

## Preface

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

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

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

- (2) ... the Property Tax Administrator shall prepare and deliver to the commission and to each county assessor his or her annual reports and opinions.
- (3) The annual reports and opinions of the Property Tax Administrator shall contain statistical and narrative reports informing the commission of the level of value and the quality of assessment of the classes and subclasses of real property within the county and a certification of the opinion of the Property Tax

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

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

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

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

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

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

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

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## 2007 Commission Summary

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### Residential Real Property - Current

<b>Number of Sales</b>		<b>360</b>	<b>COD</b>	<b>39.01</b>
Total Sales Price	\$	13026192	<b>PRD</b>	<b>123.97</b>
Total Adj. Sales Price	\$	13026192	COV	55.88
Total Assessed Value	\$	11721420	STD	62.34
Avg. Adj. Sales Price	\$	36183.87	Avg. Abs. Dev.	37.70
Avg. Assessed Value	\$	32559.50	Min	5.95
<b>Median</b>		<b>96.65</b>	Max	472.05
Wgt. Mean		89.98	95% Median C.I.	94.05 to 99.88
Mean		111.56	95% Wgt. Mean C.I.	86.20 to 93.77
			95% Mean C.I.	105.12 to 117.99
% of Value of the Class of all Real Property Value in the County				26.67
% of Records Sold in the Study Period				8.49
% of Value Sold in the Study Period				9.02
Average Assessed Value of the Base				30,636

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>360</b>	<b>96.65</b>	<b>39.01</b>	<b>123.97</b>
<b>2006</b>	283	98.38	32.08	119.08
<b>2005</b>	308	98.82	28.02	115.58
<b>2004</b>	336	98.06	29.75	115.45
<b>2003</b>	322	98	33.05	118.3
<b>2002</b>	369	97	32.19	118.01
<b>2001</b>	392	97	25.2	111.7

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### Commercial Real Property - Current

<b>Number of Sales</b>		<b>46</b>	<b>COD</b>	<b>29.51</b>
Total Sales Price	\$	2568189	<b>PRD</b>	<b>106.41</b>
Total Adj. Sales Price	\$	2568189	COV	55.38
Total Assessed Value	\$	2614172	STD	59.99
Avg. Adj. Sales Price	\$	55830.20	Avg. Abs. Dev.	29.19
Avg. Assessed Value	\$	56829.83	Min	24.39
<b>Median</b>		<b>98.91</b>	Max	433.60
Wgt. Mean		101.79	95% Median C.I.	93.28 to 103.00
Mean		108.32	95% Wgt. Mean C.I.	90.90 to 112.68
			95% Mean C.I.	90.98 to 125.65
% of Value of the Class of all Real Property Value in the County				5.09
% of Records Sold in the Study Period				8.14
% of Value Sold in the Study Period				10.54
Average Assessed Value of the Base				43,915

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>46</b>	<b>98.91</b>	<b>29.51</b>	<b>106.41</b>
<b>2006</b>	46	96.81	44.03	144.71
<b>2005</b>	58	95.30	44.99	138.21
<b>2004</b>	53	93.25	55.17	160.25
<b>2003</b>	55	92	42.96	149.73
<b>2002</b>	60	95	36.37	158.62
<b>2001</b>	71	96	32.62	128.63

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### Agricultural Land - Current

<b>Number of Sales</b>	<b>97</b>	<b>COD</b>	<b>25.16</b>
Total Sales Price	\$ 14638630	<b>PRD</b>	<b>112.05</b>
Total Adj. Sales Price	\$ 14638630	COV	37.58
Total Assessed Value	\$ 9684290	STD	27.86
Avg. Adj. Sales Price	\$ 150913.71	Avg. Abs. Dev.	18.10
Avg. Assessed Value	\$ 99838.04	Min	31.89
<b>Median</b>	<b>71.92</b>	Max	225.80
Wgt. Mean	66.16	95% Median C.I.	66.25 to 76.59
Mean	74.13	95% Wgt. Mean C.I.	61.87 to 70.45
		95% Mean C.I.	68.58 to 79.67
% of Value of the Class of all Real Property Value in the County			68.54
% of Records Sold in the Study Period			2.48
% of Value Sold in the Study Period			0.03
Average Assessed Value of the Base			85,435

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### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>97</b>	<b>71.92</b>	<b>25.16</b>	<b>112.05</b>
<b>2006</b>	93	75.39	22.84	105.60
<b>2005</b>	67	75.49	18.04	104.07
<b>2004</b>	66	75.23	19.94	108.89
<b>2003</b>	80	75	19.21	110.86
<b>2002</b>	99	75	18.76	105.6
<b>2001</b>	101	74	16.88	107.57

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

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

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Richardson County is 97% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Richardson County is not in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

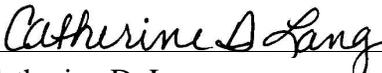
It is my opinion that the level of value of the class of commercial real property in Richardson County is 99% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Richardson County is not in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Richardson County is 72% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Richardson County is not 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 Richardson County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: The six tables demonstrate that the statistics support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The median is within the acceptable range. The weighted mean and mean are outside the acceptable range. The substantial difference between the mean and weighted mean could suggest a problem with the quality of assessment actions, which may need to be improved in order to bring the three measures of central tendency closer together and all within acceptable guidelines. The coefficient of dispersion and price related differential are both way outside the acceptable range. This has been the historical pattern for Richardson County and causes concern about their assessment practices and actions. Assessment actions will need to be improved in the future to bring these quality statistics within acceptable guidelines. The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency. I do not find that any adjustments should be made to the residential class of property in Richardson County.

**2007 Correlation Section  
for Richardson County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>457</b>	<b>360</b>	<b>78.77</b>
<b>2006</b>	<b>403</b>	<b>283</b>	<b>70.22</b>
<b>2005</b>	<b>393</b>	<b>308</b>	<b>78.37</b>
<b>2004</b>	<b>424</b>	<b>336</b>	<b>79.25</b>
<b>2003</b>	<b>404</b>	<b>322</b>	<b>79.7</b>
<b>2002</b>	<b>425</b>	<b>369</b>	<b>86.82</b>
<b>2001</b>	<b>488</b>	<b>392</b>	<b>80.33</b>

RESIDENTIAL: A brief review of the utilization grid prepared indicates that the county has utilized a high proportion of the available residential sales for the development of the qualified statistics. This indicates that the measurements of the residential properties were done as fairly as possible, using all available sales. The county has historically used a high number of sales.

**2007 Correlation Section  
for Richardson County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Richardson County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>95.96</b>	<b>1.24</b>	<b>97.15</b>	<b>96.65</b>
<b>2006</b>	<b>98.45</b>	<b>1.09</b>	<b>99.53</b>	<b>98.38</b>
<b>2005</b>	<b>99.48</b>	<b>0.1</b>	<b>99.58</b>	<b>98.82</b>
<b>2004</b>	<b>99.70</b>	<b>1.89</b>	<b>101.58</b>	<b>98.06</b>
<b>2003</b>	<b>99</b>	<b>-0.32</b>	<b>98.68</b>	<b>98</b>
<b>2002</b>	<b>97</b>	<b>0.04</b>	<b>97.04</b>	<b>97</b>
<b>2001</b>	<b>90</b>	<b>14.21</b>	<b>102.79</b>	<b>97</b>

RESIDENTIAL: After review of the trended preliminary ratio and the R&O median, it is apparent that the two statistics are very similar and support a level of value with the acceptable range. This has been the historical pattern for Richardson County.

**2007 Correlation Section  
for Richardson County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Richardson County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>3.29</b>	<b>2007</b>	<b>1.24</b>
<b>1.76</b>	<b>2006</b>	<b>1.09</b>
<b>2.92</b>	<b>2005</b>	<b>0.1</b>
<b>1.57</b>	<b>2004</b>	<b>1.89</b>
<b>0</b>	<b>2003</b>	<b>0</b>
<b>0.07</b>	<b>2002</b>	<b>0.04</b>
<b>14.08</b>	<b>2001</b>	<b>14.21</b>

RESIDENTIAL: After review of the percent change report, it appears that Richardson County has appraised sold parcels similarly to unsold parcels. The percent change in sales base value and the percent change in assessed base value is consistent with the reported assessment action. The County reports that value changes were made to groups of properties in their rural residential, assessor location Dawson, and the land values within a subdivision within Falls City. Appraisal uniformity has been attained for residential real property in Richardson County.

## 2007 Correlation Section for Richardson County

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

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

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

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

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

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

**2007 Correlation Section  
for Richardson County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>96.65</b>	<b>89.98</b>	<b>111.56</b>

RESIDENTIAL: The median measure is within the acceptable range. The weighted mean and mean are outside of the acceptable range. I was unable to determine a sale or sales that were causing these measures of central tendency to be outside of the acceptable range. The substantial difference between the mean and weighted mean could suggest a problem with the quality of assessment actions, which may need to be improved in order to bring the three measures of central tendency closer together and all within acceptable guidelines.

**2007 Correlation Section  
for Richardson County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>39.01</b>	<b>123.97</b>
<b>Difference</b>	<b>24.01</b>	<b>20.97</b>

**RESIDENTIAL:** Both the coefficient of dispersion and the price related differential are well outside of the acceptable range. Review of data back to 2004 shows that Richardson County has been continuously out of compliance in their quality statistics. This appears to be due to assessment actions there are reactive in nature and only addressing areas of statistical concern within the sales file. The County will need to revalue a more broad class or subclass or properties in the future in order to improve their quality statistics. It is disappointing that the County has continued this pattern over a number of years.

**2007 Correlation Section  
for Richardson County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>359</b>	<b>360</b>	<b>1</b>
<b>Median</b>	<b>95.96</b>	<b>96.65</b>	<b>0.69</b>
<b>Wgt. Mean</b>	<b>87.78</b>	<b>89.98</b>	<b>2.2</b>
<b>Mean</b>	<b>109.47</b>	<b>111.56</b>	<b>2.09</b>
<b>COD</b>	<b>41.17</b>	<b>39.01</b>	<b>-2.16</b>
<b>PRD</b>	<b>124.70</b>	<b>123.97</b>	<b>-0.73</b>
<b>Min Sales Ratio</b>	<b>5.95</b>	<b>5.95</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>472.05</b>	<b>472.05</b>	<b>0</b>

RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the 2007 residential class of property. The County reports that value changes were made to groups of properties in their rural residential, assessor location Dawson, and the land values within a subdivision within Falls City. These assessment actions slightly improved the county's quality statistics, even though they remain far outside the acceptable range.

**2007 Correlation Section  
for Richardson County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The median is within the acceptable range. The weighted mean and mean are outside the acceptable range. The difference between the mean and weighted mean could suggest a problem with the quality of assessment actions, which may need to be improved in order to bring the three measures of central tendency closer together and all within acceptable guidelines. The coefficient of dispersion and price related differential are both outside the acceptable range. This has been the historical pattern for Richardson County and causes concern about their assessment practices and actions. Assessment actions will need to be improved in the future to bring these quality statistics to the acceptable guideline. The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency. I do not find that any adjustments should be made to the commercial class of property in Richardson County.

**2007 Correlation Section  
for Richardson County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>66</b>	<b>46</b>	<b>69.7</b>
<b>2006</b>	<b>63</b>	<b>46</b>	<b>73.02</b>
<b>2005</b>	<b>68</b>	<b>58</b>	<b>85.29</b>
<b>2004</b>	<b>61</b>	<b>53</b>	<b>86.89</b>
<b>2003</b>	<b>65</b>	<b>55</b>	<b>84.62</b>
<b>2002</b>	<b>71</b>	<b>60</b>	<b>84.51</b>
<b>2001</b>	<b>84</b>	<b>71</b>	<b>84.52</b>

COMMERCIAL: A brief review of the utilization grid prepared indicates that the county has utilized a high proportion of the available commercial sales for the development of the qualified statistics. This indicates that the measurements of the commercial properties were done as fairly as possible, using all available sales. The county has historically used a high number of sales, with this being the lowest year.

