82.51	54.42 to 82.51	286,265	196,917
ALL _____	38	72.86	73.59	71.20	12.74	103.36	49.23	114.46	70.23 to 75.58	153,722	109,454

**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	105	<b>MEDIAN:</b>	<b>99</b>	COV:	13.70	95% Median C.I.:	97.09 to 99.43
TOTAL Sales Price:	4,757,475	WGT. MEAN:	96	STD:	13.58	95% Wgt. Mean C.I.:	94.01 to 98.93
TOTAL Adj.Sales Price:	4,770,475	MEAN:	99	AVG.ABS.DEV:	7.71	95% Mean C.I.:	96.54 to 101.74
TOTAL Assessed Value:	4,602,041						
AVG. Adj. Sales Price:	45,433	COD:	7.82	MAX Sales Ratio:	165.11		
AVG. Assessed Value:	43,828	PRD:	102.77	MIN Sales Ratio:	64.77		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	16	98.16	103.47	100.17	8.18	103.29	92.78	165.11	94.76 to 102.11	48,062	48,143
10/01/04 TO 12/31/04	6	98.65	99.86	99.82	3.26	100.04	94.05	110.65	94.05 to 110.65	45,708	45,624
01/01/05 TO 03/31/05	9	99.93	101.76	99.87	7.91	101.89	78.67	134.07	96.93 to 105.67	35,130	35,086
04/01/05 TO 06/30/05	13	98.88	97.37	96.91	3.52	100.47	89.93	104.67	91.80 to 100.00	55,692	53,972
07/01/05 TO 09/30/05	16	98.51	99.56	97.11	3.63	102.52	92.05	127.00	96.03 to 100.57	45,996	44,669
10/01/05 TO 12/31/05	12	99.42	100.24	99.77	4.21	100.47	94.00	121.60	95.15 to 102.78	38,529	38,440
01/01/06 TO 03/31/06	12	96.47	91.66	91.04	12.14	100.67	64.77	120.76	80.00 to 101.69	43,529	39,629
04/01/06 TO 06/30/06	21	96.29	98.95	91.99	14.11	107.56	73.17	151.20	85.46 to 104.19	46,019	42,335
____Study Years____											
07/01/04 TO 06/30/05	44	98.94	100.82	98.95	6.13	101.90	78.67	165.11	97.15 to 99.91	47,350	46,851
07/01/05 TO 06/30/06	61	98.43	97.93	94.55	9.01	103.57	64.77	151.20	96.03 to 99.67	44,050	41,648
____Calendar Yrs____											
01/01/05 TO 12/31/05	50	98.89	99.55	97.99	4.60	101.59	78.67	134.07	97.15 to 99.68	44,769	43,868
____ALL____											
	105	98.51	99.14	96.47	7.82	102.77	64.77	165.11	97.09 to 99.43	45,433	43,828

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BELGRADE	7	101.00	101.99	99.66	18.76	102.33	64.77	135.78	64.77 to 135.78	12,571	12,529
FULLERTON	49	98.81	98.95	97.74	5.64	101.24	76.31	122.07	97.24 to 99.96	46,330	45,285
GENOA	41	97.78	98.41	95.12	7.70	103.46	69.58	165.11	96.03 to 99.60	43,755	41,620
RURAL	7	97.15	94.44	94.79	5.45	99.62	73.17	102.11	73.17 to 102.11	87,614	83,052
SUBURBAN	1	151.20	151.20	151.20			151.20	151.20	N/A	5,000	7,560
____ALL____											
	105	98.51	99.14	96.47	7.82	102.77	64.77	165.11	97.09 to 99.43	45,433	43,828

**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	90	98.57	99.02	97.50	7.14	101.56	64.77	165.11	97.24 to 99.46	42,264	41,208
2	10	96.76	100.54	88.98	16.74	112.99	73.17	151.20	76.31 to 134.07	58,035	51,642
3	5	99.17	98.48	97.56	1.90	100.94	94.76	102.11	N/A	77,260	75,375
____ALL____											
	105	98.51	99.14	96.47	7.82	102.77	64.77	165.11	97.09 to 99.43	45,433	43,828

**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	105	<b>MEDIAN:</b>	<b>99</b>	COV:	13.70	95% Median C.I.:	97.09 to 99.43
TOTAL Sales Price:	4,757,475	WGT. MEAN:	96	STD:	13.58	95% Wgt. Mean C.I.:	94.01 to 98.93
TOTAL Adj.Sales Price:	4,770,475	MEAN:	99	AVG.ABS.DEV:	7.71	95% Mean C.I.:	96.54 to 101.74
TOTAL Assessed Value:	4,602,041						
AVG. Adj. Sales Price:	45,433	COD:	7.82	MAX Sales Ratio:	165.11		
AVG. Assessed Value:	43,828	PRD:	102.77	MIN Sales Ratio:	64.77		

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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	92	98.51	98.70	96.49	7.30	102.29	64.77	165.11	97.15 to 99.40	49,022	47,299
2	13	99.17	102.26	96.18	11.41	106.33	80.00	151.20	92.34 to 105.67	20,030	19,265
ALL											
	105	98.51	99.14	96.47	7.82	102.77	64.77	165.11	97.09 to 99.43	45,433	43,828

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	101	98.51	99.15	96.48	8.03	102.78	64.77	165.11	97.15 to 99.43	44,950	43,365
06	1	95.49	95.49	95.49			95.49	95.49	N/A	172,000	164,250
07	3	98.99	99.97	98.87	2.27	101.11	97.09	103.84	N/A	19,500	19,280
ALL											
	105	98.51	99.14	96.47	7.82	102.77	64.77	165.11	97.09 to 99.43	45,433	43,828

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006	5	102.93	107.71	107.28	20.22	100.40	64.77	135.78	N/A	11,600	12,444
06-0017											
39-0010											
61-0049	1	94.76	94.76	94.76			94.76	94.76	N/A	140,000	132,670
63-0001	54	98.74	98.53	97.60	5.67	100.95	76.31	122.07	97.09 to 99.68	48,170	47,015
63-0030	45	97.78	99.02	94.78	8.83	104.47	69.58	165.11	96.17 to 99.17	43,806	41,517
72-0075											
NonValid School											
ALL											
	105	98.51	99.14	96.47	7.82	102.77	64.77	165.11	97.09 to 99.43	45,433	43,828

**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

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NUMBER of Sales:	105	<b>MEDIAN:</b>	<b>99</b>	COV:	13.70	95% Median C.I.:	97.09 to 99.43
TOTAL Sales Price:	4,757,475	WGT. MEAN:	96	STD:	13.58	95% Wgt. Mean C.I.:	94.01 to 98.93
TOTAL Adj.Sales Price:	4,770,475	MEAN:	99	AVG.ABS.DEV:	7.71	95% Mean C.I.:	96.54 to 101.74
TOTAL Assessed Value:	4,602,041						
AVG. Adj. Sales Price:	45,433	COD:	7.82	MAX Sales Ratio:	165.11		
AVG. Assessed Value:	43,828	PRD:	102.77	MIN Sales Ratio:	64.77		

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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	16	98.25	101.66	96.47	9.80	105.38	80.00	151.20	94.00 to 104.67	18,431	17,780
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	50	97.55	98.14	96.19	7.53	102.02	64.77	165.11	95.15 to 98.90	38,478	37,014
1920 TO 1939	7	99.91	99.50	96.02	8.29	103.62	82.96	122.07	82.96 to 122.07	50,571	48,557
1940 TO 1949	3	100.57	100.35	99.96	0.43	100.39	99.59	100.88	N/A	69,083	69,056
1950 TO 1959	4	108.16	109.23	109.12	6.38	100.09	99.00	121.60	N/A	48,125	52,516
1960 TO 1969	9	98.51	95.05	92.46	7.68	102.80	69.58	113.04	85.46 to 101.44	69,555	64,311
1970 TO 1979	15	98.50	99.15	96.29	7.36	102.97	76.31	120.76	95.34 to 103.84	72,926	70,222
1980 TO 1989	1	99.46	99.46	99.46			99.46	99.46	N/A	78,000	77,575
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	105	98.51	99.14	96.47	7.82	102.77	64.77	165.11	97.09 to 99.43	45,433	43,828

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	5	104.67	105.77	104.49	7.86	101.23	92.34	127.00	N/A	3,500	3,657
5000 TO 9999	13	100.00	108.93	110.23	20.67	98.82	64.77	165.11	91.80 to 135.78	7,219	7,957
Total \$											
1 TO 9999	18	101.20	108.05	109.33	17.27	98.83	64.77	165.11	92.78 to 127.00	6,186	6,763
10000 TO 29999	24	97.56	97.30	97.18	4.91	100.12	78.67	122.07	96.68 to 100.15	19,900	19,339
30000 TO 59999	34	98.89	98.86	99.04	6.42	99.81	73.17	121.60	96.03 to 99.86	45,085	44,654
60000 TO 99999	19	98.63	97.78	97.69	4.09	100.09	85.46	105.66	94.74 to 102.11	70,269	68,647
100000 TO 149999	8	95.26	92.38	92.66	6.02	99.69	69.58	99.96	69.58 to 99.96	121,000	112,120
150000 TO 249999	2	85.90	85.90	85.86	11.16	100.05	76.31	95.49	N/A	172,750	148,322
ALL	105	98.51	99.14	96.47	7.82	102.77	64.77	165.11	97.09 to 99.43	45,433	43,828

