

## 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>176</b>	<b>COD</b>	<b>28.88</b>
Total Sales Price	\$	5007266	<b>PRD</b>	<b>120.90</b>
Total Adj. Sales Price	\$	5035266	COV	86.54
Total Assessed Value	\$	4843160	STD	100.64
Avg. Adj. Sales Price	\$	28609.47	Avg. Abs. Dev.	28.37
Avg. Assessed Value	\$	27517.95	Min	31.00
<b>Median</b>		<b>98.23</b>	Max	1078.17
Wgt. Mean		96.18	95% Median C.I.	97.01 to 99.00
Mean		116.29	95% Wgt. Mean C.I.	92.18 to 100.19
			95% Mean C.I.	101.42 to 131.16
% of Value of the Class of all Real Property Value in the County				14.4
% of Records Sold in the Study Period				8.59
% of Value Sold in the Study Period				9.24
Average Assessed Value of the Base				25,592

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>176</b>	<b>98.23</b>	<b>28.88</b>	<b>120.90</b>
<b>2006</b>	163	98.79	26.51	121.14
<b>2005</b>	160	97.95	8.82	102.44
<b>2004</b>	123	95.93	10.11	101.23
<b>2003</b>	96	95	22.58	112.41
<b>2002</b>	126	93	21.64	110.75
<b>2001</b>	154	95	22.25	111.81

## 2007 Commission Summary

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### Commercial Real Property - Current

<b>Number of Sales</b>		<b>24</b>	<b>COD</b>	<b>32.77</b>
Total Sales Price	\$	1115843	<b>PRD</b>	<b>125.91</b>
Total Adj. Sales Price	\$	1090843	COV	51.75
Total Assessed Value	\$	973120	STD	58.13
Avg. Adj. Sales Price	\$	45451.79	Avg. Abs. Dev.	31.43
Avg. Assessed Value	\$	40546.67	Min	35.70
<b>Median</b>		<b>95.91</b>	Max	340.40
Wgt. Mean		89.21	95% Median C.I.	90.57 to 121.00
Mean		112.32	95% Wgt. Mean C.I.	72.57 to 105.85
			95% Mean C.I.	87.77 to 136.87
% of Value of the Class of all Real Property Value in the County				5.02
% of Records Sold in the Study Period				6.02
% of Value Sold in the Study Period				5.32
Average Assessed Value of the Base				45,836

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>24</b>	<b>95.91</b>	<b>32.77</b>	<b>125.91</b>
<b>2006</b>	21	98.29	41.18	136.77
<b>2005</b>	14	97.93	4.99	99.75
<b>2004</b>	14	103.11	18.71	93.54
<b>2003</b>	23	84	32.69	111.63
<b>2002</b>	32	94	32.19	124.87
<b>2001</b>	33	96	34.17	124.9

## 2007 Commission Summary

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### Agricultural Land - Current

<b>Number of Sales</b>	<b>71</b>	<b>COD</b>	<b>23.41</b>
Total Sales Price	\$ 11661365	<b>PRD</b>	<b>105.83</b>
Total Adj. Sales Price	\$ 12249365	COV	29.68
Total Assessed Value	\$ 8619125	STD	22.10
Avg. Adj. Sales Price	\$ 172526.27	Avg. Abs. Dev.	16.22
Avg. Assessed Value	\$ 121396.13	Min	35.50
<b>Median</b>	<b>69.30</b>	Max	149.40
Wgt. Mean	70.36	95% Median C.I.	66.18 to 76.92
Mean	74.47	95% Wgt. Mean C.I.	66.03 to 74.70
		95% Mean C.I.	69.32 to 79.61
% of Value of the Class of all Real Property Value in the County			81
% of Records Sold in the Study Period			2.29
% of Value Sold in the Study Period			4.11
Average Assessed Value of the Base			95,200

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### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>71</b>	<b>69.30</b>	<b>23.41</b>	<b>105.83</b>
<b>2006</b>	68	78.31	23.32	108.63
<b>2005</b>	58	77.92	15.33	106.39
<b>2004</b>	53	79.35	16.70	100.91
<b>2003</b>	65	76	23.52	107.26
<b>2002</b>	69	79	22.28	108.88
<b>2001</b>	66	77	27.63	106.5

## **2007 Opinions of the Property Tax Administrator for Nuckolls 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 Nuckolls County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Nuckolls County is not in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

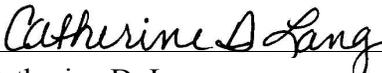
It is my opinion that the level of value of the class of commercial real property in Nuckolls County is 96% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Nuckolls County is not in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Nuckolls County is 69% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Nuckolls County is not 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 Nuckolls County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: After reviewing the Preliminary Statistical Report, the 2007 Assessment Actions and the 2007 Statistical Report for the Residential real property, the statistical measurements appear to achieve an acceptable level of value in Nuckolls County. The measures of central tendency reflect the median and the weighted mean for the qualified sales file are all within the acceptable level of value. The mean is significantly above the range and is explained in Table V due to an excessive number of low value sales. Neither the coefficient of dispersion nor the price related differential is within the acceptable range. The best indicator of level of value is the median for the residential property class.

**2007 Correlation Section  
for Nuckolls 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>270</b>	<b>176</b>	<b>65.19</b>
<b>2006</b>	<b>261</b>	<b>163</b>	<b>62.45</b>
<b>2005</b>	<b>276</b>	<b>160</b>	<b>57.97</b>
<b>2004</b>	<b>273</b>	<b>123</b>	<b>45.05</b>
<b>2003</b>	<b>231</b>	<b>96</b>	<b>41.56</b>
<b>2002</b>	<b>228</b>	<b>126</b>	<b>55.26</b>
<b>2001</b>	<b>253</b>	<b>154</b>	<b>60.87</b>

RESIDENTIAL: A review of this table indicates that the county has utilized a sufficient portion of residential sales for the study period. In addition, the percentage used has improved from previous years indicating stability in the sales review procedures implemented and that the county has not excessively trimmed the sample.

**2007 Correlation Section  
for Nuckolls 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 Nuckolls 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>98.09</b>	<b>1.44</b>	<b>99.51</b>	<b>98.23</b>
<b>2006</b>	<b>98.33</b>	<b>0.76</b>	<b>99.08</b>	<b>98.79</b>
<b>2005</b>	<b>94.81</b>	<b>10.25</b>	<b>104.52</b>	<b>97.95</b>
<b>2004</b>	<b>95.95</b>	<b>10.37</b>	<b>105.9</b>	<b>95.93</b>
<b>2003</b>	<b>95</b>	<b>1.17</b>	<b>96.11</b>	<b>95</b>
<b>2002</b>	<b>93</b>	<b>-0.29</b>	<b>92.73</b>	<b>93</b>
<b>2001</b>	<b>94</b>	<b>0.36</b>	<b>94.34</b>	<b>95</b>

RESIDENTIAL: The two statistics strongly support each other.

**2007 Correlation Section  
for Nuckolls 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 Nuckolls 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>8.32</b>	<b>2007</b>	<b>1.44</b>
<b>-1.77</b>	<b>2006</b>	<b>0.76</b>
<b>2.91</b>	<b>2005</b>	<b>10.25</b>
<b>12.6</b>	<b>2004</b>	<b>10.37</b>
<b>2.13</b>	<b>2003</b>	<b>1.17</b>
<b>0.02</b>	<b>2002</b>	<b>-0.29</b>
<b>0.28</b>	<b>2001</b>	<b>0.36</b>

RESIDENTIAL: The relationship between the assessed value in the sales file and the assessed base (excluding growth), do not support each other. The difference implies that the sales file base had more of an impact when compared to the assessment actions.

## 2007 Correlation Section for Nuckolls 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 Nuckolls 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>98.23</b>	<b>96.18</b>	<b>116.29</b>

RESIDENTIAL: The measures of central tendency shown here reflect that the median and the weighted mean for the qualified residential sales file are within the acceptable level of value while the mean is above the range. A review of the 2007 R&O statistics indicates that a significant number low dollar sales are skewing the mean.

**2007 Correlation Section  
for Nuckolls 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>28.88</b>	<b>120.90</b>
<b>Difference</b>	<b>13.88</b>	<b>17.9</b>

RESIDENTIAL: The qualitative statistics do not fall within the range. These are consistent with the 2005 and 2006 statistics and might indicate that the residential property class may need further review in order to bring these statistics into the acceptable range to improve assessment uniformity.

**2007 Correlation Section  
for Nuckolls 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>176</b>	<b>176</b>	<b>0</b>
<b>Median</b>	<b>98.09</b>	<b>98.23</b>	<b>0.14</b>
<b>Wgt. Mean</b>	<b>90.98</b>	<b>96.18</b>	<b>5.2</b>
<b>Mean</b>	<b>112.35</b>	<b>116.29</b>	<b>3.94</b>
<b>COD</b>	<b>34.84</b>	<b>28.88</b>	<b>-5.96</b>
<b>PRD</b>	<b>123.48</b>	<b>120.90</b>	<b>-2.58</b>
<b>Min Sales Ratio</b>	<b>27.33</b>	<b>31.00</b>	<b>3.67</b>
<b>Max Sales Ratio</b>	<b>564.24</b>	<b>1078.17</b>	<b>513.93</b>

RESIDENTIAL: The statistical measurements appear to be a realistic reflection of the assessment action taken in Nuckolls County.

**2007 Correlation Section  
for Nuckolls County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: After reviewing the Preliminary Statistical Report, the 2007 Assessment Actions and the 2007 Statistical Report for the commercial real property, the statistical measurements appear to achieve an acceptable level of value in Nuckolls County. The measures of central tendency reflect the median and the weighted mean for the qualified sales file are all within the acceptable level of value. The weighted mean is significantly above the range. The coefficient of dispersion and the price-related differential is above the range. The disparities noted in tables three and four suggest that there are some concerns with representation to the abstract. The best indicator of level of value is the median for the commercial property class.

**2007 Correlation Section  
for Nuckolls 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>50</b>	<b>24</b>	<b>48</b>
<b>2006</b>	<b>45</b>	<b>21</b>	<b>46.67</b>
<b>2005</b>	<b>40</b>	<b>14</b>	<b>35</b>
<b>2004</b>	<b>47</b>	<b>14</b>	<b>29.79</b>
<b>2003</b>	<b>56</b>	<b>23</b>	<b>41.07</b>
<b>2002</b>	<b>58</b>	<b>32</b>	<b>55.17</b>
<b>2001</b>	<b>48</b>	<b>33</b>	<b>68.75</b>

COMMERCIAL: A review of the table indicates that the county has utilized a sufficient portion of commercial sales for the study period. In addition, the percentage of sales used has increased over the previous four years indicating stability in the sales review procedures.

**2007 Correlation Section  
for Nuckolls 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 Nuckolls County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>96.43</b>	<b>-1</b>	<b>95.47</b>	<b>95.91</b>
<b>2006</b>	<b>98.29</b>	<b>-6.32</b>	<b>92.08</b>	<b>98.29</b>
<b>2005</b>	<b>92.53</b>	<b>0.53</b>	<b>93.02</b>	<b>97.93</b>
<b>2004</b>	<b>107.80</b>	<b>-8.86</b>	<b>98.25</b>	<b>103.11</b>
<b>2003</b>	<b>80</b>	<b>-2.25</b>	<b>78.2</b>	<b>84</b>
<b>2002</b>	<b>92</b>	<b>0.09</b>	<b>92.08</b>	<b>94</b>
<b>2001</b>	<b>95</b>	<b>21.01</b>	<b>114.96</b>	<b>96</b>

COMMERCIAL: This comparison indicates that the two statistics are essentially identical and support each other.

**2007 Correlation Section  
for Nuckolls 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 Nuckolls 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>-1.1</b>	<b>2007</b>	<b>-1</b>
<b>0</b>	<b>2006</b>	<b>-6.32</b>
<b>32.44</b>	<b>2005</b>	<b>0.53</b>
<b>-0.11</b>	<b>2004</b>	<b>-8.86</b>
<b>2.3</b>	<b>2003</b>	<b>-2.25</b>
<b>15.24</b>	<b>2002</b>	<b>0.09</b>
<b>3.09</b>	<b>2001</b>	<b>21.01</b>

COMMERCIAL: The percent change in the sales file compared to the base are very similar and strongly support each other giving the indication that the sold and unsold properties are similarly appraised.

## 2007 Correlation Section for Nuckolls 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 Nuckolls 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>95.91</b>	<b>89.21</b>	<b>112.32</b>

COMMERCIAL: The measures of central tendency shown here reflect that the median and the weighted mean are within the acceptable level of value while the mean is above the range. With the trimming of outliers, it brings the median into the acceptable range.

**2007 Correlation Section  
for Nuckolls 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>32.77</b>	<b>125.91</b>
<b>Difference</b>	<b>12.77</b>	<b>22.91</b>

COMMERCIAL: The coefficient of dispersion and price related differential are significantly above the acceptable ranges. This may indicate problems with assessment uniformity and regressivity and further review of this class may be warranted.

**2007 Correlation Section  
for Nuckolls 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>25</b>	<b>24</b>	<b>-1</b>
<b>Median</b>	<b>96.43</b>	<b>95.91</b>	<b>-0.52</b>
<b>Wgt. Mean</b>	<b>90.48</b>	<b>89.21</b>	<b>-1.27</b>
<b>Mean</b>	<b>121.55</b>	<b>112.32</b>	<b>-9.23</b>
<b>COD</b>	<b>41.52</b>	<b>32.77</b>	<b>-8.75</b>
<b>PRD</b>	<b>134.34</b>	<b>125.91</b>	<b>-8.43</b>
<b>Min Sales Ratio</b>	<b>35.70</b>	<b>35.70</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>353.20</b>	<b>340.40</b>	<b>-12.8</b>

COMMERCIAL: A review of the commercial statistics reveals that one sale was taken out between the preliminary and final statistics. The deletion of this sales was due to the property being significantly changed since the time of the sale. An addition was added. The statistics for this class of property in this county represent the assessment actions completed for this property class for this assessment year.

**2007 Correlation Section  
for Nuckolls County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: After reviewing the Preliminary Statistical Report, the 2007 Assessment Actions and the 2007 Statistical Report for the Residential real property, the statistical measurements appear to achieve an acceptable level of value in Nuckolls County. The measures of central tendency reflect the median, the weighted mean and the mean are all within the acceptable level of value. Neither the coefficient of dispersion nor the price related differential is within the acceptable range. The best indicator of level of value is the median for the residential property class.

**2007 Correlation Section  
for Nuckolls County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>117</b>	<b>71</b>	<b>60.68</b>
<b>2006</b>	<b>114</b>	<b>68</b>	<b>59.65</b>
<b>2005</b>	<b>100</b>	<b>58</b>	<b>58</b>
<b>2004</b>	<b>101</b>	<b>53</b>	<b>52.48</b>
<b>2003</b>	<b>106</b>	<b>65</b>	<b>61.32</b>
<b>2002</b>	<b>107</b>	<b>69</b>	<b>64.49</b>
<b>2001</b>	<b>94</b>	<b>66</b>	<b>70.21</b>

AGRICULTURAL UNIMPROVED: A review of the table indicates that the county has utilized a sufficient portion of commercial sales for the study period. In addition, the percentage of sales used has increased over the previous four years indicating stability in the sales review procedures.

**2007 Correlation Section  
for Nuckolls 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 Nuckolls 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>69.98</b>	<b>2.94</b>	<b>72.04</b>	<b>69.30</b>
<b>2006</b>	<b>69.63</b>	<b>12.98</b>	<b>78.67</b>	<b>78.31</b>
<b>2005</b>	<b>71.80</b>	<b>10.26</b>	<b>79.17</b>	<b>77.92</b>
<b>2004</b>	<b>71.71</b>	<b>9.14</b>	<b>78.27</b>	<b>79.35</b>
<b>2003</b>	<b>76</b>	<b>0.1</b>	<b>76.08</b>	<b>76</b>
<b>2002</b>	<b>79</b>	<b>-0.77</b>	<b>78.39</b>	<b>79</b>
<b>2001</b>	<b>74</b>	<b>4.97</b>	<b>77.68</b>	<b>77</b>

AGRICULTURAL UNIMPROVED: The trended preliminary ratio and the R&O median ratio are very similar and strongly support each other. There is no other information available that would suggest that the Reports and Opinions Median is not the best indication of the level of value for the unimproved agricultural class of property.