**2007 Correlation Section  
for Richardson County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Richardson County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>98.96</b>	<b>-0.11</b>	<b>98.85</b>	<b>98.91</b>
<b>2006</b>	<b>95.98</b>	<b>1.43</b>	<b>97.35</b>	<b>96.81</b>
<b>2005</b>	<b>93.52</b>	<b>-0.67</b>	<b>92.9</b>	<b>95.30</b>
<b>2004</b>	<b>81.55</b>	<b>4.58</b>	<b>85.29</b>	<b>93.25</b>
<b>2003</b>	<b>92</b>	<b>-2.79</b>	<b>89.43</b>	<b>92</b>
<b>2002</b>	<b>95</b>	<b>-0.05</b>	<b>94.95</b>	<b>95</b>
<b>2001</b>	<b>96</b>	<b>0.13</b>	<b>96.12</b>	<b>96</b>

COMMERCIAL: AAfter review of the trended preliminary ratio and the R&O median, it is apparent that the two statistics are very similar and support a level of value with the acceptable range. This has been the historical pattern for Richardson County, with the exception of 2004.

**2007 Correlation Section  
for Richardson County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Richardson County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>2.12</b>	<b>2007</b>	<b>-0.11</b>
<b>13.23</b>	<b>2006</b>	<b>1.43</b>
<b>13.93</b>	<b>2005</b>	<b>-0.67</b>
<b>4.91</b>	<b>2004</b>	<b>4.58</b>
<b>-35</b>	<b>2003</b>	<b>-3</b>
<b>0</b>	<b>2002</b>	<b>-0.05</b>
<b>0</b>	<b>2001</b>	<b>-0.13</b>

COMMERCIAL: After review of the percent change report, it appears that Richardson County has appraised sold parcels similarly to unsold parcels. The percent change in sales base value and the percent change in assessed base value is consistent with the reported assessment action. The County reports that value adjustments were made to the downtown retail areas in both Humboldt and Falls City. Appraisal uniformity has been attained for commercial real property in Richardson County.

## 2007 Correlation Section for Richardson County

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

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

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

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

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

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

**2007 Correlation Section  
for Richardson County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98.91</b>	<b>101.79</b>	<b>108.32</b>

COMMERCIAL: The median measure is within the acceptable range. The weighted mean and mean are both outside of the acceptable range. Although there may be sales with outlier ratios, I was unable to determine a specific sale or sales that were causing these measures of central tendency to be outside of the acceptable range. The difference between the mean and weighted mean could suggest a problem with the quality of assessment actions, which may need to be improved in order to bring these measures closer together and within acceptable guidelines.

**2007 Correlation Section  
for Richardson County**

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>29.51</b>	<b>106.41</b>
<b>Difference</b>	<b>9.51</b>	<b>3.41</b>

**COMMERCIAL:** Both the coefficient of dispersion and the price related differential are outside of the acceptable range. Review of data back to 2004 shows that Richardson County has been continuously out of compliance in their quality statistics. This appears to be due to assessment actions there are reactive in nature and only addressing areas of statistical concern within the sales file. In 2004, the assessment actions stated that the county would be completing a complete reappraisal of commercial properties in the next year which still does not appear to have been done. The County will need to revalue a more broad class or subclass or properties in the future in order to improve their quality statistics. It is disappointing that the County has continued this pattern over a number of years.

**2007 Correlation Section  
for Richardson County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>46</b>	<b>46</b>	<b>0</b>
<b>Median</b>	<b>98.96</b>	<b>98.91</b>	<b>-0.05</b>
<b>Wgt. Mean</b>	<b>101.01</b>	<b>101.79</b>	<b>0.78</b>
<b>Mean</b>	<b>108.71</b>	<b>108.32</b>	<b>-0.39</b>
<b>COD</b>	<b>32.43</b>	<b>29.51</b>	<b>-2.92</b>
<b>PRD</b>	<b>107.62</b>	<b>106.41</b>	<b>-1.21</b>
<b>Min Sales Ratio</b>	<b>24.39</b>	<b>24.39</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>433.60</b>	<b>433.60</b>	<b>0</b>

COMMERCIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the 2007 commercial class of property. The County reports that value adjustments were made to the downtown retail areas in both Humboldt and Falls City. These assessment actions slightly improved the county's quality statistics, although they are still outside the acceptable range.

**2007 Correlation Section  
for Richardson County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The median and mean measures of central tendency are within the acceptable range. The weighted mean is below acceptable guidelines. The difference between the mean and weighted mean could suggest a problem with the quality of assessment actions, which may need to be improved in order to bring these measures closer together and within acceptable guidelines. The quality statistics are both outside of the acceptable range. The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency. I do not find that any adjustments should be made to the agricultural class of property in Richardson County.

**2007 Correlation Section  
for Richardson County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>139</b>	<b>97</b>	<b>69.78</b>
<b>2006</b>	<b>127</b>	<b>93</b>	<b>73.23</b>
<b>2005</b>	<b>105</b>	<b>67</b>	<b>63.81</b>
<b>2004</b>	<b>108</b>	<b>66</b>	<b>61.11</b>
<b>2003</b>	<b>120</b>	<b>80</b>	<b>66.67</b>
<b>2002</b>	<b>142</b>	<b>99</b>	<b>69.72</b>
<b>2001</b>	<b>229</b>	<b>144</b>	<b>62.88</b>

**AGRICULTURAL UNIMPROVED:** A brief review of the utilization grid prepared indicates that the county has utilized a high proportion of the available agricultural sales for the development of the qualified statistics. This indicates that the measurements of the agricultural properties were done as fairly as possible, using all available sales. It further indicates that the county has not excessively trimmed the sample. The county has historically used a high number of sales.

**2007 Correlation Section  
for Richardson County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Richardson County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>66.78</b>	<b>8.1</b>	<b>72.19</b>	<b>71.92</b>
<b>2006</b>	<b>67.97</b>	<b>8.92</b>	<b>74.03</b>	<b>75.39</b>
<b>2005</b>	<b>75.91</b>	<b>2.05</b>	<b>77.47</b>	<b>75.49</b>
<b>2004</b>	<b>69.59</b>	<b>8.08</b>	<b>75.21</b>	<b>75.23</b>
<b>2003</b>	<b>75</b>	<b>0</b>	<b>75</b>	<b>75</b>
<b>2002</b>	<b>69</b>	<b>11.84</b>	<b>77.17</b>	<b>75</b>
<b>2001</b>	<b>74</b>	<b>0.04</b>	<b>74.03</b>	<b>74</b>

AGRICULTURAL UNIMPROVED: After review of the trended preliminary ratio and the R&O median, it is apparent that the two statistics are similar and support a level of value with the acceptable range. This has been the historical pattern for Richardson County.

**2007 Correlation Section  
for Richardson County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Richardson County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>9.21</b>	<b>2007</b>	<b>8.1</b>
<b>9.77</b>	<b>2006</b>	<b>8.92</b>
<b>-2.76</b>	<b>2005</b>	<b>2.05</b>
<b>8.51</b>	<b>2004</b>	<b>8.08</b>
<b>0</b>	<b>2003</b>	<b>0</b>
<b>13.72</b>	<b>2002</b>	<b>11.84</b>
<b>-2.8</b>	<b>2001</b>	<b>0.04</b>

AGRICULTURAL UNIMPROVED: After review of the percent change report, it appears that Richardson County has appraised sold parcels similarly to unsold parcels. The percent change in sales base value and the percent change in assessed base value is consistent with the reported assessment action. The County reports increasing market area 50 by 11%, market area 44 by 13% and placing all wetland values on at 100% of market value. Appraisal uniformity has been attained for agricultural property in Richardson County.

## 2007 Correlation Section for Richardson County

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

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

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

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

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

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

**2007 Correlation Section  
for Richardson County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>71.92</b>	<b>66.16</b>	<b>74.13</b>

AGRICULTURAL UNIMPROVED: The median and mean measures of central tendency are within the acceptable range. The weighted mean is below acceptable guidelines. There is no specific sale or set of sales that was able to be identified to negatively affect the weighted mean. The difference between the mean and weighted mean could suggest a problem with the quality of assessment actions, which may need to be improved in order to bring these measures closer together and within acceptable guidelines.

**2007 Correlation Section  
for Richardson County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>25.16</b>	<b>112.05</b>
<b>Difference</b>	<b>5.16</b>	<b>9.05</b>

**AGRICULTURAL UNIMPROVED:** Both the coefficient of dispersion and the price related differential are outside of the acceptable range. These statistics do not support assessment uniformity or assessment vertical uniformity. There is no sale or specific set of sales that are negatively influencing the qualitative statistics. The County may need to improve their assessment actions in order to bring the quality statistics both with acceptable guidelines.

**2007 Correlation Section  
for Richardson County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>101</b>	<b>97</b>	<b>-4</b>
<b>Median</b>	<b>66.78</b>	<b>71.92</b>	<b>5.14</b>
<b>Wgt. Mean</b>	<b>61.25</b>	<b>66.16</b>	<b>4.91</b>
<b>Mean</b>	<b>68.46</b>	<b>74.13</b>	<b>5.67</b>
<b>COD</b>	<b>24.86</b>	<b>25.16</b>	<b>0.3</b>
<b>PRD</b>	<b>111.78</b>	<b>112.05</b>	<b>0.27</b>
<b>Min Sales Ratio</b>	<b>31.89</b>	<b>31.89</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>200.83</b>	<b>225.80</b>	<b>24.97</b>

AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the 2007 agricultural class of property. The County reports increasing market area 50 by 11%, market area 44 by 13% and placing all wetland values on at 100% of market value. These assessment actions did not improve the county's quality statistics.

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

74 Richardson

	<b>2006 CTL County Total</b>	<b>2007 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2007 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	125,577,943	129,279,054	3,701,111	2.95	2,338,125	1.09
2. Recreational	454,237	648,519	194,282	42.77	0	42.77
3. Ag-Homesite Land, Ag-Res Dwellings	18,517,737	18,723,628	205,891	1.11	*-----	1.11
<b>4. Total Residential (sum lines 1-3)</b>	<b>144,549,917</b>	<b>148,651,201</b>	<b>4,101,284</b>	<b>2.84</b>	<b>2,338,125</b>	<b>1.22</b>
5. Commercial	22,209,511	22,301,095	91,584	0.41	118,018	-0.12
6. Industrial	2,511,534	2,511,081	-453	-0.02	0	-0.02
7. Ag-Farmsite Land, Outbuildings	10,639,547	10,921,817	282,270	2.65	452,435	-1.6
8. Minerals	1,517,726	1,845,346	327,620	21.59	0	21.59
<b>9. Total Commercial (sum lines 5-8)</b>	<b>36,878,318</b>	<b>37,579,339</b>	<b>701,021</b>	<b>1.9</b>	<b>118,018</b>	<b>1.58</b>
<b>10. Total Non-Agland Real Property</b>	<b>181,428,235</b>	<b>186,230,540</b>	<b>4,802,305</b>	<b>2.65</b>	<b>2,908,578</b>	<b>1.04</b>
11. Irrigated	2,087,399	2,342,342	254,943	12.21		
12. Dryland	267,885,409	289,463,412	21,578,003	8.05		
13. Grassland	34,040,231	36,881,309	2,841,078	8.35		
14. Wasteland	582,754	577,353	-5,401	-0.93		
15. Other Agland	4,140	4,140	0	0		
<b>16. Total Agricultural Land</b>	<b>304,599,933</b>	<b>329,268,556</b>	<b>24,668,623</b>	<b>8.1</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>486,028,168</b>	<b>515,315,798</b>	<b>29,287,630</b>	<b>6.03</b>	<b>2,908,578</b>	<b>5.43</b>