**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	105	<b>MEDIAN:</b>	<b>99</b>	COV:	13.70	95% Median C.I.:	97.09 to 99.43
TOTAL Sales Price:	4,757,475	WGT. MEAN:	96	STD:	13.58	95% Wgt. Mean C.I.:	94.01 to 98.93
TOTAL Adj.Sales Price:	4,770,475	MEAN:	99	AVG.ABS.DEV:	7.71	95% Mean C.I.:	96.54 to 101.74
TOTAL Assessed Value:	4,602,041						
AVG. Adj. Sales Price:	45,433	COD:	7.82	MAX Sales Ratio:	165.11		
AVG. Assessed Value:	43,828	PRD:	102.77	MIN Sales Ratio:	64.77		

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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	8	95.76	96.05	91.61	13.65	104.84	64.77	127.00	64.77 to 127.00	4,375	4,008
5000 TO 9999	7	100.00	105.93	103.31	10.47	102.54	92.78	151.20	92.78 to 151.20	7,264	7,505
Total \$											
1 TO 9999	15	99.17	100.66	98.54	12.02	102.15	64.77	151.20	92.34 to 104.67	5,723	5,640
10000 TO 29999	31	97.78	101.35	98.21	9.23	103.19	78.67	165.11	96.68 to 100.15	20,293	19,930
30000 TO 59999	29	98.90	98.67	98.48	5.63	100.19	73.17	121.60	96.93 to 99.86	46,789	46,079
60000 TO 99999	22	98.57	97.61	96.32	6.53	101.33	69.58	114.29	94.05 to 102.77	73,005	70,320
100000 TO 149999	7	95.75	93.38	92.56	5.29	100.89	76.31	99.96	76.31 to 99.96	131,500	121,712
150000 TO 249999	1	95.49	95.49	95.49			95.49	95.49	N/A	172,000	164,250
ALL	105	98.51	99.14	96.47	7.82	102.77	64.77	165.11	97.09 to 99.43	45,433	43,828

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	98.25	99.77	90.91	10.91	109.75	69.58	151.20	92.97 to 104.19	27,216	24,742
20	18	98.54	99.08	99.19	8.66	99.89	64.77	134.07	94.74 to 101.49	23,458	23,267
30	65	98.45	98.90	96.58	7.10	102.40	73.17	165.11	96.76 to 99.40	54,835	52,959
40	4	100.08	100.53	100.50	1.24	100.03	98.99	102.96	N/A	73,500	73,869
ALL	105	98.51	99.14	96.47	7.82	102.77	64.77	165.11	97.09 to 99.43	45,433	43,828

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	17	99.17	103.44	94.73	13.66	109.19	80.00	151.20	86.79 to 122.07	24,170	22,897
100	3	98.99	99.97	98.87	2.27	101.11	97.09	103.84	N/A	19,500	19,280
101	55	98.88	98.17	98.14	7.03	100.04	64.77	135.78	96.29 to 99.86	47,813	46,923
102	6	97.83	97.46	96.40	3.89	101.11	90.17	102.78	90.17 to 102.78	72,425	69,815
103	1	98.50	98.50	98.50			98.50	98.50	N/A	65,000	64,025
104	20	97.32	98.66	92.75	7.96	106.37	73.17	165.11	94.76 to 99.20	52,340	48,544
106	2	99.86	99.86	100.37	2.53	99.50	97.33	102.39	N/A	7,500	7,527
111	1	95.75	95.75	95.75			95.75	95.75	N/A	110,000	105,325
ALL	105	98.51	99.14	96.47	7.82	102.77	64.77	165.11	97.09 to 99.43	45,433	43,828

**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)

NUMBER of Sales:	105	<b>MEDIAN:</b>	<b>99</b>	COV:	13.70	95% Median C.I.:	97.09 to 99.43
TOTAL Sales Price:	4,757,475	WGT. MEAN:	96	STD:	13.58	95% Wgt. Mean C.I.:	94.01 to 98.93
TOTAL Adj.Sales Price:	4,770,475	MEAN:	99	AVG.ABS.DEV:	7.71	95% Mean C.I.:	96.54 to 101.74
TOTAL Assessed Value:	4,602,041						
AVG. Adj. Sales Price:	45,433	COD:	7.82	MAX Sales Ratio:	165.11		
AVG. Assessed Value:	43,828	PRD:	102.77	MIN Sales Ratio:	64.77		

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	16	99.59	102.08	97.94	9.87	104.24	80.00	151.20	94.00 to 104.67	21,431	20,989
20	5	102.93	112.17	109.09	15.89	102.82	91.80	135.78	N/A	11,700	12,764
25	1	101.00	101.00	101.00			101.00	101.00	N/A	15,000	15,150
30	78	98.47	97.89	96.17	7.00	101.79	64.77	165.11	96.76 to 99.20	50,962	49,009
40	5	98.45	95.90	96.17	4.88	99.72	85.46	102.96	N/A	75,800	72,897
<u>ALL</u>	<u>105</u>	<u>98.51</u>	<u>99.14</u>	<u>96.47</u>	<u>7.82</u>	<u>102.77</u>	<u>64.77</u>	<u>165.11</u>	<u>97.09 to 99.43</u>	<u>45,433</u>	<u>43,828</u>

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	8	<b>MEDIAN:</b>	<b>93</b>	COV:	39.98	95% Median C.I.:	61.41 to 200.80	(!: Derived)
TOTAL Sales Price:	314,000	WGT. MEAN:	98	STD:	43.23	95% Wgt. Mean C.I.:	79.65 to 115.51	
TOTAL Adj.Sales Price:	314,000	MEAN:	108	AVG.ABS.DEV:	27.93	95% Mean C.I.:	71.98 to 144.27	
TOTAL Assessed Value:	306,390							
AVG. Adj. Sales Price:	39,250	COD:	30.01	MAX Sales Ratio:	200.80			
AVG. Assessed Value:	38,298	PRD:	110.81	MIN Sales Ratio:	61.41			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	1	200.80	200.80	200.80			200.80	200.80	N/A	5,000	10,040
01/01/04 TO 03/31/04	1	80.39	80.39	80.39			80.39	80.39	N/A	46,000	36,980
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	93.48	93.48	93.48			93.48	93.48	N/A	25,000	23,370
01/01/05 TO 03/31/05	1	86.36	86.36	86.36			86.36	86.36	N/A	50,000	43,180
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	2	77.03	77.03	84.95	20.27	90.67	61.41	92.64	N/A	49,750	42,262
10/01/05 TO 12/31/05	1	129.70	129.70	129.70			129.70	129.70	N/A	20,000	25,940
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	1	120.23	120.23	120.23			120.23	120.23	N/A	68,500	82,355
____Study Years____											
07/01/03 TO 06/30/04	2	140.60	140.60	92.20	42.82	152.50	80.39	200.80	N/A	25,500	23,510
07/01/04 TO 06/30/05	2	89.92	89.92	88.73	3.96	101.34	86.36	93.48	N/A	37,500	33,275
07/01/05 TO 06/30/06	4	106.44	101.00	102.56	22.52	98.47	61.41	129.70	N/A	47,000	48,205
____Calendar Yrs____											
01/01/04 TO 12/31/04	2	86.94	86.94	85.00	7.53	102.28	80.39	93.48	N/A	35,500	30,175
01/01/05 TO 12/31/05	4	89.50	92.53	90.65	20.83	102.08	61.41	129.70	N/A	42,375	38,411
____ALL____											
	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
FULLERTON	6	106.86	115.33	103.59	32.67	111.33	61.41	200.80	61.41 to 200.80	32,166	33,321
GENOA	2	86.52	86.52	87.98	7.08	98.33	80.39	92.64	N/A	60,500	53,230
____ALL____											
	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298

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	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298
____ALL____											
	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298

**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:	8	<b>MEDIAN:</b>	<b>93</b>	COV:	39.98	95% Median C.I.:	61.41 to 200.80	(!: Derived)
TOTAL Sales Price:	314,000	WGT. MEAN:	98	STD:	43.23	95% Wgt. Mean C.I.:	79.65 to 115.51	
TOTAL Adj.Sales Price:	314,000	MEAN:	108	AVG.ABS.DEV:	27.93	95% Mean C.I.:	71.98 to 144.27	
TOTAL Assessed Value:	306,390							
AVG. Adj. Sales Price:	39,250	COD:	30.01	MAX Sales Ratio:	200.80			
AVG. Assessed Value:	38,298	PRD:	110.81	MIN Sales Ratio:	61.41			

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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	7	92.64	105.04	95.39	28.74	110.12	61.41	200.80	61.41 to 200.80	42,000	40,064
3	1	129.70	129.70	129.70			129.70	129.70	N/A	20,000	25,940
ALL	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006											
06-0017											
39-0010											
61-0049											
63-0001	6	106.86	115.33	103.59	32.67	111.33	61.41	200.80	61.41 to 200.80	32,166	33,321
63-0030	2	86.52	86.52	87.98	7.08	98.33	80.39	92.64	N/A	60,500	53,230
72-0075											
NonValid School											
ALL	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298

**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	93.48	93.48	93.48			93.48	93.48	N/A	25,000	23,370
1920 TO 1939											
1940 TO 1949	2	108.03	108.03	98.74	20.06	109.41	86.36	129.70	N/A	35,000	34,560
1950 TO 1959	1	200.80	200.80	200.80			200.80	200.80	N/A	5,000	10,040
1960 TO 1969											
1970 TO 1979	2	70.90	70.90	73.79	13.39	96.08	61.41	80.39	N/A	35,250	26,012
1980 TO 1989	1	92.64	92.64	92.64			92.64	92.64	N/A	75,000	69,480
1990 TO 1994	1	120.23	120.23	120.23			120.23	120.23	N/A	68,500	82,355
1995 TO 1999											
2000 TO Present											
ALL	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298

