

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

69 Phelps

Residential Real Property - Current

Number of Sales		318	COD	19.97
Total Sales Price	\$	24014656	PRD	108.49
Total Adj. Sales Price	\$	24052656	COV	27.11
Total Assessed Value	\$	21902542	STD	26.78
Avg. Adj. Sales Price	\$	75637.28	Avg. Abs. Dev.	18.66
Avg. Assessed Value	\$	68875.92	Min	50.96
Median		93.42	Max	228.73
Wgt. Mean		91.06	95% Median C.I.	91.24 to 95.30
Mean		98.79	95% Wgt. Mean C.I.	88.95 to 93.17
			95% Mean C.I.	95.85 to 101.73
% of Value of the Class of all Real Property Value in the County				32.81
% of Records Sold in the Study Period				8.35
% of Value Sold in the Study Period				8.77
Average Assessed Value of the Base				65,546

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	318	93.42	19.97	108.49
2006	299	94.50	19.29	107.25
2005	332	97.95	18.97	107.28
2004	335	95.61	18.70	106.14
2003	353	96	22.82	110.9
2002	346	98	22.27	111.21
2001	368	95	20.12	108.17

2007 Commission Summary

69 Phelps

Commercial Real Property - Current

Number of Sales		37	COD	31.67
Total Sales Price	\$	2758030	PRD	131.05
Total Adj. Sales Price	\$	2758030	COV	41.88
Total Assessed Value	\$	2185097	STD	43.48
Avg. Adj. Sales Price	\$	74541.35	Avg. Abs. Dev.	30.85
Avg. Assessed Value	\$	59056.68	Min	40.32
Median		97.43	Max	237.50
Wgt. Mean		79.23	95% Median C.I.	79.58 to 114.20
Mean		103.82	95% Wgt. Mean C.I.	67.90 to 90.55
			95% Mean C.I.	89.81 to 117.83
% of Value of the Class of all Real Property Value in the County				7.62
% of Records Sold in the Study Period				6.51
% of Value Sold in the Study Period				3.77
Average Assessed Value of the Base				102,087

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	37	97.43	31.67	131.05
2006	33	97.72	26.35	123.17
2005	44	94.97	28.32	116.40
2004	46	94.50	39.36	131.58
2003	41	92	36.95	125.21
2002	50	95	32.16	110.48
2001	54	96	29.53	113.57

2007 Commission Summary

69 Phelps

Agricultural Land - Current

Number of Sales	51	COD	13.88
Total Sales Price	\$ 12385920	PRD	102.79
Total Adj. Sales Price	\$ 12385920	COV	17.79
Total Assessed Value	\$ 8785910	STD	12.97
Avg. Adj. Sales Price	\$ 242861.18	Avg. Abs. Dev.	10.12
Avg. Assessed Value	\$ 172272.75	Min	46.92
Median	72.89	Max	110.69
Wgt. Mean	70.93	95% Median C.I.	68.80 to 77.69
Mean	72.92	95% Wgt. Mean C.I.	67.65 to 74.22
		95% Mean C.I.	69.36 to 76.47
% of Value of the Class of all Real Property Value in the County			61.02
% of Records Sold in the Study Period			2
% of Value Sold in the Study Period			3.71
Average Assessed Value of the Base			182,146

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	51	72.89	13.88	102.79
2006	43	77.27	16.69	97.20
2005	62	76.91	12.52	104.51
2004	67	76.11	11.10	102.60
2003	76	79	15.34	102.68
2002	95	79	16.39	102.78
2001	98	77	18.91	106.24

2007 Opinions of the Property Tax Administrator for Phelps County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Phelps County is 93% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Phelps 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 Phelps County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Phelps 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 Phelps County is 73% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Phelps County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Phelps County**

Residential Real Property

I. Correlation

RESIDENTIAL: A review of the 2007 Residential statistics indicates that an accurate measurement of the residential property in Phelps County has been achieved. The measures of central tendency all appear within or very close to the acceptable range. Although the COD and PRD are above the acceptable range, they are not a significant cause for concern in a county of this size. The relationship between the trended preliminary median and the R&O median suggests the assessment practices are applied to the sales file and population in a similar manner.

Phelps County has a new assessor, following the retirement of the former assessor, for assessment year 2007. Based on the statistical information contained in this report it is believed that the county has attained the level of value, but the qualitative measures are indicating that assessment uniformity is not in compliance for this year.

**2007 Correlation Section
for Phelps County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	425	318	74.82
2006	419	299	71.36
2005	431	332	77.03
2004	439	335	76.31
2003	451	353	78.27
2002	415	346	83.37
2001	432	368	85.19

RESIDENTIAL: The percentage of qualified residential sales indicates an increase when compared to the previous year. Table II illustrates Phelps County determined 74.82% of the total residential sales to be qualified for use in setting values. The sales verification process in Phelps County has been in place for a number of years and Phelps County appears to be using an acceptable number of qualified sales.

**2007 Correlation Section
for Phelps County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Phelps County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	90.79	2.92	93.44	93.42
2006	92.37	7.45	99.25	94.50
2005	96.43	1.54	97.91	97.95
2004	92.59	4.9	97.13	95.61
2003	95	-0.03	94.96	96
2002	93	2.31	95.15	98
2001	91	11.01	101.02	95

RESIDENTIAL: The minor difference between the trended preliminary ratio and the R & O median is inconsequential. These statistics are also supported by the reported assessment actions and offer their own confirmation that the R & O median is indicative of the level of value for residential property in Phelps County.

**2007 Correlation Section
for Phelps County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Phelps County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
4.11	2007	2.92
2.74	2006	7.45
2.1	2005	1.54
3.77	2004	4.9
1.11	2003	-0.03
4.76	2002	2.31
3.7	2001	11.01

RESIDENTIAL: As with table III the percentage change in the assessed valuation of the residential sales file and the percentage change in the residential property base in Phelps County are very similar and offer support of each other as well as the median in determining the level of value in Phelps County.

2007 Correlation Section for Phelps County

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

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

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

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

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

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

**2007 Correlation Section
for Phelps County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	93.42	91.06	98.79

RESIDENTIAL: The measures of central tendency shown here reflect that the median and mean for the qualified residential sales file are within the acceptable level of value. The aggregate is slightly low but not significantly outside of the range. The measures being sufficiently in support of each other indicate that the median is a reliable measure of the level of assessment in this class of property.

**2007 Correlation Section
for Phelps County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

	COD	PRD
R&O Statistics	19.97	108.49
Difference	4.97	5.49

RESIDENTIAL: A review of Table VI shows that the qualitative measures for the residential class of property are both above the acceptable range. Removal of some outliers brings these measures much closer to within the acceptable range and as Phelps County uses a high percentage of their total residential sales, this is not a cause for concern.

**2007 Correlation Section
for Phelps County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	318	318	0
Median	90.79	93.42	2.63
Wgt. Mean	88.05	91.06	3.01
Mean	95.24	98.79	3.55
COD	20.28	19.97	-0.31
PRD	108.17	108.49	0.32
Min Sales Ratio	46.67	50.96	4.29
Max Sales Ratio	224.18	228.73	4.55

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

**2007 Correlation Section
for Phelps County**

Commerical Real Property

I. Correlation

COMMERCIAL: A review of the statistics in the commercial class of property reveal that no overall changes were made to the class, only valuation changes to 2 sales causing some disparity in the movement of the sales file when compared to the base. Table II reveals that only 45.68% of the total sales were determined to be qualified for use in the state sales file. These sales when compared to the history charts show an overrepresentation of the sales of commercial property in the Assessor Location of Holdrege. Historically, the Holdrege has made up approximately 57% of the total commercial base value. In the current sales file, over 81% can be attributed to Holdrege. There are only 37 sales in the qualified sales file with 31 of them being in the Assessor Location of Holdrege; the statistical analysis is generally based on the sales in this location. The statistics do reveal some uniformity issues, but there is no adjustment that would increase uniformity in the commercial class of property. A review of the 2007 Commercial statistics indicates that an accurate measurement of the commercial property in Phelps County has been achieved.

Phleps County has a new assessor, following the retirement of the former assessor, for assessment year 2007. Based on the statistical information contained in this report it is believed that the county has attained the level of value, but the qualitative measures are indicating that assessment uniformity is not in compliance for this year.

**2007 Correlation Section
for Phelps County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	81	37	45.68
2006	79	33	41.77
2005	72	44	61.11
2004	72	46	63.89
2003	69	41	59.42
2002	79	50	63.29
2001	85	54	63.53

COMMERCIAL: The percentage of qualified commercial sales indicates an increase when compared to the previous year. Table II illustrates Phelps County determined 45.68% of the total commercial sales to be qualified for use in setting values. The sales verification process in Phelps County has been in place for a number of years and Phelps County appears to be using an acceptable number of qualified sales.

**2007 Correlation Section
for Phelps County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Phelps County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	92.50	0.36	92.83	97.43
2006	97.43	-1	96.45	97.72
2005	93.33	-0.71	92.66	94.97
2004	93.30	-0.35	92.98	94.50
2003	91	0.79	91.72	92
2002	96	-2.29	93.8	95
2001	96	3.49	99.35	96

COMMERCIAL: The difference between the trended preliminary ratio and the R & O median, as shown in Table III, is 4.6 percentage points. While this is not a substantial difference, it does appear to be in disagreement with the reported assessment actions. A review of the qualified commercial sales revealed two commercial sales received changes in value from the preliminary statistic to the R & O statistic. One sale included residential property with the commercial property and as stated in the assessment actions report the residential property received valuation changes. The other commercial parcel that changed in value was a commercial property reviewed by the contract appraiser who updated the value of that commercial parcel during pick-up work. Both the trended median and the R & O median are within the acceptable range offering support that level of value for commercial property in Phelps County is represented by the R & O Median.

**2007 Correlation Section
for Phelps County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Phelps County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
3.17	2007	0.36
1.33	2006	-1
0	2005	-0.71
4.66	2004	-0.35
2.78	2003	0.79
-5.13	2002	-2.29
-0.23	2001	3.49

COMMERCIAL: As with table III the percentage change in the assessed valuation of the commercial sales file and the percentage change in the commercial property base in Phelps County reveal a difference in the movement, but it is not significant. This difference is supported by the reported assessment actions as well as the explanation of valuation changes in only two commercial sales. There is no additional information that would indicate that the R & O Median should not be used in the determination of the commercial level of value in Phelps County.

2007 Correlation Section for Phelps County

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

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

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

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

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

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

**2007 Correlation Section
for Phelps County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.43	79.23	103.82

COMMERCIAL: The measures of central tendency reveal that only the median is within the acceptable range. A review of the sales indicates that only 8 of the sales actually fall within the acceptable range. No overall valuation changes were made to the commercial properties as evidenced by the movement of the base as shown in tables III and IV. The mean and the weighted mean are affected by the outliers and high dollar sales. It would appear that this class of property has some issues with uniformity although there is no additional information that would indicate that the median is not the best indication of the level of value.

**2007 Correlation Section
for Phelps County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

	COD	PRD
R&O Statistics	31.67	131.05
Difference	11.67	28.05

COMMERCIAL: As discussed in Table V, only eight sales are actually within the range, consequently the qualitative measures also do not fall within the range. Trimming of the extreme outliers brings these measures closer to the range.

**2007 Correlation Section
for Phelps County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	37	37	0
Median	92.50	97.43	4.93
Wgt. Mean	78.35	79.23	0.88
Mean	101.91	103.82	1.91
COD	33.49	31.67	-1.82
PRD	130.07	131.05	0.98
Min Sales Ratio	40.32	40.32	0
Max Sales Ratio	237.50	237.50	0

COMMERCIAL: The preliminary statistics and the final R & O statistics show minimal changes attributed to two corrections made in the sales file. The number of sales, minimum and maximum sales ratio indicate no changes. After reviewing the Preliminary Statistical Report, the reported assessment actions and the 2007 R & O Statistical Report for commercial real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Phelps County.

**2007 Correlation Section
for Phelps County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: A review of the 2007 Unimproved Agricultural statistics indicates that an accurate measurement of the agricultural property in Phelps County has been achieved. The measures of central tendency all appear within the acceptable range. The COD and PRD are also within the acceptable range. The relationship between the trended preliminary median and the R&O median suggests the assessment practices are applied to the sales file and population in a similar manner. The majority of the agricultural land in Phelps County is irrigated and the land usage breakdown shows this subclass to be within the range.

**2007 Correlation Section
for Phelps County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	118	51	43.22
2006	125	43	34.4
2005	126	62	49.21
2004	133	67	50.38
2003	136	76	55.88
2002	155	95	61.29
2001	154	98	63.64

AGRICULTURAL UNIMPROVED: The percentage of qualified unimproved agricultural sales indicates a substantial increase when compared to the previous year. Table II illustrates Phelps County determined 43.22% of the total unimproved agricultural sales to be qualified for use in setting values. The sales verification process in Phelps County has been in place for a number of years and Phelps County appears to be using an acceptable number of qualified sales.

**2007 Correlation Section
for Phelps County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Phelps County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	72.89	0.03	72.91	72.89
2006	75.96	1.99	77.47	77.27
2005	74.14	4.6	77.55	76.91
2004	72.56	3.95	75.42	76.11
2003	79	-1.38	77.91	79
2002	79	0.28	79.22	79
2001	77	0.06	77.05	77

AGRICULTURAL UNIMPROVED: The minor difference between the trended preliminary ratio and the R & O median is inconsequential. These statistics are also supported by the reported assessment actions and offer their own confirmation that the R & O median is indicative of the level of value for agricultural property in Phelps County.

**2007 Correlation Section
for Phelps County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Phelps County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0.32	2007	0.03
2.64	2006	1.99
3.13	2005	4.6
5.7	2004	3.95
0	2003	-1.38
-1.28	2002	0.28
-0.8	2001	0.06

AGRICULTURAL UNIMPROVED: As with table III the percentage change in the assessed valuation of the unimproved agricultural sales file and the percentage change in the assessed property base in Phelps County are very similar and offer support of each other as well as the median in determining the level of value for this class of property in Phelps County.

2007 Correlation Section for Phelps County

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

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

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

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

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

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

**2007 Correlation Section
for Phelps County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	72.89	70.93	72.92

AGRICULTURAL UNIMPROVED: The measures of central tendency shown in table 5 reflect that the median, weighted mean and mean for the qualified unimproved agricultural sales file are all within the acceptable level of value. This is another indication that the median is a reliable measure of the level of assessment in this class of property.

**2007 Correlation Section
for Phelps County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

	COD	PRD
R&O Statistics	13.88	102.79
Difference	0	0

AGRICULTURAL UNIMPROVED: The coefficient of dispersion and price-related differential are both within the acceptable range. These qualitative measures support each other to indicate that Phelps County has achieved a general level of good assessment uniformity for the agricultural property class as a whole.

**2007 Correlation Section
for Phelps County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	51	51	0
Median	72.89	72.89	0
Wgt. Mean	70.86	70.93	0.07
Mean	72.85	72.92	0.07
COD	13.88	13.88	0
PRD	102.82	102.79	-0.03
Min Sales Ratio	46.92	46.92	0
Max Sales Ratio	110.69	110.69	0

AGRICULTURAL UNIMPROVED: The preliminary statistics and the final R & O statistics show minimal changes attributed to a few corrections made in the sales file. The number of sales, median, COD, minimum and maximum sales ratio indicate no changes. After reviewing the Preliminary Statistical Report, the reported assessment actions and the 2007 R & O Statistical Report for unimproved agricultural real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Phelps County.