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

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	360	<b>MEDIAN:</b>	<b>97</b>	COV:	55.88	95% Median C.I.:	94.05 to 99.88
TOTAL Sales Price:	13,026,192	WGT. MEAN:	90	STD:	62.34	95% Wgt. Mean C.I.:	86.20 to 93.77
TOTAL Adj.Sales Price:	13,026,192	MEAN:	112	AVG.ABS.DEV:	37.70	95% Mean C.I.:	105.12 to 117.99
TOTAL Assessed Value:	11,721,420						
AVG. Adj. Sales Price:	36,183	COD:	39.01	MAX Sales Ratio:	472.05		
AVG. Assessed Value:	32,559	PRD:	123.97	MIN Sales Ratio:	5.95		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	37	94.94	100.24	86.90	28.34	115.35	32.61	263.93	84.22 to 99.74	44,558	38,720
10/01/04 TO 12/31/04	37	96.51	101.75	94.11	27.89	108.12	52.37	265.78	80.85 to 101.55	27,506	25,886
01/01/05 TO 03/31/05	34	98.35	109.50	93.15	28.25	117.54	38.20	206.08	88.82 to 119.36	37,222	34,673
04/01/05 TO 06/30/05	44	95.79	105.56	89.97	34.26	117.33	38.13	285.44	88.58 to 111.81	36,265	32,629
07/01/05 TO 09/30/05	61	98.24	115.12	87.90	39.37	130.96	20.45	449.10	90.65 to 103.88	39,141	34,407
10/01/05 TO 12/31/05	42	99.07	109.13	96.59	41.18	112.99	5.95	282.27	82.91 to 112.83	31,263	30,196
01/01/06 TO 03/31/06	38	97.28	134.43	92.45	57.32	145.41	42.74	472.05	88.13 to 126.17	35,671	32,977
04/01/06 TO 06/30/06	67	95.62	113.50	85.83	46.54	132.25	31.17	409.91	83.30 to 108.79	36,452	31,286
____Study Years____											
07/01/04 TO 06/30/05	152	96.18	104.22	90.55	29.99	115.10	32.61	285.44	90.90 to 99.87	36,366	32,927
07/01/05 TO 06/30/06	208	98.21	116.92	89.57	44.95	130.53	5.95	472.05	93.87 to 100.42	36,050	32,290
____Calendar Yrs____											
01/01/05 TO 12/31/05	181	98.30	110.35	91.16	36.35	121.06	5.95	449.10	94.05 to 100.95	36,253	33,047
____ALL____											
	360	96.65	111.56	89.98	39.01	123.97	5.95	472.05	94.05 to 99.88	36,183	32,559

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BARADA	1	200.53	200.53	200.53			200.53	200.53	N/A	6,000	12,032
DAWSON	11	92.86	88.79	90.09	18.73	98.56	56.17	119.18	57.06 to 117.56	19,181	17,280
FALLS CITY	220	99.09	116.73	93.10	38.05	125.38	16.24	472.05	95.58 to 101.52	40,427	37,638
HUMBOLDT	57	93.77	104.06	82.73	40.89	125.78	7.62	345.18	81.24 to 100.12	27,217	22,516
PRESTON	2	63.98	63.98	62.17	7.34	102.91	59.28	68.67	N/A	32,500	20,204
RULO	11	99.88	95.18	90.51	39.06	105.16	5.95	178.23	52.55 to 146.25	18,204	16,476
RURAL	29	93.01	92.75	80.00	32.28	115.94	32.61	206.08	75.75 to 113.33	49,856	39,884
SALEM	6	122.62	186.08	126.54	67.42	147.05	88.82	449.10	88.82 to 449.10	4,141	5,241
SHUBERT	10	96.78	122.61	95.97	45.48	127.76	66.94	274.67	67.12 to 181.65	25,660	24,625
STELLA	6	97.06	99.42	91.76	32.90	108.35	43.97	163.94	43.97 to 163.94	30,083	27,604
VERDON	7	82.96	80.85	70.09	27.53	115.35	20.45	137.39	20.45 to 137.39	27,242	19,095
____ALL____											
	360	96.65	111.56	89.98	39.01	123.97	5.95	472.05	94.05 to 99.88	36,183	32,559

**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:	360	<b>MEDIAN:</b>	<b>97</b>	COV:	55.88	95% Median C.I.:	94.05 to 99.88
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TOTAL Adj.Sales Price:	13,026,192	MEAN:	112	AVG.ABS.DEV:	37.70	95% Mean C.I.:	105.12 to 117.99
TOTAL Assessed Value:	11,721,420						
AVG. Adj. Sales Price:	36,183	COD:	39.01	MAX Sales Ratio:	472.05		
AVG. Assessed Value:	32,559	PRD:	123.97	MIN Sales Ratio:	5.95		

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	331	97.61	113.20	91.23	39.27	124.08	5.95	472.05	94.28 to 100.00	34,985	31,917
2	6	81.93	93.35	68.59	44.79	136.11	43.85	206.08	43.85 to 206.08	59,922	41,098
3	23	94.56	92.59	83.78	28.95	110.53	32.61	167.30	75.75 to 115.07	47,230	39,567
ALL	360	96.65	111.56	89.98	39.01	123.97	5.95	472.05	94.05 to 99.88	36,183	32,559

**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	322	98.27	113.33	89.87	38.28	126.10	20.45	472.05	94.28 to 100.19	39,488	35,488
2	38	92.57	96.50	94.59	40.90	102.03	5.95	345.18	73.20 to 100.00	8,184	7,741
ALL	360	96.65	111.56	89.98	39.01	123.97	5.95	472.05	94.05 to 99.88	36,183	32,559

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	349	97.06	110.93	90.42	37.62	122.68	5.95	472.05	94.15 to 100.00	36,680	33,167
06											
07	11	87.35	131.33	65.04	85.11	201.92	32.61	449.10	38.13 to 215.38	20,412	13,276
ALL	360	96.65	111.56	89.98	39.01	123.97	5.95	472.05	94.05 to 99.88	36,183	32,559

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
64-0023											
67-0001											
74-0056	259	97.61	113.94	91.27	39.10	124.84	5.95	472.05	94.28 to 100.11	38,928	35,529
74-0070	74	93.83	103.75	83.88	38.85	123.69	7.62	345.18	83.30 to 99.74	26,662	22,364
74-0501	27	99.87	110.05	89.05	36.03	123.58	43.97	274.67	81.90 to 127.02	35,949	32,012
NonValid School											
ALL	360	96.65	111.56	89.98	39.01	123.97	5.95	472.05	94.05 to 99.88	36,183	32,559

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

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	360	<b>MEDIAN:</b>	<b>97</b>	COV:	55.88	95% Median C.I.:	94.05 to 99.88
TOTAL Sales Price:	13,026,192	WGT. MEAN:	90	STD:	62.34	95% Wgt. Mean C.I.:	86.20 to 93.77
TOTAL Adj.Sales Price:	13,026,192	MEAN:	112	AVG.ABS.DEV:	37.70	95% Mean C.I.:	105.12 to 117.99
TOTAL Assessed Value:	11,721,420						
AVG. Adj. Sales Price:	36,183	COD:	39.01	MAX Sales Ratio:	472.05		
AVG. Assessed Value:	32,559	PRD:	123.97	MIN Sales Ratio:	5.95		

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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	43	95.90	93.16	90.69	30.92	102.72	5.95	223.50	83.30 to 100.00	10,017	9,084
Prior TO 1860	1	414.12	414.12	414.12			414.12	414.12	N/A	5,000	20,706
1860 TO 1899	18	116.32	125.27	98.71	37.55	126.90	57.06	274.67	79.39 to 174.24	26,080	25,744
1900 TO 1919	113	99.87	124.99	93.57	48.34	133.58	20.45	472.05	93.87 to 111.81	29,002	27,136
1920 TO 1939	85	96.51	107.53	88.28	36.31	121.81	31.17	345.18	88.28 to 103.82	40,359	35,627
1940 TO 1949	18	96.60	100.05	93.68	21.60	106.79	50.53	156.59	84.44 to 119.36	39,398	36,910
1950 TO 1959	25	91.34	100.80	92.32	25.93	109.19	42.74	282.27	81.99 to 105.39	44,408	40,995
1960 TO 1969	13	97.61	97.90	91.06	16.05	107.51	68.60	177.10	70.69 to 103.88	67,096	61,099
1970 TO 1979	31	91.07	108.22	80.38	42.96	134.63	32.61	449.10	80.52 to 100.97	60,404	48,552
1980 TO 1989	6	97.29	96.46	79.40	22.10	121.49	45.60	131.49	45.60 to 131.49	57,083	45,322
1990 TO 1994	3	95.49	102.89	95.37	21.50	107.89	75.80	137.39	N/A	55,666	53,090
1995 TO 1999	3	109.14	95.20	95.70	21.80	99.48	52.55	123.92	N/A	59,833	57,258
2000 TO Present	1	100.11	100.11	100.11			100.11	100.11	N/A	160,000	160,178
ALL	360	96.65	111.56	89.98	39.01	123.97	5.95	472.05	94.05 to 99.88	36,183	32,559

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	37	122.53	160.35	160.54	66.72	99.88	5.95	472.05	97.22 to 181.65	2,346	3,766
5000 TO 9999	39	123.80	153.40	159.56	52.48	96.14	7.62	414.12	98.41 to 188.41	6,515	10,395
Total \$											
1 TO 9999	76	123.17	156.78	159.81	59.40	98.11	5.95	472.05	100.12 to 177.10	4,485	7,168
10000 TO 29999	112	109.57	120.70	116.02	32.93	104.03	16.24	345.18	99.88 to 119.02	17,844	20,703
30000 TO 59999	99	89.14	88.07	87.37	22.95	100.80	20.45	175.16	81.90 to 95.66	43,351	37,876
60000 TO 99999	58	87.41	84.75	84.05	15.42	100.84	38.20	115.34	82.96 to 91.34	73,146	61,478
100000 TO 149999	10	67.52	69.84	68.26	31.67	102.32	35.56	115.75	45.06 to 95.49	116,990	79,858
150000 TO 249999	4	83.63	81.47	78.44	24.50	103.86	54.80	103.82	N/A	183,125	143,651
250000 TO 499999	1	67.67	67.67	67.67			67.67	67.67	N/A	250,000	169,184
ALL	360	96.65	111.56	89.98	39.01	123.97	5.95	472.05	94.05 to 99.88	36,183	32,559

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

Type: Qualified

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

NUMBER of Sales:	360	<b>MEDIAN:</b>	<b>97</b>	COV:	55.88	95% Median C.I.:	94.05 to 99.88
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TOTAL Adj.Sales Price:	13,026,192	MEAN:	112	AVG.ABS.DEV:	37.70	95% Mean C.I.:	105.12 to 117.99
TOTAL Assessed Value:	11,721,420						
AVG. Adj. Sales Price:	36,183	COD:	39.01	MAX Sales Ratio:	472.05		
AVG. Assessed Value:	32,559	PRD:	123.97	MIN Sales Ratio:	5.95		

(!: AVTot=0)

(!: Derived)

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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	39	90.00	116.11	83.66	63.28	138.79	5.95	449.10	73.20 to 122.53	2,974	2,488
5000 TO 9999	21	101.52	128.75	101.64	43.86	126.68	53.84	472.05	96.35 to 123.80	7,169	7,286
Total \$ _____											
1 TO 9999	60	97.82	120.54	93.81	54.17	128.49	5.95	472.05	83.33 to 117.71	4,442	4,167
10000 TO 29999	136	100.05	119.85	92.92	46.04	128.99	20.45	414.12	95.58 to 111.18	20,158	18,731
30000 TO 59999	113	93.77	104.76	89.71	31.51	116.78	35.56	345.18	86.99 to 98.45	47,519	42,630
60000 TO 99999	43	96.01	95.24	90.99	14.27	104.68	45.06	135.73	90.65 to 101.55	77,868	70,849
100000 TO 149999	5	89.20	84.48	77.62	20.02	108.83	54.80	115.75	N/A	147,500	114,495
150000 TO 249999	3	100.11	90.53	86.70	12.04	104.42	67.67	103.82	N/A	187,500	162,560
ALL _____											
	360	96.65	111.56	89.98	39.01	123.97	5.95	472.05	94.05 to 99.88	36,183	32,559