**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:	8	<b>MEDIAN:</b>	<b>93</b>	COV:	39.98	95% Median C.I.:	61.41 to 200.80	(! : Derived)
TOTAL Sales Price:	314,000	WGT. MEAN:	98	STD:	43.23	95% Wgt. Mean C.I.:	79.65 to 115.51	
TOTAL Adj.Sales Price:	314,000	MEAN:	108	AVG.ABS.DEV:	27.93	95% Mean C.I.:	71.98 to 144.27	
TOTAL Assessed Value:	306,390							
AVG. Adj. Sales Price:	39,250	COD:	30.01	MAX Sales Ratio:	200.80			
AVG. Assessed Value:	38,298	PRD:	110.81	MIN Sales Ratio:	61.41			

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	1	200.80	200.80	200.80			200.80	200.80	N/A	5,000	10,040
Total \$ _____											
1 TO 9999	1	200.80	200.80	200.80			200.80	200.80	N/A	5,000	10,040
10000 TO 29999	3	93.48	94.86	92.60	24.35	102.45	61.41	129.70	N/A	23,166	21,451
30000 TO 59999	2	83.38	83.38	83.50	3.58	99.85	80.39	86.36	N/A	48,000	40,080
60000 TO 99999	2	106.44	106.44	105.81	12.96	100.59	92.64	120.23	N/A	71,750	75,917
ALL _____											
	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	4	111.59	121.35	99.86	39.34	121.52	61.41	200.80	N/A	18,625	18,598
30000 TO 59999	2	83.38	83.38	83.50	3.58	99.85	80.39	86.36	N/A	48,000	40,080
60000 TO 99999	2	106.44	106.44	105.81	12.96	100.59	92.64	120.23	N/A	71,750	75,917
ALL _____											
	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	80.39	80.39	80.39			80.39	80.39	N/A	46,000	36,980
10	2	165.25	165.25	143.92	21.51	114.82	129.70	200.80	N/A	12,500	17,990
20	5	92.64	90.82	96.06	14.24	94.55	61.41	120.23	N/A	48,600	46,686
ALL _____											
	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	86.36	86.74	85.56	5.05	101.38	80.39	93.48	N/A	40,333	34,510
341	1	120.23	120.23	120.23			120.23	120.23	N/A	68,500	82,355
344	1	200.80	200.80	200.80			200.80	200.80	N/A	5,000	10,040
384	1	61.41	61.41	61.41			61.41	61.41	N/A	24,500	15,045
408	1	129.70	129.70	129.70			129.70	129.70	N/A	20,000	25,940
442	1	92.64	92.64	92.64			92.64	92.64	N/A	75,000	69,480
ALL _____											
	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298

**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:	8	<b>MEDIAN:</b>	<b>93</b>	COV:	39.98	95% Median C.I.:	61.41 to 200.80	(!: Derived)
TOTAL Sales Price:	314,000	WGT. MEAN:	98	STD:	43.23	95% Wgt. Mean C.I.:	79.65 to 115.51	
TOTAL Adj.Sales Price:	314,000	MEAN:	108	AVG.ABS.DEV:	27.93	95% Mean C.I.:	71.98 to 144.27	
TOTAL Assessed Value:	306,390							
AVG. Adj. Sales Price:	39,250	COD:	30.01	MAX Sales Ratio:	200.80			
AVG. Assessed Value:	38,298	PRD:	110.81	MIN Sales Ratio:	61.41			

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	8	93.06	108.13	97.58	30.01	110.81	61.41	200.80	61.41 to 200.80	39,250	38,298
04											
<u>ALL</u>	<u>8</u>	<u>93.06</u>	<u>108.13</u>	<u>97.58</u>	<u>30.01</u>	<u>110.81</u>	<u>61.41</u>	<u>200.80</u>	<u>61.41 to 200.80</u>	<u>39,250</u>	<u>38,298</u>

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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

NUMBER of Sales:	42	<b>MEDIAN:</b>	<b>71</b>	COV:	24.05	95% Median C.I.:	65.57 to 77.74	(!: Derived)
(AgLand) TOTAL Sales Price:	6,914,232	WGT. MEAN:	69	STD:	17.02	95% Wgt. Mean C.I.:	64.19 to 74.54	
(AgLand) TOTAL Adj.Sales Price:	6,847,732	MEAN:	71	AVG.ABS.DEV:	13.31	95% Mean C.I.:	65.63 to 75.93	
(AgLand) TOTAL Assessed Value:	4,750,030							
AVG. Adj. Sales Price:	163,041	COD:	18.84	MAX Sales Ratio:	122.67			
AVG. Assessed Value:	113,095	PRD:	102.04	MIN Sales Ratio:	40.48			

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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	84.11	84.11	83.82	1.17	100.34	83.13	85.09	N/A	88,875	74,497
10/01/03 TO 12/31/03	3	99.24	101.63	100.11	13.33	101.52	82.97	122.67	N/A	96,122	96,226
01/01/04 TO 03/31/04	8	76.28	75.97	77.87	11.85	97.56	51.64	96.19	51.64 to 96.19	174,682	136,028
04/01/04 TO 06/30/04	4	76.37	79.35	80.40	11.99	98.70	69.53	95.15	N/A	167,050	134,303
07/01/04 TO 09/30/04	1	54.23	54.23	54.23			54.23	54.23	N/A	95,000	51,520
10/01/04 TO 12/31/04	5	70.78	68.42	66.44	17.76	102.98	50.66	86.06	N/A	171,810	114,154
01/01/05 TO 03/31/05	4	75.06	71.28	67.71	15.67	105.27	48.56	86.42	N/A	261,586	177,112
04/01/05 TO 06/30/05	1	40.48	40.48	40.48			40.48	40.48	N/A	82,000	33,195
07/01/05 TO 09/30/05	1	67.26	67.26	67.26			67.26	67.26	N/A	250,000	168,160
10/01/05 TO 12/31/05	4	65.92	63.67	59.03	18.67	107.86	45.60	77.24	N/A	156,130	92,165
01/01/06 TO 03/31/06	8	63.64	59.89	58.46	8.90	102.45	44.77	66.35	44.77 to 66.35	154,880	90,537
04/01/06 TO 06/30/06	1	51.55	51.55	51.55			51.55	51.55	N/A	120,000	61,860
<u>Study Years</u>											
07/01/03 TO 06/30/04	17	81.88	82.25	81.49	13.37	100.94	51.64	122.67	70.86 to 95.15	148,927	121,359
07/01/04 TO 06/30/05	11	70.47	65.63	65.50	20.18	100.20	40.48	86.42	48.56 to 86.06	189,308	123,994
07/01/05 TO 06/30/06	14	63.64	60.90	59.23	12.38	102.82	44.77	77.24	49.91 to 67.26	159,540	94,498
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	18	74.46	73.42	74.44	14.65	98.64	50.66	96.19	67.20 to 81.88	167,761	124,873
01/01/05 TO 12/31/05	10	68.87	64.75	63.83	18.80	101.44	40.48	86.42	45.60 to 79.65	200,286	127,846
<u>ALL</u>	42	70.63	70.78	69.37	18.84	102.04	40.48	122.67	65.57 to 77.74	163,041	113,095

**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:	42	<b>MEDIAN:</b>	<b>71</b>	COV:	24.05	95% Median C.I.:	65.57 to 77.74	(! : Derived)
(AgLand) TOTAL Sales Price:	6,914,232	WGT. MEAN:	69	STD:	17.02	95% Wgt. Mean C.I.:	64.19 to 74.54	
(AgLand) TOTAL Adj.Sales Price:	6,847,732	MEAN:	71	AVG.ABS.DEV:	13.31	95% Mean C.I.:	65.63 to 75.93	
(AgLand) TOTAL Assessed Value:	4,750,030							
AVG. Adj. Sales Price:	163,041	COD:	18.84	MAX Sales Ratio:	122.67			
AVG. Assessed Value:	113,095	PRD:	102.04	MIN Sales Ratio:	40.48			

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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	
2337	1	83.13	83.13	83.13			83.13	83.13	N/A	115,000	95,600	
2339	1	59.33	59.33	59.33			59.33	59.33	N/A	178,000	105,600	
2341	1	70.47	70.47	70.47			70.47	70.47	N/A	332,944	234,635	
2343	3	57.12	57.83	56.01	14.69	103.26	45.60	70.78	N/A	185,166	103,706	
2413	1	62.90	62.90	62.90			62.90	62.90	N/A	224,350	141,110	
2415	11	86.42	85.03	79.54	15.90	106.91	48.56	122.67	53.58 to 99.24	179,777	142,991	
2417	3	49.91	53.31	52.83	19.40	100.91	40.48	69.53	N/A	169,433	89,503	
2419	2	70.37	70.37	73.12	6.32	96.23	65.92	74.81	N/A	246,750	180,430	
2421	2	59.38	59.38	58.50	13.18	101.49	51.55	67.20	N/A	108,000	63,185	
2625	2	58.01	58.01	57.69	10.98	100.55	51.64	64.38	N/A	115,855	66,840	
2627	4	70.99	72.55	73.61	8.10	98.56	66.35	81.88	N/A	183,906	135,371	
2629	4	75.68	73.67	72.90	5.05	101.05	65.57	77.74	N/A	97,249	70,896	
2631	1	70.86	70.86	70.86			70.86	70.86	N/A	146,000	103,450	
2709	1	79.31	79.31	79.31			79.31	79.31	N/A	111,359	88,320	
2711	1	82.97	82.97	82.97			82.97	82.97	N/A	134,366	111,480	
2713	2	67.88	67.88	57.91	25.36	117.20	50.66	85.09	N/A	148,875	86,220	
2715	2	49.50	49.50	49.25	9.56	100.52	44.77	54.23	N/A	100,390	49,437	
ALL												
	42	70.63	70.78	69.37	18.84	102.04	40.48	122.67	65.57 to 77.74	163,041	113,095	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	24	67.23	67.68	66.89	14.50	101.17	44.77	85.09	62.90 to 77.24	150,280	100,525	
3	15	81.04	78.62	73.92	20.30	106.35	45.60	122.67	57.12 to 95.15	191,066	141,244	
4	3	59.33	56.45	58.33	16.32	96.77	40.48	69.53	N/A	125,000	72,916	
ALL												
	42	70.63	70.78	69.37	18.84	102.04	40.48	122.67	65.57 to 77.74	163,041	113,095	