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

69 Phelps

	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	239,999,371	249,719,249	9,719,878	4.05	2,718,154	2.92
2. Recreational	12,500	12,500	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	33,229,320	33,859,650	630,330	1.9	*-----	1.9
4. Total Residential (sum lines 1-3)	273,241,191	283,591,399	10,350,208	3.79	2,718,154	2.79
5. Commercial	46,511,233	47,482,356	971,123	2.09	765,772	0.44
6. Industrial	10,503,305	10,503,305	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	28,642,835	28,771,688	128,853	0.45	406,306	-0.97
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	85,657,373	86,757,349	1,099,976	1.28	1,003,886	0.11
10. Total Non-Agland Real Property	358,898,564	370,348,748	11,450,184	3.19	3,890,232	2.11
11. Irrigated	371,955,349	372,088,651	133,302	0.04		
12. Dryland	15,523,165	15,508,851	-14,314	-0.09		
13. Grassland	12,530,231	12,543,373	13,142	0.1		
14. Wasteland	6562	6,896	334	5.09		
15. Other Agland	2,257,830	2,247,580	-10,250	-0.45		
16. Total Agricultural Land	402,273,137	402,395,351	122,214	0.03		
17. Total Value of All Real Property (Locally Assessed)	761,171,701	772,744,099	11,572,398	1.52	3,890,232	1.01

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

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	318	MEDIAN:	93	COV:	27.11	95% Median C.I.:	91.24 to 95.30
TOTAL Sales Price:	24,014,656	WGT. MEAN:	91	STD:	26.78	95% Wgt. Mean C.I.:	88.95 to 93.17
TOTAL Adj.Sales Price:	24,052,656	MEAN:	99	AVG.ABS.DEV:	18.66	95% Mean C.I.:	95.85 to 101.73
TOTAL Assessed Value:	21,902,542						
AVG. Adj. Sales Price:	75,637	COD:	19.97	MAX Sales Ratio:	228.73		
AVG. Assessed Value:	68,875	PRD:	108.49	MIN Sales Ratio:	50.96		

Printed: 03/30/2007 14:56:50

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	45	101.48	103.31	97.38	15.60	106.10	73.40	166.45	91.38 to 104.37	73,971	72,030
10/01/04 TO 12/31/04	26	101.99	111.45	99.78	25.20	111.70	68.12	212.41	88.74 to 113.09	63,496	63,358
01/01/05 TO 03/31/05	34	97.25	100.16	94.12	15.23	106.43	58.50	172.18	91.84 to 103.19	72,409	68,148
04/01/05 TO 06/30/05	46	91.38	96.99	87.96	21.31	110.27	50.96	228.73	81.18 to 99.95	78,409	68,966
07/01/05 TO 09/30/05	33	96.66	102.05	94.18	19.92	108.36	64.61	166.38	85.80 to 109.15	73,934	69,629
10/01/05 TO 12/31/05	32	95.86	103.77	93.43	22.36	111.07	60.77	167.85	85.26 to 116.11	73,415	68,593
01/01/06 TO 03/31/06	50	89.07	95.76	88.41	19.70	108.31	59.89	201.56	85.70 to 98.58	77,409	68,435
04/01/06 TO 06/30/06	52	82.72	87.02	83.09	16.66	104.74	57.78	148.06	78.23 to 89.84	83,550	69,418
____Study Years____											
07/01/04 TO 06/30/05	151	96.43	102.08	93.93	19.39	108.67	50.96	228.73	92.89 to 101.06	73,168	68,730
07/01/05 TO 06/30/06	167	90.23	95.82	88.62	20.22	108.12	57.78	201.56	85.85 to 94.07	77,869	69,007
____Calendar Yrs____											
01/01/05 TO 12/31/05	145	94.98	100.38	91.94	19.91	109.19	50.96	228.73	92.09 to 98.54	74,882	68,843
____ALL____											
	318	93.42	98.79	91.06	19.97	108.49	50.96	228.73	91.24 to 95.30	75,637	68,875

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ATLANTA	4	90.46	96.67	88.39	14.51	109.36	80.27	125.48	N/A	38,000	33,588
BERTRAND	23	94.33	96.30	89.52	19.41	107.57	51.70	161.99	81.25 to 105.90	51,686	46,270
FUNK	1	59.89	59.89	59.89			59.89	59.89	N/A	107,000	64,077
HOLDREGE	241	93.19	98.14	90.87	18.90	108.00	50.96	228.73	90.23 to 95.98	75,840	68,918
LOOMIS	14	93.35	116.64	92.84	39.50	125.63	57.78	212.41	78.08 to 164.40	59,571	55,308
RURAL	26	95.19	99.78	92.57	23.31	107.79	60.77	207.48	75.73 to 101.48	103,241	95,570
RURAL B	1	87.96	87.96	87.96			87.96	87.96	N/A	106,500	93,678
RURAL H	8	94.66	98.33	96.46	10.42	101.94	76.97	121.49	76.97 to 121.49	87,812	84,705
____ALL____											
	318	93.42	98.79	91.06	19.97	108.49	50.96	228.73	91.24 to 95.30	75,637	68,875

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	283	93.19	98.75	90.70	19.98	108.88	50.96	228.73	90.56 to 95.60	72,647	65,888
3	35	94.14	99.11	93.21	20.09	106.33	60.77	207.48	87.96 to 100.26	99,808	93,033
____ALL____											
	318	93.42	98.79	91.06	19.97	108.49	50.96	228.73	91.24 to 95.30	75,637	68,875

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	318	MEDIAN:	93	COV:	27.11	95% Median C.I.:	91.24 to 95.30
TOTAL Sales Price:	24,014,656	WGT. MEAN:	91	STD:	26.78	95% Wgt. Mean C.I.:	88.95 to 93.17
TOTAL Adj.Sales Price:	24,052,656	MEAN:	99	AVG.ABS.DEV:	18.66	95% Mean C.I.:	95.85 to 101.73
TOTAL Assessed Value:	21,902,542						
AVG. Adj. Sales Price:	75,637	COD:	19.97	MAX Sales Ratio:	228.73		
AVG. Assessed Value:	68,875	PRD:	108.49	MIN Sales Ratio:	50.96		

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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	310	93.44	98.99	91.06	19.99	108.71	50.96	228.73	91.38 to 95.60	77,162	70,266
2	8	78.91	91.03	90.62	18.21	100.45	74.27	125.13	74.27 to 125.13	16,525	14,974
ALL	318	93.42	98.79	91.06	19.97	108.49	50.96	228.73	91.24 to 95.30	75,637	68,875

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	316	93.44	99.02	91.26	19.88	108.50	50.96	228.73	91.38 to 95.60	75,587	68,984
06											
07	2	62.17	62.17	61.88	7.05	100.47	57.78	66.55	N/A	83,500	51,667
ALL	318	93.42	98.79	91.06	19.97	108.49	50.96	228.73	91.24 to 95.30	75,637	68,875

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0007	1	130.69	130.69	130.69			130.69	130.69	N/A	55,000	71,881
10-0009	1	73.81	73.81	73.81			73.81	73.81	N/A	229,000	169,026
24-0004	1	90.50	90.50	90.50			90.50	90.50	N/A	115,000	104,074
50-0001	1	94.07	94.07	94.07			94.07	94.07	N/A	41,500	39,038
50-0501	2	87.25	87.25	93.13	16.32	93.68	73.01	101.48	N/A	229,950	214,160
69-0044	258	93.04	98.12	90.79	19.27	108.07	50.96	228.73	90.55 to 95.60	76,690	69,627
69-0054	27	94.33	96.01	91.15	17.70	105.32	51.70	161.99	85.80 to 105.75	62,803	57,247
69-0055	27	95.84	109.09	94.62	29.52	115.29	57.78	212.41	85.70 to 125.48	61,870	58,541
NonValid School											
ALL	318	93.42	98.79	91.06	19.97	108.49	50.96	228.73	91.24 to 95.30	75,637	68,875

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	318	MEDIAN:	93	COV:	27.11	95% Median C.I.:	91.24 to 95.30
TOTAL Sales Price:	24,014,656	WGT. MEAN:	91	STD:	26.78	95% Wgt. Mean C.I.:	88.95 to 93.17
TOTAL Adj.Sales Price:	24,052,656	MEAN:	99	AVG.ABS.DEV:	18.66	95% Mean C.I.:	95.85 to 101.73
TOTAL Assessed Value:	21,902,542						
AVG. Adj. Sales Price:	75,637	COD:	19.97	MAX Sales Ratio:	228.73		
AVG. Assessed Value:	68,875	PRD:	108.49	MIN Sales Ratio:	50.96		

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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	11	79.15	97.60	97.70	25.61	99.90	74.27	172.18	76.85 to 125.13	17,745	17,337
Prior TO 1860											
1860 TO 1899	29	100.24	104.41	91.04	25.19	114.69	51.70	161.99	83.64 to 127.19	54,841	49,926
1900 TO 1919	75	96.39	108.17	96.68	25.35	111.89	50.96	228.73	93.19 to 103.87	54,256	52,452
1920 TO 1939	29	86.14	95.13	87.20	22.70	109.10	58.50	212.41	79.75 to 100.42	65,286	56,927
1940 TO 1949	28	92.47	97.48	91.31	19.55	106.76	60.66	148.06	81.78 to 105.75	63,823	58,276
1950 TO 1959	30	99.59	100.82	94.98	15.09	106.16	71.86	164.40	90.50 to 105.90	67,095	63,724
1960 TO 1969	39	91.45	94.23	91.15	15.42	103.38	69.85	143.10	83.05 to 99.95	84,762	77,259
1970 TO 1979	36	90.40	91.06	88.21	14.92	103.23	67.03	150.45	78.08 to 96.88	118,910	104,891
1980 TO 1989	27	88.66	92.46	88.07	14.13	104.98	66.55	131.74	81.10 to 98.25	102,211	90,019
1990 TO 1994	1	76.51	76.51	76.51			76.51	76.51	N/A	231,000	176,748
1995 TO 1999	12	90.33	88.25	89.20	8.53	98.94	57.78	101.23	85.49 to 96.43	148,950	132,856
2000 TO Present	1	103.51	103.51	103.51			103.51	103.51	N/A	140,000	144,911
ALL	318	93.42	98.79	91.06	19.97	108.49	50.96	228.73	91.24 to 95.30	75,637	68,875

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	1	94.10	94.10	94.10			94.10	94.10	N/A	4,000	3,764
Total \$											
1 TO 9999	1	94.10	94.10	94.10			94.10	94.10	N/A	4,000	3,764
10000 TO 29999	36	136.65	137.46	136.91	23.37	100.40	74.27	228.73	119.36 to 158.94	19,566	26,788
30000 TO 59999	95	102.58	106.07	104.35	15.52	101.65	67.70	207.48	97.64 to 108.42	44,013	45,929
60000 TO 99999	104	87.36	89.83	89.15	14.79	100.76	51.70	150.45	82.23 to 91.51	76,016	67,768
100000 TO 149999	58	84.57	84.90	84.69	13.10	100.25	58.50	114.84	79.92 to 87.23	118,176	100,084
150000 TO 249999	23	85.49	83.83	83.09	11.22	100.89	50.96	101.23	76.51 to 91.17	177,303	147,324
250000 TO 499999	1	101.48	101.48	101.48			101.48	101.48	N/A	325,000	329,824
ALL	318	93.42	98.79	91.06	19.97	108.49	50.96	228.73	91.24 to 95.30	75,637	68,875

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	318	MEDIAN:	93	COV:	27.11	95% Median C.I.:	91.24 to 95.30
TOTAL Sales Price:	24,014,656	WGT. MEAN:	91	STD:	26.78	95% Wgt. Mean C.I.:	88.95 to 93.17
TOTAL Adj.Sales Price:	24,052,656	MEAN:	99	AVG.ABS.DEV:	18.66	95% Mean C.I.:	95.85 to 101.73
TOTAL Assessed Value:	21,902,542						
AVG. Adj. Sales Price:	75,637	COD:	19.97	MAX Sales Ratio:	228.73		
AVG. Assessed Value:	68,875	PRD:	108.49	MIN Sales Ratio:	50.96		

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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	1	94.10	94.10	94.10			94.10	94.10	N/A	4,000	3,764
5000 TO 9999	2	76.85	76.85	76.85	0.00	99.99	76.85	76.85	N/A	13,000	9,991
Total \$ _____											
1 TO 9999	3	76.85	82.60	79.15	7.48	104.35	76.85	94.10	N/A	10,000	7,915
10000 TO 29999	27	118.72	118.27	112.08	22.17	105.53	74.27	228.73	88.86 to 131.22	21,600	24,209
30000 TO 59999	137	95.19	102.96	94.92	22.49	108.47	51.70	212.41	92.35 to 101.96	49,544	47,029
60000 TO 99999	97	87.96	92.44	88.06	18.33	104.97	50.96	207.48	82.73 to 92.25	89,469	78,789
100000 TO 149999	42	90.00	91.04	89.68	9.88	101.51	70.31	114.84	86.12 to 96.88	132,980	119,260
150000 TO 249999	11	94.07	88.80	87.28	9.30	101.74	71.67	101.23	73.81 to 100.22	187,553	163,703
250000 TO 499999	1	101.48	101.48	101.48			101.48	101.48	N/A	325,000	329,824
ALL _____											
	318	93.42	98.79	91.06	19.97	108.49	50.96	228.73	91.24 to 95.30	75,637	68,875

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	86.63	102.89	101.37	29.33	101.50	74.27	172.18	76.85 to 125.13	17,266	17,503
10	5	125.48	121.67	116.65	17.91	104.30	88.86	161.99	N/A	27,100	31,612
20	176	96.14	103.11	93.85	22.35	109.87	57.78	228.73	92.89 to 100.87	56,750	53,261
30	112	90.39	91.80	89.01	14.90	103.13	50.96	207.48	85.45 to 92.62	102,465	91,208
40	13	91.17	87.89	86.61	10.28	101.47	70.31	101.23	76.51 to 100.22	172,746	149,618
ALL _____											
	318	93.42	98.79	91.06	19.97	108.49	50.96	228.73	91.24 to 95.30	75,637	68,875

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	86.63	102.89	101.37	29.33	101.50	74.27	172.18	76.85 to 125.13	17,266	17,503
100	4	90.65	89.34	74.77	24.23	119.48	57.78	118.29	N/A	57,625	43,088
101	231	92.25	98.62	90.66	19.68	108.78	58.50	228.73	90.23 to 94.98	76,439	69,299
102	11	95.30	95.98	89.68	13.09	107.03	50.96	124.67	80.70 to 114.20	95,645	85,774
103	5	103.30	106.43	103.11	7.84	103.22	94.23	129.56	N/A	100,260	103,377
104	42	95.32	101.05	91.49	25.53	110.44	51.70	212.41	83.64 to 104.16	76,546	70,035
111	7	96.88	96.36	96.07	9.09	100.30	76.66	113.09	76.66 to 113.09	109,285	104,987
301	6	88.32	89.19	88.46	6.48	100.82	80.43	101.96	80.43 to 101.96	70,666	62,511
ALL _____											
	318	93.42	98.79	91.06	19.97	108.49	50.96	228.73	91.24 to 95.30	75,637	68,875

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	318	MEDIAN:	93	COV:	27.11	95% Median C.I.:	91.24 to 95.30
TOTAL Sales Price:	24,014,656	WGT. MEAN:	91	STD:	26.78	95% Wgt. Mean C.I.:	88.95 to 93.17
TOTAL Adj.Sales Price:	24,052,656	MEAN:	99	AVG.ABS.DEV:	18.66	95% Mean C.I.:	95.85 to 101.73
TOTAL Assessed Value:	21,902,542						
AVG. Adj. Sales Price:	75,637	COD:	19.97	MAX Sales Ratio:	228.73		
AVG. Assessed Value:	68,875	PRD:	108.49	MIN Sales Ratio:	50.96		