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	43	95.90	93.16	90.69	30.92	102.72	5.95	223.50	83.30 to 100.00	10,017	9,084
10	5	127.78	165.69	128.87	34.59	128.57	118.94	279.18	N/A	8,370	10,786
20	101	100.42	125.05	97.61	45.46	128.11	38.13	472.05	95.46 to 112.83	22,796	22,251
30	202	94.02	108.00	87.57	37.57	123.34	20.45	449.10	90.00 to 98.45	45,629	39,955
40	9	100.30	97.69	92.69	15.06	105.39	64.50	125.48	67.67 to 115.75	114,888	106,490
ALL _____											
	360	96.65	111.56	89.98	39.01	123.97	5.95	472.05	94.05 to 99.88	36,183	32,559

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	43	95.90	93.16	90.69	30.92	102.72	5.95	223.50	83.30 to 100.00	10,017	9,084
100	18	92.99	126.88	70.91	72.44	178.93	32.61	449.10	54.08 to 177.10	26,724	18,949
101	183	96.51	110.79	90.70	34.95	122.16	31.17	345.18	93.68 to 100.42	38,560	34,972
102	41	110.54	126.15	93.95	41.71	134.27	43.85	409.91	91.84 to 123.80	52,158	49,005
103	1	91.54	91.54	91.54			91.54	91.54	N/A	75,000	68,657
104	73	94.56	112.92	88.30	41.85	127.87	20.45	472.05	88.58 to 100.19	38,045	33,595
111	1	88.49	88.49	88.49			88.49	88.49	N/A	67,000	59,286
ALL _____											
	360	96.65	111.56	89.98	39.01	123.97	5.95	472.05	94.05 to 99.88	36,183	32,559

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	360	<b>MEDIAN:</b>	<b>97</b>	COV:	55.88	95% Median C.I.:	94.05 to 99.88
TOTAL Sales Price:	13,026,192	WGT. MEAN:	90	STD:	62.34	95% Wgt. Mean C.I.:	86.20 to 93.77
TOTAL Adj.Sales Price:	13,026,192	MEAN:	112	AVG.ABS.DEV:	37.70	95% Mean C.I.:	105.12 to 117.99
TOTAL Assessed Value:	11,721,420						
AVG. Adj. Sales Price:	36,183	COD:	39.01	MAX Sales Ratio:	472.05		
AVG. Assessed Value:	32,559	PRD:	123.97	MIN Sales Ratio:	5.95		

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

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	43	95.90	93.16	90.69	30.92	102.72	5.95	223.50	83.30 to 100.00	10,017	9,084
10	7	127.78	183.82	124.42	73.88	147.74	51.92	449.10	51.92 to 449.10	4,835	6,016
20	44	97.74	136.19	105.12	57.76	129.55	45.82	472.05	90.00 to 131.49	12,760	13,414
30	205	98.24	110.88	92.11	36.59	120.38	20.45	409.91	92.64 to 100.97	37,704	34,728
40	59	95.49	101.60	84.84	30.04	119.75	35.56	285.44	89.20 to 100.73	66,682	56,575
50	2	75.50	75.50	71.69	10.36	105.30	67.67	83.32	N/A	168,250	120,626
<u>ALL</u>	<u>360</u>	<u>96.65</u>	<u>111.56</u>	<u>89.98</u>	<u>39.01</u>	<u>123.97</u>	<u>5.95</u>	<u>472.05</u>	<u>94.05 to 99.88</u>	<u>36,183</u>	<u>32,559</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:	46	<b>MEDIAN:</b>	<b>99</b>	COV:	55.38	95% Median C.I.:	93.28 to 103.00
TOTAL Sales Price:	2,568,189	WGT. MEAN:	102	STD:	59.99	95% Wgt. Mean C.I.:	90.90 to 112.68
TOTAL Adj.Sales Price:	2,568,189	MEAN:	108	AVG.ABS.DEV:	29.19	95% Mean C.I.:	90.98 to 125.65
TOTAL Assessed Value:	2,614,172						
AVG. Adj. Sales Price:	55,830	COD:	29.51	MAX Sales Ratio:	433.60		
AVG. Assessed Value:	56,829	PRD:	106.41	MIN Sales Ratio:	24.39		

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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	5	98.94	99.95	97.35	6.00	102.67	87.36	113.60	N/A	31,825	30,980
10/01/03 TO 12/31/03	4	98.94	104.48	104.77	15.96	99.73	80.18	139.85	N/A	22,375	23,441
01/01/04 TO 03/31/04	2	67.40	67.40	24.93	63.81	270.39	24.39	110.40	N/A	20,000	4,985
04/01/04 TO 06/30/04	5	95.00	94.50	100.20	24.46	94.31	38.47	151.59	N/A	38,010	38,086
07/01/04 TO 09/30/04	4	103.65	101.69	96.97	5.01	104.87	89.98	109.48	N/A	201,517	195,403
10/01/04 TO 12/31/04	2	294.14	294.14	161.48	47.41	182.15	154.68	433.60	N/A	10,250	16,552
01/01/05 TO 03/31/05	4	103.36	99.79	88.05	16.79	113.32	72.27	120.16	N/A	27,000	23,774
04/01/05 TO 06/30/05	4	96.55	93.44	87.43	15.02	106.88	63.67	117.00	N/A	41,797	36,543
07/01/05 TO 09/30/05	3	122.71	142.40	123.05	27.42	115.72	101.77	202.72	N/A	167,933	206,644
10/01/05 TO 12/31/05	4	98.56	113.15	123.54	35.79	91.59	57.62	197.87	N/A	36,417	44,990
01/01/06 TO 03/31/06	4	87.64	79.60	78.59	17.76	101.29	43.11	100.00	N/A	22,423	17,622
04/01/06 TO 06/30/06	5	93.28	98.29	96.03	28.46	102.35	58.80	166.17	N/A	49,718	47,745
<u>Study Years</u>											
07/01/03 TO 06/30/04	16	97.69	95.31	93.82	19.51	101.59	24.39	151.59	87.36 to 110.40	29,917	28,066
07/01/04 TO 06/30/05	14	103.65	126.28	95.85	37.13	131.76	63.67	433.60	89.98 to 120.16	78,697	75,427
07/01/05 TO 06/30/06	16	98.56	105.60	112.29	31.03	94.05	43.11	202.72	73.90 to 122.71	61,734	69,319
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	13	103.00	123.26	96.07	46.96	128.29	24.39	433.60	89.98 to 151.59	81,278	78,086
01/01/05 TO 12/31/05	15	98.97	110.18	112.60	26.87	97.85	57.62	202.72	92.60 to 120.16	61,643	69,411
<u>ALL</u>	46	98.91	108.32	101.79	29.51	106.41	24.39	433.60	93.28 to 103.00	55,830	56,829

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DAWSON	2	107.99	107.99	99.95	8.35	108.04	98.97	117.00	N/A	3,700	3,698
FALLS CITY	20	97.69	101.96	103.17	19.27	98.82	57.62	166.17	89.98 to 109.48	87,249	90,017
HUMBOLDT	10	98.54	109.13	99.59	25.47	109.57	43.11	202.72	90.33 to 151.59	44,522	44,340
RURAL	3	100.00	127.61	139.27	37.64	91.63	84.95	197.87	N/A	42,564	59,278
RURAL COMM	2	86.96	86.96	76.09	16.89	114.29	72.27	101.65	N/A	38,500	29,293
SALEM	2	67.40	67.40	24.93	63.81	270.39	24.39	110.40	N/A	20,000	4,985
SHUBERT	3	101.77	104.84	112.91	9.03	92.86	92.60	120.16	N/A	7,433	8,392
STELLA	2	266.45	266.45	101.46	62.74	262.60	99.29	433.60	N/A	38,546	39,110
VERDON	2	48.64	48.64	49.98	20.90	97.31	38.47	58.80	N/A	13,250	6,622
<u>ALL</u>	46	98.91	108.32	101.79	29.51	106.41	24.39	433.60	93.28 to 103.00	55,830	56,829

**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:	46	<b>MEDIAN:</b>	<b>99</b>	COV:	55.38	95% Median C.I.:	93.28 to 103.00
TOTAL Sales Price:	2,568,189	WGT. MEAN:	102	STD:	59.99	95% Wgt. Mean C.I.:	90.90 to 112.68
TOTAL Adj.Sales Price:	2,568,189	MEAN:	108	AVG.ABS.DEV:	29.19	95% Mean C.I.:	90.98 to 125.65
TOTAL Assessed Value:	2,614,172						
AVG. Adj. Sales Price:	55,830	COD:	29.51	MAX Sales Ratio:	433.60		
AVG. Assessed Value:	56,829	PRD:	106.41	MIN Sales Ratio:	24.39		

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	41	98.89	107.95	100.60	29.58	107.30	24.39	433.60	93.28 to 104.29	57,646	57,993
2	1	100.00	100.00	100.00			100.00	100.00	N/A	10,694	10,694
3	4	93.30	114.19	116.35	38.13	98.14	72.27	197.87	N/A	48,500	56,431
ALL	46	98.91	108.32	101.79	29.51	106.41	24.39	433.60	93.28 to 103.00	55,830	56,829

**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	39	98.89	109.44	102.01	33.60	107.28	24.39	433.60	90.33 to 104.29	63,057	64,327
2	7	100.70	102.04	96.74	6.35	105.48	92.20	117.00	92.20 to 117.00	15,564	15,056
ALL	46	98.91	108.32	101.79	29.51	106.41	24.39	433.60	93.28 to 103.00	55,830	56,829

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	38.47	38.47	38.47			38.47	38.47	N/A	11,500	4,424
64-0023											
67-0001											
74-0056	26	96.10	99.53	102.56	25.56	97.05	24.39	197.87	84.95 to 109.48	76,307	78,257
74-0070	13	98.97	108.37	99.64	21.13	108.76	43.11	202.72	93.28 to 117.00	35,586	35,458
74-0501	6	100.89	157.90	103.64	60.08	152.36	92.60	433.60	92.60 to 433.60	18,347	19,015
NonValid School	1	38.47	38.47	38.47			38.47	38.47	N/A	11,500	4,424
ALL	46	98.91	108.32	101.79	29.51	106.41	24.39	433.60	93.28 to 103.00	55,830	56,829

**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:	46	<b>MEDIAN:</b>	<b>99</b>	COV:	55.38	95% Median C.I.:	93.28 to 103.00
TOTAL Sales Price:	2,568,189	WGT. MEAN:	102	STD:	59.99	95% Wgt. Mean C.I.:	90.90 to 112.68
TOTAL Adj.Sales Price:	2,568,189	MEAN:	108	AVG.ABS.DEV:	29.19	95% Mean C.I.:	90.98 to 125.65
TOTAL Assessed Value:	2,614,172						
AVG. Adj. Sales Price:	55,830	COD:	29.51	MAX Sales Ratio:	433.60		
AVG. Assessed Value:	56,829	PRD:	106.41	MIN Sales Ratio:	24.39		

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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	100.70	101.25	98.30	5.17	102.99	92.20	117.00	94.21 to 110.40	33,231	32,667
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	17	98.89	125.79	92.41	50.17	136.12	43.11	433.60	72.27 to 154.68	25,527	23,590
1920 TO 1939	3	58.80	64.22	64.82	48.24	99.09	24.39	109.48	N/A	30,916	20,038
1940 TO 1949	1	98.94	98.94	98.94			98.94	98.94	N/A	90,000	89,048
1950 TO 1959	8	95.16	93.38	99.61	21.92	93.74	38.47	139.85	38.47 to 139.85	52,548	52,344
1960 TO 1969	1	93.28	93.28	93.28			93.28	93.28	N/A	100,000	93,280
1970 TO 1979	3	122.71	138.61	125.36	27.88	110.57	95.25	197.87	N/A	220,183	276,011
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	92.60	92.60	92.60			92.60	92.60	N/A	5,000	4,630
2000 TO Present	1	89.98	89.98	89.98			89.98	89.98	N/A	400,000	359,930
ALL	46	98.91	108.32	101.79	29.51	106.41	24.39	433.60	93.28 to 103.00	55,830	56,829