**2007 Correlation Section  
for Nuckolls 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 Nuckolls County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>5.54</b>	<b>2007</b>	<b>2.94</b>
<b>14.26</b>	<b>2006</b>	<b>12.98</b>
<b>7.88</b>	<b>2005</b>	<b>10.26</b>
<b>12.43</b>	<b>2004</b>	<b>9.14</b>
<b>0</b>	<b>2003</b>	<b>0.1</b>
<b>-1.11</b>	<b>2002</b>	<b>-0.77</b>
<b>4.71</b>	<b>2001</b>	<b>4.97</b>

AGRICULTURAL UNIMPROVED: An examination of the percent change to the sales file compared to the percent change to the assessed value (excluding growth) reveals an approximate 3 point difference for the agricultural unimproved property. The percent change in the sales file is more indicative of the assessor's actions within each market area while the change in the assessed base is a view of the overall agricultural unimproved land.

## 2007 Correlation Section for Nuckolls 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 Nuckolls 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>69.30</b>	<b>70.36</b>	<b>74.47</b>

AGRICULTURAL UNIMPROVED: All three measures of central tendency are within the acceptable range, suggesting no further analysis is needed.

**2007 Correlation Section  
for Nuckolls 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>23.41</b>	<b>105.83</b>
<b>Difference</b>	<b>3.41</b>	<b>2.83</b>

AGRICULTURAL UNIMPROVED: The coefficient of dispersion and price related differential are above the acceptable ranges but not significantly. There is no further information to suggest that this class of property is not being treated uniformly and proportionately.

**2007 Correlation Section  
for Nuckolls 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>72</b>	<b>71</b>	<b>-1</b>
<b>Median</b>	<b>69.98</b>	<b>69.30</b>	<b>-0.68</b>
<b>Wgt. Mean</b>	<b>68.50</b>	<b>70.36</b>	<b>1.86</b>
<b>Mean</b>	<b>75.04</b>	<b>74.47</b>	<b>-0.57</b>
<b>COD</b>	<b>24.61</b>	<b>23.41</b>	<b>-1.2</b>
<b>PRD</b>	<b>109.54</b>	<b>105.83</b>	<b>-3.71</b>
<b>Min Sales Ratio</b>	<b>35.50</b>	<b>35.50</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>155.90</b>	<b>149.40</b>	<b>-6.5</b>

AGRICULTURAL UNIMPROVED: A review of the agricultural statistics reveals an addition of one sale between the preliminary and final statistics. This difference was due to acres being sold off after the date of the sale. This sale was removed for being substantially changed since the time of the sale. The statistical measurements appear to be a realistic reflection of the assessment action taken in Nuckolls County.

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

65 Nuckolls

	<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	51,431,400	52,438,185	1,006,785	1.96	263,910	1.44
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	27,700,725	32,635,455	4,934,730	17.81	*-----	17.81
<b>4. Total Residential (sum lines 1-3)</b>	<b>79,132,125</b>	<b>85,073,640</b>	<b>5,941,515</b>	<b>7.51</b>	<b>263,910</b>	<b>7.17</b>
5. Commercial	17,290,410	17,788,525	498,115	2.88	675,390	-1.03
6. Industrial	500,125	500,125	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	14,332,190	14,760,850	428,660	2.99	1,072,005	-4.49
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>32,122,725</b>	<b>33,049,500</b>	<b>926,775</b>	<b>2.89</b>	<b>903,050</b>	<b>0.07</b>
<b>10. Total Non-Agland Real Property</b>	<b>111,254,850</b>	<b>118,123,140</b>	<b>6,868,290</b>	<b>6.17</b>	<b>2,011,305</b>	<b>4.37</b>
11. Irrigated	83,185,955	94,301,615	11,115,660	13.36		
12. Dryland	111,374,770	110,822,275	-552,495	-0.5		
13. Grassland	58,365,365	55,235,060	-3,130,305	-5.36		
14. Wasteland	26840	26,605	-235	-0.88		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>252,952,930</b>	<b>260,385,555</b>	<b>7,432,625</b>	<b>2.94</b>		
<b>17. Total Value of All Real Property</b> (Locally Assessed)	<b>364,207,780</b>	<b>378,508,695</b>	<b>14,300,915</b>	<b>3.93</b>	<b>2,011,305</b>	<b>3.37</b>

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

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	176	<b>MEDIAN:</b>	<b>98</b>	COV:	86.54	95% Median C.I.:	97.01 to 99.00	(! : Derived)
TOTAL Sales Price:	5,007,266	WGT. MEAN:	96	STD:	100.64	95% Wgt. Mean C.I.:	92.18 to 100.19	
TOTAL Adj.Sales Price:	5,035,266	MEAN:	116	AVG.ABS.DEV:	28.37	95% Mean C.I.:	101.42 to 131.16	
TOTAL Assessed Value:	4,843,160							
AVG. Adj. Sales Price:	28,609	COD:	28.88	MAX Sales Ratio:	1078.17			
AVG. Assessed Value:	27,517	PRD:	120.90	MIN Sales Ratio:	31.00			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	18	98.52	103.94	96.92	8.21	107.25	85.89	213.41	97.01 to 99.45	31,838	30,857
10/01/04 TO 12/31/04	12	98.46	125.20	84.01	38.34	149.04	54.01	465.00	96.00 to 99.84	46,283	38,880
01/01/05 TO 03/31/05	17	99.13	114.53	101.34	18.00	113.02	94.60	336.67	96.44 to 101.00	25,767	26,112
04/01/05 TO 06/30/05	33	98.67	103.03	103.06	11.52	99.97	72.01	171.25	95.80 to 101.29	21,866	22,536
07/01/05 TO 09/30/05	14	99.00	127.87	103.19	35.44	123.91	83.13	347.42	92.92 to 108.67	17,042	17,587
10/01/05 TO 12/31/05	27	98.20	122.40	97.75	33.52	125.21	50.63	726.82	93.95 to 99.93	33,600	32,844
01/01/06 TO 03/31/06	24	95.31	104.69	95.45	22.91	109.68	40.00	304.44	93.17 to 99.76	28,045	26,768
04/01/06 TO 06/30/06	31	94.62	133.52	92.44	60.81	144.43	31.00	1078.17	93.18 to 99.60	29,942	27,679
<u>Study Years</u>											
07/01/04 TO 06/30/05	80	98.67	109.01	96.57	16.19	112.88	54.01	465.00	97.89 to 99.20	28,601	27,620
07/01/05 TO 06/30/06	96	97.07	122.36	95.87	39.77	127.64	31.00	1078.17	94.25 to 99.00	28,615	27,432
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	91	98.67	114.75	100.66	22.95	113.99	50.63	726.82	97.61 to 99.25	25,334	25,501
<u>ALL</u>											
	176	98.23	116.29	96.18	28.88	120.90	31.00	1078.17	97.01 to 99.00	28,609	27,517

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HARDY	10	96.00	93.19	95.35	7.56	97.73	50.63	108.33	93.89 to 100.25	7,110	6,779
LAWRENCE	15	99.05	101.53	97.89	8.05	103.71	62.07	171.36	98.24 to 99.83	24,985	24,458
NELSON	32	99.19	138.21	102.85	43.12	134.38	83.54	1078.17	98.44 to 100.00	19,360	19,911
NORA	2	120.19	120.19	114.52	21.71	104.95	94.10	146.28	N/A	23,000	26,340
OAK	3	92.92	76.24	94.24	20.02	80.90	40.00	95.80	N/A	4,600	4,335
RURAL ACREAGE	9	84.40	81.67	80.13	18.69	101.92	40.80	117.44	54.01 to 99.25	94,333	75,590
RUSKIN	6	97.44	96.80	97.74	1.95	99.04	91.87	99.18	91.87 to 99.18	34,516	33,735
SUPERIOR	99	97.70	119.24	98.91	31.97	120.55	31.00	726.82	96.17 to 99.00	28,827	28,514
<u>ALL</u>											
	176	98.23	116.29	96.18	28.88	120.90	31.00	1078.17	97.01 to 99.00	28,609	27,517

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	167	98.42	118.15	99.44	29.22	118.82	31.00	1078.17	97.47 to 99.00	25,067	24,927
3	9	84.40	81.67	80.13	18.69	101.92	40.80	117.44	54.01 to 99.25	94,333	75,590
<u>ALL</u>											
	176	98.23	116.29	96.18	28.88	120.90	31.00	1078.17	97.01 to 99.00	28,609	27,517

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	176	<b>MEDIAN:</b>	<b>98</b>	COV:	86.54	95% Median C.I.:	97.01 to 99.00	(! : Derived)
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TOTAL Adj.Sales Price:	5,035,266	MEAN:	116	AVG.ABS.DEV:	28.37	95% Mean C.I.:	101.42 to 131.16	
TOTAL Assessed Value:	4,843,160							
AVG. Adj. Sales Price:	28,609	COD:	28.88	MAX Sales Ratio:	1078.17			
AVG. Assessed Value:	27,517	PRD:	120.90	MIN Sales Ratio:	31.00			

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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	166	98.23	115.73	96.21	25.34	120.29	40.80	1078.17	97.01 to 99.00	30,251	29,105
2	10	75.01	125.52	86.26	114.95	145.51	31.00	465.00	32.40 to 280.00	1,357	1,171
____ALL____											
	176	98.23	116.29	96.18	28.88	120.90	31.00	1078.17	97.01 to 99.00	28,609	27,517

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	175	98.24	116.40	96.18	29.04	121.02	31.00	1078.17	97.38 to 99.00	28,755	27,658
06											
07	1	96.67	96.67	96.67			96.67	96.67	N/A	3,000	2,900
____ALL____											
	176	98.23	116.29	96.18	28.88	120.90	31.00	1078.17	97.01 to 99.00	28,609	27,517

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0501											
65-0005	55	99.07	123.15	101.98	29.09	120.76	62.07	1078.17	98.44 to 99.49	24,589	25,075
65-0011	112	96.84	115.87	97.41	29.67	118.95	31.00	726.82	95.86 to 98.57	28,755	28,011
85-0047	2	40.40	40.40	40.80	0.99	99.03	40.00	40.80	N/A	51,100	20,847
85-0060	7	97.01	90.69	79.16	8.01	114.57	54.01	99.18	54.01 to 99.18	51,442	40,720
85-0070											
NonValid School											
____ALL____											
	176	98.23	116.29	96.18	28.88	120.90	31.00	1078.17	97.01 to 99.00	28,609	27,517

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	176	<b>MEDIAN:</b>	<b>98</b>	COV:	86.54	95% Median C.I.:	97.01 to 99.00	(! : Derived)
TOTAL Sales Price:	5,007,266	WGT. MEAN:	96	STD:	100.64	95% Wgt. Mean C.I.:	92.18 to 100.19	
TOTAL Adj.Sales Price:	5,035,266	MEAN:	116	AVG.ABS.DEV:	28.37	95% Mean C.I.:	101.42 to 131.16	
TOTAL Assessed Value:	4,843,160							
AVG. Adj. Sales Price:	28,609	COD:	28.88	MAX Sales Ratio:	1078.17			
AVG. Assessed Value:	27,517	PRD:	120.90	MIN Sales Ratio:	31.00			

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	13	95.83	193.40	242.29	148.94	79.82	31.00	1078.17	40.00 to 280.00	1,475	3,573
Prior TO 1860											
1860 TO 1899	12	95.81	105.01	96.33	14.16	109.01	84.40	213.41	91.87 to 99.93	12,216	11,768
1900 TO 1919	66	98.60	108.35	85.75	21.22	126.36	40.80	336.67	96.52 to 99.22	17,768	15,235
1920 TO 1939	35	98.42	119.41	102.04	25.92	117.03	72.01	726.82	96.17 to 99.49	25,736	26,261
1940 TO 1949	8	98.46	118.87	100.10	26.91	118.75	83.13	278.40	83.13 to 278.40	44,800	44,843
1950 TO 1959	13	99.76	126.11	107.05	29.52	117.81	93.27	347.42	96.00 to 117.44	38,230	40,925
1960 TO 1969	8	94.71	93.87	94.15	3.02	99.71	83.54	98.57	83.54 to 98.57	63,362	59,655
1970 TO 1979	14	97.96	96.20	94.89	3.13	101.38	82.81	99.92	93.56 to 99.76	69,000	65,473
1980 TO 1989	5	97.70	95.65	94.35	3.02	101.38	85.89	99.81	N/A	59,840	56,462
1990 TO 1994	1	99.45	99.45	99.45			99.45	99.45	N/A	55,000	54,695
1995 TO 1999	1	96.17	96.17	96.17			96.17	96.17	N/A	113,500	109,150
2000 TO Present											
ALL	176	98.23	116.29	96.18	28.88	120.90	31.00	1078.17	97.01 to 99.00	28,609	27,517

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	36	98.03	175.59	169.18	101.51	103.79	31.00	1078.17	94.00 to 147.39	2,169	3,670
5000 TO 9999	28	99.46	116.30	114.18	20.04	101.86	85.86	347.42	99.00 to 102.20	6,444	7,358
Total \$											
1 TO 9999	64	99.31	149.65	130.79	65.14	114.42	31.00	1078.17	97.61 to 101.29	4,039	5,283
10000 TO 29999	52	98.33	99.93	99.39	9.83	100.55	62.07	171.25	96.37 to 99.13	19,213	19,096
30000 TO 59999	34	97.90	96.82	96.59	3.97	100.23	76.71	114.88	95.86 to 98.98	42,785	41,326
60000 TO 99999	18	97.49	96.93	97.08	4.13	99.85	85.89	117.44	93.34 to 99.14	71,638	69,544
100000 TO 149999	6	93.57	83.83	84.88	12.36	98.77	40.80	96.17	40.80 to 96.17	117,566	99,788
150000 TO 249999	2	76.63	76.63	78.15	29.52	98.06	54.01	99.25	N/A	164,000	128,160
ALL	176	98.23	116.29	96.18	28.88	120.90	31.00	1078.17	97.01 to 99.00	28,609	27,517

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	176	<b>MEDIAN:</b>	<b>98</b>	COV:	86.54	95% Median C.I.:	97.01 to 99.00	(! : Derived)
TOTAL Sales Price:	5,007,266	WGT. MEAN:	96	STD:	100.64	95% Wgt. Mean C.I.:	92.18 to 100.19	
TOTAL Adj.Sales Price:	5,035,266	MEAN:	116	AVG.ABS.DEV:	28.37	95% Mean C.I.:	101.42 to 131.16	
TOTAL Assessed Value:	4,843,160							
AVG. Adj. Sales Price:	28,609	COD:	28.88	MAX Sales Ratio:	1078.17			
AVG. Assessed Value:	27,517	PRD:	120.90	MIN Sales Ratio:	31.00			

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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	33	95.83	124.70	102.87	52.66	121.22	31.00	465.00	92.92 to 100.50	2,191	2,253
5000 TO 9999	32	99.19	108.36	100.92	15.51	107.38	62.07	290.45	97.61 to 102.20	7,079	7,144
Total \$ _____											
1 TO 9999	65	99.00	116.66	101.39	33.66	115.06	31.00	465.00	96.67 to 100.25	4,597	4,661
10000 TO 29999	52	98.46	119.12	100.93	28.02	118.02	69.28	726.82	96.37 to 99.18	19,820	20,004
30000 TO 59999	38	98.21	124.23	96.77	33.46	128.38	40.80	1078.17	97.01 to 99.45	45,495	44,024
60000 TO 99999	15	93.95	92.29	89.70	5.72	102.89	54.01	99.92	92.76 to 98.57	80,766	72,451
100000 TO 149999	5	96.08	97.14	95.95	7.83	101.23	82.81	117.44	N/A	118,080	113,302
150000 TO 249999	1	99.25	99.25	99.25			99.25	99.25	N/A	175,000	173,690
ALL _____											
	176	98.23	116.29	96.18	28.88	120.90	31.00	1078.17	97.01 to 99.00	28,609	27,517

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	95.83	193.40	242.29	148.94	79.82	31.00	1078.17	40.00 to 280.00	1,475	3,573
10	9	98.53	167.03	111.60	73.16	149.67	85.86	726.82	96.00 to 100.50	10,611	11,842
20	63	98.67	105.17	89.47	15.52	117.55	40.80	304.44	97.38 to 99.07	23,365	20,904
30	88	97.47	108.26	97.68	17.67	110.82	59.13	347.42	96.08 to 99.05	35,597	34,772
40	2	99.19	99.19	99.22	0.06	99.97	99.14	99.25	N/A	121,500	120,552
50	1	98.71	98.71	98.71			98.71	98.71	N/A	73,000	72,055
ALL _____											
	176	98.23	116.29	96.18	28.88	120.90	31.00	1078.17	97.01 to 99.00	28,609	27,517