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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)	13	94.10	102.97	101.75	25.73	101.20	74.27	172.18	76.85 to 125.13	18,707	19,034
10	3	161.99	162.37	138.97	27.23	116.84	96.39	228.73	N/A	24,500	34,047
20	14	121.48	120.28	107.52	20.01	111.87	69.68	198.85	85.74 to 145.76	36,146	38,864
30	263	93.19	97.80	91.09	19.20	107.37	50.96	212.41	90.85 to 95.19	73,877	67,294
40	25	87.05	87.34	87.11	10.14	100.26	71.67	101.48	81.78 to 94.07	152,004	132,415
<u>ALL</u>	<u>318</u>	<u>93.42</u>	<u>98.79</u>	<u>91.06</u>	<u>19.97</u>	<u>108.49</u>	<u>50.96</u>	<u>228.73</u>	<u>91.24 to 95.30</u>	<u>75,637</u>	<u>68,875</u>

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	37	MEDIAN:	97	COV:	41.88	95% Median C.I.:	79.58 to 114.20
TOTAL Sales Price:	2,758,030	WGT. MEAN:	79	STD:	43.48	95% Wgt. Mean C.I.:	67.90 to 90.55
TOTAL Adj.Sales Price:	2,758,030	MEAN:	104	AVG.ABS.DEV:	30.85	95% Mean C.I.:	89.81 to 117.83
TOTAL Assessed Value:	2,185,097						
AVG. Adj. Sales Price:	74,541	COD:	31.67	MAX Sales Ratio:	237.50		
AVG. Assessed Value:	59,056	PRD:	131.05	MIN Sales Ratio:	40.32		

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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	3	114.58	109.10	107.15	5.03	101.82	97.71	115.00	N/A	26,000	27,858
10/01/03 TO 12/31/03	3	127.21	113.58	127.27	22.55	89.24	63.74	149.79	N/A	20,333	25,878
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	3	86.20	86.30	90.31	21.54	95.56	58.50	114.20	N/A	27,666	24,986
07/01/04 TO 09/30/04	4	88.51	79.20	90.64	21.75	87.38	40.32	99.47	N/A	122,125	110,691
10/01/04 TO 12/31/04	2	91.63	91.63	84.38	13.59	108.58	79.17	104.08	N/A	53,125	44,828
01/01/05 TO 03/31/05	5	70.94	88.37	65.65	30.10	134.61	62.89	138.83	N/A	214,776	140,999
04/01/05 TO 06/30/05	1	166.78	166.78	166.78			166.78	166.78	N/A	22,500	37,525
07/01/05 TO 09/30/05	8	92.50	118.49	78.89	40.59	150.19	66.42	199.50	66.42 to 199.50	31,600	24,930
10/01/05 TO 12/31/05	3	119.71	115.35	116.19	7.33	99.27	100.00	126.33	N/A	30,866	35,865
01/01/06 TO 03/31/06	4	68.32	104.88	72.94	72.75	143.80	45.39	237.50	N/A	121,500	88,617
04/01/06 TO 06/30/06	1	92.41	92.41	92.41			92.41	92.41	N/A	13,500	12,475
<u>Study Years</u>											
07/01/03 TO 06/30/04	9	114.20	102.99	106.38	19.50	96.81	58.50	149.79	63.74 to 127.21	24,666	26,241
07/01/04 TO 06/30/05	12	88.51	92.39	75.39	28.67	122.55	40.32	166.78	69.18 to 104.08	140,927	106,245
07/01/05 TO 06/30/06	16	92.50	112.87	79.77	41.18	141.49	45.39	237.50	71.66 to 132.64	52,806	42,123
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	9	86.20	84.33	89.62	20.32	94.10	40.32	114.20	58.50 to 104.08	75,305	67,487
01/01/05 TO 12/31/05	17	100.00	111.91	72.80	33.18	153.74	62.89	199.50	70.94 to 138.83	84,810	61,738
<u>ALL</u>	37	97.43	103.82	79.23	31.67	131.05	40.32	237.50	79.58 to 114.20	74,541	59,056

ASSESSOR LOCATION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
BERTRAND	2	165.00	165.00	135.46	43.94	121.80	92.50	237.50	N/A	13,500	18,287	
HOLDREGE	31	97.71	102.41	79.60	30.04	128.65	40.32	199.50	79.17 to 115.00	72,404	57,635	
LOOMIS	2	86.35	86.35	93.31	32.25	92.54	58.50	114.20	N/A	24,000	22,395	
RURAL	2	82.04	82.04	72.30	12.65	113.46	71.66	92.41	N/A	219,250	158,518	
<u>ALL</u>	37	97.43	103.82	79.23	31.67	131.05	40.32	237.50	79.58 to 114.20	74,541	59,056	

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	35	97.71	105.07	80.54	32.47	130.46	40.32	237.50	79.58 to 114.58	66,272	53,373	
3	2	82.04	82.04	72.30	12.65	113.46	71.66	92.41	N/A	219,250	158,518	
<u>ALL</u>	37	97.43	103.82	79.23	31.67	131.05	40.32	237.50	79.58 to 114.20	74,541	59,056	

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	37	MEDIAN:	97	COV:	41.88	95% Median C.I.:	79.58 to 114.20
TOTAL Sales Price:	2,758,030	WGT. MEAN:	79	STD:	43.48	95% Wgt. Mean C.I.:	67.90 to 90.55
TOTAL Adj.Sales Price:	2,758,030	MEAN:	104	AVG.ABS.DEV:	30.85	95% Mean C.I.:	89.81 to 117.83
TOTAL Assessed Value:	2,185,097						
AVG. Adj. Sales Price:	74,541	COD:	31.67	MAX Sales Ratio:	237.50		
AVG. Assessed Value:	59,056	PRD:	131.05	MIN Sales Ratio:	40.32		

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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	26	97.57	97.58	78.36	27.91	124.53	40.32	237.50	71.66 to 114.20	101,508	79,537
2	10	92.46	116.56	97.55	41.35	119.49	63.74	199.50	64.97 to 199.50	11,580	11,296
3	1	138.83	138.83	138.83			138.83	138.83	N/A	3,000	4,165
ALL	37	97.43	103.82	79.23	31.67	131.05	40.32	237.50	79.58 to 114.20	74,541	59,056

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0007											
10-0009											
24-0004											
50-0001											
50-0501											
69-0044	32	94.97	100.19	78.31	29.80	127.95	40.32	199.50	73.87 to 114.58	83,688	65,534
69-0054	2	165.00	165.00	135.46	43.94	121.80	92.50	237.50	N/A	13,500	18,287
69-0055	3	114.20	101.78	97.02	21.64	104.90	58.50	132.64	N/A	17,666	17,140
NonValid School											
ALL	37	97.43	103.82	79.23	31.67	131.05	40.32	237.50	79.58 to 114.20	74,541	59,056

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	12	95.99	116.99	99.14	37.82	118.00	63.74	199.50	79.58 to 149.79	26,566	26,339
Prior TO 1860											
1860 TO 1899	2	135.43	135.43	135.60	23.15	99.87	104.08	166.78	N/A	22,375	30,341
1900 TO 1919	7	100.00	119.96	100.71	31.14	119.11	70.94	237.50	70.94 to 237.50	52,657	53,032
1920 TO 1939	4	117.15	115.38	117.11	6.90	98.52	100.00	127.21	N/A	33,095	38,756
1940 TO 1949	3	79.17	79.59	82.52	28.97	96.44	45.39	114.20	N/A	44,000	36,310
1950 TO 1959	5	73.87	77.09	74.10	15.22	104.04	58.50	97.71	N/A	65,600	48,608
1960 TO 1969	1	40.32	40.32	40.32			40.32	40.32	N/A	61,500	24,796
1970 TO 1979	2	64.66	64.66	63.44	2.73	101.92	62.89	66.42	N/A	473,500	300,383
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	71.66	71.66	71.66			71.66	71.66	N/A	425,000	304,561
2000 TO Present											
ALL	37	97.43	103.82	79.23	31.67	131.05	40.32	237.50	79.58 to 114.20	74,541	59,056

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	37	MEDIAN:	97	COV:	41.88	95% Median C.I.:	79.58 to 114.20
TOTAL Sales Price:	2,758,030	WGT. MEAN:	79	STD:	43.48	95% Wgt. Mean C.I.:	67.90 to 90.55
TOTAL Adj.Sales Price:	2,758,030	MEAN:	104	AVG.ABS.DEV:	30.85	95% Mean C.I.:	89.81 to 117.83
TOTAL Assessed Value:	2,185,097						
AVG. Adj. Sales Price:	74,541	COD:	31.67	MAX Sales Ratio:	237.50		
AVG. Assessed Value:	59,056	PRD:	131.05	MIN Sales Ratio:	40.32		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	92.50	98.36	97.12	27.06	101.27	63.74	138.83	N/A	2,766	2,687
5000 TO 9999	4	199.50	192.29	198.18	13.14	97.02	132.64	237.50	N/A	5,750	11,395
Total \$ _____											
1 TO 9999	7	138.83	152.03	171.38	35.77	88.71	63.74	237.50	63.74 to 237.50	4,471	7,663
10000 TO 29999	12	96.25	100.80	101.23	25.19	99.57	45.39	166.78	79.58 to 115.00	19,154	19,389
30000 TO 59999	10	98.85	98.11	97.14	19.60	101.00	64.97	127.21	70.94 to 126.33	36,938	35,883
60000 TO 99999	2	59.75	59.75	62.75	32.51	95.22	40.32	79.17	N/A	72,750	45,648
100000 TO 149999	1	66.42	66.42	66.42			66.42	66.42	N/A	147,000	97,640
150000 TO 249999	3	97.43	88.69	89.07	10.36	99.58	69.18	99.47	N/A	203,333	181,107
250000 TO 499999	1	71.66	71.66	71.66			71.66	71.66	N/A	425,000	304,561
500000 +	1	62.89	62.89	62.89			62.89	62.89	N/A	800,000	503,127
ALL	37	97.43	103.82	79.23	31.67	131.05	40.32	237.50	79.58 to 114.20	74,541	59,056

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	3	92.50	98.36	97.12	27.06	101.27	63.74	138.83	N/A	2,766	2,687
5000 TO 9999	5	132.64	131.32	98.45	41.32	133.39	45.39	199.50	N/A	9,000	8,860
Total \$ _____											
1 TO 9999	8	112.57	118.96	98.24	43.22	121.09	45.39	199.50	45.39 to 199.50	6,662	6,545
10000 TO 29999	12	96.25	105.05	86.56	33.01	121.36	40.32	237.50	64.97 to 115.00	23,487	20,330
30000 TO 59999	9	100.00	106.19	101.23	22.03	104.90	70.94	166.78	73.87 to 126.33	34,375	34,799
60000 TO 99999	3	79.17	90.93	80.63	25.59	112.77	66.42	127.21	N/A	92,833	74,855
100000 TO 149999	1	69.18	69.18	69.18			69.18	69.18	N/A	195,000	134,900
150000 TO 249999	2	98.45	98.45	98.41	1.04	100.04	97.43	99.47	N/A	207,500	204,210
250000 TO 499999	1	71.66	71.66	71.66			71.66	71.66	N/A	425,000	304,561
500000 +	1	62.89	62.89	62.89			62.89	62.89	N/A	800,000	503,127
ALL	37	97.43	103.82	79.23	31.67	131.05	40.32	237.50	79.58 to 114.20	74,541	59,056

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	37	MEDIAN:	97	COV:	41.88	95% Median C.I.:	79.58 to 114.20
TOTAL Sales Price:	2,758,030	WGT. MEAN:	79	STD:	43.48	95% Wgt. Mean C.I.:	67.90 to 90.55
TOTAL Adj.Sales Price:	2,758,030	MEAN:	104	AVG.ABS.DEV:	30.85	95% Mean C.I.:	89.81 to 117.83
TOTAL Assessed Value:	2,185,097						
AVG. Adj. Sales Price:	74,541	COD:	31.67	MAX Sales Ratio:	237.50		
AVG. Assessed Value:	59,056	PRD:	131.05	MIN Sales Ratio:	40.32		

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COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	11	92.50	118.58	98.59	42.12	120.28	63.74	199.50	64.97 to 199.50	10,800	10,647	
10	4	59.63	68.45	65.03	42.91	105.26	40.32	114.20	N/A	38,625	25,116	
20	21	99.47	104.36	80.74	25.38	129.26	58.50	237.50	79.17 to 115.00	98,082	79,187	
30	1	71.66	71.66	71.66			71.66	71.66	N/A	425,000	304,561	
____ALL____	37	97.43	103.82	79.23	31.67	131.05	40.32	237.50	79.58 to 114.20	74,541	59,056	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	11	92.50	118.58	98.59	42.12	120.28	63.74	199.50	64.97 to 199.50	10,800	10,647	
300	1	62.89	62.89	62.89			62.89	62.89	N/A	800,000	503,127	
325	2	161.85	161.85	114.35	46.74	141.54	86.20	237.50	N/A	21,500	24,585	
326	1	45.39	45.39	45.39			45.39	45.39	N/A	18,000	8,170	
344	5	71.66	77.13	72.12	9.42	106.95	69.18	100.00	N/A	147,320	106,245	
350	2	102.75	102.75	91.58	22.95	112.20	79.17	126.33	N/A	57,000	52,200	
352	1	99.47	99.47	99.47			99.47	99.47	N/A	200,000	198,946	
353	10	109.33	113.50	107.34	13.86	105.74	92.50	166.78	97.43 to 127.21	47,113	50,570	
406	2	53.37	53.37	58.72	24.45	90.89	40.32	66.42	N/A	104,250	61,218	
419	1	114.20	114.20	114.20			114.20	114.20	N/A	30,000	34,260	
437	1	58.50	58.50	58.50			58.50	58.50	N/A	18,000	10,530	
____ALL____	37	97.43	103.82	79.23	31.67	131.05	40.32	237.50	79.58 to 114.20	74,541	59,056	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
02												
03	37	97.43	103.82	79.23	31.67	131.05	40.32	237.50	79.58 to 114.20	74,541	59,056	
04												
____ALL____	37	97.43	103.82	79.23	31.67	131.05	40.32	237.50	79.58 to 114.20	74,541	59,056	