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	7	113.60	167.06	136.60	56.69	122.30	90.33	433.60	90.33 to 433.60	1,707	2,332
5000 TO 9999	2	95.79	95.79	96.32	3.33	99.45	92.60	98.97	N/A	6,000	5,779
Total \$											
1 TO 9999	9	110.40	151.22	116.42	48.64	129.90	90.33	433.60	92.60 to 202.72	2,661	3,098
10000 TO 29999	16	98.52	99.61	102.04	25.20	97.62	38.47	166.17	80.18 to 120.16	18,236	18,608
30000 TO 59999	10	88.58	85.67	82.02	27.96	104.44	24.39	151.59	57.62 to 109.48	39,525	32,420
60000 TO 99999	6	99.12	111.15	107.85	22.87	103.06	72.27	197.87	72.27 to 197.87	77,265	83,327
100000 TO 149999	2	94.27	94.27	94.27	1.04	100.00	93.28	95.25	N/A	100,275	94,526
250000 TO 499999	2	96.49	96.49	95.49	6.75	101.05	89.98	103.00	N/A	346,534	330,896
500000 +	1	122.71	122.71	122.71			122.71	122.71	N/A	500,000	613,542
ALL	46	98.91	108.32	101.79	29.51	106.41	24.39	433.60	93.28 to 103.00	55,830	56,829

**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:	46	<b>MEDIAN:</b>	<b>99</b>	COV:	55.38	95% Median C.I.:	93.28 to 103.00
TOTAL Sales Price:	2,568,189	WGT. MEAN:	102	STD:	59.99	95% Wgt. Mean C.I.:	90.90 to 112.68
TOTAL Adj.Sales Price:	2,568,189	MEAN:	108	AVG.ABS.DEV:	29.19	95% Mean C.I.:	90.98 to 125.65
TOTAL Assessed Value:	2,614,172						
AVG. Adj. Sales Price:	55,830	COD:	29.51	MAX Sales Ratio:	433.60		
AVG. Assessed Value:	56,829	PRD:	106.41	MIN Sales Ratio:	24.39		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	8	106.09	137.22	78.27	53.19	175.33	38.47	433.60	38.47 to 433.60	3,243	2,538
5000 TO 9999	5	58.80	85.60	46.53	79.66	183.97	24.39	202.72	N/A	16,450	7,654
Total \$											
1 TO 9999	13	98.97	117.37	54.14	56.85	216.78	24.39	433.60	43.11 to 117.00	8,323	4,506
10000 TO 29999	15	98.14	97.37	93.50	12.46	104.14	63.67	139.85	87.36 to 101.65	23,085	21,584
30000 TO 59999	8	105.09	112.18	97.65	31.68	114.88	57.62	166.17	57.62 to 166.17	40,437	39,486
60000 TO 99999	6	97.10	97.54	97.16	3.40	100.40	93.28	104.29	93.28 to 104.29	89,523	86,979
100000 TO 149999	1	197.87	197.87	197.87			197.87	197.87	N/A	60,000	118,719
250000 TO 499999	2	96.49	96.49	95.49	6.75	101.05	89.98	103.00	N/A	346,534	330,896
500000 +	1	122.71	122.71	122.71			122.71	122.71	N/A	500,000	613,542
ALL	46	98.91	108.32	101.79	29.51	106.41	24.39	433.60	93.28 to 103.00	55,830	56,829

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	101.18	101.95	99.74	5.01	102.22	92.20	117.00	95.00 to 110.40	27,054	26,983
10	10	91.81	90.12	90.71	16.25	99.34	38.47	139.85	72.27 to 98.94	87,228	79,127
15	4	111.58	126.52	103.74	31.30	121.96	80.18	202.72	N/A	81,017	84,044
20	19	98.14	113.63	105.56	46.52	107.64	24.39	433.60	63.67 to 122.71	53,873	56,870
25	1	197.87	197.87	197.87			197.87	197.87	N/A	60,000	118,719
30	2	99.49	99.49	99.59	0.52	99.89	98.97	100.00	N/A	8,847	8,811
ALL	46	98.91	108.32	101.79	29.51	106.41	24.39	433.60	93.28 to 103.00	55,830	56,829

**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)

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AVG. Assessed Value:	56,829	PRD:	106.41	MIN Sales Ratio:	24.39		

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	100.00	101.69	97.79	5.77	103.99	92.20	117.00	92.20 to 117.00	23,192	22,681
300	1	63.67	63.67	63.67			63.67	63.67	N/A	42,000	26,743
313	1	122.71	122.71	122.71			122.71	122.71	N/A	500,000	613,542
325	1	73.90	73.90	73.90			73.90	73.90	N/A	37,000	27,343
331	1	95.25	95.25	95.25			95.25	95.25	N/A	100,550	95,773
336	2	100.74	100.74	98.96	13.28	101.80	87.36	114.12	N/A	23,062	22,823
341	1	104.29	104.29	104.29			104.29	104.29	N/A	75,000	78,220
344	1	197.87	197.87	197.87			197.87	197.87	N/A	60,000	118,719
350	3	84.95	86.29	79.86	11.53	108.06	72.27	101.65	N/A	44,666	35,669
351	1	98.97	98.97	98.97			98.97	98.97	N/A	7,000	6,928
353	17	98.14	123.64	91.78	53.96	134.72	24.39	433.60	58.80 to 154.68	51,789	47,531
391	1	80.18	80.18	80.18			80.18	80.18	N/A	12,500	10,023
404	3	92.60	77.02	72.62	22.15	106.07	38.47	100.00	N/A	9,064	6,582
406	1	139.85	139.85	139.85			139.85	139.85	N/A	18,000	25,173
423	2	98.54	98.54	98.54	0.36	100.00	98.19	98.89	N/A	29,894	29,458
528	2	100.97	100.97	102.05	2.01	98.94	98.94	103.00	N/A	191,534	195,455
<u>ALL</u>											
	46	98.91	108.32	101.79	29.51	106.41	24.39	433.60	93.28 to 103.00	55,830	56,829

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	46	98.91	108.32	101.79	29.51	106.41	24.39	433.60	93.28 to 103.00	55,830	56,829
04											
<u>ALL</u>											
	46	98.91	108.32	101.79	29.51	106.41	24.39	433.60	93.28 to 103.00	55,830	56,829

**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:	97	<b>MEDIAN:</b>	<b>72</b>	COV:	37.58	95% Median C.I.:	66.25 to 76.59	(!: Derived)
(AgLand) TOTAL Sales Price:	14,638,630	WGT. MEAN:	66	STD:	27.86	95% Wgt. Mean C.I.:	61.87 to 70.45	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,638,630	MEAN:	74	AVG.ABS.DEV:	18.10	95% Mean C.I.:	68.58 to 79.67	
(AgLand) TOTAL Assessed Value:	9,684,290							
AVG. Adj. Sales Price:	150,913	COD:	25.16	MAX Sales Ratio:	225.80			
AVG. Assessed Value:	99,838	PRD:	112.05	MIN Sales Ratio:	31.89			

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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	5	90.80	87.78	83.57	8.78	105.04	76.37	98.11	N/A	110,993	92,758
10/01/03 TO 12/31/03	10	84.66	83.76	83.75	11.70	100.01	55.11	100.46	73.82 to 99.73	187,190	156,775
01/01/04 TO 03/31/04	8	79.61	79.83	79.25	12.06	100.73	54.51	102.46	54.51 to 102.46	130,787	103,650
04/01/04 TO 06/30/04	5	89.92	87.05	85.44	11.80	101.89	65.22	109.15	N/A	77,798	66,471
07/01/04 TO 09/30/04	6	71.60	82.79	66.28	25.03	124.92	56.62	126.85	56.62 to 126.85	141,808	93,987
10/01/04 TO 12/31/04	8	76.47	99.73	59.70	63.80	167.05	31.89	225.80	31.89 to 225.80	153,662	91,737
01/01/05 TO 03/31/05	6	58.03	58.93	56.39	14.49	104.50	43.19	73.99	43.19 to 73.99	133,448	75,250
04/01/05 TO 06/30/05	10	67.38	68.05	70.03	22.64	97.18	40.84	125.39	48.81 to 77.91	89,248	62,498
07/01/05 TO 09/30/05	3	67.61	64.38	64.36	21.62	100.04	40.84	84.70	N/A	221,335	142,450
10/01/05 TO 12/31/05	18	62.86	61.95	58.59	18.91	105.74	34.53	84.69	52.05 to 71.92	165,604	97,029
01/01/06 TO 03/31/06	9	75.75	75.31	64.38	22.18	116.99	50.69	104.13	51.37 to 101.38	128,417	82,669
04/01/06 TO 06/30/06	9	55.86	58.34	54.44	15.25	107.17	42.54	84.33	47.09 to 66.03	244,722	133,219
<u>Study Years</u>											
07/01/03 TO 06/30/04	28	82.97	83.95	82.68	12.44	101.53	54.51	109.15	77.72 to 90.80	137,934	114,039
07/01/04 TO 06/30/05	30	68.32	77.62	62.92	35.63	123.36	31.89	225.80	56.79 to 73.99	125,777	79,143
07/01/05 TO 06/30/06	39	64.00	64.39	58.79	21.23	109.53	34.53	104.13	54.64 to 70.63	179,567	105,560
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	27	80.82	87.72	69.96	29.95	125.39	31.89	225.80	70.65 to 90.14	130,201	91,088
01/01/05 TO 12/31/05	37	64.00	63.31	60.89	19.92	103.97	34.53	125.39	54.64 to 69.92	144,271	87,847
<u>ALL</u>											
	97	71.92	74.13	66.16	25.16	112.05	31.89	225.80	66.25 to 76.59	150,913	99,838

**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:	97	<b>MEDIAN:</b>	<b>72</b>	COV:	37.58	95% Median C.I.:	66.25 to 76.59	(! : Derived)
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(AgLand) TOTAL Assessed Value:	9,684,290							
AVG. Adj. Sales Price:	150,913	COD:	25.16	MAX Sales Ratio:	225.80			
AVG. Assessed Value:	99,838	PRD:	112.05	MIN Sales Ratio:	31.89			

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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	
4193	5	72.54	69.72	68.51	9.63	101.77	56.58	81.50	N/A	140,200	96,050	
4195	15	70.63	73.12	73.55	15.25	99.42	50.69	125.39	61.73 to 77.33	104,253	76,676	
4199	2	74.96	74.96	74.82	1.89	100.19	73.54	76.37	N/A	181,984	136,154	
4417	7	41.58	59.64	56.30	51.12	105.93	31.89	90.06	31.89 to 90.06	159,443	89,771	
4419	9	66.25	85.64	68.43	41.03	125.16	40.55	197.30	58.19 to 102.46	81,888	56,036	
4421	11	75.14	72.72	69.19	21.67	105.10	43.19	101.38	51.37 to 100.46	206,677	143,006	
4423	4	54.88	63.08	50.96	26.14	123.77	42.83	99.73	N/A	186,000	94,789	
4425	5	67.45	67.18	71.89	19.97	93.45	34.53	84.33	N/A	180,100	129,478	
4435	4	80.56	75.78	79.18	19.13	95.71	48.81	93.19	N/A	96,250	76,207	
4437	12	71.38	71.31	62.86	20.31	113.43	47.09	104.13	52.76 to 85.43	229,108	144,026	
4439	7	77.75	93.97	74.63	39.80	125.92	52.05	225.80	52.05 to 225.80	136,240	101,670	
4441	4	79.77	81.37	61.50	30.81	132.32	56.79	109.15	N/A	95,082	58,471	
4443	5	77.91	88.66	77.52	20.55	114.37	66.93	126.85	N/A	83,300	64,577	
4445	7	56.43	61.87	55.22	18.73	112.05	42.54	98.11	42.54 to 98.11	193,428	106,803	
ALL	97	71.92	74.13	66.16	25.16	112.05	31.89	225.80	66.25 to 76.59	150,913	99,838	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
41	24	72.09	69.34	67.38	20.12	102.92	31.89	125.39	58.33 to 77.33	126,827	85,452	
44	43	73.82	79.78	66.94	30.61	119.17	40.55	225.80	61.76 to 84.69	142,208	95,197	
50	30	71.29	69.85	64.60	20.29	108.13	34.53	104.13	56.58 to 80.92	182,660	117,998	
ALL	97	71.92	74.13	66.16	25.16	112.05	31.89	225.80	66.25 to 76.59	150,913	99,838	