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	42	70.63	70.78	69.37	18.84	102.04	40.48	122.67	65.57 to 77.74	163,041	113,095	
ALL												
	42	70.63	70.78	69.37	18.84	102.04	40.48	122.67	65.57 to 77.74	163,041	113,095	

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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AVG. Assessed Value:	113,095	PRD:	102.04	MIN Sales Ratio:	40.48			

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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)											
06-0006	2	78.97	78.97	76.67	5.27	103.01	74.81	83.13	N/A	257,500	197,412
06-0017											
39-0010	1	51.55	51.55	51.55			51.55	51.55	N/A	120,000	61,860
61-0049	4	52.94	53.76	53.77	10.48	99.97	44.77	64.38	N/A	108,122	58,138
63-0001	23	69.53	70.03	66.74	16.97	104.92	40.48	122.67	65.57 to 77.74	151,969	101,431
63-0030	12	83.55	78.15	75.62	16.15	103.34	45.60	99.24	62.90 to 95.15	190,412	143,987
72-0075											
NonValid School											
ALL	42	70.63	70.78	69.37	18.84	102.04	40.48	122.67	65.57 to 77.74	163,041	113,095

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	77.24	77.24	77.24			77.24	77.24	N/A	48,997	37,845
50.01 TO 100.00	9	65.92	67.68	62.88	21.18	107.62	40.48	99.24	45.60 to 85.09	119,901	75,399
100.01 TO 180.00	23	69.53	71.65	70.98	20.43	100.95	44.77	122.67	59.33 to 81.04	153,705	109,095
180.01 TO 330.00	7	70.86	68.83	66.47	15.73	103.56	48.56	86.80	48.56 to 86.80	218,684	145,357
330.01 TO 650.00	2	78.35	78.35	77.55	4.51	101.02	74.81	81.88	N/A	326,800	253,440
ALL	42	70.63	70.78	69.37	18.84	102.04	40.48	122.67	65.57 to 77.74	163,041	113,095

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	2	81.16	81.16	81.65	4.84	99.41	77.24	85.09	N/A	55,873	45,620
DRY-N/A	8	83.73	85.94	86.96	16.92	98.83	54.23	122.67	54.23 to 122.67	137,887	119,911
GRASS	10	52.61	56.96	56.21	18.17	101.33	40.48	82.97	44.77 to 69.53	147,814	83,090
GRASS-N/A	12	77.23	76.55	75.61	12.41	101.24	50.66	99.24	66.35 to 86.06	179,315	135,579
IRRGTD	1	57.12	57.12	57.12			57.12	57.12	N/A	239,500	136,810
IRRGTD-N/A	9	65.92	64.19	62.65	10.76	102.46	45.60	79.31	49.91 to 70.78	195,939	122,760
ALL	42	70.63	70.78	69.37	18.84	102.04	40.48	122.67	65.57 to 77.74	163,041	113,095

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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(AgLand) TOTAL Assessed Value:	4,750,030							
AVG. Adj. Sales Price:	163,041	COD:	18.84	MAX Sales Ratio:	122.67			
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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	4	83.07	84.63	86.17	6.61	98.21	77.24	95.15	N/A	108,836	93,790
DRY-N/A	6	82.08	85.23	86.64	20.14	98.37	54.23	122.67	54.23 to 122.67	129,916	112,561
GRASS	11	53.58	57.81	56.81	18.39	101.78	40.48	82.97	44.77 to 69.53	142,740	81,085
GRASS-N/A	11	79.65	77.47	76.02	11.61	101.91	50.66	99.24	64.38 to 86.80	187,253	142,355
IRRGTD	3	70.47	66.12	65.91	6.46	100.33	57.12	70.78	N/A	230,814	152,126
IRRGTD-N/A	7	65.57	62.35	59.92	11.78	104.06	45.60	79.31	45.60 to 79.31	187,215	112,181
ALL	42	70.63	70.78	69.37	18.84	102.04	40.48	122.67	65.57 to 77.74	163,041	113,095

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	9	85.09	88.41	89.21	11.79	99.10	74.11	122.67	77.24 to 96.19	124,427	111,001
DRY-N/A	1	54.23	54.23	54.23			54.23	54.23	N/A	95,000	51,520
GRASS	20	66.78	66.69	66.78	20.31	99.86	40.48	99.24	51.64 to 81.88	165,695	110,651
GRASS-N/A	2	77.19	77.19	77.47	3.19	99.64	74.72	79.65	N/A	158,012	122,407
IRRGTD	8	64.24	62.71	60.98	13.74	102.84	45.60	79.31	45.60 to 79.31	207,431	126,481
IRRGTD-N/A	2	66.59	66.59	66.90	1.01	99.54	65.92	67.26	N/A	171,750	114,897
ALL	42	70.63	70.78	69.37	18.84	102.04	40.48	122.67	65.57 to 77.74	163,041	113,095

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	2	88.24	88.24	88.35	12.47	99.87	77.24	99.24	N/A	49,498	43,732
60000 TO 99999	7	66.35	64.77	64.23	14.16	100.84	40.48	85.09	40.48 to 85.09	88,178	56,634
100000 TO 149999	14	70.82	72.12	71.92	17.47	100.27	44.77	122.67	51.64 to 82.97	120,517	86,674
150000 TO 249999	12	71.28	71.14	69.44	22.84	102.46	45.60	96.19	53.58 to 86.42	189,250	131,409
250000 TO 499999	7	70.47	68.53	67.91	15.76	100.91	48.56	86.80	48.56 to 86.80	310,463	210,825
ALL	42	70.63	70.78	69.37	18.84	102.04	40.48	122.67	65.57 to 77.74	163,041	113,095

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<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
_____ Low \$ _____												
_____ Total \$ _____												
30000 TO 59999	6	65.74	66.84	61.40	30.96	108.87	40.48	99.24	40.48 to 99.24	74,087	45,488	
60000 TO 99999	15	66.35	65.76	64.24	12.41	102.37	45.60	83.13	53.58 to 74.11	120,704	77,539	
100000 TO 149999	12	77.19	76.93	73.31	18.56	104.94	50.66	122.67	59.33 to 86.06	171,240	125,532	
150000 TO 249999	8	76.18	73.44	70.56	18.89	104.08	48.56	96.19	48.56 to 96.19	267,218	188,548	
250000 TO 499999	1	74.81	74.81	74.81			74.81	74.81	N/A	400,000	299,225	
_____ ALL _____	42	70.63	70.78	69.37	18.84	102.04	40.48	122.67	65.57 to 77.74	163,041	113,095	

## 2007 Assessment Survey for Nance 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: 0
4. Other part-time employees: 1
5. Number of shared employees: 0
6. Assessor's requested budget for current fiscal year: \$64,745
7. Part of the budget that is dedicated to the computer system: \$4,570
8. Adopted budget, or granted budget if different from above:
9. Amount of total budget set aside for appraisal work:
10. Amount of the total budget set aside for education/workshops: \$1,400
11. Appraisal/Reappraisal budget, if not part of the total budget: \$48,785
12. Other miscellaneous funds: N/A
13. Total budget: \$113,530
  - a. Was any of last year's budget not used? No

#### B. Residential Appraisal Information

*(Includes Urban, Suburban and Rural Residential)*

1. Data collection done by: Assessor
2. Valuation done by: Assessor
3. Pickup work done by: Assessor

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	22	15		37

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 2005
5. What was the last year the depreciation schedule for this property class was developed using market-derived information? 2006
6. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? N/A
7. Number of market areas/neighborhoods for this property class: 4
8. 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.
9. Is "Assessor Location" a usable valuation identity? Yes
10. Does the assessor location "suburban" mean something other than rural residential? (that is, does the "suburban" location have its own market?) No
11. Are the county's ag residential and rural residential improvements classified and valued in the same manner? Yes

**C. Commercial/Industrial Appraisal Information**

1. Data collection done by: Assessor
2. Valuation done by: Assessor and contract appraiser
3. Pickup work done by whom: Assessor and contract appraiser

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	2	2		4

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 2002
5. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? 2002

6. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** 2004
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?** N/A
8. **Number of market areas/neighborhoods for this property class?** 4
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.
10. **Is “Assessor Location” a usable valuation identity?** Yes
11. **Does the assessor location “suburban” mean something other than rural commercial?** (*that is, does the “suburban” location have its own market?*) No

**D. Agricultural Appraisal Information**

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

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	14	10	0	24

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?** 1955
7. **What date was the last countywide land use study completed?** 2005
  - a. **By what method? (Physical inspection, FSA maps, etc.)** FSA and Natural Resources District registrations

**b. By whom?** Assessor and Staff

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

**8. Number of market areas/neighborhoods for this property class:** 4

**9. How are these defined?** Defined by similar soil types and topography

**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:** MIPS County Solutions

**2. CAMA software:** MIPS County Solutions

**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?** No

**a. Who maintains the GIS software and maps?**

**5. Personal Property software:** County Solutions

#### **F. Zoning Information**

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

**a. If so, is the zoning countywide?** No

**b. What municipalities in the county are zoned?** Fullerton and Genoa

**c. When was zoning implemented?** 2000

#### **G. Contracted Services**

**1. Appraisal Services:** Appraiser is hired to do rural residential, farm outbuildings, and commercial appraisal work.

## **2. Other Services:**

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

The Nance County Assessor was interviewed for the information contained in this document.