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	95.83	193.40	242.29	148.94	79.82	31.00	1078.17	40.00 to 280.00	1,475	3,573
100	1	96.67	96.67	96.67			96.67	96.67	N/A	3,000	2,900
101	118	98.22	110.88	96.99	20.36	114.32	40.80	726.82	96.52 to 99.05	31,833	30,875
102	12	99.38	107.89	78.08	20.40	138.18	54.01	162.13	93.73 to 147.39	27,908	21,790
103	1	82.81	82.81	82.81			82.81	82.81	N/A	125,000	103,515
104	30	98.46	109.93	98.69	17.33	111.39	76.71	290.45	96.17 to 99.93	25,144	24,815
106	1	96.64	96.64	96.64			96.64	96.64	N/A	42,500	41,070
ALL _____											
	176	98.23	116.29	96.18	28.88	120.90	31.00	1078.17	97.01 to 99.00	28,609	27,517

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	176	<b>MEDIAN:</b>	<b>98</b>	COV:	86.54	95% Median C.I.:	97.01 to 99.00	(!: Derived)
TOTAL Sales Price:	5,007,266	WGT. MEAN:	96	STD:	100.64	95% Wgt. Mean C.I.:	92.18 to 100.19	
TOTAL Adj.Sales Price:	5,035,266	MEAN:	116	AVG.ABS.DEV:	28.37	95% Mean C.I.:	101.42 to 131.16	
TOTAL Assessed Value:	4,843,160							
AVG. Adj. Sales Price:	28,609	COD:	28.88	MAX Sales Ratio:	1078.17			
AVG. Assessed Value:	27,517	PRD:	120.90	MIN Sales Ratio:	31.00			

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	94.38	186.22	218.68	140.65	85.16	31.00	1078.17	40.00 to 280.00	1,626	3,557
10	12	129.65	217.46	215.45	93.33	100.93	90.18	726.82	95.50 to 336.67	2,602	5,607
20	41	99.17	111.31	102.80	19.75	108.29	59.13	304.44	96.00 to 100.25	7,386	7,593
30	87	97.91	98.46	93.46	8.88	105.35	40.80	171.25	96.52 to 99.00	35,242	32,936
40	17	96.17	95.02	94.51	4.31	100.54	82.81	105.15	91.98 to 99.14	79,788	75,406
50	3	97.01	96.49	97.10	1.61	99.37	93.89	98.57	N/A	49,333	47,905
60	2	107.84	107.84	114.61	8.90	94.09	98.24	117.44	N/A	53,950	61,832
ALL	176	98.23	116.29	96.18	28.88	120.90	31.00	1078.17	97.01 to 99.00	28,609	27,517

**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:	24	<b>MEDIAN:</b>	<b>96</b>	COV:	51.75	95% Median C.I.:	90.57 to 121.00	(! : Derived)
TOTAL Sales Price:	1,115,843	WGT. MEAN:	89	STD:	58.13	95% Wgt. Mean C.I.:	72.57 to 105.85	
TOTAL Adj.Sales Price:	1,090,843	MEAN:	112	AVG.ABS.DEV:	31.43	95% Mean C.I.:	87.77 to 136.87	
TOTAL Assessed Value:	973,120							
AVG. Adj. Sales Price:	45,451	COD:	32.77	MAX Sales Ratio:	340.40			
AVG. Assessed Value:	40,546	PRD:	125.91	MIN Sales Ratio:	35.70			

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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											
01/01/04 TO 03/31/04	2	83.54	83.54	71.89	15.43	116.20	70.65	96.43	N/A	208,172	149,657
04/01/04 TO 06/30/04	3	92.45	93.75	95.18	2.50	98.50	90.94	97.87	N/A	60,666	57,745
07/01/04 TO 09/30/04	1	340.40	340.40	340.40			340.40	340.40	N/A	10,000	34,040
10/01/04 TO 12/31/04	7	95.38	98.18	93.03	9.39	105.54	80.50	121.00	80.50 to 121.00	21,828	20,306
01/01/05 TO 03/31/05	2	112.95	112.95	132.33	51.48	85.35	54.80	171.10	N/A	15,000	19,850
04/01/05 TO 06/30/05	3	142.30	142.90	143.46	0.88	99.61	141.33	145.08	N/A	15,500	22,236
07/01/05 TO 09/30/05	1	91.25	91.25	91.25			91.25	91.25	N/A	1,200	1,095
10/01/05 TO 12/31/05	3	84.41	70.23	76.79	21.67	91.45	35.70	90.57	N/A	64,999	49,913
01/01/06 TO 03/31/06	1	165.85	165.85	165.85			165.85	165.85	N/A	17,000	28,195
04/01/06 TO 06/30/06	1	97.36	97.36	97.36			97.36	97.36	N/A	40,000	38,945
<u>Study Years</u>											
07/01/03 TO 06/30/04	5	92.45	89.67	78.98	7.08	113.54	70.65	97.87	N/A	119,668	94,510
07/01/04 TO 06/30/05	13	108.00	129.40	118.09	39.04	109.58	54.80	340.40	90.08 to 145.08	18,407	21,738
07/01/05 TO 06/30/06	6	90.91	94.19	86.09	26.36	109.41	35.70	165.85	35.70 to 165.85	42,199	36,329
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	13	95.38	113.54	85.23	27.69	133.21	70.65	340.40	90.08 to 108.00	58,549	49,902
01/01/05 TO 12/31/05	9	91.25	106.28	94.33	40.71	112.67	35.70	171.10	54.80 to 145.08	30,299	28,582
<u>ALL</u>											
	24	95.91	112.32	89.21	32.77	125.91	35.70	340.40	90.57 to 121.00	45,451	40,546

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
LAWRENCE	4	85.54	91.80	87.24	28.23	105.23	54.80	141.33	N/A	21,874	19,083
NELSON	3	97.87	102.98	94.10	10.53	109.44	90.08	121.00	N/A	67,833	63,830
RURAL	1	84.41	84.41	84.41			84.41	84.41	N/A	80,000	67,530
RUSKIN	2	93.32	93.32	93.40	2.21	99.91	91.25	95.38	N/A	1,250	1,167
SUPERIOR	14	97.83	124.90	88.58	43.33	141.00	35.70	340.40	90.94 to 165.85	51,238	45,387
<u>ALL</u>											
	24	95.91	112.32	89.21	32.77	125.91	35.70	340.40	90.57 to 121.00	45,451	40,546

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	23	96.43	113.54	89.59	33.47	126.73	35.70	340.40	90.94 to 121.00	43,949	39,373
3	1	84.41	84.41	84.41			84.41	84.41	N/A	80,000	67,530
<u>ALL</u>											
	24	95.91	112.32	89.21	32.77	125.91	35.70	340.40	90.57 to 121.00	45,451	40,546

**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:	24	<b>MEDIAN:</b>	<b>96</b>	COV:	51.75	95% Median C.I.:	90.57 to 121.00	(! : Derived)
TOTAL Sales Price:	1,115,843	WGT. MEAN:	89	STD:	58.13	95% Wgt. Mean C.I.:	72.57 to 105.85	
TOTAL Adj.Sales Price:	1,090,843	MEAN:	112	AVG.ABS.DEV:	31.43	95% Mean C.I.:	87.77 to 136.87	
TOTAL Assessed Value:	973,120							
AVG. Adj. Sales Price:	45,451	COD:	32.77	MAX Sales Ratio:	340.40			
AVG. Assessed Value:	40,546	PRD:	125.91	MIN Sales Ratio:	35.70			

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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	23	96.43	115.65	91.24	31.27	126.75	54.80	340.40	90.94 to 121.00	45,688	41,688
2	1	35.70	35.70	35.70			35.70	35.70	N/A	40,000	14,280
____ALL____											
	24	95.91	112.32	89.21	32.77	125.91	35.70	340.40	90.57 to 121.00	45,451	40,546

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0501											
65-0005	7	90.57	96.59	92.04	21.27	104.95	54.80	141.33	54.80 to 141.33	41,571	38,260
65-0011	15	97.36	122.20	88.16	41.53	138.60	35.70	340.40	90.94 to 145.08	53,156	46,864
85-0047											
85-0060	2	93.32	93.32	93.40	2.21	99.91	91.25	95.38	N/A	1,250	1,167
85-0070											
NonValid School											
____ALL____											
	24	95.91	112.32	89.21	32.77	125.91	35.70	340.40	90.57 to 121.00	45,451	40,546

**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	1	35.70	35.70	35.70			35.70	35.70	N/A	40,000	14,280
Prior TO 1860											
1860 TO 1899	1	108.00	108.00	108.00			108.00	108.00	N/A	5,000	5,400
1900 TO 1919	12	131.17	141.42	131.95	32.72	107.17	90.94	340.40	94.00 to 165.85	16,683	22,014
1920 TO 1939	2	87.94	87.94	88.91	8.46	98.91	80.50	95.38	N/A	1,150	1,022
1940 TO 1949											
1950 TO 1959	1	92.45	92.45	92.45			92.45	92.45	N/A	39,000	36,055
1960 TO 1969	2	93.97	93.97	94.03	4.14	99.94	90.08	97.87	N/A	101,500	95,442
1970 TO 1979	2	72.69	72.69	86.37	24.61	84.16	54.80	90.57	N/A	42,499	36,705
1980 TO 1989	1	70.65	70.65	70.65			70.65	70.65	N/A	396,344	280,030
1990 TO 1994	2	91.35	91.35	89.04	7.60	102.60	84.41	98.29	N/A	60,000	53,422
1995 TO 1999											
2000 TO Present											
____ALL____											
	24	95.91	112.32	89.21	32.77	125.91	35.70	340.40	90.57 to 121.00	45,451	40,546

**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:	24	<b>MEDIAN:</b>	<b>96</b>	COV:	51.75	95% Median C.I.:	90.57 to 121.00	(! : Derived)
TOTAL Sales Price:	1,115,843	WGT. MEAN:	89	STD:	58.13	95% Wgt. Mean C.I.:	72.57 to 105.85	
TOTAL Adj.Sales Price:	1,090,843	MEAN:	112	AVG.ABS.DEV:	31.43	95% Mean C.I.:	87.77 to 136.87	
TOTAL Assessed Value:	973,120							
AVG. Adj. Sales Price:	45,451	COD:	32.77	MAX Sales Ratio:	340.40			
AVG. Assessed Value:	40,546	PRD:	125.91	MIN Sales Ratio:	35.70			

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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	95.38	105.89	106.64	18.99	99.30	80.50	141.33	N/A	1,100	1,173	
5000 TO 9999	2	101.00	101.00	101.00	6.93	100.00	94.00	108.00	N/A	5,000	5,050	
<u>Total \$</u>												
1 TO 9999	7	95.38	104.49	103.00	15.66	101.45	80.50	141.33	80.50 to 141.33	2,214	2,280	
10000 TO 29999	7	145.08	159.42	152.30	37.79	104.67	54.80	340.40	54.80 to 340.40	17,428	26,544	
30000 TO 59999	5	92.45	82.95	82.90	14.93	100.06	35.70	98.29	N/A	39,800	32,994	
60000 TO 99999	2	87.49	87.49	87.39	3.52	100.11	84.41	90.57	N/A	77,499	67,730	
100000 TO 149999	2	93.97	93.97	94.03	4.14	99.94	90.08	97.87	N/A	101,500	95,442	
250000 TO 499999	1	70.65	70.65	70.65			70.65	70.65	N/A	396,344	280,030	
<u>ALL</u>	24	95.91	112.32	89.21	32.77	125.91	35.70	340.40	90.57 to 121.00	45,451	40,546	

<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	6	94.69	103.91	100.62	16.19	103.27	80.50	141.33	80.50 to 141.33	1,750	1,760	
5000 TO 9999	2	81.40	81.40	72.53	32.68	112.22	54.80	108.00	N/A	7,500	5,440	
<u>Total \$</u>												
1 TO 9999	8	94.69	98.28	84.10	19.16	116.87	54.80	141.33	54.80 to 141.33	3,187	2,680	
10000 TO 29999	4	120.76	110.77	93.58	37.02	118.36	35.70	165.85	N/A	24,250	22,693	
30000 TO 59999	7	98.29	147.55	118.94	54.22	124.06	90.94	340.40	90.94 to 340.40	30,571	36,360	
60000 TO 99999	3	90.08	88.35	88.45	2.28	99.89	84.41	90.57	N/A	84,999	75,180	
100000 TO 149999	1	97.87	97.87	97.87			97.87	97.87	N/A	103,000	100,805	
250000 TO 499999	1	70.65	70.65	70.65			70.65	70.65	N/A	396,344	280,030	
<u>ALL</u>	24	95.91	112.32	89.21	32.77	125.91	35.70	340.40	90.57 to 121.00	45,451	40,546	

<b>COST RANK</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	1	35.70	35.70	35.70			35.70	35.70	N/A	40,000	14,280	
10	18	98.08	125.33	107.93	34.60	116.12	80.50	340.40	92.45 to 142.30	27,961	30,178	
20	5	90.08	80.83	75.91	14.02	106.48	54.80	97.36	N/A	109,508	83,126	
<u>ALL</u>	24	95.91	112.32	89.21	32.77	125.91	35.70	340.40	90.57 to 121.00	45,451	40,546	

**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:	24	<b>MEDIAN:</b>	<b>96</b>	COV:	51.75	95% Median C.I.:	90.57 to 121.00	(!: Derived)
TOTAL Sales Price:	1,115,843	WGT. MEAN:	89	STD:	58.13	95% Wgt. Mean C.I.:	72.57 to 105.85	
TOTAL Adj.Sales Price:	1,090,843	MEAN:	112	AVG.ABS.DEV:	31.43	95% Mean C.I.:	87.77 to 136.87	
TOTAL Assessed Value:	973,120							
AVG. Adj. Sales Price:	45,451	COD:	32.77	MAX Sales Ratio:	340.40			
AVG. Assessed Value:	40,546	PRD:	125.91	MIN Sales Ratio:	35.70			

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	35.70	35.70	35.70			35.70	35.70	N/A	40,000	14,280
300	1	70.65	70.65	70.65			70.65	70.65	N/A	396,344	280,030
325	3	92.45	93.77	93.05	2.78	100.77	90.57	98.29	N/A	51,333	47,766
343	1	90.08	90.08	90.08			90.08	90.08	N/A	100,000	90,080
344	1	108.00	108.00	108.00			108.00	108.00	N/A	5,000	5,400
353	4	143.69	137.36	128.75	14.43	106.69	90.94	171.10	N/A	26,250	33,796
406	10	95.91	128.09	144.54	46.83	88.62	54.80	340.40	80.50 to 165.85	6,750	9,756
408	1	97.87	97.87	97.87			97.87	97.87	N/A	103,000	100,805
409	1	84.41	84.41	84.41			84.41	84.41	N/A	80,000	67,530
442	1	97.36	97.36	97.36			97.36	97.36	N/A	40,000	38,945
<u>ALL</u>											
	24	95.91	112.32	89.21	32.77	125.91	35.70	340.40	90.57 to 121.00	45,451	40,546

**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	24	95.91	112.32	89.21	32.77	125.91	35.70	340.40	90.57 to 121.00	45,451	40,546
04											
<u>ALL</u>											
	24	95.91	112.32	89.21	32.77	125.91	35.70	340.40	90.57 to 121.00	45,451	40,546