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	97	71.92	74.13	66.16	25.16	112.05	31.89	225.80	66.25 to 76.59	150,913	99,838	
ALL	97	71.92	74.13	66.16	25.16	112.05	31.89	225.80	66.25 to 76.59	150,913	99,838	

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

Base Stat

State Stat Run

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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)	2	83.84	83.84	86.26	22.21	97.20	65.22	102.46	N/A	32,750	28,250
64-0023											
67-0001											
74-0056	47	72.11	74.88	66.80	26.39	112.10	34.53	225.80	56.79 to 80.92	176,633	117,989
74-0070	26	66.13	72.96	60.33	34.16	120.93	31.89	197.30	54.51 to 84.69	136,850	82,566
74-0501	22	73.04	73.01	71.34	13.31	102.34	50.69	125.39	64.00 to 77.33	123,330	87,978
NonValid School	2	83.84	83.84	86.26	22.21	97.20	65.22	102.46	N/A	32,750	28,250
ALL											
	97	71.92	74.13	66.16	25.16	112.05	31.89	225.80	66.25 to 76.59	150,913	99,838

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	1	56.79	56.79	56.79			56.79	56.79	N/A	8,480	4,816
0.01 TO 10.00	4	84.69	86.07	91.50	7.26	94.06	75.14	99.73	N/A	7,050	6,451
10.01 TO 30.00	9	102.75	101.55	81.85	28.51	124.06	48.81	197.30	58.33 to 126.85	25,483	20,859
30.01 TO 50.00	14	71.09	69.84	69.37	16.17	100.67	40.55	93.19	52.11 to 85.43	68,214	47,322
50.01 TO 100.00	39	70.63	72.17	64.43	27.72	112.01	31.89	225.80	55.86 to 77.75	126,747	81,665
100.01 TO 180.00	21	69.92	69.51	65.64	17.66	105.90	41.58	91.40	56.62 to 81.72	236,521	155,253
180.01 TO 330.00	8	62.20	65.36	63.23	20.82	103.37	42.54	83.57	42.54 to 83.57	391,312	247,425
330.01 TO 650.00	1	100.46	100.46	100.46			100.46	100.46	N/A	377,000	378,753
ALL											
	97	71.92	74.13	66.16	25.16	112.05	31.89	225.80	66.25 to 76.59	150,913	99,838

**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
! zeroes!	1	56.79	56.79	56.79			56.79	56.79	N/A	8,480	4,816
DRY	29	72.11	70.56	64.25	18.00	109.82	31.89	102.75	64.00 to 79.69	162,263	104,253
DRY-N/A	52	70.28	74.51	68.19	23.40	109.26	43.19	197.30	65.22 to 77.33	166,481	113,529
GRASS	9	52.11	66.45	47.31	49.55	140.46	34.53	126.85	40.55 to 102.46	45,423	21,488
GRASS-N/A	6	85.74	102.50	65.12	44.02	157.39	42.54	225.80	42.54 to 225.80	143,108	93,196
ALL											
	97	71.92	74.13	66.16	25.16	112.05	31.89	225.80	66.25 to 76.59	150,913	99,838

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Base Stat

State Stat Run

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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
! zeroes!	1	56.79	56.79	56.79			56.79	56.79	N/A	8,480	4,816
DRY	53	71.92	71.28	66.48	18.75	107.22	31.89	125.39	65.45 to 77.33	196,677	130,752
DRY-N/A	28	71.96	76.52	67.95	25.77	112.61	43.19	197.30	61.76 to 84.33	104,956	71,321
GRASS	11	75.14	82.69	65.77	50.41	125.72	34.53	225.80	40.55 to 126.85	58,764	38,652
GRASS-N/A	4	75.87	75.86	52.72	28.43	143.89	42.54	109.15	N/A	155,262	81,850
ALL	97	71.92	74.13	66.16	25.16	112.05	31.89	225.80	66.25 to 76.59	150,913	99,838

**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
! zeroes!	1	56.79	56.79	56.79			56.79	56.79	N/A	8,480	4,816
DRY	79	71.92	71.85	66.89	19.08	107.41	31.89	125.39	66.93 to 76.59	168,198	112,513
DRY-N/A	2	122.20	122.20	51.09	61.46	239.16	47.09	197.30	N/A	37,500	19,160
GRASS	15	75.14	80.87	59.38	44.63	136.19	34.53	225.80	40.84 to 102.46	84,497	50,171
ALL	97	71.92	74.13	66.16	25.16	112.05	31.89	225.80	66.25 to 76.59	150,913	99,838

**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	84.70	119.05	110.27	48.08	107.96	75.14	197.30	N/A	2,500	2,756
5000 TO 9999	3	84.69	89.44	84.47	27.58	105.88	56.79	126.85	N/A	7,226	6,104
Total \$											
1 TO 9999	6	84.69	104.25	91.10	37.83	114.42	56.79	197.30	56.79 to 197.30	4,863	4,430
10000 TO 29999	6	101.24	110.16	104.47	35.30	105.45	58.33	225.80	58.33 to 225.80	21,308	22,261
30000 TO 59999	11	85.43	77.92	76.38	22.40	102.01	40.55	104.13	48.81 to 102.46	43,809	33,463
60000 TO 99999	16	74.00	74.56	73.75	21.79	101.10	40.84	125.39	54.29 to 90.80	78,385	57,811
100000 TO 149999	15	70.63	70.22	70.10	13.42	100.17	34.53	90.14	66.03 to 80.82	115,426	80,911
150000 TO 249999	27	69.92	67.84	68.28	17.65	99.36	31.89	91.40	55.86 to 77.75	182,250	124,432
250000 TO 499999	13	56.62	61.40	61.21	21.89	100.31	41.58	100.46	42.83 to 81.72	337,560	206,617
500000 +	3	53.88	56.87	56.99	11.43	99.80	49.13	67.61	N/A	568,366	323,892
ALL	97	71.92	74.13	66.16	25.16	112.05	31.89	225.80	66.25 to 76.59	150,913	99,838

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Base Stat

State Stat Run

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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	4	79.92	103.48	81.89	46.94	126.37	56.79	197.30	N/A	3,995	3,271
5000 TO 9999	2	105.77	105.77	102.26	19.93	103.43	84.69	126.85	N/A	6,600	6,749
Total \$ _____											
1 TO 9999	6	84.69	104.25	91.10	37.83	114.42	56.79	197.30	56.79 to 197.30	4,863	4,430
10000 TO 29999	9	65.22	74.06	66.08	34.37	112.09	40.55	109.15	48.81 to 102.75	29,850	19,723
30000 TO 59999	18	75.57	81.30	69.30	35.56	117.31	34.53	225.80	54.29 to 98.11	63,497	44,005
60000 TO 99999	26	68.59	67.12	63.59	16.76	105.54	31.89	95.88	56.58 to 76.59	122,699	78,027
100000 TO 149999	20	72.33	71.76	66.94	17.47	107.20	41.58	125.39	64.00 to 77.75	184,588	123,567
150000 TO 249999	13	70.65	69.23	65.33	20.79	105.98	42.54	91.40	54.08 to 85.76	295,368	192,949
250000 TO 499999	5	67.61	70.93	67.84	23.97	104.56	49.13	100.46	N/A	495,220	335,940
ALL	97	71.92	74.13	66.16	25.16	112.05	31.89	225.80	66.25 to 76.59	150,913	99,838

**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:	359	<b>MEDIAN:</b>	<b>96</b>	COV:	58.95	95% Median C.I.:	91.34 to 99.59
TOTAL Sales Price:	13,014,192	WGT. MEAN:	88	STD:	64.53	95% Wgt. Mean C.I.:	83.93 to 91.64
TOTAL Adj.Sales Price:	13,014,192	MEAN:	109	AVG.ABS.DEV:	39.51	95% Mean C.I.:	102.79 to 116.14
TOTAL Assessed Value:	11,424,192						
AVG. Adj. Sales Price:	36,251	COD:	41.17	MAX Sales Ratio:	472.05		
AVG. Assessed Value:	31,822	PRD:	124.70	MIN Sales Ratio:	5.95		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	37	93.77	103.85	84.66	35.40	122.67	32.61	453.47	83.26 to 99.04	44,558	37,720
10/01/04 TO 12/31/04	37	96.51	100.67	92.18	28.62	109.20	52.37	265.78	79.89 to 101.55	27,506	25,356
01/01/05 TO 03/31/05	34	98.35	109.06	92.55	28.23	117.83	31.06	206.08	88.82 to 119.36	37,222	34,450
04/01/05 TO 06/30/05	44	94.97	104.37	89.43	35.80	116.71	38.13	285.44	83.32 to 111.81	36,265	32,431
07/01/05 TO 09/30/05	61	95.96	108.81	83.09	47.16	130.96	20.45	449.10	81.24 to 103.88	39,141	32,521
10/01/05 TO 12/31/05	42	99.07	109.05	96.37	41.27	113.16	5.95	282.27	82.91 to 112.83	31,263	30,127
01/01/06 TO 03/31/06	37	94.56	127.65	87.85	54.54	145.31	39.41	472.05	86.01 to 124.87	36,310	31,898
04/01/06 TO 06/30/06	67	95.49	111.79	84.45	48.26	132.37	31.17	409.91	78.88 to 108.79	36,452	30,785
____Study Years____											
07/01/04 TO 06/30/05	152	95.84	104.39	89.23	32.25	116.99	31.06	453.47	89.64 to 99.74	36,366	32,448
07/01/05 TO 06/30/06	207	95.96	113.19	86.72	47.76	130.53	5.95	472.05	90.65 to 100.30	36,166	31,362
____Calendar Yrs____											
01/01/05 TO 12/31/05	181	98.24	107.83	89.11	38.95	121.01	5.95	449.10	90.65 to 100.45	36,253	32,306
____ALL____											
	359	95.96	109.47	87.78	41.17	124.70	5.95	472.05	91.34 to 99.59	36,251	31,822

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
BARADA	1	200.53	200.53	200.53			200.53	200.53	N/A	6,000	12,032
DAWSON	11	86.79	85.54	87.66	18.74	97.58	52.49	111.38	57.06 to 110.58	19,181	16,814
FALLS CITY	220	98.40	115.08	92.10	39.97	124.94	16.24	472.05	93.87 to 101.52	40,427	37,234
HUMBOLDT	56	92.34	101.26	77.52	43.07	130.62	7.62	453.47	79.23 to 99.74	27,489	21,309
PRESTON	2	63.98	63.98	62.17	7.34	102.91	59.28	68.67	N/A	32,500	20,204
RULO	11	99.88	95.18	90.51	39.06	105.16	5.95	178.23	52.55 to 146.25	18,204	16,476
RURAL	29	75.75	85.85	72.19	45.75	118.92	31.06	206.08	46.27 to 115.07	49,856	35,989
SALEM	6	122.62	186.08	126.54	67.42	147.05	88.82	449.10	88.82 to 449.10	4,141	5,241
SHUBERT	10	96.78	122.61	95.97	45.48	127.76	66.94	274.67	67.12 to 181.65	25,660	24,625
STELLA	6	97.06	99.42	91.76	32.90	108.35	43.97	163.94	43.97 to 163.94	30,083	27,604
VERDON	7	82.96	80.85	70.09	27.53	115.35	20.45	137.39	20.45 to 137.39	27,242	19,095
____ALL____											
	359	95.96	109.47	87.78	41.17	124.70	5.95	472.05	91.34 to 99.59	36,251	31,822