## **II. Assessment Actions**

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

#### **Residential**

The County reported no changes to the residential class of property for 2007. A complete reappraisal was done for 2006, so the county monitored sale activity for 2007 and found that no areas needed to be revalued. The county completed pick-up work of new construction.

#### **Commercial/Industrial**

No changes were made to the commercial class of property for 2007. The County conducted a market study of this class of property and determined the median ratio was within the acceptable range and was an appropriate level of value for the county. The county completed pick-up work of new and omitted construction.

#### **Agricultural**

Nance County conducted a market analysis of the agricultural unimproved sales by land capability grouping and made necessary acre value adjustments as indicated by the market. In Market Area One, the assessor increased the irrigated and grass categories, while dry crop land was decreased slightly. In Market Area Two, dry and irrigated land values were increased to within ten percent of the Area One values, while grass land values were increased to equal the grass land value in Area One. Irrigated and grass was also increased in Market Area Three, with the dry crop land receiving a significant reduction in values. Grass land capability grouping values in Market Area Four were increased more than 20 percent.

The home site values were increased from \$1,580 to \$2,000 per acre and farm site values were increased from \$500 to \$700 per acre. The county also reported to have completed pick-up work of new and omitted construction for the agricultural class of property.

**County 63 - Nance**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 4,022	<b>Value</b> 324,000,753	<b>Total Growth</b> 2,437,266 (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	121	314,556	25	147,530	12	65,205	158	527,291	
2. Res Improv Land	1,123	3,902,532	67	778,515	106	898,240	1,296	5,579,287	
3. Res Improvements	1,131	39,630,737	68	4,310,670	116	7,183,867	1,315	51,125,274	
4. Res Total	1,252	43,847,825	93	5,236,715	128	8,147,312	1,473	57,231,852	1,610,344
% of Total	84.99	76.61	6.31	9.15	8.68	14.23	36.62	17.66	66.07
5. Rec UnImp Land	0	0	4	149,625	2	232,500	6	382,125	
6. Rec Improv Land	0	0	0	0	6	125,800	6	125,800	
7. Rec Improvements	0	0	0	0	20	196,720	20	196,720	
8. Rec Total	0	0	4	149,625	22	555,020	26	704,645	0
% of Total	0.00	0.00	15.38	21.23	84.61	78.76	0.64	0.21	0.00
Res+Rec Total	1,252	43,847,825	97	5,386,340	150	8,702,332	1,499	57,936,497	1,610,344
% of Total	83.52	75.68	6.47	9.29	10.00	15.02	37.27	17.88	66.07

County 63 - Nance

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 4,022	<b>Value</b> 324,000,753	<b>Total Growth</b> 2,437,266 (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	10	134,005	3	30,930	1	8,425	14	173,360	
10. Comm Improv Land	156	304,205	11	217,070	3	5,720	170	526,995	
11. Comm Improvements	165	7,315,294	11	1,938,891	7	158,450	183	9,412,635	
12. Comm Total	175	7,753,504	14	2,186,891	8	172,595	197	10,112,990	532,190
% of Total	88.83	76.66	7.10	21.62	4.06	1.70	4.89	3.12	21.83
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	1	492,800	1	492,800	
15. Ind Improvements	0	0	0	0	1	100,000	1	100,000	
16. Ind Total	0	0	0	0	1	592,800	1	592,800	100,000
% of Total	0.00	0.00	0.00	0.00	***	***	0.02	0.18	4.10
Comm+Ind Total	175	7,753,504	14	2,186,891	9	765,395	198	10,705,790	632,190
% of Total	88.38	72.42	7.07	20.42	4.54	7.14	4.92	3.30	25.93
17. Taxable Total	1,427	51,601,329	111	7,573,231	159	9,467,727	1,697	68,642,287	2,242,534
% of Total	84.08	75.17	6.54	7.84	9.36	12.67	42.19	21.18	92.01

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

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	4	107,015	1,387,350	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	4	107,015	1,387,350
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>4</b>	<b>107,015</b>	<b>1,387,350</b>

**Schedule III: Mineral Interest Records**

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

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	130	9	278	<b>417</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	23,875	33	1,454,535	1,587	141,980,423	1,623	143,458,833
28. Ag-Improved Land	3	89,385	24	1,745,600	630	74,227,295	657	76,062,280
29. Ag-Improvements	3	129,555	25	1,311,160	674	34,396,638	702	35,837,353
<b>30. Ag-Total Taxable</b>							<b>2,325</b>	<b>255,358,466</b>

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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	1	2.000	4,000	12	20.310	40,620	
33. HomeSite Improvements	1		87,035	13		860,730	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	2	3.360	2,350	18	39.600	27,720	
37. FarmSite Improv	2		42,520	24		450,430	
38. FarmSite Total							
39. Road & Ditches		19.210			91.320		
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	1	2.000	4,000	1	2.000	4,000	
32. HomeSite Improv Land	400	422.890	845,780	413	445.200	890,400	
33. HomeSite Improvements	396		15,157,170	410		16,104,935	83,325
34. HomeSite Total				411	447.200	16,999,335	
35. FarmSite UnImp Land	2	11.000	7,700	2	11.000	7,700	
36. FarmSite Impr Land	568	1,700.100	1,294,685	588	1,743.060	1,324,755	
37. FarmSite Improv	643		19,239,468	669		19,732,418	111,407
38. FarmSite Total				671	1,754.060	21,064,873	
39. Road & Ditches		5,733.590			5,844.120		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,082	8,045.380	38,064,208	194,732

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	1,145.580	591,595	9	1,145.580	591,595

Schedule VIII: Agricultural Records:

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

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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	17.000	26,860	586.000	925,880	14,267.060	22,541,955	14,870.060	23,494,695
46. 1A	0.000	0	81.000	117,450	2,398.000	3,477,100	2,479.000	3,594,550
47. 2A1	12.000	16,620	241.110	333,935	8,532.500	11,817,515	8,785.610	12,168,070
48. 2A	0.000	0	78.000	102,570	3,742.140	4,920,915	3,820.140	5,023,485
49. 3A1	0.000	0	0.000	0	4,531.390	5,726,930	4,531.390	5,726,930
50. 3A	0.000	0	20.000	23,500	1,709.000	2,008,075	1,729.000	2,031,575
51. 4A1	0.000	0	38.000	36,290	3,347.000	3,196,385	3,385.000	3,232,675
52. 4A	0.000	0	40.000	37,800	2,836.000	2,680,020	2,876.000	2,717,820
53. Total	29.000	43,480	1,084.110	1,577,425	41,363.090	56,368,895	42,476.200	57,989,800
<b>Dryland:</b>								
54. 1D1	6.000	4,920	176.420	144,660	6,045.150	4,957,025	6,227.570	5,106,605
55. 1D	0.000	0	73.000	54,020	6,140.500	4,543,970	6,213.500	4,597,990
56. 2D1	0.000	0	122.310	85,005	6,094.000	4,235,330	6,216.310	4,320,335
57. 2D	0.000	0	53.000	35,510	3,723.000	2,494,410	3,776.000	2,529,920
58. 3D1	0.000	0	8.000	5,320	4,058.900	2,699,170	4,066.900	2,704,490
59. 3D	0.000	0	17.000	10,710	2,581.290	1,626,215	2,598.290	1,636,925
60. 4D1	0.000	0	67.660	41,275	6,559.500	4,001,295	6,627.160	4,042,570
61. 4D	0.000	0	57.000	27,360	4,430.600	2,126,690	4,487.600	2,154,050
62. Total	6.000	4,920	574.390	403,860	39,632.940	26,684,105	40,213.330	27,092,885
<b>Grass:</b>								
63. 1G1	6.070	3,155	59.840	31,115	1,972.870	1,021,390	2,038.780	1,055,660
64. 1G	0.000	0	6.000	3,120	1,291.960	688,855	1,297.960	691,975
65. 2G1	0.000	0	48.000	22,520	4,281.100	2,160,665	4,329.100	2,183,185
66. 2G	0.000	0	67.000	29,085	4,581.740	1,995,825	4,648.740	2,024,910
67. 3G1	0.000	0	44.000	18,605	8,289.630	3,598,780	8,333.630	3,617,385
68. 3G	0.000	0	21.310	9,165	6,118.040	2,814,015	6,139.350	2,823,180
69. 4G1	0.000	0	114.000	52,150	14,696.430	6,644,620	14,810.430	6,696,770
70. 4G	0.000	0	455.850	193,455	43,821.500	18,924,390	44,277.350	19,117,845
71. Total	6.070	3,155	816.000	359,215	85,053.270	37,848,540	85,875.340	38,210,910
72. Waste	0.000	0	227.500	42,000	3,146.770	470,638	3,374.270	512,638
73. Other	0.000	0	0.000	0	376.000	129,720	376.000	129,720
74. Exempt	0.000		45.700		1,749.020		1,794.720	
75. Total	41.070	51,555	2,702.000	2,382,500	169,572.070	121,501,898	172,315.140	123,935,953