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:	51	MEDIAN:	73	COV:	17.79	95% Median C.I.:	68.80 to 77.69	(!: Derived)
(AgLand) TOTAL Sales Price:	12,385,920	WGT. MEAN:	71	STD:	12.97	95% Wgt. Mean C.I.:	67.65 to 74.22	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,385,920	MEAN:	73	AVG.ABS.DEV:	10.12	95% Mean C.I.:	69.36 to 76.47	
(AgLand) TOTAL Assessed Value:	8,785,910							
AVG. Adj. Sales Price:	242,861	COD:	13.88	MAX Sales Ratio:	110.69			
AVG. Assessed Value:	172,272	PRD:	102.79	MIN Sales Ratio:	46.92			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	88.82	88.82	88.82			88.82	88.82	N/A	144,000	127,898
10/01/03 TO 12/31/03	6	77.35	77.59	77.19	5.33	100.52	72.03	83.43	72.03 to 83.43	238,166	183,847
01/01/04 TO 03/31/04	3	89.38	86.09	80.28	9.86	107.24	71.22	97.66	N/A	211,453	169,748
04/01/04 TO 06/30/04	7	75.24	77.57	78.53	6.95	98.77	71.27	89.18	71.27 to 89.18	199,035	156,310
07/01/04 TO 09/30/04	1	80.93	80.93	80.93			80.93	80.93	N/A	46,000	37,226
10/01/04 TO 12/31/04	4	73.04	71.89	71.09	10.09	101.13	60.24	81.26	N/A	164,750	117,123
01/01/05 TO 03/31/05	6	62.81	65.36	66.48	12.71	98.33	50.71	79.40	50.71 to 79.40	254,993	169,511
04/01/05 TO 06/30/05	6	72.70	71.39	70.02	11.44	101.95	57.80	82.73	57.80 to 82.73	321,083	224,819
07/01/05 TO 09/30/05	2	80.00	80.00	76.79	17.21	104.18	66.23	93.77	N/A	300,000	230,361
10/01/05 TO 12/31/05	5	59.63	62.42	61.74	6.54	101.10	57.47	70.30	N/A	347,694	214,650
01/01/06 TO 03/31/06	5	65.71	72.13	68.47	21.65	105.35	47.48	110.69	N/A	241,915	165,639
04/01/06 TO 06/30/06	5	78.75	68.27	66.71	17.24	102.34	46.92	84.97	N/A	215,161	143,527
<u>Study Years</u>											
07/01/03 TO 06/30/04	17	76.28	79.74	78.72	8.83	101.30	71.22	97.66	72.03 to 88.82	211,800	166,729
07/01/04 TO 06/30/05	17	68.80	69.94	69.01	12.92	101.35	50.71	82.73	60.24 to 79.40	244,791	168,923
07/01/05 TO 06/30/06	17	65.71	69.06	66.61	18.47	103.69	46.92	110.69	57.47 to 80.27	271,991	181,165
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	15	76.28	77.98	77.18	9.73	101.03	60.24	97.66	71.27 to 86.70	182,173	140,609
01/01/05 TO 12/31/05	19	65.67	68.03	67.30	13.01	101.09	50.71	93.77	59.01 to 77.69	304,996	205,260
<u>ALL</u>											
	51	72.89	72.92	70.93	13.88	102.79	46.92	110.69	68.80 to 77.69	242,861	172,272

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:	51	MEDIAN:	73	COV:	17.79	95% Median C.I.:	68.80 to 77.69	(!: Derived)
(AgLand) TOTAL Sales Price:	12,385,920	WGT. MEAN:	71	STD:	12.97	95% Wgt. Mean C.I.:	67.65 to 74.22	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,385,920	MEAN:	73	AVG.ABS.DEV:	10.12	95% Mean C.I.:	69.36 to 76.47	
(AgLand) TOTAL Assessed Value:	8,785,910							
AVG. Adj. Sales Price:	242,861	COD:	13.88	MAX Sales Ratio:	110.69			
AVG. Assessed Value:	172,272	PRD:	102.79	MIN Sales Ratio:	46.92			

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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	
3643	1	79.40	79.40	79.40			79.40	79.40	N/A	280,000	222,318	
3645	2	75.12	75.12	76.66	8.41	97.99	68.80	81.43	N/A	233,000	178,613	
3647	1	71.27	71.27	71.27			71.27	71.27	N/A	135,000	96,217	
3649	2	56.69	56.69	57.57	10.54	98.47	50.71	62.66	N/A	262,680	151,212	
3781	6	78.99	82.71	78.12	16.48	105.87	65.71	110.69	65.71 to 110.69	239,095	186,788	
3783	3	74.41	71.44	68.95	9.25	103.61	59.63	80.27	N/A	238,408	164,382	
3785	1	79.11	79.11	79.11			79.11	79.11	N/A	305,000	241,276	
3787	3	70.30	71.67	72.38	7.52	99.03	64.43	80.29	N/A	257,333	186,246	
3877	2	80.30	80.30	83.47	11.06	96.20	71.42	89.18	N/A	191,625	159,946	
3879	4	68.72	73.84	69.26	15.43	106.61	60.24	97.66	N/A	236,089	163,507	
3881	5	76.28	72.24	70.95	6.34	101.81	57.47	77.27	N/A	302,894	214,899	
3883	2	71.10	71.10	68.67	17.34	103.54	58.77	83.43	N/A	175,050	120,204	
4017	5	72.03	71.44	69.90	9.08	102.20	62.95	84.97	N/A	259,510	181,392	
4019	2	83.26	83.26	81.26	6.68	102.46	77.69	88.82	N/A	224,500	182,419	
4021	5	65.67	68.84	66.75	13.68	103.14	57.80	89.38	N/A	327,600	218,659	
4023	7	78.75	67.49	62.92	18.88	107.28	46.92	86.70	46.92 to 86.70	168,004	105,700	
ALL	51	72.89	72.92	70.93	13.88	102.79	46.92	110.69	68.80 to 77.69	242,861	172,272	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	42	73.43	74.03	71.93	12.89	102.92	50.71	110.69	68.80 to 77.69	257,658	185,332	
2	9	71.42	67.73	64.05	18.23	105.74	46.92	86.70	47.48 to 81.26	173,809	111,327	
ALL	51	72.89	72.92	70.93	13.88	102.79	46.92	110.69	68.80 to 77.69	242,861	172,272	

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	51	72.89	72.92	70.93	13.88	102.79	46.92	110.69	68.80 to 77.69	242,861	172,272	
ALL	51	72.89	72.92	70.93	13.88	102.79	46.92	110.69	68.80 to 77.69	242,861	172,272	

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:	51	MEDIAN:	73	COV:	17.79	95% Median C.I.:	68.80 to 77.69	(!: Derived)
(AgLand) TOTAL Sales Price:	12,385,920	WGT. MEAN:	71	STD:	12.97	95% Wgt. Mean C.I.:	67.65 to 74.22	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,385,920	MEAN:	73	AVG.ABS.DEV:	10.12	95% Mean C.I.:	69.36 to 76.47	
(AgLand) TOTAL Assessed Value:	8,785,910							
AVG. Adj. Sales Price:	242,861	COD:	13.88	MAX Sales Ratio:	110.69			
AVG. Assessed Value:	172,272	PRD:	102.79	MIN Sales Ratio:	46.92			

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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)											
10-0007	1	50.71	50.71	50.71			50.71	50.71	N/A	224,000	113,593
10-0009	2	66.97	66.97	65.32	6.43	102.51	62.66	71.27	N/A	218,180	142,524
24-0004	1	68.80	68.80	68.80			68.80	68.80	N/A	176,000	121,088
50-0001											
50-0501	11	72.03	74.47	70.95	13.81	104.97	58.77	110.69	62.95 to 84.97	237,020	168,157
69-0044	11	77.27	77.08	74.90	9.82	102.91	57.47	93.77	59.63 to 88.82	271,835	203,596
69-0054	6	74.85	70.53	70.38	13.08	100.21	47.48	81.26	47.48 to 81.26	213,916	150,551
69-0055	19	72.36	72.37	70.12	14.90	103.22	46.92	97.66	60.24 to 80.93	245,717	172,293
NonValid School											
ALL	51	72.89	72.92	70.93	13.88	102.79	46.92	110.69	68.80 to 77.69	242,861	172,272

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	15	74.41	77.06	74.00	14.58	104.14	58.77	110.69	64.43 to 84.97	150,223	111,158
100.01 TO 180.00	31	73.96	72.08	71.23	12.52	101.19	46.92	93.77	65.71 to 79.11	285,874	203,629
180.01 TO 330.00	4	71.89	69.49	69.70	13.97	99.70	47.48	86.70	N/A	214,562	149,545
650.01 +	1	50.42	50.42	50.42			50.42	50.42	N/A	412,187	207,822
ALL	51	72.89	72.92	70.93	13.88	102.79	46.92	110.69	68.80 to 77.69	242,861	172,272

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	1	97.66	97.66	97.66			97.66	97.66	N/A	66,134	64,589
DRY-N/A	1	81.26	81.26	81.26			81.26	81.26	N/A	36,500	29,661
GRASS	5	50.42	59.43	54.09	22.99	109.88	46.92	80.93	N/A	171,156	92,577
GRASS-N/A	1	86.70	86.70	86.70			86.70	86.70	N/A	187,000	162,125
IRRGTD	29	73.96	73.58	71.95	11.95	102.26	50.71	110.69	66.23 to 79.11	243,591	175,273
IRRGTD-N/A	14	71.33	73.01	71.44	12.74	102.20	57.80	93.77	62.66 to 82.73	298,311	213,123
ALL	51	72.89	72.92	70.93	13.88	102.79	46.92	110.69	68.80 to 77.69	242,861	172,272

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:	51	MEDIAN:	73	COV:	17.79	95% Median C.I.:	68.80 to 77.69	(!: Derived)
(AgLand) TOTAL Sales Price:	12,385,920	WGT. MEAN:	71	STD:	12.97	95% Wgt. Mean C.I.:	67.65 to 74.22	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,385,920	MEAN:	73	AVG.ABS.DEV:	10.12	95% Mean C.I.:	69.36 to 76.47	
(AgLand) TOTAL Assessed Value:	8,785,910							
AVG. Adj. Sales Price:	242,861	COD:	13.88	MAX Sales Ratio:	110.69			
AVG. Assessed Value:	172,272	PRD:	102.79	MIN Sales Ratio:	46.92			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	2	89.46	89.46	91.83	9.17	97.42	81.26	97.66	N/A	51,317	47,125
GRASS	5	50.42	59.43	54.09	22.99	109.88	46.92	80.93	N/A	171,156	92,577
GRASS-N/A	1	86.70	86.70	86.70			86.70	86.70	N/A	187,000	162,125
IRRGTD	41	72.36	73.03	71.37	12.45	102.33	50.71	110.69	66.23 to 77.27	262,817	187,578
IRRGTD-N/A	2	80.74	80.74	80.85	2.46	99.87	78.75	82.73	N/A	232,500	187,973
ALL	51	72.89	72.92	70.93	13.88	102.79	46.92	110.69	68.80 to 77.69	242,861	172,272

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	2	89.46	89.46	91.83	9.17	97.42	81.26	97.66	N/A	51,317	47,125
GRASS	6	60.92	63.98	59.94	25.78	106.74	46.92	86.70	46.92 to 86.70	173,796	104,168
IRRGTD	43	72.89	73.39	71.76	12.30	102.27	50.71	110.69	68.13 to 77.69	261,407	187,596
ALL	51	72.89	72.92	70.93	13.88	102.79	46.92	110.69	68.80 to 77.69	242,861	172,272

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	2	81.10	81.10	81.08	0.20	100.02	80.93	81.26	N/A	41,250	33,443
60000 TO 99999	2	72.29	72.29	69.99	35.09	103.29	46.92	97.66	N/A	72,739	50,907
100000 TO 149999	7	83.43	83.57	82.84	11.54	100.88	71.27	110.69	71.27 to 110.69	135,053	111,884
150000 TO 249999	16	73.43	71.69	72.15	14.86	99.36	47.48	93.77	60.24 to 82.73	205,395	148,200
250000 TO 499999	24	70.76	69.99	68.92	11.02	101.56	50.42	89.18	63.28 to 77.27	330,260	227,617
ALL	51	72.89	72.92	70.93	13.88	102.79	46.92	110.69	68.80 to 77.69	242,861	172,272

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	81.26	81.26	81.26			81.26	81.26	N/A	36,500	29,661
30000 TO 59999	2	63.93	63.93	59.40	26.60	107.62	46.92	80.93	N/A	62,672	37,226
60000 TO 99999	5	71.27	69.61	64.44	17.22	108.03	47.48	97.66	N/A	135,876	87,559
100000 TO 149999	11	74.41	74.84	71.73	16.80	104.34	50.71	110.69	58.77 to 88.82	169,975	121,915
150000 TO 249999	30	75.12	73.13	71.28	11.77	102.59	50.42	93.77	66.23 to 79.11	298,898	213,059
250000 TO 499999	2	72.19	72.19	72.20	0.23	100.00	72.03	72.36	N/A	354,000	255,575
ALL	51	72.89	72.92	70.93	13.88	102.79	46.92	110.69	68.80 to 77.69	242,861	172,272

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	318	MEDIAN:	91	COV:	26.63	95% Median C.I.:	88.65 to 93.29
TOTAL Sales Price:	23,956,346	WGT. MEAN:	88	STD:	25.36	95% Wgt. Mean C.I.:	85.85 to 90.25
TOTAL Adj.Sales Price:	23,978,790	MEAN:	95	AVG.ABS.DEV:	18.41	95% Mean C.I.:	92.46 to 98.03
TOTAL Assessed Value:	21,113,139						
AVG. Adj. Sales Price:	75,405	COD:	20.28	MAX Sales Ratio:	224.18		
AVG. Assessed Value:	66,393	PRD:	108.17	MIN Sales Ratio:	46.67		

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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	45	100.15	100.12	94.73	13.99	105.69	71.44	159.73	90.52 to 102.02	73,625	69,744
10/01/04 TO 12/31/04	25	100.64	106.54	98.20	23.11	108.49	63.15	200.85	86.38 to 110.59	61,034	59,935
01/01/05 TO 03/31/05	34	94.41	97.18	91.35	16.60	106.38	51.46	171.86	89.32 to 100.17	72,409	66,145
04/01/05 TO 06/30/05	46	88.94	94.98	85.98	21.75	110.47	49.61	224.18	79.29 to 97.18	78,409	67,417
07/01/05 TO 09/30/05	33	95.16	99.60	90.39	21.43	110.18	46.67	162.13	84.05 to 108.44	73,934	66,832
10/01/05 TO 12/31/05	33	92.94	97.16	87.72	23.15	110.77	59.17	163.46	79.55 to 109.88	73,213	64,219
01/01/06 TO 03/31/06	50	87.65	91.08	85.11	18.20	107.01	59.15	156.49	80.00 to 96.51	77,409	65,885
04/01/06 TO 06/30/06	52	80.05	84.58	80.72	18.34	104.78	47.63	149.48	74.44 to 87.27	83,550	67,444
<u>Study Years</u>											
07/01/04 TO 06/30/05	150	94.41	98.95	91.56	19.06	108.07	49.61	224.18	90.78 to 98.23	72,718	66,580
07/01/05 TO 06/30/06	168	87.51	91.94	85.12	20.85	108.01	46.67	163.46	82.92 to 90.94	77,803	66,226
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	146	92.97	97.03	88.56	20.82	109.56	46.67	224.18	89.32 to 95.51	74,826	66,266
<u>ALL</u>											
	318	90.79	95.24	88.05	20.28	108.17	46.67	224.18	88.65 to 93.29	75,405	66,393

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ATLANTA	4	90.46	96.67	88.39	14.51	109.36	80.27	125.48	N/A	38,000	33,588
BERTRAND	23	92.45	97.00	88.01	22.68	110.23	50.58	159.91	79.29 to 108.82	51,686	45,487
FUNK	1	59.89	59.89	59.89			59.89	59.89	N/A	107,000	64,077
HOLDREGE	241	90.78	95.64	88.53	19.22	108.03	49.61	224.18	88.05 to 93.21	75,534	66,868
LOOMIS	14	64.61	81.16	63.47	40.71	127.88	46.67	148.10	51.46 to 113.72	59,571	37,809
RURAL	26	91.51	96.94	90.42	22.82	107.21	59.17	200.85	74.27 to 98.26	103,241	93,351
RURAL B	1	88.39	88.39	88.39			88.39	88.39	N/A	106,500	94,140
RURAL H	8	98.22	102.06	100.00	10.68	102.07	78.67	126.48	78.67 to 126.48	87,812	87,811
<u>ALL</u>											
	318	90.79	95.24	88.05	20.28	108.17	46.67	224.18	88.65 to 93.29	75,405	66,393