**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:	71	<b>MEDIAN:</b>	<b>69</b>	COV:	29.68	95% Median C.I.:	66.18 to 76.92	(!: Derived)
(AgLand) TOTAL Sales Price:	11,661,365	WGT. MEAN:	70	STD:	22.10	95% Wgt. Mean C.I.:	66.03 to 74.70	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,249,365	MEAN:	74	AVG.ABS.DEV:	16.22	95% Mean C.I.:	69.32 to 79.61	
(AgLand) TOTAL Assessed Value:	8,619,125							
AVG. Adj. Sales Price:	172,526	COD:	23.41	MAX Sales Ratio:	149.40			
AVG. Assessed Value:	121,396	PRD:	105.83	MIN Sales Ratio:	35.50			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	85.35	85.35	84.59	10.15	100.89	76.68	94.01	N/A	184,000	155,650
10/01/03 TO 12/31/03	3	73.30	70.49	59.45	14.26	118.57	53.41	84.77	N/A	198,565	118,055
01/01/04 TO 03/31/04	5	83.29	85.24	86.98	11.70	98.00	66.18	100.43	N/A	126,623	110,134
04/01/04 TO 06/30/04	6	83.75	79.60	71.13	8.76	111.90	57.84	89.04	57.84 to 89.04	162,950	115,909
07/01/04 TO 09/30/04	11	81.18	91.18	85.37	33.09	106.81	50.88	149.40	56.40 to 139.09	83,960	71,676
10/01/04 TO 12/31/04	6	66.78	65.36	63.00	18.83	103.74	42.11	92.56	42.11 to 92.56	153,279	96,565
01/01/05 TO 03/31/05	8	61.43	60.70	67.19	13.93	90.34	35.50	75.12	35.50 to 75.12	207,491	139,418
04/01/05 TO 06/30/05	11	62.16	67.07	64.90	23.97	103.34	42.32	125.37	42.65 to 89.65	182,217	118,267
07/01/05 TO 09/30/05	1	75.52	75.52	75.52			75.52	75.52	N/A	302,000	228,075
10/01/05 TO 12/31/05	5	67.78	75.94	68.85	16.74	110.30	62.10	101.60	N/A	319,300	219,838
01/01/06 TO 03/31/06	7	81.97	83.51	87.56	14.12	95.37	64.56	103.81	64.56 to 103.81	138,968	121,685
04/01/06 TO 06/30/06	6	54.87	57.13	57.43	13.33	99.47	45.50	67.81	45.50 to 67.81	216,000	124,059
<u>Study Years</u>											
07/01/03 TO 06/30/04	16	82.75	80.37	74.25	11.44	108.24	53.41	100.43	73.30 to 89.04	160,907	119,474
07/01/04 TO 06/30/05	36	67.03	72.74	68.71	27.31	105.86	35.50	149.40	58.79 to 72.85	152,988	105,114
07/01/05 TO 06/30/06	19	67.81	72.77	70.15	19.01	103.73	45.50	103.81	62.10 to 82.74	219,330	153,863
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	28	81.05	82.10	75.68	22.48	108.49	42.11	149.40	68.39 to 86.46	123,359	93,355
01/01/05 TO 12/31/05	25	65.50	67.15	67.30	18.86	99.78	35.50	125.37	59.13 to 69.00	222,513	149,742
<u>ALL</u>											
	71	69.30	74.47	70.36	23.41	105.83	35.50	149.40	66.18 to 76.92	172,526	121,396

**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:	71	<b>MEDIAN:</b>	<b>69</b>	COV:	29.68	95% Median C.I.:	66.18 to 76.92	(!: Derived)
(AgLand) TOTAL Sales Price:	11,661,365	WGT. MEAN:	70	STD:	22.10	95% Wgt. Mean C.I.:	66.03 to 74.70	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,249,365	MEAN:	74	AVG.ABS.DEV:	16.22	95% Mean C.I.:	69.32 to 79.61	
(AgLand) TOTAL Assessed Value:	8,619,125							
AVG. Adj. Sales Price:	172,526	COD:	23.41	MAX Sales Ratio:	149.40			
AVG. Assessed Value:	121,396	PRD:	105.83	MIN Sales Ratio:	35.50			

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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	
4137	4	83.75	82.80	74.45	12.71	111.21	62.10	101.60	N/A	201,600	150,101	
4139	8	64.35	66.63	66.02	15.46	100.93	50.88	103.76	50.88 to 103.76	102,018	67,349	
4141	7	76.92	84.47	75.75	27.65	111.50	57.77	149.40	57.77 to 149.40	171,281	129,754	
4143	3	68.39	69.49	70.56	5.34	98.48	64.56	75.52	N/A	204,085	144,008	
4233	3	51.97	64.33	65.93	23.78	97.57	51.97	89.04	N/A	112,266	74,013	
4235	7	73.30	78.82	67.62	30.08	116.57	45.50	139.09	45.50 to 139.09	161,135	108,954	
4237	3	67.76	60.25	70.76	20.65	85.14	35.50	77.48	N/A	144,000	101,898	
4239	2	91.20	91.20	87.35	10.12	104.40	81.97	100.43	N/A	68,560	59,890	
4377	4	70.93	71.59	69.62	4.51	102.83	67.78	76.73	N/A	259,880	180,935	
4379	5	70.95	87.76	90.38	26.55	97.09	67.53	125.37	N/A	65,830	59,500	
4381	6	56.93	72.37	61.02	30.00	118.60	53.41	129.71	53.41 to 129.71	167,634	102,291	
4383	5	80.91	69.66	64.70	17.48	107.66	42.32	84.80	N/A	195,760	126,663	
4479	2	71.31	71.31	59.45	18.88	119.95	57.84	84.77	N/A	251,250	149,357	
4481	5	76.68	77.55	81.22	16.17	95.49	59.38	103.81	N/A	228,228	185,359	
4483	3	75.12	70.87	71.85	23.63	98.64	42.11	95.37	N/A	188,305	135,291	
4485	4	67.69	66.12	68.02	19.29	97.21	42.65	86.46	N/A	304,972	207,433	
ALL	71	69.30	74.47	70.36	23.41	105.83	35.50	149.40	66.18 to 76.92	172,526	121,396	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	71	69.30	74.47	70.36	23.41	105.83	35.50	149.40	66.18 to 76.92	172,526	121,396	
ALL	71	69.30	74.47	70.36	23.41	105.83	35.50	149.40	66.18 to 76.92	172,526	121,396	

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	71	69.30	74.47	70.36	23.41	105.83	35.50	149.40	66.18 to 76.92	172,526	121,396	
ALL	71	69.30	74.47	70.36	23.41	105.83	35.50	149.40	66.18 to 76.92	172,526	121,396	

**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:	71	<b>MEDIAN:</b>	<b>69</b>	COV:	29.68	95% Median C.I.:	66.18 to 76.92	(! : Derived)
(AgLand) TOTAL Sales Price:	11,661,365	WGT. MEAN:	70	STD:	22.10	95% Wgt. Mean C.I.:	66.03 to 74.70	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,249,365	MEAN:	74	AVG.ABS.DEV:	16.22	95% Mean C.I.:	69.32 to 79.61	
(AgLand) TOTAL Assessed Value:	8,619,125							
AVG. Adj. Sales Price:	172,526	COD:	23.41	MAX Sales Ratio:	149.40			
AVG. Assessed Value:	121,396	PRD:	105.83	MIN Sales Ratio:	35.50			

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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)												
18-0501	6	62.49	66.70	67.29	17.42	99.12	50.88	89.65	50.88 to 89.65	173,426	116,697	
65-0005	37	70.95	79.54	73.20	26.14	108.66	35.50	149.40	67.76 to 82.21	138,804	101,610	
65-0011	16	73.51	71.01	70.76	19.32	100.36	42.11	103.81	56.40 to 84.77	229,543	162,416	
85-0047	3	68.39	69.49	70.56	5.34	98.48	64.56	75.52	N/A	204,085	144,008	
85-0060	8	68.47	67.66	65.02	24.96	104.07	42.32	89.04	42.32 to 89.04	164,450	106,919	
85-0070	1	57.84	57.84	57.84			57.84	57.84	N/A	472,500	273,285	
NonValid School												
ALL	71	69.30	74.47	70.36	23.41	105.83	35.50	149.40	66.18 to 76.92	172,526	121,396	

<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	
0.01 TO 10.00	4	59.21	60.09	51.57	28.55	116.52	35.50	86.46	N/A	5,637	2,907	
10.01 TO 30.00	1	76.92	76.92	76.92			76.92	76.92	N/A	28,860	22,200	
30.01 TO 50.00	5	68.39	81.97	73.57	31.07	111.42	51.07	139.09	N/A	43,127	31,728	
50.01 TO 100.00	14	68.76	71.36	70.64	17.97	101.02	42.65	100.43	57.46 to 84.25	83,696	59,121	
100.01 TO 180.00	29	73.30	76.38	70.18	24.32	108.83	42.11	129.71	58.79 to 89.04	166,483	116,835	
180.01 TO 330.00	15	69.00	76.34	71.11	24.06	107.36	45.50	149.40	59.13 to 82.21	293,509	208,702	
330.01 TO 650.00	3	65.50	66.96	68.37	4.28	97.93	63.48	71.89	N/A	526,629	360,066	
ALL	71	69.30	74.47	70.36	23.41	105.83	35.50	149.40	66.18 to 76.92	172,526	121,396	

<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	8	61.31	63.70	61.20	24.04	104.09	35.50	86.46	35.50 to 86.46	115,466	70,663	
DRY-N/A	29	72.85	75.47	71.55	22.49	105.48	42.65	129.71	62.16 to 84.77	136,506	97,673	
GRASS	7	67.53	74.03	66.69	22.58	111.01	42.32	105.64	42.32 to 105.64	106,043	70,719	
GRASS-N/A	9	76.73	87.76	81.67	28.59	107.45	51.07	149.40	59.13 to 139.09	101,542	82,930	
IRRGTD	3	67.78	66.91	67.03	1.88	99.83	64.56	68.39	N/A	280,085	187,730	
IRRGTD-N/A	15	71.89	72.00	70.15	19.33	102.63	42.11	103.81	57.84 to 84.25	324,700	227,778	
ALL	71	69.30	74.47	70.36	23.41	105.83	35.50	149.40	66.18 to 76.92	172,526	121,396	

**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 Sales Price:	11,661,365	WGT. MEAN:	70	STD:	22.10	95% Wgt. Mean C.I.:	66.03 to 74.70	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,249,365	MEAN:	74	AVG.ABS.DEV:	16.22	95% Mean C.I.:	69.32 to 79.61	
(AgLand) TOTAL Assessed Value:	8,619,125							
AVG. Adj. Sales Price:	172,526	COD:	23.41	MAX Sales Ratio:	149.40			
AVG. Assessed Value:	121,396	PRD:	105.83	MIN Sales Ratio:	35.50			

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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	14	67.38	69.27	67.01	25.95	103.37	35.50	129.71	50.88 to 83.29	106,016	71,042
DRY-N/A	23	72.85	75.16	70.72	20.99	106.27	45.50	125.37	62.16 to 85.29	147,746	104,489
GRASS	10	73.02	88.34	77.72	36.40	113.66	42.32	149.40	63.48 to 139.09	95,621	74,320
GRASS-N/A	6	73.82	70.77	71.18	14.07	99.43	51.07	84.80	51.07 to 84.80	116,661	83,034
IRRGTD	10	68.09	74.82	74.31	17.64	100.68	57.77	103.81	58.79 to 95.37	282,887	210,221
IRRGTD-N/A	8	67.00	66.56	65.15	17.97	102.16	42.11	84.25	42.11 to 84.25	360,236	234,707
ALL	71	69.30	74.47	70.36	23.41	105.83	35.50	149.40	66.18 to 76.92	172,526	121,396

**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	36	68.61	72.38	69.28	23.41	104.47	35.50	129.71	59.38 to 81.18	133,817	92,713
DRY-N/A	1	92.56	92.56	92.56			92.56	92.56	N/A	65,000	60,165
GRASS	16	73.82	81.75	74.96	27.78	109.07	42.32	149.40	63.48 to 103.76	103,511	77,588
IRRGTD	17	68.39	71.68	70.30	18.07	101.96	42.11	103.81	57.84 to 84.25	310,927	218,585
IRRGTD-N/A	1	62.10	62.10	62.10			62.10	62.10	N/A	425,000	263,910
ALL	71	69.30	74.47	70.36	23.41	105.83	35.50	149.40	66.18 to 76.92	172,526	121,396

**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	2	77.00	77.00	73.79	12.29	104.34	67.53	86.46	N/A	3,025	2,232
5000 TO 9999	2	43.19	43.19	43.42	17.81	99.46	35.50	50.88	N/A	8,250	3,582
Total \$											
1 TO 9999	4	59.21	60.09	51.57	28.55	116.52	35.50	86.46	N/A	5,637	2,907
10000 TO 29999	3	76.92	89.03	82.45	38.14	107.98	51.07	139.09	N/A	22,886	18,870
30000 TO 59999	7	81.18	79.03	78.06	11.96	101.24	66.18	100.43	66.18 to 100.43	47,297	36,918
60000 TO 99999	14	79.35	82.12	80.92	26.55	101.49	42.65	129.71	57.46 to 105.64	77,081	62,372
100000 TO 149999	12	78.93	82.37	81.68	20.71	100.85	51.97	149.40	70.95 to 89.04	117,881	96,285
150000 TO 249999	13	64.56	66.30	65.99	19.17	100.47	42.11	94.01	56.08 to 80.91	185,527	122,420
250000 TO 499999	16	64.32	67.92	66.84	17.18	101.62	45.50	103.81	57.77 to 75.52	348,475	232,910
500000 +	2	69.84	69.84	70.27	2.94	99.38	67.78	71.89	N/A	672,944	472,897
ALL	71	69.30	74.47	70.36	23.41	105.83	35.50	149.40	66.18 to 76.92	172,526	121,396

**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:	71	<b>MEDIAN:</b>	<b>69</b>	COV:	29.68	95% Median C.I.:	66.18 to 76.92	(!: Derived)
(AgLand) TOTAL Sales Price:	11,661,365	WGT. MEAN:	70	STD:	22.10	95% Wgt. Mean C.I.:	66.03 to 74.70	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,249,365	MEAN:	74	AVG.ABS.DEV:	16.22	95% Mean C.I.:	69.32 to 79.61	
(AgLand) TOTAL Assessed Value:	8,619,125							
AVG. Adj. Sales Price:	172,526	COD:	23.41	MAX Sales Ratio:	149.40			
AVG. Assessed Value:	121,396	PRD:	105.83	MIN Sales Ratio:	35.50			

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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 \$ _____												
1 TO 4999	4	59.21	60.09	51.57	28.55	116.52	35.50	86.46	N/A	5,637	2,907	
Total \$ _____												
1 TO 9999	4	59.21	60.09	51.57	28.55	116.52	35.50	86.46	N/A	5,637	2,907	
10000 TO 29999	5	76.92	78.90	66.92	33.84	117.90	42.65	139.09	N/A	32,932	22,038	
30000 TO 59999	12	66.36	67.67	64.31	16.19	105.23	51.97	100.43	54.57 to 81.18	68,536	44,072	
60000 TO 99999	16	82.35	83.70	76.23	21.06	109.81	42.11	129.71	70.95 to 103.76	104,471	79,635	
100000 TO 149999	13	67.81	70.70	67.42	18.56	104.86	45.50	101.60	56.40 to 84.25	172,613	116,373	
150000 TO 249999	15	69.00	76.86	70.81	23.11	108.55	53.41	149.40	58.79 to 89.65	285,244	201,979	
250000 TO 499999	5	65.50	71.41	70.20	15.77	101.72	57.84	103.81	N/A	445,928	313,032	
500000 +	1	71.89	71.89	71.89			71.89	71.89	N/A	815,888	586,555	
ALL	71	69.30	74.47	70.36	23.41	105.83	35.50	149.40	66.18 to 76.92	172,526	121,396	

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	176	<b>MEDIAN:</b>	<b>98</b>	COV:	68.01	95% Median C.I.:	96.17 to 99.00	(! : Derived)
TOTAL Sales Price:	4,905,866	WGT. MEAN:	91	STD:	76.41	95% Wgt. Mean C.I.:	87.16 to 94.81	
TOTAL Adj.Sales Price:	4,933,866	MEAN:	112	AVG.ABS.DEV:	34.18	95% Mean C.I.:	101.06 to 123.64	
TOTAL Assessed Value:	4,489,059							
AVG. Adj. Sales Price:	28,033	COD:	34.84	MAX Sales Ratio:	564.24			
AVG. Assessed Value:	25,506	PRD:	123.48	MIN Sales Ratio:	27.33			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	18	98.52	120.62	97.70	26.59	123.46	79.64	458.18	97.38 to 99.50	31,838	31,107
10/01/04 TO 12/31/04	13	98.33	123.38	83.96	35.97	146.94	54.01	465.00	96.00 to 99.84	42,769	35,911
01/01/05 TO 03/31/05	17	99.32	109.50	97.00	25.61	112.90	37.50	336.67	90.52 to 107.00	25,767	24,993
04/01/05 TO 06/30/05	33	97.90	103.96	96.47	22.40	107.76	59.17	222.14	89.98 to 100.75	21,866	21,095
07/01/05 TO 09/30/05	14	100.38	138.69	96.38	56.95	143.90	32.11	364.83	84.49 to 223.90	17,042	16,426
10/01/05 TO 12/31/05	27	97.46	96.31	89.76	15.22	107.30	50.63	156.00	85.00 to 99.93	33,600	30,160
01/01/06 TO 03/31/06	24	90.22	114.39	84.02	53.04	136.14	40.00	494.00	65.65 to 107.00	28,045	23,565
04/01/06 TO 06/30/06	30	88.30	113.95	88.52	57.14	128.72	27.33	564.24	73.73 to 99.83	27,541	24,380
____Study Years____											
07/01/04 TO 06/30/05	81	98.47	111.94	93.84	26.20	119.29	37.50	465.00	97.38 to 99.20	28,255	26,516
07/01/05 TO 06/30/06	95	94.97	112.69	88.51	43.32	127.32	27.33	564.24	86.08 to 99.05	27,843	24,644
____Calendar Yrs____											
01/01/05 TO 12/31/05	91	98.44	108.07	93.92	26.41	115.06	32.11	364.83	94.16 to 99.49	25,334	23,794
____ALL____											
	176	98.09	112.35	90.98	34.84	123.48	27.33	564.24	96.17 to 99.00	28,033	25,506