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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	46.000	65,320	46.000	65,320
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	568.000	741,740	568.000	741,740
48. 2A	0.000	0	0.000	0	38.000	47,240	38.000	47,240
49. 3A1	0.000	0	0.000	0	608.000	702,370	608.000	702,370
50. 3A	0.000	0	0.000	0	536.000	541,075	536.000	541,075
51. 4A1	0.000	0	0.000	0	35.000	30,800	35.000	30,800
52. 4A	0.000	0	0.000	0	66.000	56,100	66.000	56,100
53. Total	0.000	0	0.000	0	1,897.000	2,184,645	1,897.000	2,184,645
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	30.000	22,200	30.000	22,200
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	189.000	118,685	189.000	118,685
57. 2D	0.000	0	0.000	0	130.000	78,910	130.000	78,910
58. 3D1	0.000	0	0.000	0	349.000	210,180	349.000	210,180
59. 3D	0.000	0	0.000	0	200.000	113,000	200.000	113,000
60. 4D1	0.000	0	0.000	0	28.000	15,400	28.000	15,400
61. 4D	0.000	0	0.000	0	15.000	6,450	15.000	6,450
62. Total	0.000	0	0.000	0	941.000	564,825	941.000	564,825
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	34.000	17,680	34.000	17,680
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	75.000	38,625	75.000	38,625
66. 2G	0.000	0	0.000	0	64.000	27,840	64.000	27,840
67. 3G1	0.000	0	0.000	0	768.000	332,620	768.000	332,620
68. 3G	0.000	0	0.000	0	619.070	266,200	619.070	266,200
69. 4G1	0.000	0	0.000	0	52.000	22,100	52.000	22,100
70. 4G	0.000	0	0.000	0	498.120	212,070	498.120	212,070
71. Total	0.000	0	0.000	0	2,110.190	917,135	2,110.190	917,135
72. Waste	0.000	0	0.000	0	89.000	18,800	89.000	18,800
73. Other	0.000	0	0.000	0	335.810	115,855	335.810	115,855
74. Exempt	0.000		0.000		6.390		6.390	
75. Total	0.000	0	0.000	0	5,373.000	3,801,260	5,373.000	3,801,260

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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	24.000	45,960	161.000	308,315	2,758.310	5,282,165	2,943.310	5,636,440
46. 1A	0.000	0	22.000	40,810	4,672.000	8,666,560	4,694.000	8,707,370
47. 2A1	0.000	0	19.000	34,675	1,814.350	3,311,190	1,833.350	3,345,865
48. 2A	0.000	0	0.000	0	159.000	267,120	159.000	267,120
49. 3A1	0.000	0	10.000	16,550	1,034.000	1,711,270	1,044.000	1,727,820
50. 3A	0.000	0	7.000	10,885	2,090.500	3,250,730	2,097.500	3,261,615
51. 4A1	0.000	0	10.000	14,550	3,151.000	4,584,705	3,161.000	4,599,255
52. 4A	0.000	0	0.000	0	2,761.810	3,576,545	2,761.810	3,576,545
53. Total	24.000	45,960	229.000	425,785	18,440.970	30,650,285	18,693.970	31,122,030
<b>Dryland:</b>								
54. 1D1	0.000	0	64.000	67,200	1,653.350	1,736,020	1,717.350	1,803,220
55. 1D	0.000	0	8.000	7,880	7,634.090	7,519,575	7,642.090	7,527,455
56. 2D1	4.000	3,900	13.000	12,675	1,765.700	1,721,560	1,782.700	1,738,135
57. 2D	0.000	0	0.000	0	172.610	167,430	172.610	167,430
58. 3D1	0.000	0	2.000	1,880	1,208.500	1,135,990	1,210.500	1,137,870
59. 3D	0.000	0	4.000	3,460	2,916.210	2,522,520	2,920.210	2,525,980
60. 4D1	0.000	0	33.000	27,720	4,308.150	3,618,850	4,341.150	3,646,570
61. 4D	0.000	0	6.000	4,770	3,204.750	2,547,780	3,210.750	2,552,550
62. Total	4.000	3,900	130.000	125,585	22,863.360	20,969,725	22,997.360	21,099,210
<b>Grass:</b>								
63. 1G1	0.000	0	6.000	4,470	397.890	290,135	403.890	294,605
64. 1G	0.000	0	69.060	51,450	986.000	714,415	1,055.060	765,865
65. 2G1	3.000	2,220	30.000	22,200	1,589.260	1,101,670	1,622.260	1,126,090
66. 2G	0.000	0	1.000	735	517.980	325,285	518.980	326,020
67. 3G1	0.000	0	0.000	0	948.610	654,575	948.610	654,575
68. 3G	0.000	0	2.000	1,380	1,631.850	1,124,875	1,633.850	1,126,255
69. 4G1	5.000	3,275	92.730	60,740	3,348.930	2,209,815	3,446.660	2,273,830
70. 4G	0.000	0	90.000	55,650	11,412.560	7,139,090	11,502.560	7,194,740
71. Total	8.000	5,495	290.790	196,625	20,833.080	13,559,860	21,131.870	13,761,980
72. Waste	0.000	0	13.000	1,300	1,664.440	153,045	1,677.440	154,345
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		1,464.500		1,464.500	
75. Total	36.000	55,355	662.790	749,295	63,801.850	65,332,915	64,500.640	66,137,565

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	290.000	474,150	290.000	474,150
46. 1A	0.000	0	0.000	0	2,236.000	3,499,340	2,236.000	3,499,340
47. 2A1	0.000	0	0.000	0	1,065.000	1,629,450	1,065.000	1,629,450
48. 2A	0.000	0	0.000	0	308.000	446,600	308.000	446,600
49. 3A1	0.000	0	0.000	0	457.000	639,800	457.000	639,800
50. 3A	0.000	0	0.000	0	388.000	521,860	388.000	521,860
51. 4A1	0.000	0	0.000	0	1,413.720	1,604,570	1,413.720	1,604,570
52. 4A	0.000	0	0.000	0	566.000	560,340	566.000	560,340
53. Total	0.000	0	0.000	0	6,723.720	9,376,110	6,723.720	9,376,110
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	256.000	268,800	256.000	268,800
55. 1D	0.000	0	0.000	0	4,530.850	4,394,925	4,530.850	4,394,925
56. 2D1	0.000	0	0.000	0	784.000	752,640	784.000	752,640
57. 2D	0.000	0	0.000	0	119.000	113,050	119.000	113,050
58. 3D1	0.000	0	0.000	0	544.910	495,870	544.910	495,870
59. 3D	0.000	0	0.000	0	733.000	652,370	733.000	652,370
60. 4D1	0.000	0	0.000	0	1,970.230	1,438,270	1,970.230	1,438,270
61. 4D	0.000	0	0.000	0	1,187.000	712,200	1,187.000	712,200
62. Total	0.000	0	0.000	0	10,124.990	8,828,125	10,124.990	8,828,125
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	63.000	29,385	63.000	29,385
64. 1G	0.000	0	0.000	0	486.000	358,065	486.000	358,065
65. 2G1	0.000	0	0.000	0	588.000	431,800	588.000	431,800
66. 2G	0.000	0	0.000	0	108.000	71,400	108.000	71,400
67. 3G1	0.000	0	0.000	0	354.000	239,040	354.000	239,040
68. 3G	0.000	0	0.000	0	864.370	569,185	864.370	569,185
69. 4G1	0.000	0	0.000	0	1,661.250	1,026,765	1,661.250	1,026,765
70. 4G	0.000	0	0.000	0	4,110.790	2,454,740	4,110.790	2,454,740
71. Total	0.000	0	0.000	0	8,235.410	5,180,380	8,235.410	5,180,380
72. Waste	0.000	0	0.000	0	355.230	31,265	355.230	31,265
73. Other	0.000	0	0.000	0	9.000	3,600	9.000	3,600
74. Exempt	0.000		0.000		8.190		8.190	
75. Total	0.000	0	0.000	0	25,448.350	23,419,480	25,448.350	23,419,480

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76.Irrigated</b>	53.000	89,440	1,313.110	2,003,210	68,424.780	98,579,935	69,790.890	100,672,585
<b>77.Dry Land</b>	10.000	8,820	704.390	529,445	73,562.290	57,046,780	74,276.680	57,585,045
<b>78.Grass</b>	14.070	8,650	1,106.790	555,840	116,231.950	57,505,915	117,352.810	58,070,405
<b>79.Waste</b>	0.000	0	240.500	43,300	5,255.440	673,748	5,495.940	717,048
<b>80.Other</b>	0.000	0	0.000	0	720.810	249,175	720.810	249,175
<b>81.Exempt</b>	0.000	0	45.700	0	3,228.100	0	3,273.800	0
<b>82.Total</b>	<b>77.070</b>	<b>106,910</b>	<b>3,364.790</b>	<b>3,131,795</b>	<b>264,195.270</b>	<b>214,055,553</b>	<b>267,637.130</b>	<b>217,294,258</b>

## 2007 Agricultural Land Detail

### County 63 - Nance

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	14,870.060	35.01%	23,494,695	40.52%	1,580.000
1A	2,479.000	5.84%	3,594,550	6.20%	1,450.000
2A1	8,785.610	20.68%	12,168,070	20.98%	1,385.000
2A	3,820.140	8.99%	5,023,485	8.66%	1,315.000
3A1	4,531.390	10.67%	5,726,930	9.88%	1,263.835
3A	1,729.000	4.07%	2,031,575	3.50%	1,175.000
4A1	3,385.000	7.97%	3,232,675	5.57%	955.000
4A	2,876.000	6.77%	2,717,820	4.69%	945.000
<b>Irrigated Total</b>	<b>42,476.200</b>	<b>100.00%</b>	<b>57,989,800</b>	<b>100.00%</b>	<b>1,365.230</b>