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	283	90.52	94.92	87.33	20.28	108.69	46.67	224.18	88.05 to 92.99	72,386	63,213
3	35	95.16	97.86	92.28	19.28	106.05	59.17	200.85	87.10 to 98.26	99,808	92,107
<u>ALL</u>											
	318	90.79	95.24	88.05	20.28	108.17	46.67	224.18	88.65 to 93.29	75,405	66,393

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	318	MEDIAN:	91	COV:	26.63	95% Median C.I.:	88.65 to 93.29
TOTAL Sales Price:	23,956,346	WGT. MEAN:	88	STD:	25.36	95% Wgt. Mean C.I.:	85.85 to 90.25
TOTAL Adj.Sales Price:	23,978,790	MEAN:	95	AVG.ABS.DEV:	18.41	95% Mean C.I.:	92.46 to 98.03
TOTAL Assessed Value:	21,113,139						
AVG. Adj. Sales Price:	75,405	COD:	20.28	MAX Sales Ratio:	224.18		
AVG. Assessed Value:	66,393	PRD:	108.17	MIN Sales Ratio:	46.67		

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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	310	90.87	95.35	88.03	20.29	108.31	46.67	224.18	88.77 to 93.43	76,924	67,720
2	8	78.91	91.03	90.62	18.21	100.45	74.27	125.13	74.27 to 125.13	16,525	14,974
ALL	318	90.79	95.24	88.05	20.28	108.17	46.67	224.18	88.65 to 93.29	75,405	66,393

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	316	90.87	95.46	88.25	20.18	108.18	46.67	224.18	88.77 to 93.43	75,353	66,497
06											
07	2	60.64	60.64	59.79	21.45	101.43	47.63	73.65	N/A	83,500	49,920
ALL	318	90.79	95.24	88.05	20.28	108.17	46.67	224.18	88.65 to 93.29	75,405	66,393

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0007	1	128.43	128.43	128.43			128.43	128.43	N/A	55,000	70,635
10-0009	1	71.81	71.81	71.81			71.81	71.81	N/A	229,000	164,445
24-0004	1	87.10	87.10	87.10			87.10	87.10	N/A	115,000	100,161
50-0001	1	89.39	89.39	89.39			89.39	89.39	N/A	41,500	37,096
50-0501	2	86.08	86.08	92.02	16.69	93.55	71.71	100.45	N/A	229,950	211,598
69-0044	258	90.87	95.76	88.68	19.56	107.98	49.61	224.18	88.12 to 93.65	76,403	67,751
69-0054	27	92.45	96.29	89.43	20.28	107.67	50.58	159.91	84.05 to 103.70	62,803	56,167
69-0055	27	89.10	90.14	79.09	27.78	113.97	46.67	148.10	66.07 to 109.88	61,870	48,933
NonValid School											
ALL	318	90.79	95.24	88.05	20.28	108.17	46.67	224.18	88.65 to 93.29	75,405	66,393

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	318	MEDIAN:	91	COV:	26.63	95% Median C.I.:	88.65 to 93.29
TOTAL Sales Price:	23,956,346	WGT. MEAN:	88	STD:	25.36	95% Wgt. Mean C.I.:	85.85 to 90.25
TOTAL Adj.Sales Price:	23,978,790	MEAN:	95	AVG.ABS.DEV:	18.41	95% Mean C.I.:	92.46 to 98.03
TOTAL Assessed Value:	21,113,139						
AVG. Adj. Sales Price:	75,405	COD:	20.28	MAX Sales Ratio:	224.18		
AVG. Assessed Value:	66,393	PRD:	108.17	MIN Sales Ratio:	46.67		

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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	11	79.15	97.42	97.35	25.77	100.07	74.27	171.86	76.85 to 125.13	17,745	17,274
Prior TO 1860											
1860 TO 1899	29	94.60	101.59	89.50	26.28	113.51	50.58	159.91	81.68 to 123.84	54,841	49,080
1900 TO 1919	76	92.88	101.59	92.31	23.44	110.05	49.61	224.18	89.56 to 100.56	54,420	50,238
1920 TO 1939	29	88.45	91.37	85.12	19.60	107.34	56.88	152.68	77.48 to 100.61	64,749	55,116
1940 TO 1949	28	89.94	94.61	88.35	19.84	107.08	58.99	144.28	79.49 to 103.70	63,823	56,386
1950 TO 1959	29	98.23	96.76	91.92	13.89	105.27	64.30	131.84	87.10 to 108.82	65,096	59,836
1960 TO 1969	39	89.02	92.11	88.77	17.33	103.76	61.62	139.17	80.00 to 97.32	84,762	75,245
1970 TO 1979	36	86.69	87.61	84.06	20.26	104.23	46.67	149.48	73.12 to 94.10	118,910	99,951
1980 TO 1989	27	86.12	92.84	86.63	16.94	107.18	68.04	159.73	78.93 to 95.51	102,211	88,542
1990 TO 1994	1	74.01	74.01	74.01			74.01	74.01	N/A	231,000	170,973
1995 TO 1999	12	87.52	84.67	85.82	9.01	98.66	47.63	97.70	82.65 to 93.21	148,950	127,825
2000 TO Present	1	100.60	100.60	100.60			100.60	100.60	N/A	140,000	140,839
ALL	318	90.79	95.24	88.05	20.28	108.17	46.67	224.18	88.65 to 93.29	75,405	66,393

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	1	94.10	94.10	94.10			94.10	94.10	N/A	4,000	3,764
Total \$											
1 TO 9999	1	94.10	94.10	94.10			94.10	94.10	N/A	4,000	3,764
10000 TO 29999	36	126.84	128.44	128.45	21.48	99.99	74.27	224.18	115.80 to 144.43	19,566	25,133
30000 TO 59999	96	100.16	102.95	101.29	16.02	101.64	59.15	200.85	95.03 to 106.07	44,122	44,692
60000 TO 99999	104	84.33	86.89	86.07	16.52	100.95	47.63	147.22	80.00 to 89.56	75,985	65,402
100000 TO 149999	57	80.48	82.52	82.33	14.02	100.23	56.88	116.99	75.67 to 84.76	118,056	97,198
150000 TO 249999	23	82.65	80.26	79.58	13.01	100.84	46.67	98.16	74.01 to 88.12	177,303	141,104
250000 TO 499999	1	100.45	100.45	100.45			100.45	100.45	N/A	325,000	326,462
ALL	318	90.79	95.24	88.05	20.28	108.17	46.67	224.18	88.65 to 93.29	75,405	66,393

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	318	MEDIAN:	91	COV:	26.63	95% Median C.I.:	88.65 to 93.29
TOTAL Sales Price:	23,956,346	WGT. MEAN:	88	STD:	25.36	95% Wgt. Mean C.I.:	85.85 to 90.25
TOTAL Adj.Sales Price:	23,978,790	MEAN:	95	AVG.ABS.DEV:	18.41	95% Mean C.I.:	92.46 to 98.03
TOTAL Assessed Value:	21,113,139						
AVG. Adj. Sales Price:	75,405	COD:	20.28	MAX Sales Ratio:	224.18		
AVG. Assessed Value:	66,393	PRD:	108.17	MIN Sales Ratio:	46.67		

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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	1	94.10	94.10	94.10			94.10	94.10	N/A	4,000	3,764
5000 TO 9999	2	76.85	76.85	76.85	0.00	99.99	76.85	76.85	N/A	13,000	9,991
Total \$											
1 TO 9999	3	76.85	82.60	79.15	7.48	104.35	76.85	94.10	N/A	10,000	7,915
10000 TO 29999	32	112.84	112.02	104.68	22.84	107.01	63.15	224.18	86.36 to 125.48	22,459	23,510
30000 TO 59999	136	93.19	97.41	90.26	21.37	107.92	47.63	194.39	90.29 to 98.25	51,369	46,364
60000 TO 99999	99	87.27	90.11	85.11	19.30	105.87	46.67	200.85	80.27 to 89.72	91,206	77,625
100000 TO 149999	38	87.61	89.56	88.10	10.28	101.66	68.04	116.99	84.31 to 95.51	136,218	120,009
150000 TO 249999	9	90.98	86.95	85.21	10.40	102.04	69.32	98.16	71.81 to 97.70	190,342	162,190
250000 TO 499999	1	100.45	100.45	100.45			100.45	100.45	N/A	325,000	326,462
ALL											
	318	90.79	95.24	88.05	20.28	108.17	46.67	224.18	88.65 to 93.29	75,405	66,393

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	86.63	101.34	100.07	27.86	101.26	74.27	171.86	76.85 to 125.13	17,266	17,279
10	5	125.48	119.31	114.12	17.92	104.55	86.36	159.91	N/A	27,100	30,926
20	177	93.29	98.39	90.21	21.68	109.06	47.63	224.18	89.56 to 98.23	56,807	51,248
30	111	87.74	89.97	86.91	16.83	103.52	49.61	200.85	82.92 to 91.93	102,121	88,749
40	13	88.12	82.65	81.45	12.64	101.48	46.67	97.70	69.32 to 95.19	172,746	140,694
ALL											
	318	90.79	95.24	88.05	20.28	108.17	46.67	224.18	88.65 to 93.29	75,405	66,393

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	86.63	101.34	100.07	27.86	101.26	74.27	171.86	76.85 to 125.13	17,266	17,279
100	4	107.73	105.71	77.28	39.50	136.78	47.63	159.73	N/A	57,625	44,532
101	231	89.62	94.46	87.17	19.97	108.36	46.67	224.18	86.91 to 92.12	76,187	66,415
102	11	92.82	94.62	88.86	14.35	106.48	49.61	121.16	78.47 to 116.99	95,645	84,988
103	5	100.39	103.42	100.13	8.02	103.29	91.05	125.87	N/A	100,260	100,385
104	42	94.41	96.83	89.01	22.82	108.79	50.58	200.85	81.68 to 102.02	76,176	67,805
111	7	94.10	95.73	95.18	11.29	100.58	74.56	117.01	74.56 to 117.01	109,285	104,022
301	6	89.05	88.88	87.93	8.58	101.08	78.34	99.25	78.34 to 99.25	70,666	62,137
ALL											
	318	90.79	95.24	88.05	20.28	108.17	46.67	224.18	88.65 to 93.29	75,405	66,393

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	318	MEDIAN:	91	COV:	26.63	95% Median C.I.:	88.65 to 93.29
TOTAL Sales Price:	23,956,346	WGT. MEAN:	88	STD:	25.36	95% Wgt. Mean C.I.:	85.85 to 90.25
TOTAL Adj.Sales Price:	23,978,790	MEAN:	95	AVG.ABS.DEV:	18.41	95% Mean C.I.:	92.46 to 98.03
TOTAL Assessed Value:	21,113,139						
AVG. Adj. Sales Price:	75,405	COD:	20.28	MAX Sales Ratio:	224.18		
AVG. Assessed Value:	66,393	PRD:	108.17	MIN Sales Ratio:	46.67		

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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)	13	94.10	101.28	100.15	24.21	101.13	74.27	171.86	76.85 to 125.13	18,707	18,736
10	3	159.91	159.01	135.78	27.36	117.11	92.94	224.18	N/A	24,500	33,265
20	14	122.70	119.89	106.11	19.93	112.99	67.76	194.39	83.33 to 141.59	36,146	38,354
30	263	90.75	94.01	88.18	19.27	106.62	47.63	200.85	88.45 to 93.29	73,596	64,894
40	25	84.76	83.63	83.30	11.37	100.40	46.67	100.45	79.49 to 90.98	152,004	126,619
ALL	318	90.79	95.24	88.05	20.28	108.17	46.67	224.18	88.65 to 93.29	75,405	66,393

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	37	MEDIAN:	93	COV:	43.14	95% Median C.I.:	79.17 to 104.08
TOTAL Sales Price:	2,758,030	WGT. MEAN:	78	STD:	43.97	95% Wgt. Mean C.I.:	67.55 to 89.15
TOTAL Adj.Sales Price:	2,758,030	MEAN:	102	AVG.ABS.DEV:	30.98	95% Mean C.I.:	87.75 to 116.08
TOTAL Assessed Value:	2,160,908						
AVG. Adj. Sales Price:	74,541	COD:	33.49	MAX Sales Ratio:	237.50		
AVG. Assessed Value:	58,402	PRD:	130.07	MIN Sales Ratio:	40.32		

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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	3	114.58	109.10	107.15	5.03	101.82	97.71	115.00	N/A	26,000	27,858
10/01/03 TO 12/31/03	3	127.21	113.58	127.27	22.55	89.24	63.74	149.79	N/A	20,333	25,878
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	3	86.20	86.30	90.31	21.54	95.56	58.50	114.20	N/A	27,666	24,986
07/01/04 TO 09/30/04	4	88.51	78.76	89.92	21.26	87.59	40.32	97.72	N/A	122,125	109,817
10/01/04 TO 12/31/04	2	91.63	91.63	84.38	13.59	108.58	79.17	104.08	N/A	53,125	44,828
01/01/05 TO 03/31/05	5	70.94	88.37	65.65	30.10	134.61	62.89	138.83	N/A	214,776	140,999
04/01/05 TO 06/30/05	1	166.78	166.78	166.78			166.78	166.78	N/A	22,500	37,525
07/01/05 TO 09/30/05	8	92.50	118.49	78.89	40.59	150.19	66.42	199.50	66.42 to 199.50	31,600	24,930
10/01/05 TO 12/31/05	3	100.00	92.36	93.85	20.78	98.41	57.37	119.71	N/A	30,866	28,968
01/01/06 TO 03/31/06	4	68.32	104.88	72.94	72.75	143.80	45.39	237.50	N/A	121,500	88,617
04/01/06 TO 06/30/06	1	92.41	92.41	92.41			92.41	92.41	N/A	13,500	12,475
<u>Study Years</u>											
07/01/03 TO 06/30/04	9	114.20	102.99	106.38	19.50	96.81	58.50	149.79	63.74 to 127.21	24,666	26,241
07/01/04 TO 06/30/05	12	88.51	92.24	75.18	28.51	122.69	40.32	166.78	69.18 to 104.08	140,927	105,953
07/01/05 TO 06/30/06	16	92.46	108.56	77.32	41.29	140.40	45.39	237.50	66.42 to 132.64	52,806	40,830
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	9	86.20	84.13	89.10	20.09	94.42	40.32	114.20	58.50 to 104.08	75,305	67,098
01/01/05 TO 12/31/05	17	92.50	107.86	71.36	36.43	151.14	57.37	199.50	69.18 to 138.83	84,810	60,521
<u>ALL</u>	37	92.50	101.91	78.35	33.49	130.07	40.32	237.50	79.17 to 104.08	74,541	58,402

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BERTRAND	2	165.00	165.00	135.46	43.94	121.80	92.50	237.50	N/A	13,500	18,287
HOLDREGE	31	97.43	100.13	78.52	30.45	127.51	40.32	199.50	73.87 to 114.58	72,404	56,855
LOOMIS	2	86.35	86.35	93.31	32.25	92.54	58.50	114.20	N/A	24,000	22,395
RURAL	2	82.04	82.04	72.30	12.65	113.46	71.66	92.41	N/A	219,250	158,518
<u>ALL</u>	37	92.50	101.91	78.35	33.49	130.07	40.32	237.50	79.17 to 104.08	74,541	58,402