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HARDY	10	114.82	104.44	99.63	28.95	104.82	32.11	167.50	50.63 to 137.33	7,110	7,084
LAWRENCE	15	99.05	109.64	99.52	16.24	110.17	62.07	223.90	98.24 to 99.83	24,985	24,864
NELSON	32	99.19	105.27	95.97	16.76	109.69	27.33	275.00	98.44 to 100.00	19,360	18,579
NORA	2	67.68	67.68	64.48	21.74	104.96	52.96	82.39	N/A	23,000	14,830
OAK	4	86.69	81.12	84.55	27.22	95.95	40.00	111.11	N/A	3,600	3,043
RURAL ACREAGE	8	85.15	86.56	85.21	14.72	101.58	54.01	117.44	54.01 to 117.44	93,375	79,564
RUSKIN	6	81.96	77.22	88.85	18.20	86.91	37.50	97.98	37.50 to 97.98	34,516	30,669
SUPERIOR	99	96.46	122.22	90.69	46.54	134.77	31.00	564.24	91.22 to 98.57	28,827	26,145
____ALL____											
	176	98.09	112.35	90.98	34.84	123.48	27.33	564.24	96.17 to 99.00	28,033	25,506

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	168	98.23	113.58	92.01	35.64	123.43	27.33	564.24	96.47 to 99.00	24,921	22,931
3	8	85.15	86.56	85.21	14.72	101.58	54.01	117.44	54.01 to 117.44	93,375	79,564
____ALL____											
	176	98.09	112.35	90.98	34.84	123.48	27.33	564.24	96.17 to 99.00	28,033	25,506

**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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TOTAL Sales Price:	4,905,866	WGT. MEAN:	91	STD:	76.41	95% Wgt. Mean C.I.:	87.16 to 94.81	
TOTAL Adj.Sales Price:	4,933,866	MEAN:	112	AVG.ABS.DEV:	34.18	95% Mean C.I.:	101.06 to 123.64	
TOTAL Assessed Value:	4,489,059							
AVG. Adj. Sales Price:	28,033	COD:	34.84	MAX Sales Ratio:	564.24			
AVG. Assessed Value:	25,506	PRD:	123.48	MIN Sales Ratio:	27.33			

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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	165	98.20	112.07	91.04	31.36	123.10	32.11	564.24	96.46 to 99.00	29,801	27,130
2	11	50.63	116.59	75.60	159.01	154.23	27.33	465.00	31.00 to 280.00	1,506	1,139
____ALL____	176	98.09	112.35	90.98	34.84	123.48	27.33	564.24	96.17 to 99.00	28,033	25,506

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	175	97.98	111.92	90.93	34.56	123.09	27.33	564.24	96.17 to 98.98	28,176	25,619
06											
07	1	187.67	187.67	187.67			187.67	187.67	N/A	3,000	5,630
____ALL____	176	98.09	112.35	90.98	34.84	123.48	27.33	564.24	96.17 to 99.00	28,033	25,506

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0501											
65-0005	56	99.06	102.97	97.04	17.55	106.11	27.33	275.00	98.44 to 99.45	24,160	23,446
65-0011	112	96.32	120.09	90.34	44.35	132.93	31.00	564.24	91.22 to 98.57	28,755	25,976
85-0047	1	40.00	40.00	40.00			40.00	40.00	N/A	200	80
85-0060	7	79.64	73.90	74.05	20.65	99.80	37.50	97.98	37.50 to 97.98	51,442	38,092
85-0070											
NonValid School											
____ALL____	176	98.09	112.35	90.98	34.84	123.48	27.33	564.24	96.17 to 99.00	28,033	25,506

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	176	<b>MEDIAN:</b>	<b>98</b>	COV:	68.01	95% Median C.I.:	96.17 to 99.00	(! : Derived)
TOTAL Sales Price:	4,905,866	WGT. MEAN:	91	STD:	76.41	95% Wgt. Mean C.I.:	87.16 to 94.81	
TOTAL Adj.Sales Price:	4,933,866	MEAN:	112	AVG.ABS.DEV:	34.18	95% Mean C.I.:	101.06 to 123.64	
TOTAL Assessed Value:	4,489,059							
AVG. Adj. Sales Price:	28,033	COD:	34.84	MAX Sales Ratio:	564.24			
AVG. Assessed Value:	25,506	PRD:	123.48	MIN Sales Ratio:	27.33			

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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	14	67.82	107.38	73.20	103.30	146.70	27.33	465.00	32.40 to 108.33	1,412	1,033
Prior TO 1860											
1860 TO 1899	12	100.47	125.04	96.68	46.22	129.34	32.11	458.18	84.40 to 121.30	12,216	11,811
1900 TO 1919	65	99.05	122.75	84.41	41.28	145.43	54.01	494.00	97.38 to 100.25	16,472	13,903
1920 TO 1939	35	97.00	107.44	94.63	28.19	113.53	52.96	564.24	90.17 to 99.17	25,736	24,355
1940 TO 1949	8	94.06	113.83	95.76	31.52	118.86	72.03	278.40	72.03 to 278.40	44,800	42,901
1950 TO 1959	13	98.20	104.85	97.32	23.09	107.74	59.17	192.00	86.08 to 119.85	38,230	37,206
1960 TO 1969	8	86.91	88.42	87.11	6.60	101.51	79.10	98.57	79.10 to 98.57	63,362	55,193
1970 TO 1979	14	97.96	98.43	89.41	13.77	110.09	70.72	187.67	81.89 to 99.84	69,000	61,691
1980 TO 1989	5	97.70	95.11	93.82	3.63	101.38	85.89	99.81	N/A	59,840	56,139
1990 TO 1994	1	99.45	99.45	99.45			99.45	99.45	N/A	55,000	54,695
1995 TO 1999	1	96.17	96.17	96.17			96.17	96.17	N/A	113,500	109,150
2000 TO Present											
ALL	176	98.09	112.35	90.98	34.84	123.48	27.33	564.24	96.17 to 99.00	28,033	25,506

**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	37	108.33	171.18	152.18	92.29	112.49	27.33	564.24	95.45 to 167.50	2,127	3,237
5000 TO 9999	28	100.75	114.76	111.39	27.50	103.02	32.11	278.40	99.00 to 122.07	6,444	7,178
Total \$											
1 TO 9999	65	101.00	146.87	123.78	68.28	118.66	27.33	564.24	99.20 to 126.91	3,987	4,935
10000 TO 29999	52	96.76	95.47	93.61	15.40	101.99	52.96	192.00	90.52 to 99.00	19,213	17,985
30000 TO 59999	34	93.94	89.78	89.29	12.71	100.55	55.20	120.13	84.27 to 98.40	42,785	38,203
60000 TO 99999	18	95.58	91.51	91.80	9.69	99.68	57.77	117.44	86.08 to 98.71	71,638	65,762
100000 TO 149999	5	80.97	81.77	81.86	6.98	99.89	70.72	96.17	N/A	120,680	98,790
150000 TO 249999	2	76.66	76.66	78.18	29.55	98.06	54.01	99.32	N/A	164,000	128,222
ALL	176	98.09	112.35	90.98	34.84	123.48	27.33	564.24	96.17 to 99.00	28,033	25,506

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	176	<b>MEDIAN:</b>	<b>98</b>	COV:	68.01	95% Median C.I.:	96.17 to 99.00	(! : Derived)
TOTAL Sales Price:	4,905,866	WGT. MEAN:	91	STD:	76.41	95% Wgt. Mean C.I.:	87.16 to 94.81	
TOTAL Adj.Sales Price:	4,933,866	MEAN:	112	AVG.ABS.DEV:	34.18	95% Mean C.I.:	101.06 to 123.64	
TOTAL Assessed Value:	4,489,059							
AVG. Adj. Sales Price:	28,033	COD:	34.84	MAX Sales Ratio:	564.24			
AVG. Assessed Value:	25,506	PRD:	123.48	MIN Sales Ratio:	27.33			

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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	30	96.89	129.00	87.08	73.37	148.15	27.33	494.00	72.42 to 100.75	2,227	1,939
5000 TO 9999	34	100.75	129.43	106.75	40.81	121.25	62.07	564.24	97.90 to 128.00	6,572	7,016
Total \$ _____											
1 TO 9999	64	99.31	129.23	102.22	55.66	126.42	27.33	564.24	97.00 to 106.00	4,536	4,636
10000 TO 29999	60	97.62	111.75	93.03	31.73	120.12	52.96	458.18	90.52 to 99.13	20,305	18,890
30000 TO 59999	36	97.08	93.18	90.41	12.43	103.07	57.77	157.46	86.08 to 98.85	49,731	44,960
60000 TO 99999	11	93.65	87.93	84.22	10.75	104.40	54.01	99.92	70.72 to 98.71	90,400	76,139
100000 TO 149999	4	89.03	94.12	92.15	14.25	102.14	80.97	117.44	N/A	116,375	107,237
150000 TO 249999	1	99.32	99.32	99.32			99.32	99.32	N/A	175,000	173,815
ALL _____											
	176	98.09	112.35	90.98	34.84	123.48	27.33	564.24	96.17 to 99.00	28,033	25,506

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	67.82	107.38	73.20	103.30	146.70	27.33	465.00	32.40 to 108.33	1,412	1,033
10	9	98.24	95.57	96.12	3.96	99.43	74.08	100.50	95.45 to 100.25	10,611	10,199
20	62	98.99	121.22	92.37	37.08	131.23	32.11	564.24	97.38 to 99.81	22,097	20,411
30	88	96.32	109.21	89.79	31.50	121.62	52.96	458.18	90.20 to 99.13	35,597	31,964
40	2	92.70	92.70	95.62	7.14	96.95	86.08	99.32	N/A	121,500	116,175
50	1	98.71	98.71	98.71			98.71	98.71	N/A	73,000	72,055
ALL _____											
	176	98.09	112.35	90.98	34.84	123.48	27.33	564.24	96.17 to 99.00	28,033	25,506

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	67.82	107.38	73.20	103.30	146.70	27.33	465.00	32.40 to 108.33	1,412	1,033
100	1	187.67	187.67	187.67			187.67	187.67	N/A	3,000	5,630
101	117	97.52	108.47	92.17	27.83	117.68	32.11	564.24	93.71 to 98.98	31,233	28,788
102	12	110.44	141.22	76.97	53.33	183.47	54.01	494.00	73.73 to 156.00	27,908	21,481
103	1	80.97	80.97	80.97			80.97	80.97	N/A	125,000	101,210
104	30	98.59	118.68	95.21	32.64	124.65	58.01	458.18	96.46 to 103.00	25,144	23,940
106	1	55.20	55.20	55.20			55.20	55.20	N/A	42,500	23,460
ALL _____											
	176	98.09	112.35	90.98	34.84	123.48	27.33	564.24	96.17 to 99.00	28,033	25,506

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	176	<b>MEDIAN:</b>	<b>98</b>	COV:	68.01	95% Median C.I.:	96.17 to 99.00	(!: Derived)
TOTAL Sales Price:	4,905,866	WGT. MEAN:	91	STD:	76.41	95% Wgt. Mean C.I.:	87.16 to 94.81	
TOTAL Adj.Sales Price:	4,933,866	MEAN:	112	AVG.ABS.DEV:	34.18	95% Mean C.I.:	101.06 to 123.64	
TOTAL Assessed Value:	4,489,059							
AVG. Adj. Sales Price:	28,033	COD:	34.84	MAX Sales Ratio:	564.24			
AVG. Assessed Value:	25,506	PRD:	123.48	MIN Sales Ratio:	27.33			

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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)	15	85.00	107.63	79.04	78.97	136.18	27.33	465.00	37.50 to 108.33	1,558	1,231
10	12	151.93	219.75	158.74	77.94	138.43	88.93	564.24	95.45 to 336.67	2,602	4,131
20	41	100.75	131.75	112.37	46.14	117.24	32.11	458.18	98.53 to 128.00	7,386	8,300
30	86	96.52	93.79	88.01	15.97	106.57	52.96	223.90	91.97 to 98.40	34,466	30,332
40	17	90.20	91.51	88.93	11.31	102.91	57.77	137.33	81.89 to 98.98	79,788	70,955
50	3	97.98	94.33	96.05	4.13	98.20	86.43	98.57	N/A	49,333	47,386
60	2	107.84	107.84	114.61	8.90	94.09	98.24	117.44	N/A	53,950	61,832
<u>ALL</u>	<u>176</u>	<u>98.09</u>	<u>112.35</u>	<u>90.98</u>	<u>34.84</u>	<u>123.48</u>	<u>27.33</u>	<u>564.24</u>	<u>96.17 to 99.00</u>	<u>28,033</u>	<u>25,506</u>

**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

NUMBER of Sales:	25	<b>MEDIAN:</b>	<b>96</b>	COV:	61.43	95% Median C.I.:	90.94 to 121.00	(! : Derived)
TOTAL Sales Price:	1,138,343	WGT. MEAN:	90	STD:	74.67	95% Wgt. Mean C.I.:	73.26 to 107.70	
TOTAL Adj.Sales Price:	1,113,343	MEAN:	122	AVG.ABS.DEV:	40.04	95% Mean C.I.:	90.73 to 152.38	
TOTAL Assessed Value:	1,007,400							
AVG. Adj. Sales Price:	44,533	COD:	41.52	MAX Sales Ratio:	353.20			
AVG. Assessed Value:	40,296	PRD:	134.34	MIN Sales Ratio:	35.70			

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	2	83.54	83.54	71.89	15.43	116.20	70.65	96.43	N/A	208,172	149,657
04/01/04 TO 06/30/04	3	92.45	93.75	95.18	2.50	98.50	90.94	97.87	N/A	60,666	57,745
07/01/04 TO 09/30/04	1	340.40	340.40	340.40			340.40	340.40	N/A	10,000	34,040
10/01/04 TO 12/31/04	7	95.38	133.21	101.05	46.12	131.82	80.50	353.20	80.50 to 353.20	21,828	22,057
01/01/05 TO 03/31/05	2	112.95	112.95	132.33	51.48	85.35	54.80	171.10	N/A	15,000	19,850
04/01/05 TO 06/30/05	3	142.30	142.90	143.46	0.88	99.61	141.33	145.08	N/A	15,500	22,236
07/01/05 TO 09/30/05	1	91.25	91.25	91.25			91.25	91.25	N/A	1,200	1,095
10/01/05 TO 12/31/05	3	84.41	70.23	76.79	21.67	91.45	35.70	90.57	N/A	64,999	49,913
01/01/06 TO 03/31/06	2	131.86	131.86	127.13	25.78	103.72	97.87	165.85	N/A	19,750	25,107
04/01/06 TO 06/30/06	1	97.36	97.36	97.36			97.36	97.36	N/A	40,000	38,945
<u>Study Years</u>											
07/01/03 TO 06/30/04	5	92.45	89.67	78.98	7.08	113.54	70.65	97.87	N/A	119,668	94,510
07/01/04 TO 06/30/05	13	121.00	148.27	123.22	49.61	120.33	54.80	353.20	90.08 to 171.10	18,407	22,681
07/01/05 TO 06/30/06	7	91.25	94.72	87.05	23.55	108.81	35.70	165.85	35.70 to 165.85	39,385	34,285
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	13	95.38	132.40	86.84	47.47	152.46	70.65	353.20	90.08 to 121.00	58,549	50,845
01/01/05 TO 12/31/05	9	91.25	106.28	94.33	40.71	112.67	35.70	171.10	54.80 to 145.08	30,299	28,582
<u>ALL</u>	25	96.43	121.55	90.48	41.52	134.34	35.70	353.20	90.94 to 121.00	44,533	40,296