**Dry:**

1D1	6,227.570	15.49%	5,106,605	18.85%	819.999
1D	6,213.500	15.45%	4,597,990	16.97%	740.000
2D1	6,216.310	15.46%	4,320,335	15.95%	694.999
2D	3,776.000	9.39%	2,529,920	9.34%	670.000
3D1	4,066.900	10.11%	2,704,490	9.98%	665.000
3D	2,598.290	6.46%	1,636,925	6.04%	630.000
4D1	6,627.160	16.48%	4,042,570	14.92%	610.000
4D	4,487.600	11.16%	2,154,050	7.95%	480.000
<b>Dry Total</b>	<b>40,213.330</b>	<b>100.00%</b>	<b>27,092,885</b>	<b>100.00%</b>	<b>673.728</b>

**Grass:**

1G1	2,038.780	2.37%	1,055,660	2.76%	517.790
1G	1,297.960	1.51%	691,975	1.81%	533.125
2G1	4,329.100	5.04%	2,183,185	5.71%	504.304
2G	4,648.740	5.41%	2,024,910	5.30%	435.582
3G1	8,333.630	9.70%	3,617,385	9.47%	434.070
3G	6,139.350	7.15%	2,823,180	7.39%	459.849
4G1	14,810.430	17.25%	6,696,770	17.53%	452.165
4G	44,277.350	51.56%	19,117,845	50.03%	431.774
<b>Grass Total</b>	<b>85,875.340</b>	<b>100.00%</b>	<b>38,210,910</b>	<b>100.00%</b>	<b>444.957</b>

<b>Irrigated Total</b>	<b>42,476.200</b>	<b>24.65%</b>	<b>57,989,800</b>	<b>46.79%</b>	<b>1,365.230</b>
<b>Dry Total</b>	<b>40,213.330</b>	<b>23.34%</b>	<b>27,092,885</b>	<b>21.86%</b>	<b>673.728</b>
<b>Grass Total</b>	<b>85,875.340</b>	<b>49.84%</b>	<b>38,210,910</b>	<b>30.83%</b>	<b>444.957</b>
Waste	3,374.270	1.96%	512,638	0.41%	151.925
Other	376.000	0.22%	129,720	0.10%	345.000
Exempt	1,794.720	1.04%			
<b>Market Area Total</b>	<b>172,315.140</b>	<b>100.00%</b>	<b>123,935,953</b>	<b>100.00%</b>	<b>719.240</b>

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

<b>Irrigated Total</b>	<b>42,476.200</b>	<b>60.86%</b>	<b>57,989,800</b>	<b>57.60%</b>	
<b>Dry Total</b>	<b>40,213.330</b>	<b>54.14%</b>	<b>27,092,885</b>	<b>47.05%</b>	
<b>Grass Total</b>	<b>85,875.340</b>	<b>73.18%</b>	<b>38,210,910</b>	<b>65.80%</b>	
Waste	3,374.270	61.40%	512,638	71.49%	
Other	376.000	52.16%	129,720	52.06%	
Exempt	1,794.720	54.82%			
<b>Market Area Total</b>	<b>172,315.140</b>	<b>64.38%</b>	<b>123,935,953</b>	<b>57.04%</b>	

## 2007 Agricultural Land Detail

### County 63 - Nance

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	46.000	2.42%	65,320	2.99%	1,420.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	568.000	29.94%	741,740	33.95%	1,305.880
2A	38.000	2.00%	47,240	2.16%	1,243.157
3A1	608.000	32.05%	702,370	32.15%	1,155.213
3A	536.000	28.26%	541,075	24.77%	1,009.468
4A1	35.000	1.85%	30,800	1.41%	880.000
4A	66.000	3.48%	56,100	2.57%	850.000
<b>Irrigated Total</b>	<b>1,897.000</b>	<b>100.00%</b>	<b>2,184,645</b>	<b>100.00%</b>	<b>1,151.631</b>

**Dry:**

1D1	30.000	3.19%	22,200	3.93%	740.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	189.000	20.09%	118,685	21.01%	627.962
2D	130.000	13.82%	78,910	13.97%	607.000
3D1	349.000	37.09%	210,180	37.21%	602.234
3D	200.000	21.25%	113,000	20.01%	565.000
4D1	28.000	2.98%	15,400	2.73%	550.000
4D	15.000	1.59%	6,450	1.14%	430.000
<b>Dry Total</b>	<b>941.000</b>	<b>100.00%</b>	<b>564,825</b>	<b>100.00%</b>	<b>600.239</b>

**Grass:**

1G1	34.000	1.61%	17,680	1.93%	520.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	75.000	3.55%	38,625	4.21%	515.000
2G	64.000	3.03%	27,840	3.04%	435.000
3G1	768.000	36.39%	332,620	36.27%	433.098
3G	619.070	29.34%	266,200	29.03%	429.999
4G1	52.000	2.46%	22,100	2.41%	425.000
4G	498.120	23.61%	212,070	23.12%	425.740
<b>Grass Total</b>	<b>2,110.190</b>	<b>100.00%</b>	<b>917,135</b>	<b>100.00%</b>	<b>434.622</b>

<b>Irrigated Total</b>	<b>1,897.000</b>	<b>35.31%</b>	<b>2,184,645</b>	<b>57.47%</b>	<b>1,151.631</b>
<b>Dry Total</b>	<b>941.000</b>	<b>17.51%</b>	<b>564,825</b>	<b>14.86%</b>	<b>600.239</b>
<b>Grass Total</b>	<b>2,110.190</b>	<b>39.27%</b>	<b>917,135</b>	<b>24.13%</b>	<b>434.622</b>
Waste	89.000	1.66%	18,800	0.49%	211.235
Other	335.810	6.25%	115,855	3.05%	345.001
Exempt	6.390	0.12%			
<b>Market Area Total</b>	<b>5,373.000</b>	<b>100.00%</b>	<b>3,801,260</b>	<b>100.00%</b>	<b>707.474</b>

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

<b>Irrigated Total</b>	<b>1,897.000</b>	<b>2.72%</b>	<b>2,184,645</b>	<b>2.17%</b>	
<b>Dry Total</b>	<b>941.000</b>	<b>1.27%</b>	<b>564,825</b>	<b>0.98%</b>	
<b>Grass Total</b>	<b>2,110.190</b>	<b>1.80%</b>	<b>917,135</b>	<b>1.58%</b>	
Waste	89.000	1.62%	18,800	2.62%	
Other	335.810	46.59%	115,855	46.50%	
Exempt	6.390	0.20%			
<b>Market Area Total</b>	<b>5,373.000</b>	<b>2.01%</b>	<b>3,801,260</b>	<b>1.75%</b>	

## 2007 Agricultural Land Detail

### County 63 - Nance

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,943.310	15.74%	5,636,440	18.11%	1,915.000
1A	4,694.000	25.11%	8,707,370	27.98%	1,855.000
2A1	1,833.350	9.81%	3,345,865	10.75%	1,825.000
2A	159.000	0.85%	267,120	0.86%	1,680.000
3A1	1,044.000	5.58%	1,727,820	5.55%	1,655.000
3A	2,097.500	11.22%	3,261,615	10.48%	1,555.001
4A1	3,161.000	16.91%	4,599,255	14.78%	1,455.000
4A	2,761.810	14.77%	3,576,545	11.49%	1,295.000
<b>Irrigated Total</b>	<b>18,693.970</b>	<b>100.00%</b>	<b>31,122,030</b>	<b>100.00%</b>	<b>1,664.816</b>

**Dry:**

1D1	1,717.350	7.47%	1,803,220	8.55%	1,050.001
1D	7,642.090	33.23%	7,527,455	35.68%	984.999
2D1	1,782.700	7.75%	1,738,135	8.24%	975.001
2D	172.610	0.75%	167,430	0.79%	969.990
3D1	1,210.500	5.26%	1,137,870	5.39%	940.000
3D	2,920.210	12.70%	2,525,980	11.97%	864.999
4D1	4,341.150	18.88%	3,646,570	17.28%	840.000
4D	3,210.750	13.96%	2,552,550	12.10%	795.001
<b>Dry Total</b>	<b>22,997.360</b>	<b>100.00%</b>	<b>21,099,210</b>	<b>100.00%</b>	<b>917.462</b>

**Grass:**

1G1	403.890	1.91%	294,605	2.14%	729.418
1G	1,055.060	4.99%	765,865	5.57%	725.897
2G1	1,622.260	7.68%	1,126,090	8.18%	694.148
2G	518.980	2.46%	326,020	2.37%	628.193
3G1	948.610	4.49%	654,575	4.76%	690.035
3G	1,633.850	7.73%	1,126,255	8.18%	689.325
4G1	3,446.660	16.31%	2,273,830	16.52%	659.719
4G	11,502.560	54.43%	7,194,740	52.28%	625.490
<b>Grass Total</b>	<b>21,131.870</b>	<b>100.00%</b>	<b>13,761,980</b>	<b>100.00%</b>	<b>651.242</b>

<b>Irrigated Total</b>	<b>18,693.970</b>	<b>28.98%</b>	<b>31,122,030</b>	<b>47.06%</b>	<b>1,664.816</b>
<b>Dry Total</b>	<b>22,997.360</b>	<b>35.65%</b>	<b>21,099,210</b>	<b>31.90%</b>	<b>917.462</b>
<b>Grass Total</b>	<b>21,131.870</b>	<b>32.76%</b>	<b>13,761,980</b>	<b>20.81%</b>	<b>651.242</b>
Waste	1,677.440	2.60%	154,345	0.23%	92.012
Other	0.000	0.00%	0	0.00%	0.000
Exempt	1,464.500	2.27%			
<b>Market Area Total</b>	<b>64,500.640</b>	<b>100.00%</b>	<b>66,137,565</b>	<b>100.00%</b>	<b>1,025.378</b>