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	35	97.43	103.05	79.49	32.85	129.63	40.32	237.50	79.17 to 114.20	66,272	52,682
3	2	82.04	82.04	72.30	12.65	113.46	71.66	92.41	N/A	219,250	158,518
<u>ALL</u>	37	92.50	101.91	78.35	33.49	130.07	40.32	237.50	79.17 to 104.08	74,541	58,402

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	37	MEDIAN:	93	COV:	43.14	95% Median C.I.:	79.17 to 104.08
TOTAL Sales Price:	2,758,030	WGT. MEAN:	78	STD:	43.97	95% Wgt. Mean C.I.:	67.55 to 89.15
TOTAL Adj.Sales Price:	2,758,030	MEAN:	102	AVG.ABS.DEV:	30.98	95% Mean C.I.:	87.75 to 116.08
TOTAL Assessed Value:	2,160,908						
AVG. Adj. Sales Price:	74,541	COD:	33.49	MAX Sales Ratio:	237.50		
AVG. Assessed Value:	58,402	PRD:	130.07	MIN Sales Ratio:	40.32		

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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	26	94.97	94.86	77.44	29.06	122.50	40.32	237.50	70.94 to 104.08	101,508	78,607
2	10	92.46	116.56	97.55	41.35	119.49	63.74	199.50	64.97 to 199.50	11,580	11,296
3	1	138.83	138.83	138.83			138.83	138.83	N/A	3,000	4,165
ALL	37	92.50	101.91	78.35	33.49	130.07	40.32	237.50	79.17 to 104.08	74,541	58,402

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0007											
10-0009											
24-0004											
50-0001											
50-0501											
69-0044	32	92.46	97.98	77.40	30.60	126.58	40.32	199.50	71.66 to 104.08	83,688	64,778
69-0054	2	165.00	165.00	135.46	43.94	121.80	92.50	237.50	N/A	13,500	18,287
69-0055	3	114.20	101.78	97.02	21.64	104.90	58.50	132.64	N/A	17,666	17,140
NonValid School											
ALL	37	92.50	101.91	78.35	33.49	130.07	40.32	237.50	79.17 to 104.08	74,541	58,402

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	12	95.11	116.85	98.05	38.01	119.17	63.74	199.50	79.58 to 149.79	26,566	26,047
Prior TO 1860											
1860 TO 1899	2	135.43	135.43	135.60	23.15	99.87	104.08	166.78	N/A	22,375	30,341
1900 TO 1919	7	97.43	110.11	95.10	33.97	115.78	57.37	237.50	57.37 to 237.50	52,657	50,076
1920 TO 1939	4	117.15	115.38	117.11	6.90	98.52	100.00	127.21	N/A	33,095	38,756
1940 TO 1949	3	79.17	79.59	82.52	28.97	96.44	45.39	114.20	N/A	44,000	36,310
1950 TO 1959	5	73.87	77.09	74.10	15.22	104.04	58.50	97.71	N/A	65,600	48,608
1960 TO 1969	1	40.32	40.32	40.32			40.32	40.32	N/A	61,500	24,796
1970 TO 1979	2	64.66	64.66	63.44	2.73	101.92	62.89	66.42	N/A	473,500	300,383
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	71.66	71.66	71.66			71.66	71.66	N/A	425,000	304,561
2000 TO Present											
ALL	37	92.50	101.91	78.35	33.49	130.07	40.32	237.50	79.17 to 104.08	74,541	58,402

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	37	MEDIAN:	93	COV:	43.14	95% Median C.I.:	79.17 to 104.08
TOTAL Sales Price:	2,758,030	WGT. MEAN:	78	STD:	43.97	95% Wgt. Mean C.I.:	67.55 to 89.15
TOTAL Adj.Sales Price:	2,758,030	MEAN:	102	AVG.ABS.DEV:	30.98	95% Mean C.I.:	87.75 to 116.08
TOTAL Assessed Value:	2,160,908						
AVG. Adj. Sales Price:	74,541	COD:	33.49	MAX Sales Ratio:	237.50		
AVG. Assessed Value:	58,402	PRD:	130.07	MIN Sales Ratio:	40.32		

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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
<hr/>											
Low \$ _____											
1 TO 4999	3	92.50	98.36	97.12	27.06	101.27	63.74	138.83	N/A	2,766	2,687
5000 TO 9999	4	199.50	192.29	198.18	13.14	97.02	132.64	237.50	N/A	5,750	11,395
<hr/>											
Total \$ _____											
1 TO 9999	7	138.83	152.03	171.38	35.77	88.71	63.74	237.50	63.74 to 237.50	4,471	7,663
10000 TO 29999	12	96.25	100.80	101.23	25.19	99.57	45.39	166.78	79.58 to 115.00	19,154	19,389
30000 TO 59999	10	91.96	91.22	91.54	22.35	99.64	57.37	127.21	64.97 to 119.71	36,938	33,814
60000 TO 99999	2	59.75	59.75	62.75	32.51	95.22	40.32	79.17	N/A	72,750	45,648
100000 TO 149999	1	66.42	66.42	66.42			66.42	66.42	N/A	147,000	97,640
150000 TO 249999	3	97.43	88.11	88.50	9.76	99.56	69.18	97.72	N/A	203,333	179,940
250000 TO 499999	1	71.66	71.66	71.66			71.66	71.66	N/A	425,000	304,561
500000 +	1	62.89	62.89	62.89			62.89	62.89	N/A	800,000	503,127
<hr/>											
ALL	37	92.50	101.91	78.35	33.49	130.07	40.32	237.50	79.17 to 104.08	74,541	58,402

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<hr/>											
Low \$ _____											
1 TO 4999	3	92.50	98.36	97.12	27.06	101.27	63.74	138.83	N/A	2,766	2,687
5000 TO 9999	5	132.64	131.32	98.45	41.32	133.39	45.39	199.50	N/A	9,000	8,860
<hr/>											
Total \$ _____											
1 TO 9999	8	112.57	118.96	98.24	43.22	121.09	45.39	199.50	45.39 to 199.50	6,662	6,545
10000 TO 29999	13	92.50	101.38	83.75	34.63	121.05	40.32	237.50	58.50 to 115.00	23,988	20,090
30000 TO 59999	8	98.85	103.68	98.54	21.75	105.21	70.94	166.78	70.94 to 166.78	34,922	34,411
60000 TO 99999	3	79.17	90.93	80.63	25.59	112.77	66.42	127.21	N/A	92,833	74,855
100000 TO 149999	1	69.18	69.18	69.18			69.18	69.18	N/A	195,000	134,900
150000 TO 249999	2	97.58	97.58	97.57	0.15	100.00	97.43	97.72	N/A	207,500	202,461
250000 TO 499999	1	71.66	71.66	71.66			71.66	71.66	N/A	425,000	304,561
500000 +	1	62.89	62.89	62.89			62.89	62.89	N/A	800,000	503,127
<hr/>											
ALL	37	92.50	101.91	78.35	33.49	130.07	40.32	237.50	79.17 to 104.08	74,541	58,402

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	37	MEDIAN:	93	COV:	43.14	95% Median C.I.:	79.17 to 104.08
TOTAL Sales Price:	2,758,030	WGT. MEAN:	78	STD:	43.97	95% Wgt. Mean C.I.:	67.55 to 89.15
TOTAL Adj.Sales Price:	2,758,030	MEAN:	102	AVG.ABS.DEV:	30.98	95% Mean C.I.:	87.75 to 116.08
TOTAL Assessed Value:	2,160,908						
AVG. Adj. Sales Price:	74,541	COD:	33.49	MAX Sales Ratio:	237.50		
AVG. Assessed Value:	58,402	PRD:	130.07	MIN Sales Ratio:	40.32		

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COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	11	92.50	118.58	98.59	42.12	120.28	63.74	199.50	64.97 to 199.50	10,800	10,647	
10	4	59.63	68.45	65.03	42.91	105.26	40.32	114.20	N/A	38,625	25,116	
20	21	97.71	100.99	79.56	26.41	126.94	57.37	237.50	70.94 to 114.58	98,082	78,036	
30	1	71.66	71.66	71.66			71.66	71.66	N/A	425,000	304,561	
____ALL____	37	92.50	101.91	78.35	33.49	130.07	40.32	237.50	79.17 to 104.08	74,541	58,402	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	11	92.50	118.58	98.59	42.12	120.28	63.74	199.50	64.97 to 199.50	10,800	10,647	
300	1	62.89	62.89	62.89			62.89	62.89	N/A	800,000	503,127	
325	2	161.85	161.85	114.35	46.74	141.54	86.20	237.50	N/A	21,500	24,585	
326	1	45.39	45.39	45.39			45.39	45.39	N/A	18,000	8,170	
344	5	71.66	77.13	72.12	9.42	106.95	69.18	100.00	N/A	147,320	106,245	
350	2	68.27	68.27	73.43	15.97	92.97	57.37	79.17	N/A	57,000	41,855	
352	1	97.72	97.72	97.72			97.72	97.72	N/A	200,000	195,447	
353	10	109.33	113.50	107.34	13.86	105.74	92.50	166.78	97.43 to 127.21	47,113	50,570	
406	2	53.37	53.37	58.72	24.45	90.89	40.32	66.42	N/A	104,250	61,218	
419	1	114.20	114.20	114.20			114.20	114.20	N/A	30,000	34,260	
437	1	58.50	58.50	58.50			58.50	58.50	N/A	18,000	10,530	
____ALL____	37	92.50	101.91	78.35	33.49	130.07	40.32	237.50	79.17 to 104.08	74,541	58,402	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
02												
03	37	92.50	101.91	78.35	33.49	130.07	40.32	237.50	79.17 to 104.08	74,541	58,402	
04												
____ALL____	37	92.50	101.91	78.35	33.49	130.07	40.32	237.50	79.17 to 104.08	74,541	58,402	

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:	51	MEDIAN:	73	COV:	17.77	95% Median C.I.:	68.80 to 77.69	(!: Derived)
(AgLand) TOTAL Sales Price:	12,385,920	WGT. MEAN:	71	STD:	12.95	95% Wgt. Mean C.I.:	67.58 to 74.13	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,385,920	MEAN:	73	AVG.ABS.DEV:	10.12	95% Mean C.I.:	69.30 to 76.41	
(AgLand) TOTAL Assessed Value:	8,776,387							
AVG. Adj. Sales Price:	242,861	COD:	13.88	MAX Sales Ratio:	110.69			
AVG. Assessed Value:	172,086	PRD:	102.82	MIN Sales Ratio:	46.92			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	88.82	88.82	88.82			88.82	88.82	N/A	144,000	127,898
10/01/03 TO 12/31/03	6	77.35	77.59	77.19	5.33	100.52	72.03	83.43	72.03 to 83.43	238,166	183,847
01/01/04 TO 03/31/04	3	89.38	86.09	80.28	9.86	107.24	71.22	97.66	N/A	211,453	169,748
04/01/04 TO 06/30/04	7	75.24	77.57	78.53	6.95	98.77	71.27	89.18	71.27 to 89.18	199,035	156,310
07/01/04 TO 09/30/04	1	80.93	80.93	80.93			80.93	80.93	N/A	46,000	37,226
10/01/04 TO 12/31/04	4	73.04	71.89	71.09	10.09	101.13	60.24	81.26	N/A	164,750	117,123
01/01/05 TO 03/31/05	6	62.81	65.36	66.48	12.71	98.33	50.71	79.40	50.71 to 79.40	254,993	169,511
04/01/05 TO 06/30/05	6	72.70	71.39	70.02	11.44	101.95	57.80	82.73	57.80 to 82.73	321,083	224,819
07/01/05 TO 09/30/05	2	78.65	78.65	75.38	17.83	104.34	64.63	92.67	N/A	300,000	226,145
10/01/05 TO 12/31/05	5	59.63	62.42	61.74	6.54	101.10	57.47	70.30	N/A	347,694	214,650
01/01/06 TO 03/31/06	5	65.71	72.13	68.47	21.65	105.35	47.48	110.69	N/A	241,915	165,639
04/01/06 TO 06/30/06	5	78.75	68.17	66.61	17.12	102.34	46.92	84.97	N/A	215,161	143,309
<u>Study Years</u>											
07/01/03 TO 06/30/04	17	76.28	79.74	78.72	8.83	101.30	71.22	97.66	72.03 to 88.82	211,800	166,729
07/01/04 TO 06/30/05	17	68.80	69.94	69.01	12.92	101.35	50.71	82.73	60.24 to 79.40	244,791	168,923
07/01/05 TO 06/30/06	17	65.67	68.88	66.40	18.38	103.73	46.92	110.69	57.47 to 79.77	271,991	180,604
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	15	76.28	77.98	77.18	9.73	101.03	60.24	97.66	71.27 to 86.70	182,173	140,609
01/01/05 TO 12/31/05	19	64.63	67.89	67.15	13.09	101.09	50.71	92.67	59.01 to 77.69	304,996	204,817
<u>ALL</u>	51	72.89	72.85	70.86	13.88	102.82	46.92	110.69	68.80 to 77.69	242,861	172,086

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:	51	MEDIAN:	73	COV:	17.77	95% Median C.I.:	68.80 to 77.69	(!: Derived)
(AgLand) TOTAL Sales Price:	12,385,920	WGT. MEAN:	71	STD:	12.95	95% Wgt. Mean C.I.:	67.58 to 74.13	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,385,920	MEAN:	73	AVG.ABS.DEV:	10.12	95% Mean C.I.:	69.30 to 76.41	
(AgLand) TOTAL Assessed Value:	8,776,387							
AVG. Adj. Sales Price:	242,861	COD:	13.88	MAX Sales Ratio:	110.69			
AVG. Assessed Value:	172,086	PRD:	102.82	MIN Sales Ratio:	46.92			

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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	
3643	1	79.40	79.40	79.40			79.40	79.40	N/A	280,000	222,318	
3645	2	75.12	75.12	76.66	8.41	97.99	68.80	81.43	N/A	233,000	178,613	
3647	1	71.27	71.27	71.27			71.27	71.27	N/A	135,000	96,217	
3649	2	56.69	56.69	57.57	10.54	98.47	50.71	62.66	N/A	262,680	151,212	
3781	6	78.99	82.53	77.95	16.25	105.88	65.71	110.69	65.71 to 110.69	239,095	186,365	
3783	3	74.41	71.27	68.80	9.02	103.59	59.63	79.77	N/A	238,408	164,018	
3785	1	79.11	79.11	79.11			79.11	79.11	N/A	305,000	241,276	
3787	3	70.30	71.67	72.38	7.52	99.03	64.43	80.29	N/A	257,333	186,246	
3877	2	80.30	80.30	83.47	11.06	96.20	71.42	89.18	N/A	191,625	159,946	
3879	4	67.93	73.44	68.63	16.20	107.00	60.24	97.66	N/A	236,089	162,033	
3881	5	76.28	72.24	70.95	6.34	101.81	57.47	77.27	N/A	302,894	214,899	
3883	2	71.10	71.10	68.67	17.34	103.54	58.77	83.43	N/A	175,050	120,204	
4017	5	72.03	71.44	69.90	9.08	102.20	62.95	84.97	N/A	259,510	181,392	
4019	2	83.26	83.26	81.26	6.68	102.46	77.69	88.82	N/A	224,500	182,419	
4021	5	65.67	68.84	66.75	13.68	103.14	57.80	89.38	N/A	327,600	218,659	
4023	7	78.75	67.49	62.92	18.88	107.28	46.92	86.70	46.92 to 86.70	168,004	105,700	
ALL	51	72.89	72.85	70.86	13.88	102.82	46.92	110.69	68.80 to 77.69	242,861	172,086	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	42	73.43	73.95	71.84	12.89	102.94	50.71	110.69	68.80 to 77.69	257,658	185,105	
2	9	71.42	67.73	64.05	18.23	105.74	46.92	86.70	47.48 to 81.26	173,809	111,327	
ALL	51	72.89	72.85	70.86	13.88	102.82	46.92	110.69	68.80 to 77.69	242,861	172,086	