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
LAWRENCE	4	85.54	91.80	87.24	28.23	105.23	54.80	141.33	N/A	21,874	19,083
NELSON	3	97.87	102.98	94.10	10.53	109.44	90.08	121.00	N/A	67,833	63,830
RURAL	1	84.41	84.41	84.41			84.41	84.41	N/A	80,000	67,530
RUSKIN	2	93.32	93.32	93.40	2.21	99.91	91.25	95.38	N/A	1,250	1,167
SUPERIOR	15	97.87	139.44	90.52	57.13	154.04	35.70	353.20	92.45 to 165.85	49,322	44,647
<u>ALL</u>	25	96.43	121.55	90.48	41.52	134.34	35.70	353.20	90.94 to 121.00	44,533	40,296

**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	24	96.90	123.10	90.95	42.52	135.34	35.70	353.20	90.94 to 141.33	43,055	39,161
3	1	84.41	84.41	84.41			84.41	84.41	N/A	80,000	67,530
<u>ALL</u>	25	96.43	121.55	90.48	41.52	134.34	35.70	353.20	90.94 to 121.00	44,533	40,296

**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

NUMBER of Sales:	25	<b>MEDIAN:</b>	<b>96</b>	COV:	61.43	95% Median C.I.:	90.94 to 121.00	(! : Derived)
TOTAL Sales Price:	1,138,343	WGT. MEAN:	90	STD:	74.67	95% Wgt. Mean C.I.:	73.26 to 107.70	
TOTAL Adj.Sales Price:	1,113,343	MEAN:	122	AVG.ABS.DEV:	40.04	95% Mean C.I.:	90.73 to 152.38	
TOTAL Assessed Value:	1,007,400							
AVG. Adj. Sales Price:	44,533	COD:	41.52	MAX Sales Ratio:	353.20			
AVG. Assessed Value:	40,296	PRD:	134.34	MIN Sales Ratio:	35.70			

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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	24	96.90	125.13	92.53	40.43	135.24	54.80	353.20	90.94 to 141.33	44,722	41,380
2	1	35.70	35.70	35.70			35.70	35.70	N/A	40,000	14,280
ALL	25	96.43	121.55	90.48	41.52	134.34	35.70	353.20	90.94 to 121.00	44,533	40,296

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0501											
65-0005	7	90.57	96.59	92.04	21.27	104.95	54.80	141.33	54.80 to 141.33	41,571	38,260
65-0011	16	97.62	136.00	89.92	54.56	151.24	35.70	353.20	90.94 to 165.85	51,240	46,077
85-0047											
85-0060	2	93.32	93.32	93.40	2.21	99.91	91.25	95.38	N/A	1,250	1,167
85-0070											
NonValid School											
ALL	25	96.43	121.55	90.48	41.52	134.34	35.70	353.20	90.94 to 121.00	44,533	40,296

**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	1	35.70	35.70	35.70			35.70	35.70	N/A	40,000	14,280
Prior TO 1860											
1860 TO 1899	2	225.54	225.54	144.29	56.61	156.31	97.87	353.20	N/A	13,750	19,840
1900 TO 1919	12	131.17	141.42	131.95	32.72	107.17	90.94	340.40	94.00 to 165.85	16,683	22,014
1920 TO 1939	2	87.94	87.94	88.91	8.46	98.91	80.50	95.38	N/A	1,150	1,022
1940 TO 1949											
1950 TO 1959	1	92.45	92.45	92.45			92.45	92.45	N/A	39,000	36,055
1960 TO 1969	2	93.97	93.97	94.03	4.14	99.94	90.08	97.87	N/A	101,500	95,442
1970 TO 1979	2	72.69	72.69	86.37	24.61	84.16	54.80	90.57	N/A	42,499	36,705
1980 TO 1989	1	70.65	70.65	70.65			70.65	70.65	N/A	396,344	280,030
1990 TO 1994	2	91.35	91.35	89.04	7.60	102.60	84.41	98.29	N/A	60,000	53,422
1995 TO 1999											
2000 TO Present											
ALL	25	96.43	121.55	90.48	41.52	134.34	35.70	353.20	90.94 to 121.00	44,533	40,296

**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:	25	<b>MEDIAN:</b>	<b>96</b>	COV:	61.43	95% Median C.I.:	90.94 to 121.00	(! : Derived)
TOTAL Sales Price:	1,138,343	WGT. MEAN:	90	STD:	74.67	95% Wgt. Mean C.I.:	73.26 to 107.70	
TOTAL Adj.Sales Price:	1,113,343	MEAN:	122	AVG.ABS.DEV:	40.04	95% Mean C.I.:	90.73 to 152.38	
TOTAL Assessed Value:	1,007,400							
AVG. Adj. Sales Price:	44,533	COD:	41.52	MAX Sales Ratio:	353.20			
AVG. Assessed Value:	40,296	PRD:	134.34	MIN Sales Ratio:	35.70			

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	5	95.38	105.89	106.64	18.99	99.30	80.50	141.33	N/A	1,100	1,173
5000 TO 9999	2	223.60	223.60	223.60	57.96	100.00	94.00	353.20	N/A	5,000	11,180
Total \$ _____											
1 TO 9999	7	95.38	139.52	182.10	52.39	76.62	80.50	353.20	80.50 to 353.20	2,214	4,032
10000 TO 29999	8	143.69	151.73	143.83	37.50	105.49	54.80	340.40	54.80 to 340.40	18,062	25,978
30000 TO 59999	5	92.45	82.95	82.90	14.93	100.06	35.70	98.29	N/A	39,800	32,994
60000 TO 99999	2	87.49	87.49	87.39	3.52	100.11	84.41	90.57	N/A	77,499	67,730
100000 TO 149999	2	93.97	93.97	94.03	4.14	99.94	90.08	97.87	N/A	101,500	95,442
250000 TO 499999	1	70.65	70.65	70.65			70.65	70.65	N/A	396,344	280,030
ALL _____											
	25	96.43	121.55	90.48	41.52	134.34	35.70	353.20	90.94 to 121.00	44,533	40,296

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	6	94.69	103.91	100.62	16.19	103.27	80.50	141.33	80.50 to 141.33	1,750	1,760
5000 TO 9999	1	54.80	54.80	54.80			54.80	54.80	N/A	10,000	5,480
Total \$ _____											
1 TO 9999	7	94.00	96.89	78.27	19.93	123.80	54.80	141.33	54.80 to 141.33	2,928	2,292
10000 TO 29999	6	121.48	149.02	104.78	59.56	142.22	35.70	353.20	35.70 to 353.20	20,750	21,742
30000 TO 59999	7	98.29	147.55	118.94	54.22	124.06	90.94	340.40	90.94 to 340.40	30,571	36,360
60000 TO 99999	3	90.08	88.35	88.45	2.28	99.89	84.41	90.57	N/A	84,999	75,180
100000 TO 149999	1	97.87	97.87	97.87			97.87	97.87	N/A	103,000	100,805
250000 TO 499999	1	70.65	70.65	70.65			70.65	70.65	N/A	396,344	280,030
ALL _____											
	25	96.43	121.55	90.48	41.52	134.34	35.70	353.20	90.94 to 121.00	44,533	40,296

**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	35.70	35.70	35.70			35.70	35.70	N/A	40,000	14,280
10	19	97.87	136.79	109.83	46.03	124.54	80.50	353.20	92.45 to 145.08	27,673	30,394
20	5	90.08	80.83	75.91	14.02	106.48	54.80	97.36	N/A	109,508	83,126
ALL _____											
	25	96.43	121.55	90.48	41.52	134.34	35.70	353.20	90.94 to 121.00	44,533	40,296

**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:	25	<b>MEDIAN:</b>	<b>96</b>	COV:	61.43	95% Median C.I.:	90.94 to 121.00	(! : Derived)
TOTAL Sales Price:	1,138,343	WGT. MEAN:	90	STD:	74.67	95% Wgt. Mean C.I.:	73.26 to 107.70	
TOTAL Adj.Sales Price:	1,113,343	MEAN:	122	AVG.ABS.DEV:	40.04	95% Mean C.I.:	90.73 to 152.38	
TOTAL Assessed Value:	1,007,400							
AVG. Adj. Sales Price:	44,533	COD:	41.52	MAX Sales Ratio:	353.20			
AVG. Assessed Value:	40,296	PRD:	134.34	MIN Sales Ratio:	35.70			

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	35.70	35.70	35.70			35.70	35.70	N/A	40,000	14,280
300	1	70.65	70.65	70.65			70.65	70.65	N/A	396,344	280,030
325	3	92.45	93.77	93.05	2.78	100.77	90.57	98.29	N/A	51,333	47,766
343	1	90.08	90.08	90.08			90.08	90.08	N/A	100,000	90,080
344	1	353.20	353.20	353.20			353.20	353.20	N/A	5,000	17,660
353	5	142.30	129.46	123.30	17.90	105.00	90.94	171.10	N/A	25,500	31,441
406	10	95.91	128.09	144.54	46.83	88.62	54.80	340.40	80.50 to 165.85	6,750	9,756
408	1	97.87	97.87	97.87			97.87	97.87	N/A	103,000	100,805
409	1	84.41	84.41	84.41			84.41	84.41	N/A	80,000	67,530
442	1	97.36	97.36	97.36			97.36	97.36	N/A	40,000	38,945
ALL	25	96.43	121.55	90.48	41.52	134.34	35.70	353.20	90.94 to 121.00	44,533	40,296

**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	25	96.43	121.55	90.48	41.52	134.34	35.70	353.20	90.94 to 121.00	44,533	40,296
04											
ALL	25	96.43	121.55	90.48	41.52	134.34	35.70	353.20	90.94 to 121.00	44,533	40,296

**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:	72	<b>MEDIAN:</b>	<b>70</b>	COV:	31.44	95% Median C.I.:	66.53 to 76.51	(!: Derived)
(AgLand) TOTAL Sales Price:	11,675,340	WGT. MEAN:	69	STD:	23.59	95% Wgt. Mean C.I.:	64.19 to 72.82	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,174,896	MEAN:	75	AVG.ABS.DEV:	17.22	95% Mean C.I.:	69.59 to 80.49	
(AgLand) TOTAL Assessed Value:	8,340,194							
AVG. Adj. Sales Price:	169,095	COD:	24.61	MAX Sales Ratio:	155.90			
AVG. Assessed Value:	115,836	PRD:	109.54	MIN Sales Ratio:	35.50			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	86.69	86.69	86.05	8.45	100.74	79.36	94.01	N/A	184,000	158,330
10/01/03 TO 12/31/03	3	74.37	74.73	60.28	19.28	123.98	53.41	96.42	N/A	198,565	119,696
01/01/04 TO 03/31/04	5	83.29	84.52	83.63	8.94	101.07	69.87	102.69	N/A	126,623	105,893
04/01/04 TO 06/30/04	6	88.48	87.81	70.94	15.43	123.77	52.50	111.14	52.50 to 111.14	159,320	113,026
07/01/04 TO 09/30/04	11	81.54	93.33	87.13	35.04	107.12	50.88	155.90	56.82 to 144.75	83,960	73,155
10/01/04 TO 12/31/04	6	59.93	63.19	59.19	22.08	106.76	38.84	94.08	38.84 to 94.08	153,279	90,724
01/01/05 TO 03/31/05	8	63.11	60.94	64.86	12.32	93.95	35.50	76.51	35.50 to 76.51	207,491	134,585
04/01/05 TO 06/30/05	11	67.74	67.79	64.61	21.13	104.93	42.73	127.21	44.68 to 80.49	176,157	113,809
07/01/05 TO 09/30/05	1	69.12	69.12	69.12			69.12	69.12	N/A	302,000	208,735
10/01/05 TO 12/31/05	5	66.03	72.66	65.02	18.42	111.74	57.72	103.47	N/A	319,215	207,562
01/01/06 TO 03/31/06	8	78.51	80.36	81.36	14.83	98.77	57.60	109.54	57.60 to 109.54	123,422	100,422
04/01/06 TO 06/30/06	6	53.24	56.93	56.28	12.33	101.15	45.99	68.71	45.99 to 68.71	215,966	121,543
<u>Study Years</u>											
07/01/03 TO 06/30/04	16	84.44	84.19	73.78	14.28	114.11	52.50	111.14	74.37 to 96.42	159,546	117,710
07/01/04 TO 06/30/05	36	66.78	73.31	67.59	28.19	108.45	35.50	155.90	58.81 to 74.13	151,136	102,156
07/01/05 TO 06/30/06	20	68.91	70.84	66.47	18.14	106.58	45.99	109.54	57.72 to 76.28	209,062	138,959
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	28	82.31	84.12	74.49	25.35	112.92	38.84	155.90	69.87 to 90.05	122,581	91,310
01/01/05 TO 12/31/05	25	66.03	66.62	65.05	17.43	102.42	35.50	127.21	59.94 to 69.12	219,829	143,005
<u>ALL</u>											
	72	69.98	75.04	68.50	24.61	109.54	35.50	155.90	66.53 to 76.51	169,095	115,836

**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:	72	<b>MEDIAN:</b>	<b>70</b>	COV:	31.44	95% Median C.I.:	66.53 to 76.51	(!: Derived)
(AgLand) TOTAL Sales Price:	11,675,340	WGT. MEAN:	69	STD:	23.59	95% Wgt. Mean C.I.:	64.19 to 72.82	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,174,896	MEAN:	75	AVG.ABS.DEV:	17.22	95% Mean C.I.:	69.59 to 80.49	
(AgLand) TOTAL Assessed Value:	8,340,194							
AVG. Adj. Sales Price:	169,095	COD:	24.61	MAX Sales Ratio:	155.90			
AVG. Assessed Value:	115,836	PRD:	109.54	MIN Sales Ratio:	35.50			

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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	
4137	4	84.99	82.79	72.79	14.59	113.75	57.72	103.47	N/A	201,600	146,736	
4139	8	66.26	68.43	68.19	14.95	100.35	50.88	109.54	50.88 to 109.54	102,018	69,563	
4141	7	69.87	84.16	75.05	28.97	112.13	51.86	155.90	51.86 to 155.90	161,757	121,403	
4143	3	61.05	62.59	63.82	6.29	98.07	57.60	69.12	N/A	204,085	130,246	
4233	3	53.24	65.51	67.10	23.05	97.63	53.24	90.05	N/A	112,266	75,330	
4235	7	74.37	80.10	68.17	30.31	117.49	45.99	144.75	45.99 to 144.75	161,075	109,807	
4237	3	68.53	60.50	71.23	20.42	84.94	35.50	77.48	N/A	143,933	102,526	
4239	2	93.61	93.61	89.83	9.70	104.21	84.53	102.69	N/A	68,560	61,585	
4377	4	72.11	76.97	68.09	16.20	113.04	60.50	103.18	N/A	254,547	173,331	
4379	5	72.47	90.88	93.06	26.37	97.65	71.36	127.21	N/A	65,750	61,186	
4381	6	57.30	72.65	61.18	30.03	118.74	53.41	130.25	53.41 to 130.25	167,634	102,555	
4383	6	78.51	70.15	62.26	16.45	112.67	44.68	87.29	44.68 to 87.29	165,633	103,130	
4479	2	74.46	74.46	55.12	29.49	135.08	52.50	96.42	N/A	251,250	138,500	
4481	5	75.56	73.38	75.42	14.25	97.29	58.81	93.23	N/A	228,228	172,131	
4483	3	76.51	66.98	66.54	20.37	100.66	38.84	85.59	N/A	188,305	125,300	
4485	4	65.91	71.43	64.28	26.78	111.11	42.73	111.14	N/A	304,861	195,966	
ALL	72	69.98	75.04	68.50	24.61	109.54	35.50	155.90	66.53 to 76.51	169,095	115,836	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	72	69.98	75.04	68.50	24.61	109.54	35.50	155.90	66.53 to 76.51	169,095	115,836	
ALL	72	69.98	75.04	68.50	24.61	109.54	35.50	155.90	66.53 to 76.51	169,095	115,836	

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	72	69.98	75.04	68.50	24.61	109.54	35.50	155.90	66.53 to 76.51	169,095	115,836	
ALL	72	69.98	75.04	68.50	24.61	109.54	35.50	155.90	66.53 to 76.51	169,095	115,836	

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Assessed Value:	8,340,194							
AVG. Adj. Sales Price:	169,095	COD:	24.61	MAX Sales Ratio:	155.90			
AVG. Assessed Value:	115,836	PRD:	109.54	MIN Sales Ratio:	35.50			