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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AVG. Adj. Sales Price:	36,251	COD:	41.17	MAX Sales Ratio:	472.05		
AVG. Assessed Value:	31,822	PRD:	124.70	MIN Sales Ratio:	5.95		

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	330	96.65	111.54	89.73	41.04	124.30	5.95	472.05	92.63 to 99.88	35,055	31,456
2	6	54.66	78.72	59.09	71.53	133.21	35.61	206.08	35.61 to 206.08	59,922	35,409
3	23	78.04	87.71	76.52	41.65	114.62	31.06	167.30	67.98 to 116.76	47,230	36,141
ALL	359	95.96	109.47	87.78	41.17	124.70	5.95	472.05	91.34 to 99.59	36,251	31,822

**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	322	97.93	112.96	88.46	39.89	127.70	20.45	472.05	93.87 to 100.12	39,488	34,929
2	37	60.17	79.09	59.17	57.70	133.68	5.95	223.50	54.00 to 83.30	8,081	4,781
ALL	359	95.96	109.47	87.78	41.17	124.70	5.95	472.05	91.34 to 99.59	36,251	31,822

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	348	95.99	108.77	88.18	39.99	123.35	5.95	472.05	91.54 to 99.64	36,751	32,408
06											
07	11	87.35	131.33	65.04	85.11	201.92	32.61	449.10	38.13 to 215.38	20,412	13,276
ALL	359	95.96	109.47	87.78	41.17	124.70	5.95	472.05	91.34 to 99.59	36,251	31,822

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
64-0023											
67-0001											
74-0056	259	96.62	112.24	89.94	41.19	124.80	5.95	472.05	91.34 to 100.09	38,928	35,011
74-0070	73	91.54	100.77	78.58	41.35	128.25	7.62	453.47	79.39 to 99.74	26,862	21,108
74-0501	27	98.62	106.31	84.00	41.10	126.56	35.61	274.67	67.12 to 127.02	35,949	30,197
NonValid School											
ALL	359	95.96	109.47	87.78	41.17	124.70	5.95	472.05	91.34 to 99.59	36,251	31,822

**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	359	<b>MEDIAN:</b>	<b>96</b>	COV:	58.95	95% Median C.I.:	91.34 to 99.59
TOTAL Sales Price:	13,014,192	WGT. MEAN:	88	STD:	64.53	95% Wgt. Mean C.I.:	83.93 to 91.64
TOTAL Adj.Sales Price:	13,014,192	MEAN:	109	AVG.ABS.DEV:	39.51	95% Mean C.I.:	102.79 to 116.14
TOTAL Assessed Value:	11,424,192						
AVG. Adj. Sales Price:	36,251	COD:	41.17	MAX Sales Ratio:	472.05		
AVG. Assessed Value:	31,822	PRD:	124.70	MIN Sales Ratio:	5.95		

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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	43	71.65	83.58	70.41	50.35	118.71	5.95	223.50	55.56 to 100.00	10,017	7,053
Prior TO 1860	1	414.12	414.12	414.12			414.12	414.12	N/A	5,000	20,706
1860 TO 1899	18	112.83	124.60	98.39	39.05	126.64	57.06	274.67	79.39 to 174.24	26,080	25,660
1900 TO 1919	113	99.87	125.35	91.58	51.34	136.87	20.45	472.05	92.63 to 111.81	29,002	26,561
1920 TO 1939	84	94.97	103.87	85.97	34.78	120.82	31.06	293.30	81.94 to 101.84	40,696	34,986
1940 TO 1949	18	96.60	100.05	93.68	21.60	106.79	50.53	156.59	84.44 to 119.36	39,398	36,910
1950 TO 1959	25	91.34	99.32	90.15	27.55	110.18	40.08	282.27	81.99 to 105.39	44,408	40,031
1960 TO 1969	13	97.61	97.90	91.06	16.05	107.51	68.60	177.10	70.69 to 103.88	67,096	61,099
1970 TO 1979	31	91.07	107.58	79.19	43.67	135.85	32.61	449.10	79.09 to 100.97	60,404	47,832
1980 TO 1989	6	97.29	95.43	77.23	23.16	123.57	39.41	131.49	39.41 to 131.49	57,083	44,084
1990 TO 1994	3	95.49	102.89	95.37	21.50	107.89	75.80	137.39	N/A	55,666	53,090
1995 TO 1999	3	109.14	95.20	95.70	21.80	99.48	52.55	123.92	N/A	59,833	57,258
2000 TO Present	1	100.11	100.11	100.11			100.11	100.11	N/A	160,000	160,178
ALL	359	95.96	109.47	87.78	41.17	124.70	5.95	472.05	91.34 to 99.59	36,251	31,822

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	37	122.53	164.18	162.97	71.95	100.74	5.95	472.05	97.22 to 181.65	2,346	3,823
5000 TO 9999	39	123.80	153.40	159.56	52.48	96.14	7.62	414.12	98.41 to 188.41	6,515	10,395
Total \$											
1 TO 9999	76	123.17	158.65	160.43	61.93	98.89	5.95	472.05	100.12 to 177.10	4,485	7,196
10000 TO 29999	111	109.29	115.61	111.32	34.13	103.86	16.24	293.30	98.62 to 119.02	17,897	19,923
30000 TO 59999	99	86.99	86.29	85.51	25.03	100.91	20.45	175.16	79.53 to 94.15	43,351	37,069
60000 TO 99999	58	84.10	82.49	81.86	17.67	100.77	31.06	115.34	79.39 to 90.74	73,146	59,879
100000 TO 149999	10	67.52	69.22	67.63	32.58	102.36	35.56	115.75	39.41 to 95.49	116,990	79,115
150000 TO 249999	4	83.63	81.47	78.44	24.50	103.86	54.80	103.82	N/A	183,125	143,651
250000 TO 499999	1	62.84	62.84	62.84			62.84	62.84	N/A	250,000	157,088
ALL	359	95.96	109.47	87.78	41.17	124.70	5.95	472.05	91.34 to 99.59	36,251	31,822

**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

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TOTAL Adj.Sales Price:	13,014,192	MEAN:	109	AVG.ABS.DEV:	39.51	95% Mean C.I.:	102.79 to 116.14
TOTAL Assessed Value:	11,424,192						
AVG. Adj. Sales Price:	36,251	COD:	41.17	MAX Sales Ratio:	472.05		
AVG. Assessed Value:	31,822	PRD:	124.70	MIN Sales Ratio:	5.95		

(!: AVTot=0)

(!: Derived)

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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	38	89.41	110.97	80.66	61.65	137.58	5.95	449.10	70.67 to 122.20	3,013	2,430
5000 TO 9999	26	99.27	128.77	85.55	58.10	150.52	36.00	472.05	81.71 to 121.44	8,778	7,510
Total \$											
1 TO 9999	64	96.60	118.20	83.91	58.45	140.86	5.95	472.05	79.23 to 111.59	5,355	4,494
10000 TO 29999	137	99.87	116.46	86.29	48.98	134.96	20.45	414.12	92.63 to 110.58	21,552	18,598
30000 TO 59999	109	90.97	102.69	88.99	31.11	115.40	35.56	293.30	86.01 to 99.04	47,819	42,553
60000 TO 99999	41	96.01	95.01	90.51	14.93	104.97	45.06	135.73	89.22 to 101.84	78,203	70,783
100000 TO 149999	5	89.20	84.48	77.62	20.02	108.83	54.80	115.75	N/A	147,500	114,495
150000 TO 249999	3	100.11	88.92	84.55	13.64	105.17	62.84	103.82	N/A	187,500	158,528
ALL	359	95.96	109.47	87.78	41.17	124.70	5.95	472.05	91.34 to 99.59	36,251	31,822

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	43	71.65	83.58	70.41	50.35	118.71	5.95	223.50	55.56 to 100.00	10,017	7,053
10	5	127.78	165.69	128.87	34.59	128.57	118.94	279.18	N/A	8,370	10,786
20	101	100.42	126.38	96.22	47.88	131.34	38.13	472.05	95.46 to 112.83	22,796	21,934
30	201	91.54	105.66	85.88	38.36	123.03	20.45	449.10	88.58 to 98.24	45,796	39,329
40	9	100.30	97.15	91.52	15.60	106.16	62.84	125.48	64.50 to 115.75	114,888	105,146
ALL	359	95.96	109.47	87.78	41.17	124.70	5.95	472.05	91.34 to 99.59	36,251	31,822

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	43	71.65	83.58	70.41	50.35	118.71	5.95	223.50	55.56 to 100.00	10,017	7,053
100	18	92.99	126.04	68.78	73.34	183.26	32.61	449.10	54.08 to 177.10	26,724	18,380
101	182	95.99	109.47	88.78	35.90	123.30	31.17	453.47	91.34 to 100.07	38,706	34,364
102	41	110.54	125.06	92.70	42.70	134.91	36.50	409.91	91.84 to 123.80	52,158	48,351
103	1	91.54	91.54	91.54			91.54	91.54	N/A	75,000	68,657
104	73	94.56	112.40	87.33	42.40	128.71	20.45	472.05	88.28 to 100.19	38,045	33,225
111	1	88.49	88.49	88.49			88.49	88.49	N/A	67,000	59,286
ALL	359	95.96	109.47	87.78	41.17	124.70	5.95	472.05	91.34 to 99.59	36,251	31,822

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	43	71.65	83.58	70.41	50.35	118.71	5.95	223.50	55.56 to 100.00	10,017	7,053
10	7	127.78	183.82	124.42	73.88	147.74	51.92	449.10	51.92 to 449.10	4,835	6,016
20	44	97.74	136.05	104.93	57.90	129.65	45.82	472.05	88.82 to 131.49	12,760	13,389
30	204	97.46	109.38	89.94	37.94	121.61	20.45	453.47	90.90 to 100.95	37,830	34,025
40	59	94.28	101.22	84.37	30.62	119.97	35.56	285.44	86.69 to 100.45	66,682	56,259
50	2	73.08	73.08	68.10	14.01	107.31	62.84	83.32	N/A	168,250	114,578
<u>ALL</u>	<u>359</u>	<u>95.96</u>	<u>109.47</u>	<u>87.78</u>	<u>41.17</u>	<u>124.70</u>	<u>5.95</u>	<u>472.05</u>	<u>91.34 to 99.59</u>	<u>36,251</u>	<u>31,822</u>

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Base Stat

State Stat Run

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

NUMBER of Sales:	46	<b>MEDIAN:</b>	<b>99</b>	COV:	56.83	95% Median C.I.:	92.60 to 104.41
TOTAL Sales Price:	2,568,189	WGT. MEAN:	101	STD:	61.78	95% Wgt. Mean C.I.:	88.60 to 113.43
TOTAL Adj.Sales Price:	2,568,189	MEAN:	109	AVG.ABS.DEV:	32.09	95% Mean C.I.:	90.86 to 126.56
TOTAL Assessed Value:	2,594,229						
AVG. Adj. Sales Price:	55,830	COD:	32.43	MAX Sales Ratio:	433.60		
AVG. Assessed Value:	56,396	PRD:	107.62	MIN Sales Ratio:	24.39		