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

<b>Irrigated Total</b>	<b>18,693.970</b>	<b>26.79%</b>	<b>31,122,030</b>	<b>30.91%</b>	
<b>Dry Total</b>	<b>22,997.360</b>	<b>30.96%</b>	<b>21,099,210</b>	<b>36.64%</b>	
<b>Grass Total</b>	<b>21,131.870</b>	<b>18.01%</b>	<b>13,761,980</b>	<b>23.70%</b>	
Waste	1,677.440	30.52%	154,345	21.53%	
Other	0.000	0.00%	0	0.00%	
Exempt	1,464.500	44.73%			
<b>Market Area Total</b>	<b>64,500.640</b>	<b>24.10%</b>	<b>66,137,565</b>	<b>30.44%</b>	

## 2007 Agricultural Land Detail

### County 63 - Nance

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	290.000	4.31%	474,150	5.06%	1,635.000
1A	2,236.000	33.26%	3,499,340	37.32%	1,565.000
2A1	1,065.000	15.84%	1,629,450	17.38%	1,530.000
2A	308.000	4.58%	446,600	4.76%	1,450.000
3A1	457.000	6.80%	639,800	6.82%	1,400.000
3A	388.000	5.77%	521,860	5.57%	1,345.000
4A1	1,413.720	21.03%	1,604,570	17.11%	1,134.998
4A	566.000	8.42%	560,340	5.98%	990.000
<b>Irrigated Total</b>	<b>6,723.720</b>	<b>100.00%</b>	<b>9,376,110</b>	<b>100.00%</b>	<b>1,394.482</b>

**Dry:**

1D1	256.000	2.53%	268,800	3.04%	1,050.000
1D	4,530.850	44.75%	4,394,925	49.78%	970.000
2D1	784.000	7.74%	752,640	8.53%	960.000
2D	119.000	1.18%	113,050	1.28%	950.000
3D1	544.910	5.38%	495,870	5.62%	910.003
3D	733.000	7.24%	652,370	7.39%	890.000
4D1	1,970.230	19.46%	1,438,270	16.29%	730.001
4D	1,187.000	11.72%	712,200	8.07%	600.000
<b>Dry Total</b>	<b>10,124.990</b>	<b>100.00%</b>	<b>8,828,125</b>	<b>100.00%</b>	<b>871.914</b>

**Grass:**

1G1	63.000	0.76%	29,385	0.57%	466.428
1G	486.000	5.90%	358,065	6.91%	736.759
2G1	588.000	7.14%	431,800	8.34%	734.353
2G	108.000	1.31%	71,400	1.38%	661.111
3G1	354.000	4.30%	239,040	4.61%	675.254
3G	864.370	10.50%	569,185	10.99%	658.496
4G1	1,661.250	20.17%	1,026,765	19.82%	618.067
4G	4,110.790	49.92%	2,454,740	47.39%	597.145
<b>Grass Total</b>	<b>8,235.410</b>	<b>100.00%</b>	<b>5,180,380</b>	<b>100.00%</b>	<b>629.037</b>

<b>Irrigated Total</b>	<b>6,723.720</b>	<b>26.42%</b>	<b>9,376,110</b>	<b>40.04%</b>	<b>1,394.482</b>
<b>Dry Total</b>	<b>10,124.990</b>	<b>39.79%</b>	<b>8,828,125</b>	<b>37.70%</b>	<b>871.914</b>
<b>Grass Total</b>	<b>8,235.410</b>	<b>32.36%</b>	<b>5,180,380</b>	<b>22.12%</b>	<b>629.037</b>
Waste	355.230	1.40%	31,265	0.13%	88.013
Other	9.000	0.04%	3,600	0.02%	400.000
Exempt	8.190	0.03%			
<b>Market Area Total</b>	<b>25,448.350</b>	<b>100.00%</b>	<b>23,419,480</b>	<b>100.00%</b>	<b>920.274</b>

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

<b>Irrigated Total</b>	<b>6,723.720</b>	<b>9.63%</b>	<b>9,376,110</b>	<b>9.31%</b>	
<b>Dry Total</b>	<b>10,124.990</b>	<b>13.63%</b>	<b>8,828,125</b>	<b>15.33%</b>	
<b>Grass Total</b>	<b>8,235.410</b>	<b>7.02%</b>	<b>5,180,380</b>	<b>8.92%</b>	
Waste	355.230	6.46%	31,265	4.36%	
Other	9.000	1.25%	3,600	1.44%	
Exempt	8.190	0.25%			
<b>Market Area Total</b>	<b>25,448.350</b>	<b>9.51%</b>	<b>23,419,480</b>	<b>10.78%</b>	

## 2007 Agricultural Land Detail

### County 63 - Nance

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
<b>Irrigated</b>	53.000	89,440	1,313.110	2,003,210	68,424.780	98,579,935
<b>Dry</b>	10.000	8,820	704.390	529,445	73,562.290	57,046,780
<b>Grass</b>	14.070	8,650	1,106.790	555,840	116,231.950	57,505,915
<b>Waste</b>	0.000	0	240.500	43,300	5,255.440	673,748
<b>Other</b>	0.000	0	0.000	0	720.810	249,175
<b>Exempt</b>	0.000	0	45.700	0	3,228.100	0
<b>Total</b>	<b>77.070</b>	<b>106,910</b>	<b>3,364.790</b>	<b>3,131,795</b>	<b>264,195.270</b>	<b>214,055,553</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	69,790.890	100,672,585	69,790.890	26.08%	100,672,585	46.33%	1,442.488
<b>Dry</b>	74,276.680	57,585,045	74,276.680	27.75%	57,585,045	26.50%	775.277
<b>Grass</b>	117,352.810	58,070,405	117,352.810	43.85%	58,070,405	26.72%	494.836
<b>Waste</b>	5,495.940	717,048	5,495.940	2.05%	717,048	0.33%	130.468
<b>Other</b>	720.810	249,175	720.810	0.27%	249,175	0.11%	345.687
<b>Exempt</b>	3,273.800	0	3,273.800	1.22%	0	0.00%	0.000
<b>Total</b>	<b>267,637.130</b>	<b>217,294,258</b>	<b>267,637.130</b>	<b>100.00%</b>	<b>217,294,258</b>	<b>100.00%</b>	<b>811.898</b>

\* Department of Property Assessment & Taxation Calculates

JOYCE MASON-NEWQUIST  
NANCE COUNTY ASSESSOR  
P O BOX 338  
FULLERTON NE 68638  
PHONE/FAX 308 536-2653

NANCE COUNTY FOUR YEAR PLAN OF ASSESSMENT

JULY 2006

Budget Staffing & Training

Budget

2006-2007 Budget =\$64,745

Appraisal Budget=\$ 48,785

Staff

1 Assessor  
1 Deputy Assessor  
1 Part-time person

Deputy and Part-time staff responsibilities are all functions of the Assessor's Office. In a small office all staff is expected to perform all duties.

Appraiser

Jeff White is the contract appraiser. . Talking to the County Board and visiting with Jerry Knocke about reviewing the rural residential and agricultural improvements .

Training

The Assessor and Deputy will be taking advantage of workshops and schools to keep the cost at a minimum .The part-time help is trained in the Office.

2006 R&O Statistics

Property Class	Median	COD	PRD
Residential	99	04.58	100.55
Commercial	97	25.47	115.92
Agricultural Unimp.	75	14.06	102.59

Jeff have been working in Nance County for three years . He and his appraisers did on site inspection of urban residential and acreages surrounding the cities. New values were implemented for 2006 Current replacement cost and new depreciation was determined for the 2006 values Notices were sent on properties that changed up or down in value. Sales are review and pick-up work every year. Sales Review may include a drive by or telephone interview with someone connected to the sale of the property. A questionnaire is sent to the buyers and sellers. A lot knowledge of what happens to sales in a small county is by word of mouth. That is why I believe the Assessor holds the knowledge of real estate sales in their county better than looking at just statistics.

JOYCE MASON-NEWQUIST- NANCE COUNTY

2005 FOUR YEAR PLAN OF ASSESSMENT CHART

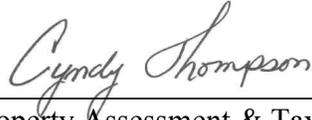
Class	2006	2007	2008	2009
Residential	New replacement cost tables implem and new deprecia for Fullerton, Genoa Belgrade & acreages, recreational Parcels #1348	Begin reviewing rural residential/out bldg Resi- parcel #433 Out bldg. #732	Continue reviewing rural residential/out bldg	Implement new values on rural using new replacement cost and deprec.
Commerical Parcels #203	Add new improvements/market analysis Appraisal maintenance after completion of reappraisal	Add new improvements/market analysis Appraisal maintenance after completion of reappraisal	Add new improvements/market analysis Appraisal maintenance after completion of reappraisal	Add new improvements/market analysis Appraisal maintenance after completion of reappraisal
Agricultural Parcels # 2,333	Market analysis by land classification groupings Clean up green sheets on farm buildings.	Market analysis by land classification groupings Begin appraisal of farm buildings if money available	Market analysis by land classification groupings continue physical inspection of farm buildings.	Market analysis by land classification groupings Implement new vales using new replacement cost & market depreciation

## 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 Nance County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9577.

Dated this 9th day of April, 2007.

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Property Assessment & Taxation