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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)											
18-0501	6	68.46	65.00	65.11	11.94	99.83	50.88	80.49	50.88 to 80.49	162,315	105,687
65-0005	37	72.47	80.86	73.19	26.78	110.48	35.50	155.90	68.53 to 83.29	138,776	101,570
65-0011	16	71.29	72.71	67.50	24.43	107.72	38.84	111.14	56.82 to 93.23	228,182	154,022
85-0047	3	61.05	62.59	63.82	6.29	98.07	57.60	69.12	N/A	204,085	130,246
85-0060	9	76.28	68.60	63.49	20.00	108.06	44.68	90.05	50.76 to 87.29	147,844	93,863
85-0070	1	52.50	52.50	52.50			52.50	52.50	N/A	472,500	248,075
NonValid School											
ALL	72	69.98	75.04	68.50	24.61	109.54	35.50	155.90	66.53 to 76.51	169,095	115,836

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	4	61.12	67.22	53.31	39.32	126.10	35.50	111.14	N/A	5,526	2,946
10.01 TO 30.00	2	74.96	74.96	73.13	7.70	102.50	69.18	80.73	N/A	21,930	16,037
30.01 TO 50.00	5	66.53	84.20	72.49	38.45	116.14	52.23	144.75	N/A	43,127	31,265
50.01 TO 100.00	14	70.85	70.77	68.36	16.75	103.52	42.73	102.69	57.60 to 83.29	83,668	57,195
100.01 TO 180.00	29	74.37	77.54	69.39	25.38	111.74	38.84	130.25	58.81 to 86.91	163,449	113,417
180.01 TO 330.00	15	69.12	75.07	68.46	24.77	109.65	45.99	155.90	57.72 to 83.07	293,496	200,927
330.01 TO 650.00	3	66.03	65.95	65.61	1.12	100.53	64.81	67.02	N/A	526,487	345,418
ALL	72	69.98	75.04	68.50	24.61	109.54	35.50	155.90	66.53 to 76.51	169,095	115,836

**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	9	66.53	68.34	61.54	26.18	111.05	35.50	111.14	50.88 to 83.29	104,254	64,157
DRY-N/A	29	74.13	76.87	72.59	22.71	105.90	42.73	130.25	65.98 to 86.91	136,484	99,078
GRASS	7	71.36	77.97	70.31	22.28	110.89	44.68	111.52	44.68 to 111.52	105,986	74,522
GRASS-N/A	9	84.53	93.46	86.62	29.66	107.89	52.23	155.90	61.40 to 144.75	99,172	85,904
IRRGTD	3	60.50	59.72	59.82	1.90	99.82	57.60	61.05	N/A	280,085	167,558
IRRGTD-N/A	15	67.74	66.17	64.37	17.14	102.80	38.84	93.23	52.50 to 76.28	320,256	206,134
ALL	72	69.98	75.04	68.50	24.61	109.54	35.50	155.90	66.53 to 76.51	169,095	115,836

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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AVG. Assessed Value:	115,836	PRD:	109.54	MIN Sales Ratio:	35.50			

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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	15	68.56	71.80	67.28	27.49	106.73	35.50	130.25	53.41 to 81.54	99,919	67,224
DRY-N/A	23	74.13	76.84	71.89	21.37	106.89	45.99	127.21	65.98 to 90.05	147,719	106,188
GRASS	10	87.50	94.96	83.55	34.30	113.66	44.68	155.90	67.02 to 144.75	93,448	78,074
GRASS-N/A	6	75.91	72.88	73.44	14.29	99.24	52.23	87.29	52.23 to 87.29	116,661	85,676
IRRGTD	10	64.40	68.61	68.26	16.52	100.51	51.86	93.23	57.60 to 85.59	276,220	188,537
IRRGTD-N/A	8	61.27	60.70	59.31	17.54	102.34	38.84	76.28	38.84 to 76.28	360,236	213,664
ALL	72	69.98	75.04	68.50	24.61	109.54	35.50	155.90	66.53 to 76.51	169,095	115,836

**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	37	70.09	74.33	70.16	24.24	105.95	35.50	130.25	65.98 to 81.17	130,576	91,609
DRY-N/A	1	94.08	94.08	94.08			94.08	94.08	N/A	65,000	61,150
GRASS	16	75.91	86.68	79.22	30.07	109.42	44.68	155.90	67.02 to 109.54	102,153	80,925
IRRGTD	17	64.81	65.52	64.18	16.82	102.10	38.84	93.23	52.50 to 76.28	307,005	197,022
IRRGTD-N/A	1	57.72	57.72	57.72			57.72	57.72	N/A	425,000	245,315
ALL	72	69.98	75.04	68.50	24.61	109.54	35.50	155.90	66.53 to 76.51	169,095	115,836

**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	2	91.25	91.25	82.40	21.80	110.74	71.36	111.14	N/A	2,803	2,310
5000 TO 9999	2	43.19	43.19	43.42	17.81	99.46	35.50	50.88	N/A	8,250	3,582
Total \$											
1 TO 9999	4	61.12	67.22	53.31	39.32	126.10	35.50	111.14	N/A	5,526	2,946
10000 TO 29999	4	74.96	86.72	80.88	34.71	107.22	52.23	144.75	N/A	20,915	16,916
30000 TO 59999	7	81.54	82.31	80.80	13.70	101.87	66.53	102.69	66.53 to 102.69	47,240	38,170
60000 TO 99999	14	83.91	84.96	83.62	28.19	101.60	42.73	130.25	57.77 to 111.52	75,558	63,183
100000 TO 149999	12	75.92	82.68	81.80	20.43	101.07	53.24	155.90	72.47 to 90.05	117,881	96,428
150000 TO 249999	14	66.86	66.64	66.25	18.18	100.59	38.84	94.01	56.08 to 81.17	188,941	125,170
250000 TO 499999	15	66.03	64.74	63.51	16.46	101.94	45.99	93.23	52.50 to 70.09	351,665	223,336
500000 +	2	62.66	62.66	63.11	3.44	99.27	60.50	64.81	N/A	672,944	424,712
ALL	72	69.98	75.04	68.50	24.61	109.54	35.50	155.90	66.53 to 76.51	169,095	115,836

**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:	72	<b>MEDIAN:</b>	<b>70</b>	COV:	31.44	95% Median C.I.:	66.53 to 76.51	(!: Derived)
(AgLand) TOTAL Sales Price:	11,675,340	WGT. MEAN:	69	STD:	23.59	95% Wgt. Mean C.I.:	64.19 to 72.82	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,174,896	MEAN:	75	AVG.ABS.DEV:	17.22	95% Mean C.I.:	69.59 to 80.49	
(AgLand) TOTAL Assessed Value:	8,340,194							
AVG. Adj. Sales Price:	169,095	COD:	24.61	MAX Sales Ratio:	155.90			
AVG. Assessed Value:	115,836	PRD:	109.54	MIN Sales Ratio:	35.50			

Printed: 02/24/2007 17:22:00

<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 \$ _____												
1 TO 4999	4	61.12	67.22	53.31	39.32	126.10	35.50	111.14	N/A	5,526	2,946	
Total \$ _____												
1 TO 9999	4	61.12	67.22	53.31	39.32	126.10	35.50	111.14	N/A	5,526	2,946	
10000 TO 29999	6	74.96	81.01	69.46	35.08	116.63	42.73	144.75	42.73 to 144.75	29,943	20,798	
30000 TO 59999	13	66.53	68.41	65.07	16.27	105.14	53.24	102.69	55.82 to 81.54	70,561	45,912	
60000 TO 99999	15	84.53	87.53	78.53	23.42	111.46	38.84	130.25	74.37 to 109.54	103,663	81,406	
100000 TO 149999	13	68.71	70.54	67.20	17.98	104.98	45.99	103.47	56.82 to 83.07	172,613	115,995	
150000 TO 249999	17	68.53	73.18	66.49	21.97	110.06	50.76	155.90	53.41 to 81.17	300,547	199,832	
250000 TO 499999	3	66.03	73.25	71.47	16.52	102.49	60.50	93.23	N/A	443,905	317,273	
500000 +	1	64.81	64.81	64.81			64.81	64.81	N/A	815,888	528,755	
ALL												
	72	69.98	75.04	68.50	24.61	109.54	35.50	155.90	66.53 to 76.51	169,095	115,836	

## 2007 Assessment Survey for Nuckolls 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: \$121,369.36
7. Part of the budget that is dedicated to the computer system: \$4,000.00
8. Adopted budget, or granted budget if different from above: \$121,369.36
9. Amount of total budget set aside for appraisal work: \$18,000.00
10. Amount of the total budget set aside for education/workshops: \$750.00
11. Appraisal/Reappraisal budget, if not part of the total budget: \$21,500.00
12. Other miscellaneous funds:
13. Total budget: \$147,619.36
  - a. Was any of last year's budget not used? \$9,394.47

#### B. Residential Appraisal Information

*(Includes Urban, Suburban and Rural Residential)*

1. Data collection done by: Contracted Appraiser, Assessor and office staff
2. Valuation done by: Assessor with the contracted appraiser advising
3. Pickup work done by: Contracted Appraiser, Assessor and office staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	52	2	96	160

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 2003
5. What was the last year the depreciation schedule for this property class was developed using market-derived information? 2006
6. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? 2006
7. Number of market areas/neighborhoods for this property class: 8
8. How are these defined? Location
9. Is “Assessor Location” a usable valuation identity? Yes
10. Does the assessor location “suburban” mean something other than rural residential? No
11. Are the county’s ag residential and rural residential improvements classified and valued in the same manner? Yes

**C. Commercial/Industrial Appraisal Information**

1. Data collection done by: Contracted Appraiser, Assessor and office staff
2. Valuation done by: Assessor with the contracted appraiser advising
3. Pickup work done by whom: Contracted Appraiser, Assessor and office staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	8	3	5	16

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 2000
5. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? 2004

6. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** The Nuckolls County Assessor does not utilize the income approach regularly. In 2001, a contracted appraiser used the income approach for all the county's elevators.
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?** 2006
8. **Number of market areas/neighborhoods for this property class?** There are eight market areas for the commercial property class including: Superior, Lawrence, Nelson, Oak, Nora, Rusk, Hardy and Rural.
9. **How are these defined?** The commercial market areas are defined by location.
10. **Is "Assessor Location" a usable valuation identity?** Yes.
11. **Does the assessor location "suburban" mean something other than rural commercial?** No

**D. Agricultural Appraisal Information**

1. **Data collection done by:** Contracted Appraiser, Assessor and office staff
2. **Valuation done by:** Assessor with the contracted appraiser advising
3. **Pickup work done by whom:** Contracted Appraiser, Assessor and office staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	0	29	33	62

4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** No, not at this time but it is on the boards agenda.

**How is your agricultural land defined?** Agricultural land is defined according to Neb. Rev. Stat. 77-1359

5. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?** The income approach is not used to value agriculture properties.
6. **What is the date of the soil survey currently used?** 1978

- 7. What date was the last countywide land use study completed?** A countywide land use is on-going within Nuckolls County.
- a. By what method?** Methods used in the land-wide study are physical inspections by the assessor, contracted appraiser and board members. The county also utilizes FSA maps.  
**(Physical inspection, FSA maps, etc.)**
- b. By whom?** Contracted Appraiser, Assessor and county board members.
- c. What proportion is complete / implemented at this time?** 15.5 are complete at this time out of 16.
- 8. Number of market areas/neighborhoods for this property class:** -0-
- 9. How are these defined?** N/A
- 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:** CAMA 2000
- 3. Cadastral maps: Are they currently being used?** Yes
- a. Who maintains the Cadastral Maps?** The Nuckolls County Assessor maintains these maps.
- 4. Does the county have GIS software?** No
- a. Who maintains the GIS software and maps?** N/A
- 4. Personal Property software:** MIPS/County Solutions

**F. Zoning Information**

- 1. Does the county have zoning?** No
- a. If so, is the zoning countywide?** N/A

**b. What municipalities in the county are zoned? N/A**

**c. When was zoning implemented? N/A**

**G. Contracted Services**

**1. Appraisal Services:** Contracted

**2. Other Services:** MIPS/County Solutions

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

**II. Assessment Actions**

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

**1. Residential**—The contracted appraisal service and assessor completed the reappraisal of Ruskin, Hardy, Nora and Oak.

All pick up work is completed.

**2. Commercial**—The contracted appraiser and assessor reviewed all commercial sales. After analysis of all usable sales, no changes to commercial values were made.

All pick-up work was completed.

**3. Agricultural**— The assessor did a complete survey of all agricultural land. From the analysis done, all irrigated parcels were increased 12% throughout the county. Grass was decreased by 5% throughout the county.

All pickup work is completed.

**County 65 - Nuckolls**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 5,555	<b>Value</b> 378,508,695	<b>Total Growth</b> 2,011,305 (Sum 17, 25, & 41)
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**Schedule I: Non-Agricultural Records (Res and Rec)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>1. Res UnImp Land</b>	264	177,200	0	0	15	1,635	279	178,835	
<b>2. Res Improv Land</b>	1,736	1,960,730	0	0	17	3,160	1,753	1,963,890	
<b>3. Res Improvements</b>	1,749	50,249,710	0	0	21	45,750	1,770	50,295,460	
<b>4. Res Total</b>	2,013	52,387,640	0	0	36	50,545	2,049	52,438,185	263,910
<b>% of Total</b>	98.24	99.90	0.00	0.00	1.75	0.09	36.88	13.85	13.12
<b>5. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>6. Rec Improv Land</b>	0	0	0	0	0	0	0	0	
<b>7. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>8. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res+Rec Total</b>	2,013	52,387,640	0	0	36	50,545	2,049	52,438,185	263,910
<b>% of Total</b>	98.24	99.90	0.00	0.00	1.75	0.09	36.88	13.85	13.12

**County 65 - Nuckolls**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 5,555	<b>Value</b> 378,508,695	<b>Total Growth</b> 2,011,305 (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	81	136,390	0	0	7	60,490	88	196,880	
10. Comm Improv Land	276	579,100	0	0	13	88,970	289	668,070	
11. Comm Improvements	284	14,032,150	0	0	19	2,891,425	303	16,923,575	
12. Comm Total	365	14,747,640	0	0	26	3,040,885	391	17,788,525	675,390
% of Total	93.35	82.90	0.00	0.00	6.64	17.09	7.03	4.69	33.57
13. Ind UnImp Land	2	47,710	0	0	3	9,765	5	57,475	
14. Ind Improv Land	1	32,030	0	0	2	43,215	3	75,245	
15. Ind Improvements	1	145,295	0	0	2	222,110	3	367,405	
16. Ind Total	3	225,035	0	0	5	275,090	8	500,125	0
% of Total	37.50	44.99	0.00	0.00	62.50	55.00	0.14	0.13	0.00
Comm+Ind Total	368	14,972,675	0	0	31	3,315,975	399	18,288,650	675,390
% of Total	92.23	81.86	0.00	0.00	7.76	18.13	7.18	4.83	33.57
17. Taxable Total	2,381	67,360,315	0	0	67	3,366,520	2,448	70,726,835	939,300
% of Total	97.26	95.24	0.00	0.00	2.73	0.07	44.06	18.68	46.70

**County 65 - Nuckolls**

**2007 County Abstract of Assessment for Real Property, Form 45**

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

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>0</b>	<b>0</b>	<b>0</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	236	0	637	<b>873</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	87	393,100	0	0	1,877	159,367,885	1,964	159,760,985
28. Ag-Improved Land	15	140,855	0	0	1,103	104,106,135	1,118	104,246,990
29. Ag-Improvements	10	35,560	0	0	1,133	43,738,325	1,143	43,773,885
<b>30. Ag-Total Taxable</b>							<b>3,107</b>	<b>307,781,860</b>

County 65 - Nuckolls

2007 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	10		35,560	0		0	
38. FarmSite Total							
39. Road & Ditches		9.430			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	4	4.000	12,000	4	4.000	12,000	
32. HomeSite Improv Land	682	688.310	2,064,965	682	688.310	2,064,965	
33. HomeSite Improvements	680		30,558,490	680		30,558,490	844,345
34. HomeSite Total				684	692.310	32,635,455	
35. FarmSite UnImp Land	160	246.980	79,295	160	246.980	79,295	
36. FarmSite Impr Land	939	3,004.740	1,466,160	939	3,004.740	1,466,160	
37. FarmSite Improv	1,076		13,179,835	1,086		13,215,395	227,660
38. FarmSite Total				1,246	3,251.720	14,760,850	
39. Road & Ditches		8,726.250			8,735.680		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,930	12,679.710	47,396,305	1,072,005

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	1	38.560	12,010	1	38.560	12,010