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	51	72.89	72.85	70.86	13.88	102.82	46.92	110.69	68.80 to 77.69	242,861	172,086	
ALL	51	72.89	72.85	70.86	13.88	102.82	46.92	110.69	68.80 to 77.69	242,861	172,086	

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Base Stat

State Stat Run

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AVG. Assessed Value:	172,086	PRD:	102.82	MIN Sales Ratio:	46.92			

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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)											
10-0007	1	50.71	50.71	50.71			50.71	50.71	N/A	224,000	113,593
10-0009	2	66.97	66.97	65.32	6.43	102.51	62.66	71.27	N/A	218,180	142,524
24-0004	1	68.80	68.80	68.80			68.80	68.80	N/A	176,000	121,088
50-0001											
50-0501	11	72.03	74.47	70.95	13.81	104.97	58.77	110.69	62.95 to 84.97	237,020	168,157
69-0044	11	77.27	76.93	74.78	9.63	102.88	57.47	92.67	59.63 to 88.82	271,835	203,266
69-0054	6	74.85	70.53	70.38	13.08	100.21	47.48	81.26	47.48 to 81.26	213,916	150,551
69-0055	19	72.36	72.29	69.99	15.02	103.28	46.92	97.66	60.24 to 80.93	245,717	171,983
NonValid School											
ALL	51	72.89	72.85	70.86	13.88	102.82	46.92	110.69	68.80 to 77.69	242,861	172,086

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	15	74.41	77.06	74.00	14.58	104.14	58.77	110.69	64.43 to 84.97	150,223	111,158
100.01 TO 180.00	31	73.96	71.98	71.12	12.52	101.20	46.92	92.67	65.67 to 79.11	285,874	203,322
180.01 TO 330.00	4	71.89	69.49	69.70	13.97	99.70	47.48	86.70	N/A	214,562	149,545
650.01 +	1	50.42	50.42	50.42			50.42	50.42	N/A	412,187	207,822
ALL	51	72.89	72.85	70.86	13.88	102.82	46.92	110.69	68.80 to 77.69	242,861	172,086

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	1	97.66	97.66	97.66			97.66	97.66	N/A	66,134	64,589
DRY-N/A	1	81.26	81.26	81.26			81.26	81.26	N/A	36,500	29,661
GRASS	5	50.42	59.43	54.09	22.99	109.88	46.92	80.93	N/A	171,156	92,577
GRASS-N/A	1	86.70	86.70	86.70			86.70	86.70	N/A	187,000	162,125
IRRGTD	29	73.96	73.50	71.85	12.00	102.30	50.71	110.69	65.71 to 79.11	243,591	175,032
IRRGTD-N/A	14	71.33	72.93	71.38	12.63	102.17	57.80	92.67	62.66 to 82.73	298,311	212,941
ALL	51	72.89	72.85	70.86	13.88	102.82	46.92	110.69	68.80 to 77.69	242,861	172,086

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Base Stat

State Stat Run

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AVG. Adj. Sales Price:	242,861	COD:	13.88	MAX Sales Ratio:	110.69			
AVG. Assessed Value:	172,086	PRD:	102.82	MIN Sales Ratio:	46.92			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	2	89.46	89.46	91.83	9.17	97.42	81.26	97.66	N/A	51,317	47,125
GRASS	5	50.42	59.43	54.09	22.99	109.88	46.92	80.93	N/A	171,156	92,577
GRASS-N/A	1	86.70	86.70	86.70			86.70	86.70	N/A	187,000	162,125
IRRGTD	41	72.36	72.96	71.28	12.45	102.35	50.71	110.69	65.71 to 77.27	262,817	187,345
IRRGTD-N/A	2	80.74	80.74	80.85	2.46	99.87	78.75	82.73	N/A	232,500	187,973
ALL	51	72.89	72.85	70.86	13.88	102.82	46.92	110.69	68.80 to 77.69	242,861	172,086

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	2	89.46	89.46	91.83	9.17	97.42	81.26	97.66	N/A	51,317	47,125
GRASS	6	60.92	63.98	59.94	25.78	106.74	46.92	86.70	46.92 to 86.70	173,796	104,168
IRRGTD	43	72.89	73.32	71.68	12.30	102.29	50.71	110.69	68.13 to 77.69	261,407	187,374
ALL	51	72.89	72.85	70.86	13.88	102.82	46.92	110.69	68.80 to 77.69	242,861	172,086

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	2	81.10	81.10	81.08	0.20	100.02	80.93	81.26	N/A	41,250	33,443
60000 TO 99999	2	72.29	72.29	69.99	35.09	103.29	46.92	97.66	N/A	72,739	50,907
100000 TO 149999	7	83.43	83.57	82.84	11.54	100.88	71.27	110.69	71.27 to 110.69	135,053	111,884
150000 TO 249999	16	73.43	71.59	72.04	14.72	99.37	47.48	92.67	60.24 to 82.73	205,395	147,973
250000 TO 499999	24	70.76	69.93	68.85	11.12	101.57	50.42	89.18	63.28 to 77.27	330,260	227,371
ALL	51	72.89	72.85	70.86	13.88	102.82	46.92	110.69	68.80 to 77.69	242,861	172,086

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	81.26	81.26	81.26			81.26	81.26	N/A	36,500	29,661
30000 TO 59999	2	63.93	63.93	59.40	26.60	107.62	46.92	80.93	N/A	62,672	37,226
60000 TO 99999	5	71.27	69.61	64.44	17.22	108.03	47.48	97.66	N/A	135,876	87,559
100000 TO 149999	11	74.41	74.84	71.73	16.80	104.34	50.71	110.69	58.77 to 88.82	169,975	121,915
150000 TO 249999	30	75.12	73.02	71.18	11.77	102.60	50.42	92.67	65.71 to 79.11	298,898	212,742
250000 TO 499999	2	72.19	72.19	72.20	0.23	100.00	72.03	72.36	N/A	354,000	255,575
ALL	51	72.89	72.85	70.86	13.88	102.82	46.92	110.69	68.80 to 77.69	242,861	172,086

2007 Assessment Survey for Phelps 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: 1
4. Other part-time employees: 0
5. Number of shared employees: 0
6. Assessor's requested budget for current fiscal year: \$163,641
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: -0-
9. Amount of total budget set aside for appraisal work: \$7,500.00
10. Amount of the total budget set aside for education/workshops: \$1,000.00
11. Appraisal/Reappraisal budget, if not part of the total budget: \$7,500.00
12. Other miscellaneous funds:
13. Total budget: \$163,641.00
 - a. Was any of last year's budgets not used? \$7,500.00

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by: Assessor and office staff
2. Valuation done by: Assessor and office staff
3. Pickup work done by: Assessor, office staff and Contracted Appraiser only for feed lots.

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	96	12	657	765

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2005
5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** 2006
6. **What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** 2006
7. **Number of market areas/neighborhoods for this property class:** 8
8. **How are these defined?** These are defined by neighborhoods.
9. **Is “Assessor Location” a usable valuation identity?** Yes
10. **Does the assessor location “suburban” mean something other than rural residential?** No, there is no assessor location of suburban.
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
2. **Valuation done by:** Contracted Appraiser
3. **Pickup work done by whom:** Contracted Appraiser

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	16	3	33	52

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 1999
5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 1999

6. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** 2006
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?** Three market areas are located in Holdrege, while Bertrand, Loomis, Funk, Atlanta and Rural are each defined as a market area.
9. **How are these defined?** These 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?** There is no suburban location.

D. Agricultural Appraisal Information

1. **Data collection done by:** Office staff and GIS
2. **Valuation done by:** Janet Dietz, office staff
3. **Pickup work done by whom:** Janet Dietz, office staff
- 4.

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	12	33	72	117

4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** Not at this time.

How is your agricultural land defined? Ag land is defined by statute.

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?** 2006
6. **What is the date of the soil survey currently used?** 1974
7. **What date was the last countywide land use study completed?** 2006
 - a. **By what method?** Physical inspection, FSA maps and GIS
 - b. **By whom?** Janet Dietz, office staff

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

8. Number of market areas/neighborhoods for this property class: 2

9. How are these defined? The two areas are predominately defined by soils and topography.

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

E. Computer, Automation Information and GIS

1. Administrative software: MIPS

2. CAMA software: CAMA 2000

3. Cadastral maps: Are they currently being used? Yes, they will be new in 2007

a. Who maintains the Cadastral Maps? Janet Dietz, office staff

4. Does the county have GIS software? Yes

a. Who maintains the GIS software and maps? Janet Dietz, office staff

4. Personal Property software: MIPS

F. Zoning Information

1. Does the county have zoning? Yes

a. If so, is the zoning countywide? Yes

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

c. When was zoning implemented? 2000

G. Contracted Services

1. Appraisal Services: These are contracted services

2. Other Services: CAMA and MIPS

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**—Phelps County staff completed physical reviews of rural residential properties. There were 10 townships left to complete. Physical reviews consisted of visiting properties with the record card. If there was no answer at the property, a call back questionnaire was left for the property owner to return. A depreciation study was done and calibrated according to the market. New economic depreciation based on the market was done. All mobile homes parks throughout the county were also physically reviewed by the Phelps County assessor and staff.

Phelps County staff completed sketches and data for website. The website is updated once a month.

The Phelps County Assessor reviewed all sales by questionnaire, as well as existing and possible neighborhoods for 2007. The depreciation study was developed from the annual sales file to determine depreciation from that market.

All pickup work was completed in a timely manner. Residential pickup work was determined by building permits. Zoning permits. Improvement statements and other information.

- 2. Commercial**—The Phelps County Assessor reviewed all sales, as well as existing and possible neighborhoods. A sales study was completed and it was determined that no changes needed to be made.

The Phelps County staff completed the project of attaching digital photos to commercial property.

All pickup work was completed in a timely manner. Commercial pickup work was determined by building permits. Zoning permits. Improvement statements and other information.

- 3. Agricultural**— The Phelps County Assessor reviewed all sales, as well as existing and possible market areas. A sales study was completed and it was determined that no changes in value needed to be made.

2006 FSA imagery was used to review land use for the entire county and the changes have been made.

All pickup work was completed in a timely manner. The Phelps County Assessor's office continues to effectively utilize GIS. A new urban cadastral map was printed from the GIS.

County 69 - Phelps

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,928	Value 772,744,099	Total Growth 3,890,232 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	349	2,309,777	0	0	16	101,625	365	2,411,402	
2. Res Improv Land	2,791	22,558,728	0	0	485	13,745,732	3,276	36,304,460	
3. Res Improvements	2,938	165,220,715	0	0	506	45,782,672	3,444	211,003,387	
4. Res Total	3,287	190,089,220	0	0	522	59,630,029	3,809	249,719,249	2,718,154
% of Total	86.29	76.12	0.00	0.00	13.70	23.87	54.97	32.31	69.87
5. Rec UnImp Land	0	0	0	0	1	12,500	1	12,500	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	1	12,500	1	12,500	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.01	0.00	0.00
Res+Rec Total	3,287	190,089,220	0	0	523	59,642,529	3,810	249,731,749	2,718,154
% of Total	86.27	76.11	0.00	0.00	13.72	23.88	54.99	32.31	69.87

County 69 - Phelps

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,928	Value 772,744,099	Total Growth 3,890,232 (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	91	1,056,341	0	0	14	129,325	105	1,185,666	
10. Comm Improv Land	393	4,562,779	0	0	63	736,008	456	5,298,787	
11. Comm Improvements	393	31,658,244	0	0	61	9,339,659	454	40,997,903	
12. Comm Total	484	37,277,364	0	0	75	10,204,992	559	47,482,356	765,772
% of Total	86.58	78.50	0.00	0.00	13.41	21.49	8.06	6.14	19.68
13. Ind UnImp Land	3	70,680	0	0	0	0	3	70,680	
14. Ind Improv Land	3	63,660	0	0	3	266,169	6	329,829	
15. Ind Improvements	3	773,219	0	0	3	9,329,577	6	10,102,796	
16. Ind Total	6	907,559	0	0	3	9,595,746	9	10,503,305	0
% of Total	66.66	8.64	0.00	0.00	33.33	91.35	0.12	1.35	0.00
Comm+Ind Total	490	38,184,923	0	0	78	19,800,738	568	57,985,661	765,772
% of Total	86.26	65.85	0.00	0.00	13.73	34.14	8.19	7.50	19.68
17. Taxable Total	3,777	228,274,143	0	0	601	79,443,267	4,378	307,717,410	3,483,926
% of Total	86.27	74.18	0.00	0.00	13.72	19.38	63.19	39.82	89.55

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	5	10,135	440,347	0	0	0
19. Commercial	13	479,128	4,605,447	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	5	10,135	440,347
19. Commercial	0	0	0	13	479,128	4,605,447
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				18	489,263	5,045,794

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	389	0	423	812

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,796	282,965,980	1,796	282,965,980
28. Ag-Improved Land	0	0	0	0	754	134,482,326	754	134,482,326
29. Ag-Improvements	0	0	0	0	754	47,578,383	754	47,578,383
30. Ag-Total Taxable							2,550	465,026,689

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	8	8.000	136,000	8	8.000	136,000	
32. HomeSite Improv Land	383	406.310	6,876,400	383	406.310	6,876,400	
33. HomeSite Improvements	396		26,847,250	396		26,847,250	168,192
34. HomeSite Total				404	414.310	33,859,650	
35. FarmSite UnImp Land	60	226.610	409,181	60	226.610	409,181	
36. FarmSite Impr Land	637	3,986.790	7,631,374	637	3,986.790	7,631,374	
37. FarmSite Improv	735		20,731,133	735		20,731,133	238,114
38. FarmSite Total				795	4,213.400	28,771,688	
39. Road & Ditches		6,781.270			6,781.270		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,199	11,408.980	62,631,338	406,306

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0

Schedule VIII: Agricultural Records:

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

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	249.740	288,337	249.740	288,337
46. 1A	0.000	0	0.000	0	192,027.200	309,135,128	192,027.200	309,135,128
47. 2A1	0.000	0	0.000	0	4,418.740	6,296,758	4,418.740	6,296,758
48. 2A	0.000	0	0.000	0	15,587.630	21,031,537	15,587.630	21,031,537
49. 3A1	0.000	0	0.000	0	8,237.660	8,237,660	8,237.660	8,237,660
50. 3A	0.000	0	0.000	0	828.160	621,157	828.160	621,157
51. 4A1	0.000	0	0.000	0	7,521.530	5,453,199	7,521.530	5,453,199
52. 4A	0.000	0	0.000	0	14,751.090	9,219,485	14,751.090	9,219,485
53. Total	0.000	0	0.000	0	243,621.750	360,283,261	243,621.750	360,283,261
Dryland:								
54. 1D1	0.000	0	0.000	0	53.310	56,509	53.310	56,509
55. 1D	0.000	0	0.000	0	9,457.870	9,931,070	9,457.870	9,931,070
56. 2D1	0.000	0	0.000	0	422.300	346,285	422.300	346,285
57. 2D	0.000	0	0.000	0	1,532.650	1,149,573	1,532.650	1,149,573
58. 3D1	0.000	0	0.000	0	479.620	196,655	479.620	196,655
59. 3D	0.000	0	0.000	0	224.580	80,848	224.580	80,848
60. 4D1	0.000	0	0.000	0	1,015.300	330,010	1,015.300	330,010
61. 4D	0.000	0	0.000	0	645.240	193,572	645.240	193,572
62. Total	0.000	0	0.000	0	13,830.870	12,284,522	13,830.870	12,284,522
Grass:								
63. 1G1	0.000	0	0.000	0	149.480	56,173	149.480	56,173
64. 1G	0.000	0	0.000	0	3,225.610	1,563,191	3,225.610	1,563,191
65. 2G1	0.000	0	0.000	0	447.760	258,646	447.760	258,646
66. 2G	0.000	0	0.000	0	1,311.570	599,221	1,311.570	599,221
67. 3G1	0.000	0	0.000	0	334.310	125,789	334.310	125,789
68. 3G	0.000	0	0.000	0	52.530	15,720	52.530	15,720
69. 4G1	0.000	0	0.000	0	2,204.710	709,300	2,204.710	709,300
70. 4G	0.000	0	0.000	0	8,362.320	2,572,235	8,362.320	2,572,235
71. Total	0.000	0	0.000	0	16,088.290	5,900,275	16,088.290	5,900,275
72. Waste	0.000	0	0.000	0	208.640	6,262	208.640	6,262
73. Other	0.000	0	0.000	0	3,017.726	2,247,580	3,017.726	2,247,580
74. Exempt	3,381.672		0.000		11,355.238		14,736.910	
75. Total	0.000	0	0.000	0	276,767.276	380,721,900	276,767.276	380,721,900

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2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	6,773.880	9,314,109	6,773.880	9,314,109
47. 2A1	0.000	0	0.000	0	57.280	68,736	57.280	68,736
48. 2A	0.000	0	0.000	0	38.370	36,259	38.370	36,259
49. 3A1	0.000	0	0.000	0	1,601.680	1,281,344	1,601.680	1,281,344
50. 3A	0.000	0	0.000	0	89.000	48,064	89.000	48,064
51. 4A1	0.000	0	0.000	0	564.110	284,874	564.110	284,874
52. 4A	0.000	0	0.000	0	1,715.480	772,004	1,715.480	772,004
53. Total	0.000	0	0.000	0	10,839.800	11,805,390	10,839.800	11,805,390
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	2,278.690	2,050,821	2,278.690	2,050,821
56. 2D1	0.000	0	0.000	0	19.000	13,300	19.000	13,300
57. 2D	0.000	0	0.000	0	17.630	11,108	17.630	11,108
58. 3D1	0.000	0	0.000	0	2,044.300	817,720	2,044.300	817,720
59. 3D	0.000	0	0.000	0	240.210	81,670	240.210	81,670
60. 4D1	0.000	0	0.000	0	448.580	134,574	448.580	134,574
61. 4D	0.000	0	0.000	0	511.610	115,136	511.610	115,136
62. Total	0.000	0	0.000	0	5,560.020	3,224,329	5,560.020	3,224,329
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	1,540.420	574,123	1,540.420	574,123
65. 2G1	0.000	0	0.000	0	248.350	81,956	248.350	81,956
66. 2G	0.000	0	0.000	0	291.070	90,236	291.070	90,236
67. 3G1	0.000	0	0.000	0	652.930	201,819	652.930	201,819
68. 3G	0.000	0	0.000	0	174.310	52,295	174.310	52,295
69. 4G1	0.000	0	0.000	0	1,394.340	419,079	1,394.340	419,079
70. 4G	0.000	0	0.000	0	18,972.810	5,223,590	18,972.810	5,223,590
71. Total	0.000	0	0.000	0	23,274.230	6,643,098	23,274.230	6,643,098
72. Waste	0.000	0	0.000	0	21.130	634	21.130	634
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		1,044.830		1,044.830	
75. Total	0.000	0	0.000	0	39,695.180	21,673,451	39,695.180	21,673,451

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	254,461.550	372,088,651	254,461.550	372,088,651
77.Dry Land	0.000	0	0.000	0	19,390.890	15,508,851	19,390.890	15,508,851
78.Grass	0.000	0	0.000	0	39,362.520	12,543,373	39,362.520	12,543,373
79.Waste	0.000	0	0.000	0	229.770	6,896	229.770	6,896
80.Other	0.000	0	0.000	0	3,017.726	2,247,580	3,017.726	2,247,580
81.Exempt	3,381.672	0	0.000	0	12,400.068	0	15,781.740	0
82.Total	0.000	0	0.000	0	316,462.456	402,395,351	316,462.456	402,395,351

2007 Agricultural Land Detail

County 69 - Phelps

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	249.740	0.10%	288,337	0.08%	1,154.548
1A	192,027.200	78.82%	309,135,128	85.80%	1,609.850
2A1	4,418.740	1.81%	6,296,758	1.75%	1,425.012
2A	15,587.630	6.40%	21,031,537	5.84%	1,349.245
3A1	8,237.660	3.38%	8,237,660	2.29%	1,000.000
3A	828.160	0.34%	621,157	0.17%	750.044
4A1	7,521.530	3.09%	5,453,199	1.51%	725.011
4A	14,751.090	6.05%	9,219,485	2.56%	625.003
Irrigated Total	243,621.750	100.00%	360,283,261	100.00%	1,478.863

Dry:

1D1	53.310	0.39%	56,509	0.46%	1,060.007
1D	9,457.870	68.38%	9,931,070	80.84%	1,050.032
2D1	422.300	3.05%	346,285	2.82%	819.997
2D	1,532.650	11.08%	1,149,573	9.36%	750.055
3D1	479.620	3.47%	196,655	1.60%	410.022
3D	224.580	1.62%	80,848	0.66%	359.996
4D1	1,015.300	7.34%	330,010	2.69%	325.036
4D	645.240	4.67%	193,572	1.58%	300.000
Dry Total	13,830.870	100.00%	12,284,522	100.00%	888.195

Grass:

1G1	149.480	0.93%	56,173	0.95%	375.789
1G	3,225.610	20.05%	1,563,191	26.49%	484.618
2G1	447.760	2.78%	258,646	4.38%	577.644
2G	1,311.570	8.15%	599,221	10.16%	456.873
3G1	334.310	2.08%	125,789	2.13%	376.264
3G	52.530	0.33%	15,720	0.27%	299.257
4G1	2,204.710	13.70%	709,300	12.02%	321.720
4G	8,362.320	51.98%	2,572,235	43.60%	307.598
Grass Total	16,088.290	100.00%	5,900,275	100.00%	366.743

Irrigated Total	243,621.750	88.02%	360,283,261	94.63%	1,478.863
Dry Total	13,830.870	5.00%	12,284,522	3.23%	888.195
Grass Total	16,088.290	5.81%	5,900,275	1.55%	366.743
Waste	208.640	0.08%	6,262	0.00%	30.013
Other	3,017.726	1.09%	2,247,580	0.59%	744.792
Exempt	14,736.910	5.32%			
Market Area Total	276,767.276	100.00%	380,721,900	100.00%	1,375.603

As Related to the County as a Whole

Irrigated Total	243,621.750	95.74%	360,283,261	96.83%	
Dry Total	13,830.870	71.33%	12,284,522	79.21%	
Grass Total	16,088.290	40.87%	5,900,275	47.04%	
Waste	208.640	90.80%	6,262	90.81%	
Other	3,017.726	100.00%	2,247,580	100.00%	
Exempt	14,736.910	93.38%			
Market Area Total	276,767.276	87.46%	380,721,900	94.61%	

2007 Agricultural Land Detail

County 69 - Phelps

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	6,773.880	62.49%	9,314,109	78.90%	1,375.003
2A1	57.280	0.53%	68,736	0.58%	1,200.000
2A	38.370	0.35%	36,259	0.31%	944.983
3A1	1,601.680	14.78%	1,281,344	10.85%	800.000
3A	89.000	0.82%	48,064	0.41%	540.044
4A1	564.110	5.20%	284,874	2.41%	504.997
4A	1,715.480	15.83%	772,004	6.54%	450.022
Irrigated Total	10,839.800	100.00%	11,805,390	100.00%	1,089.078
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	2,278.690	40.98%	2,050,821	63.60%	900.000
2D1	19.000	0.34%	13,300	0.41%	700.000
2D	17.630	0.32%	11,108	0.34%	630.062
3D1	2,044.300	36.77%	817,720	25.36%	400.000
3D	240.210	4.32%	81,670	2.53%	339.994
4D1	448.580	8.07%	134,574	4.17%	300.000
4D	511.610	9.20%	115,136	3.57%	225.046
Dry Total	5,560.020	100.00%	3,224,329	100.00%	579.913
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	1,540.420	6.62%	574,123	8.64%	372.705
2G1	248.350	1.07%	81,956	1.23%	330.002
2G	291.070	1.25%	90,236	1.36%	310.014
3G1	652.930	2.81%	201,819	3.04%	309.097
3G	174.310	0.75%	52,295	0.79%	300.011
4G1	1,394.340	5.99%	419,079	6.31%	300.557
4G	18,972.810	81.52%	5,223,590	78.63%	275.319
Grass Total	23,274.230	100.00%	6,643,098	100.00%	285.427
Irrigated Total	10,839.800	27.31%	11,805,390	54.47%	1,089.078
Dry Total	5,560.020	14.01%	3,224,329	14.88%	579.913
Grass Total	23,274.230	58.63%	6,643,098	30.65%	285.427
Waste	21.130	0.05%	634	0.00%	30.004
Other	0.000	0.00%	0	0.00%	0.000
Exempt	1,044.830	2.63%			
Market Area Total	39,695.180	100.00%	21,673,451	100.00%	545.997

As Related to the County as a Whole

Irrigated Total	10,839.800	4.26%	11,805,390	3.17%	
Dry Total	5,560.020	28.67%	3,224,329	20.79%	
Grass Total	23,274.230	59.13%	6,643,098	52.96%	
Waste	21.130	9.20%	634	9.19%	
Other	0.000	0.00%	0	0.00%	
Exempt	1,044.830	6.62%			
Market Area Total	39,695.180	12.54%	21,673,451	5.39%	

2007 Agricultural Land Detail

County 69 - Phelps

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	254,461.550	372,088,651
Dry	0.000	0	0.000	0	19,390.890	15,508,851
Grass	0.000	0	0.000	0	39,362.520	12,543,373
Waste	0.000	0	0.000	0	229.770	6,896
Other	0.000	0	0.000	0	3,017.726	2,247,580
Exempt	3,381.672	0	0.000	0	12,400.068	0
Total	0.000	0	0.000	0	316,462.456	402,395,351

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	254,461.550	372,088,651	254,461.550	80.41%	372,088,651	92.47%	1,462.258
Dry	19,390.890	15,508,851	19,390.890	6.13%	15,508,851	3.85%	799.800
Grass	39,362.520	12,543,373	39,362.520	12.44%	12,543,373	3.12%	318.662
Waste	229.770	6,896	229.770	0.07%	6,896	0.00%	30.012
Other	3,017.726	2,247,580	3,017.726	0.95%	2,247,580	0.56%	744.792
Exempt	15,781.740	0	15,781.740	4.99%	0	0.00%	0.000
Total	316,462.456	402,395,351	316,462.456	100.00%	402,395,351	100.00%	1,271.542

* Department of Property Assessment & Taxation Calculates

2006 Plan of Assessment for Phelps County
Assessment years 2007-2008-2009
Date:07-31-2006

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100 % of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 80% of actual value for agricultural land and horticulture land

GENERAL DESCRIPTION OF REAL PROPERTY IN PHELPS COUNTY

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

	Parcels	% of Total Parcels
Residential	3805	54%
Commercial	563	8%
Industrial	9	1%
Recreational	1	
Agricultural	2550	37%

Agricultural land-taxable acres for 2006 assessment was 343,841.

Agricultural land is approx 55% of the real property valuation base in Phelps County and of that approx 74% is taxed as irrigated.

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

CURRENT RESOURCES

There are currently four full time employees on staff including the Assessor. The Assessor and Deputy are certified by the Property Tax Administrator. Both will continue to keep their certifications current by attending continuing education and obtaining the number of hours as required by the Property Tax Division. The assessor or staff member will attend all the district meetings and workshops provided. Current statues and regulations will continue to be followed to the best of our ability and the office will keep current on any changes that that may be made in them.

Proposed Office Budget for July 1, 2006 – June 30, 2007 will be \$78183. The proposed appraisal budget for July 1, 2006 – June 30, 2007 will be 80135..

Assessment Actions Planned for Assessment Year 2007:

Residential

Start review of Holdrege residential property. Do market study to insure residential Properties are in compliance for Property Tax. All residential pick-up work and building permits will be reviewed and completed by March 1, 2007.

Commercial:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick-up work and building permits will be reviewed and completed by March 1, 2007.

Agricultural land:

Continue to monitor land use and acres with 2006 aerial put in GIS layer. Land use and water transfers will be updated in GIS as reported. Land use and market areas will be reviewed and updated as information becomes available. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes.

Assessment actions planned by assessment year 2008:

Residential:

Continue with the project of Holdrege physical review. Do market study to insure residential properties are in compliance for Property Tax. All residential pick-up work and building permits will be reviewed and completed by March 1, 2008.

Commercial:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pickup work and building permits will be reviewed and completed by March 1, 2007. Contract to have Commercial property data reviewed. To update records to Website.

Agriculture:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Land use and market areas will be reviewed and updated as information becomes available.

Assessment actions planned for assessment Year 2009:

Residential:

Finish with the physical dwelling review of Holdrege. Start on Villages physical dwelling review. Do market analysis to insure that the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1, 2009. If budgeting allows start on aerial photos on the rural sites.

Commercial:

Continue with commercial physical reviews. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pickup and building permits will be reviewed and completed by March 1, 2009.

Agricultural:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance to state statutes. Land use/water transfers will be updated in the GIS as reported. If budgeting allows start to review buildings on aerial photos.

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

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the assessor's office from the register of deeds and the green sheets are worked and forward to the Property Tax Division. Splits and subdivision changes are made as they become available to the assessor's office from the surveyor or county clerk. These are updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package.

2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real and Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report
 - g. Certificate of Taxes Levied Report
 - h. Report of all exempt property and taxable government owned property
 - i. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of approximately 1400 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property -- annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
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7. Centrally Assessed -- review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing -- management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates -- management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
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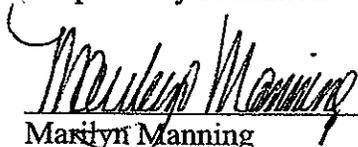
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15. Education: Assessor and/or Appraisal Education - attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

For 2006-2007 a budget request of an increase of approximately 3% will be submitted to the County Board for approval.

The Phelps County Assessor's Office will strive to maintain an efficient and professional office.

Respectfully submitted:



Marilyn Manning

Phelps County Assessor

, Dated this 31th day of July, 2006.

2006 Plan of Assessment for Phelps County
Assessment years 2007-2008-2009
Date:07-31-2006

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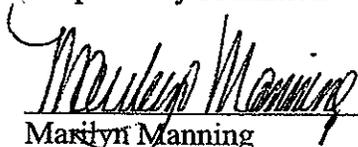
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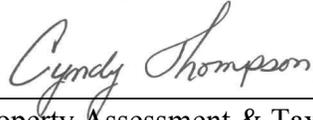
, Dated this 31th day of July, 2006.

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 Phelps County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9638.

Dated this 9th day of April, 2007.



Property Assessment & Taxation