Schedule VIII: Agricultural Records:

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

County 65 - Nuckolls

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	6.000	10,920	0.000	0	20,652.160	37,587,150	20,658.160	37,598,070
46. 1A	14.800	26,790	0.000	0	21,773.780	39,410,595	21,788.580	39,437,385
47. 2A1	0.000	0	0.000	0	5,915.600	7,365,370	5,915.600	7,365,370
48. 2A	0.000	0	0.000	0	7,159.020	6,694,165	7,159.020	6,694,165
49. 3A1	0.000	0	0.000	0	1,541.560	1,418,240	1,541.560	1,418,240
50. 3A	0.000	0	0.000	0	505.000	338,350	505.000	338,350
51. 4A1	0.000	0	0.000	0	1,213.170	734,105	1,213.170	734,105
52. 4A	0.000	0	0.000	0	1,556.360	715,930	1,556.360	715,930
53. Total	20.800	37,710	0.000	0	60,316.650	94,263,905	60,337.450	94,301,615
<b>Dryland:</b>								
54. 1D1	113.920	98,560	0.000	0	28,126.440	24,303,000	28,240.360	24,401,560
55. 1D	235.780	203,975	0.000	0	67,593.280	58,471,105	67,829.060	58,675,080
56. 2D1	0.000	0	0.000	0	5,295.460	2,583,750	5,295.460	2,583,750
57. 2D	76.210	36,965	0.000	0	38,535.910	18,682,805	38,612.120	18,719,770
58. 3D1	7.500	3,265	0.000	0	4,841.820	2,106,845	4,849.320	2,110,110
59. 3D	0.000	0	0.000	0	760.380	280,160	760.380	280,160
60. 4D1	0.500	155	0.000	0	10,060.340	3,118,705	10,060.840	3,118,860
61. 4D	0.000	0	0.000	0	4,056.420	932,985	4,056.420	932,985
62. Total	433.910	342,920	0.000	0	159,270.050	110,479,355	159,703.960	110,822,275
<b>Grass:</b>								
63. 1G1	30.420	13,700	0.000	0	5,049.700	2,192,350	5,080.120	2,206,050
64. 1G	21.740	9,795	0.000	0	10,597.890	4,756,110	10,619.630	4,765,905
65. 2G1	38.500	17,325	0.000	0	6,522.610	2,499,455	6,561.110	2,516,780
66. 2G	61.500	27,675	0.000	0	33,141.540	14,753,500	33,203.040	14,781,175
67. 3G1	0.500	225	0.000	0	2,547.650	1,146,245	2,548.150	1,146,470
68. 3G	2.550	1,150	0.000	0	831.130	128,195	833.680	129,345
69. 4G1	0.000	0	0.000	0	15,015.370	6,741,350	15,015.370	6,741,350
70. 4G	185.180	83,330	0.000	0	54,057.480	22,864,655	54,242.660	22,947,985
71. Total	340.390	153,200	0.000	0	127,763.370	55,081,860	128,103.760	55,235,060
72. Waste	4.130	125	0.000	0	801.630	26,480	805.760	26,605
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	91.570		0.000		1,435.690		1,527.260	
75. Total	799.230	533,955	0.000	0	348,151.700	259,851,600	348,950.930	260,385,555

County 65 - Nuckolls

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Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	20.800	37,710	0.000	0	60,316.650	94,263,905	60,337.450	94,301,615
77.Dry Land	433.910	342,920	0.000	0	159,270.050	110,479,355	159,703.960	110,822,275
78.Grass	340.390	153,200	0.000	0	127,763.370	55,081,860	128,103.760	55,235,060
79.Waste	4.130	125	0.000	0	801.630	26,480	805.760	26,605
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	91.570	0	0.000	0	1,435.690	0	1,527.260	0
<b>82.Total</b>	<b>799.230</b>	<b>533,955</b>	<b>0.000</b>	<b>0</b>	<b>348,151.700</b>	<b>259,851,600</b>	<b>348,950.930</b>	<b>260,385,555</b>

## 2007 Agricultural Land Detail

### County 65 - Nuckolls

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	20,658.160	34.24%	37,598,070	39.87%	1,820.010
1A	21,788.580	36.11%	39,437,385	41.82%	1,810.002
2A1	5,915.600	9.80%	7,365,370	7.81%	1,245.075
2A	7,159.020	11.86%	6,694,165	7.10%	935.067
3A1	1,541.560	2.55%	1,418,240	1.50%	920.003
3A	505.000	0.84%	338,350	0.36%	670.000
4A1	1,213.170	2.01%	734,105	0.78%	605.113
4A	1,556.360	2.58%	715,930	0.76%	460.002
<b>Irrigated Total</b>	<b>60,337.450</b>	<b>100.00%</b>	<b>94,301,615</b>	<b>100.00%</b>	<b>1,562.903</b>

**Dry:**

1D1	28,240.360	17.68%	24,401,560	22.02%	864.066
1D	67,829.060	42.47%	58,675,080	52.95%	865.043
2D1	5,295.460	3.32%	2,583,750	2.33%	487.917
2D	38,612.120	24.18%	18,719,770	16.89%	484.815
3D1	4,849.320	3.04%	2,110,110	1.90%	435.135
3D	760.380	0.48%	280,160	0.25%	368.447
4D1	10,060.840	6.30%	3,118,860	2.81%	309.999
4D	4,056.420	2.54%	932,985	0.84%	230.002
<b>Dry Total</b>	<b>159,703.960</b>	<b>100.00%</b>	<b>110,822,275</b>	<b>100.00%</b>	<b>693.923</b>

**Grass:**

1G1	5,080.120	3.97%	2,206,050	3.99%	434.251
1G	10,619.630	8.29%	4,765,905	8.63%	448.782
2G1	6,561.110	5.12%	2,516,780	4.56%	383.590
2G	33,203.040	25.92%	14,781,175	26.76%	445.175
3G1	2,548.150	1.99%	1,146,470	2.08%	449.922
3G	833.680	0.65%	129,345	0.23%	155.149
4G1	15,015.370	11.72%	6,741,350	12.20%	448.963
4G	54,242.660	42.34%	22,947,985	41.55%	423.061
<b>Grass Total</b>	<b>128,103.760</b>	<b>100.00%</b>	<b>55,235,060</b>	<b>100.00%</b>	<b>431.174</b>

<b>Irrigated Total</b>	<b>60,337.450</b>	<b>17.29%</b>	<b>94,301,615</b>	<b>36.22%</b>	<b>1,562.903</b>
<b>Dry Total</b>	<b>159,703.960</b>	<b>45.77%</b>	<b>110,822,275</b>	<b>42.56%</b>	<b>693.923</b>
<b>Grass Total</b>	<b>128,103.760</b>	<b>36.71%</b>	<b>55,235,060</b>	<b>21.21%</b>	<b>431.174</b>
Waste	805.760	0.23%	26,605	0.01%	33.018
Other	0.000	0.00%	0	0.00%	0.000
Exempt	1,527.260	0.44%			
<b>Market Area Total</b>	<b>348,950.930</b>	<b>100.00%</b>	<b>260,385,555</b>	<b>100.00%</b>	<b>746.195</b>

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

<b>Irrigated Total</b>	<b>60,337.450</b>	<b>100.00%</b>	<b>94,301,615</b>	<b>100.00%</b>	
<b>Dry Total</b>	<b>159,703.960</b>	<b>100.00%</b>	<b>110,822,275</b>	<b>100.00%</b>	
<b>Grass Total</b>	<b>128,103.760</b>	<b>100.00%</b>	<b>55,235,060</b>	<b>100.00%</b>	
Waste	805.760	100.00%	26,605	100.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	1,527.260	100.00%			
<b>Market Area Total</b>	<b>348,950.930</b>	<b>100.00%</b>	<b>260,385,555</b>	<b>100.00%</b>	

## 2007 Agricultural Land Detail

### County 65 - Nuckolls

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	20.800	37,710	0.000	0	60,316.650	94,263,905
Dry	433.910	342,920	0.000	0	159,270.050	110,479,355
Grass	340.390	153,200	0.000	0	127,763.370	55,081,860
Waste	4.130	125	0.000	0	801.630	26,480
Other	0.000	0	0.000	0	0.000	0
Exempt	91.570	0	0.000	0	1,435.690	0
<b>Total</b>	<b>799.230</b>	<b>533,955</b>	<b>0.000</b>	<b>0</b>	<b>348,151.700</b>	<b>259,851,600</b>

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	60,337.450	94,301,615	60,337.450	17.29%	94,301,615	36.22%	1,562.903
Dry	159,703.960	110,822,275	159,703.960	45.77%	110,822,275	42.56%	693.923
Grass	128,103.760	55,235,060	128,103.760	36.71%	55,235,060	21.21%	431.174
Waste	805.760	26,605	805.760	0.23%	26,605	0.01%	33.018
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	1,527.260	0	1,527.260	0.44%	0	0.00%	0.000
<b>Total</b>	<b>348,950.930</b>	<b>260,385,555</b>	<b>348,950.930</b>	<b>100.00%</b>	<b>260,385,555</b>	<b>100.00%</b>	<b>746.195</b>

\* Department of Property Assessment & Taxation Calculates

June 13, 2006  
Amended October 3, 2006

### 3 Year Plan of Assessment- Nuckolls County

Pursuant to section 77-1311, as amended by 2004 Neb. Laws LB263, section 9. The purpose of three-year plan is to inform the County Board of Equalization on or before June 15 each year and the Department of Property Assessment and Taxation on or before October 31 each year. Every three years and to update the plan between the adoption of each three-year plan.

Nuckolls County population base is 5,057.

The Assessor's office staff consists of the assessor, deputy assessor and a part-time clerk who works two days a week. All the staff works in every area, real estate, and personal property and homesteads exemptions. The Assessor and Deputy Assessor attend continuing education classes as required to remain certified.

The assessor is responsible for filing the reports as follows:

Abstract- due on or before March 19

Notice of Valuation Change- June 1

Certification of Values- due on or before August 20

School District Taxable Value Report- due on or before August 25

Three-year Plan of Assessment- July 31 and October 31

Certifies Trusts Owning Agland to the Secretary of State- October 1

Generate Tax Roll and deliver to Treasurer on or before November 22

Certificate of Taxes Levied- due on or before December 1

Tax list corrections- reasons

The assessor maintains the Cadastral maps as needed due to any recorded property splits, etc.

They are in good condition, kept current with ownership changes and descriptions. The property record cards are in good condition; include the required legal, ownership, classification codes, and valuation by year as required by regulation.

The assessor also completes the 521's as they are brought from the Clerk's Office. Procedure is to change name owner on property record cards, lots and lands books, plat books, computer generated records, trustee list, treasurers books, sales file and to the Department of Property Assessment and Taxation. Also list is made for the County Weed Office. The City of Superior requested data as changes are made, now we can do this with computer generated information

from the CAMA program. The assessor verifies sales by telephone or questionnaire. Also the information provided by the Department of Property Assessment and Taxation's reviewer is helpful.

Computers- IBM AS400, 3 Dell 4600 P C's

Mips/County Solutions LLC is the current software vendors for Nuckolls County

## **Assessment Actions Year 2006 –**

CAMA system data has been entered on all improvements.

Digital pictures are being taken as a review is done and added to the CAMA system.

The assessor, staff and Stanard Appraisal Services do all the pick-up work. usually in September through February, so entry of data and pricing can be completed before March deadline. The Cities of Superior and Nelson submit building permits to the Assessor's office on a regular basis. DSL Internet is now being used in the Assessor's office. Use good assessment practices to insure acceptable levels of value, quality and uniformity countywide in all classes and subclasses of property. E911 addressing completed. Maintenance contract with Darrell Stanard of Stanard Appraisal Services Inc

### **Residential**

Nuckolls County Assessor and staff completed all pick-up work in a timely manner. Stanard Appraisal Services Inc completed pickup work in Nelson and Lawrence and the Nuckolls County Assessor, Standard Appraisal Services Inc and staff did the remainder of the county. Stanard Appraisal Services Inc was contracted for the reappraisal of the City of Nelson and the Village of Lawrence. Stanard Appraisal Services Inc completed a review of all the sales in Nelson and Lawrence. The Assessor and Darrell Stanard of Stanard Appraisal Services Inc are in the process of verifying all residential sales.

### **Commercial**

Nuckolls County Assessor and staff assessed, priced and entered commercial data on urban and rural improvements added to real property in 2006. Stanard Appraisal Services Inc and the Assessor are in the process of verifying all the sales.

### **Agricultural**

Nuckolls County Assessor and staff reviewed some rural property, listing any new construction. All pick-up work was completed. The County Weed Superintendent reviewed rural properties, ½ Blaine, Nelson, which included taking photos and land use, noting new pivots and wells. After spreadsheet analysis and plotting sales on a map, no potential market areas were identified. After market analysis, all irrigated values were increased 15 percent, all dry land values increased by 15%, grassland values were increased 5 percent. Continue to use good assessment practices to insure acceptable level of value, quality and uniformity countywide.

### **2007**

Continue to budget for maintenance contract with Stanard Appraisal Services Inc, this was approved. New residential property record cards budgeted for. Continue to look into GIS for the Assessor's office. If funds are available to have the farm sites flown, this is also a goal of this office.

Nuckolls County is developing a Policy and Procedure manual for the Assessor's office.

Work with software vendors to help develop a correlation and reconciliation document for maintenance within the property record file or in a policy and procedures manual. Continue to

use good assessment practices to insure acceptable levels of value, quality and uniformity countywide in all classes and subclasses of property.

Nuckolls County Assessor budget was approved to continue with reappraisal of all residential property in the Villages of Ruskin 95 parcels, Hardy 92 parcels, Nora 16 parcels and Oak 46 parcels. County Board has approved budget in County general for appraisal. Implement this appraisal for the tax year 2007. Complete all pickup work in Nuckolls County in a timely manner.

## **2008**

Continue to budget for maintenance contract with Stanard Appraisal Services Inc.

Continue to use good assessment practices to insure acceptable levels of value, quality and uniformity countywide in all classes and subclasses of property. The County Board is starting a fund for GIS Workshop Inc; the Assessor's Office is to be considered for funding for GIS mapping.

Ask County Board to consider doing an appraisal of the Ruskin, Nora, Hardy and Oak. This would involve approximately 249 parcels. Do an analysis based on the RCN and sales to determine the valuation of residential properties. Utilize the CAMA system for sales analysis; continue to update programs each year.

Review commercial sales, analysis for acceptable levels of quality and uniformity. Request County Board consider commercial appraisal. This is covered in the maintenance contract.

Continue to correlate information for sales comparison of all properties.

New aerial photos, if GIS is not in place. Utilize FSA or NRD's information.

Continue good assessment practices to insure acceptable levels of value, quality and uniformity in all classes and subclasses of property countywide.

Do all pick-up work to be implemented by March 19, deadline.

Continue to do sales analysis of commercial sales, determine if the County board would consider a commercial appraisal. Small number of commercial properties and sales in Nuckolls County.

Ask the County Board to consider doing an appraisal of the rural parcels, approximately 1233 parcels. Take new digital photos, list and measure as necessary. Continue to do an analysis of the RCN and sales to determine the valuations and if any need for location factors to be applied.

Continue with review of the rural properties, which includes Hardy, Garfield, Beaver and Bostwick precincts, approximately 310 parcels. Continue with the review and pick-up work. Continue work on GIS mapping.

Analysis of the ag land sales. Continue good assessment practices to insure acceptable level of value, quality and uniformity countywide.

## **2009**

Continue to budget for maintenance contract with Stanard Appraisal Services Inc.

Do all pick-up work, measure and new digital photo on all residential and commercial properties. Determine if update of Marshall & Swift multipliers should be done every year or less often.

Continue to do pick-up work, data entry to be completed in a timely manner. The County Board should consider budgeting for Commercial reappraisal now if not sooner.

Do an analysis based on the RCN and sales to help determine valuation, with the help of office staff. Budget to contract for appraisal of rural residential and rural improvements.

Continue review of rural properties, which includes Spring Creek, Nora, Highland and Alban Precincts, approximately 350 parcels. Develop sales data to determine if market areas should be considered. Good assessment practices to insure acceptable level of value, quality and uniformity countywide. Continue work on GIS mapping.

Nuckolls County Assessor

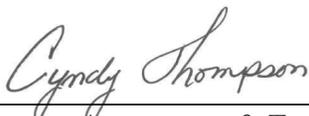
Janice E Murray

## 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 Nuckolls County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9591.

Dated this 9th day of April, 2007.

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Property Assessment & Taxation