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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	5	98.94	100.66	97.41	6.73	103.33	87.36	117.17	N/A	31,825	31,001
10/01/03 TO 12/31/03	4	98.94	104.48	104.77	15.96	99.73	80.18	139.85	N/A	22,375	23,441
01/01/04 TO 03/31/04	2	67.40	67.40	24.93	63.81	270.39	24.39	110.40	N/A	20,000	4,985
04/01/04 TO 06/30/04	5	95.00	96.44	101.73	26.49	94.80	38.47	161.26	N/A	38,010	38,667
07/01/04 TO 09/30/04	4	103.65	101.69	96.97	5.01	104.87	89.98	109.48	N/A	201,517	195,403
10/01/04 TO 12/31/04	2	294.14	294.14	161.48	47.41	182.15	154.68	433.60	N/A	10,250	16,552
01/01/05 TO 03/31/05	4	103.36	99.79	88.05	16.79	113.32	72.27	120.16	N/A	27,000	23,774
04/01/05 TO 06/30/05	4	96.55	93.44	87.43	15.02	106.88	63.67	117.00	N/A	41,797	36,543
07/01/05 TO 09/30/05	3	122.71	146.72	123.12	30.94	119.17	101.77	215.68	N/A	167,933	206,752
10/01/05 TO 12/31/05	4	101.69	114.72	124.50	35.82	92.15	57.62	197.87	N/A	36,417	45,338
01/01/06 TO 03/31/06	4	87.64	79.60	78.59	17.76	101.29	43.11	100.00	N/A	22,423	17,622
04/01/06 TO 06/30/06	5	73.90	95.42	86.11	58.43	110.81	34.85	166.17	N/A	49,718	42,812
<u>Study Years</u>											
07/01/03 TO 06/30/04	16	97.69	96.14	94.44	20.35	101.79	24.39	161.26	87.36 to 110.40	29,917	28,255
07/01/04 TO 06/30/05	14	103.65	126.28	95.85	37.13	131.76	63.67	433.60	89.98 to 120.16	78,697	75,427
07/01/05 TO 06/30/06	16	99.49	105.91	109.96	38.29	96.31	34.85	215.68	58.80 to 143.38	61,734	67,884
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	13	103.00	124.00	96.35	47.68	128.70	24.39	433.60	89.98 to 154.68	81,278	78,309
01/01/05 TO 12/31/05	15	101.77	111.46	112.79	27.10	98.83	57.62	215.68	92.60 to 120.16	61,643	69,525
<u>ALL</u>											
	46	98.96	108.71	101.01	32.43	107.62	24.39	433.60	92.60 to 104.41	55,830	56,396

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DAWSON	2	107.99	107.99	99.95	8.35	108.04	98.97	117.00	N/A	3,700	3,698
FALLS CITY	20	97.69	101.96	103.17	19.27	98.82	57.62	166.17	89.98 to 109.48	87,249	90,017
HUMBOLDT	10	101.62	106.53	87.53	33.49	121.71	34.85	215.68	43.11 to 161.26	44,522	38,969
RURAL	3	100.00	127.61	139.27	37.64	91.63	84.95	197.87	N/A	42,564	59,278
RURAL COMM	2	86.96	86.96	76.09	16.89	114.29	72.27	101.65	N/A	38,500	29,293
SALEM	2	67.40	67.40	24.93	63.81	270.39	24.39	110.40	N/A	20,000	4,985
SHUBERT	3	101.77	104.84	112.91	9.03	92.86	92.60	120.16	N/A	7,433	8,392
STELLA	2	288.49	288.49	145.26	50.30	198.60	143.38	433.60	N/A	38,546	55,991
VERDON	2	48.64	48.64	49.98	20.90	97.31	38.47	58.80	N/A	13,250	6,622
<u>ALL</u>											
	46	98.96	108.71	101.01	32.43	107.62	24.39	433.60	92.60 to 104.41	55,830	56,396

**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:	46	<b>MEDIAN:</b>	<b>99</b>	COV:	56.83	95% Median C.I.:	92.60 to 104.41
TOTAL Sales Price:	2,568,189	WGT. MEAN:	101	STD:	61.78	95% Wgt. Mean C.I.:	88.60 to 113.43
TOTAL Adj.Sales Price:	2,568,189	MEAN:	109	AVG.ABS.DEV:	32.09	95% Mean C.I.:	90.86 to 126.56
TOTAL Assessed Value:	2,594,229						
AVG. Adj. Sales Price:	55,830	COD:	32.43	MAX Sales Ratio:	433.60		
AVG. Assessed Value:	56,396	PRD:	107.62	MIN Sales Ratio:	24.39		

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	41	98.94	108.39	99.76	32.85	108.65	24.39	433.60	92.60 to 109.48	57,646	57,507
2	1	100.00	100.00	100.00			100.00	100.00	N/A	10,694	10,694
3	4	93.30	114.19	116.35	38.13	98.14	72.27	197.87	N/A	48,500	56,431
ALL	46	98.96	108.71	101.01	32.43	107.62	24.39	433.60	92.60 to 104.41	55,830	56,396

**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	39	98.94	109.91	101.20	37.04	108.60	24.39	433.60	89.98 to 109.48	63,057	63,816
2	7	100.70	102.04	96.74	6.35	105.48	92.20	117.00	92.20 to 117.00	15,564	15,056
ALL	46	98.96	108.71	101.01	32.43	107.62	24.39	433.60	92.60 to 104.41	55,830	56,396

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	38.47	38.47	38.47			38.47	38.47	N/A	11,500	4,424
64-0023											
67-0001											
74-0056	26	96.10	99.53	102.56	25.56	97.05	24.39	197.87	84.95 to 109.48	76,307	78,257
74-0070	13	101.65	106.38	88.03	27.12	120.84	34.85	215.68	90.33 to 117.17	35,586	31,327
74-0501	6	110.97	165.25	134.31	60.50	123.04	92.60	433.60	92.60 to 433.60	18,347	24,642
NonValid School	1	38.47	38.47	38.47			38.47	38.47	N/A	11,500	4,424
ALL	46	98.96	108.71	101.01	32.43	107.62	24.39	433.60	92.60 to 104.41	55,830	56,396

**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:	46	<b>MEDIAN:</b>	<b>99</b>	COV:	56.83	95% Median C.I.:	92.60 to 104.41
TOTAL Sales Price:	2,568,189	WGT. MEAN:	101	STD:	61.78	95% Wgt. Mean C.I.:	88.60 to 113.43
TOTAL Adj.Sales Price:	2,568,189	MEAN:	109	AVG.ABS.DEV:	32.09	95% Mean C.I.:	90.86 to 126.56
TOTAL Assessed Value:	2,594,229						
AVG. Adj. Sales Price:	55,830	COD:	32.43	MAX Sales Ratio:	433.60		
AVG. Assessed Value:	56,396	PRD:	107.62	MIN Sales Ratio:	24.39		

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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	101.65	105.25	107.54	8.72	97.87	92.20	143.38	94.21 to 117.00	33,231	35,736
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	17	98.97	127.70	93.50	51.96	136.58	43.11	433.60	72.27 to 161.26	25,527	23,868
1920 TO 1939	3	58.80	64.22	64.82	48.24	99.09	24.39	109.48	N/A	30,916	20,038
1940 TO 1949	1	98.94	98.94	98.94			98.94	98.94	N/A	90,000	89,048
1950 TO 1959	8	95.16	93.38	99.61	21.92	93.74	38.47	139.85	38.47 to 139.85	52,548	52,344
1960 TO 1969	1	34.85	34.85	34.85			34.85	34.85	N/A	100,000	34,851
1970 TO 1979	3	122.71	138.61	125.36	27.88	110.57	95.25	197.87	N/A	220,183	276,011
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	92.60	92.60	92.60			92.60	92.60	N/A	5,000	4,630
2000 TO Present	1	89.98	89.98	89.98			89.98	89.98	N/A	400,000	359,930
ALL	46	98.96	108.71	101.01	32.43	107.62	24.39	433.60	92.60 to 104.41	55,830	56,396

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	7	117.00	169.42	140.21	56.65	120.83	90.33	433.60	90.33 to 433.60	1,707	2,393
5000 TO 9999	2	95.79	95.79	96.32	3.33	99.45	92.60	98.97	N/A	6,000	5,779
Total \$											
1 TO 9999	9	110.40	153.06	118.22	50.30	129.47	90.33	433.60	92.60 to 215.68	2,661	3,145
10000 TO 29999	16	99.44	100.00	102.52	25.27	97.54	38.47	166.17	80.18 to 120.16	18,236	18,695
30000 TO 59999	10	88.58	86.64	82.76	29.05	104.69	24.39	161.26	57.62 to 109.48	39,525	32,710
60000 TO 99999	6	101.62	118.49	115.13	29.54	102.92	72.27	197.87	72.27 to 197.87	77,265	88,954
100000 TO 149999	2	65.05	65.05	65.13	46.43	99.87	34.85	95.25	N/A	100,275	65,312
250000 TO 499999	2	96.49	96.49	95.49	6.75	101.05	89.98	103.00	N/A	346,534	330,896
500000 +	1	122.71	122.71	122.71			122.71	122.71	N/A	500,000	613,542
ALL	46	98.96	108.71	101.01	32.43	107.62	24.39	433.60	92.60 to 104.41	55,830	56,396

**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:	46	<b>MEDIAN:</b>	<b>99</b>	COV:	56.83	95% Median C.I.:	92.60 to 104.41
TOTAL Sales Price:	2,568,189	WGT. MEAN:	101	STD:	61.78	95% Wgt. Mean C.I.:	88.60 to 113.43
TOTAL Adj.Sales Price:	2,568,189	MEAN:	109	AVG.ABS.DEV:	32.09	95% Mean C.I.:	90.86 to 126.56
TOTAL Assessed Value:	2,594,229						
AVG. Adj. Sales Price:	55,830	COD:	32.43	MAX Sales Ratio:	433.60		
AVG. Assessed Value:	56,396	PRD:	107.62	MIN Sales Ratio:	24.39		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	8	106.09	137.67	78.68	53.61	174.98	38.47	433.60	38.47 to 433.60	3,243	2,552
5000 TO 9999	5	58.80	88.19	46.92	84.06	187.95	24.39	215.68	N/A	16,450	7,718
Total \$											
1 TO 9999	13	98.97	118.64	54.54	58.13	217.53	24.39	433.60	43.11 to 117.17	8,323	4,539
10000 TO 29999	15	98.19	97.78	93.90	12.87	104.14	63.67	139.85	87.36 to 104.41	23,085	21,677
30000 TO 59999	9	100.70	104.66	83.51	37.72	125.34	34.85	166.17	57.62 to 161.26	47,055	39,294
60000 TO 99999	4	97.10	98.17	97.78	3.55	100.40	94.21	104.29	N/A	90,137	88,136
100000 TO 149999	2	170.63	170.63	167.31	15.97	101.98	143.38	197.87	N/A	68,296	114,267
250000 TO 499999	2	96.49	96.49	95.49	6.75	101.05	89.98	103.00	N/A	346,534	330,896
500000 +	1	122.71	122.71	122.71			122.71	122.71	N/A	500,000	613,542
ALL	46	98.96	108.71	101.01	32.43	107.62	24.39	433.60	92.60 to 104.41	55,830	56,396

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	101.71	106.36	112.22	8.86	94.78	92.20	143.38	95.00 to 117.00	27,054	30,359
10	10	90.16	84.27	84.01	22.37	100.31	34.85	139.85	38.47 to 98.94	87,228	73,284
15	4	111.58	129.76	103.84	34.20	124.96	80.18	215.68	N/A	81,017	84,125
20	19	98.19	114.66	105.99	47.54	108.17	24.39	433.60	63.67 to 122.71	53,873	57,102
25	1	197.87	197.87	197.87			197.87	197.87	N/A	60,000	118,719
30	2	99.49	99.49	99.59	0.52	99.89	98.97	100.00	N/A	8,847	8,811
ALL	46	98.96	108.71	101.01	32.43	107.62	24.39	433.60	92.60 to 104.41	55,830	56,396

**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:	46	<b>MEDIAN:</b>	<b>99</b>	COV:	56.83	95% Median C.I.:	92.60 to 104.41
TOTAL Sales Price:	2,568,189	WGT. MEAN:	101	STD:	61.78	95% Wgt. Mean C.I.:	88.60 to 113.43
TOTAL Adj.Sales Price:	2,568,189	MEAN:	109	AVG.ABS.DEV:	32.09	95% Mean C.I.:	90.86 to 126.56
TOTAL Assessed Value:	2,594,229						
AVG. Adj. Sales Price:	55,830	COD:	32.43	MAX Sales Ratio:	433.60		
AVG. Assessed Value:	56,396	PRD:	107.62	MIN Sales Ratio:	24.39		

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	101.24	107.21	115.99	10.80	92.43	92.20	143.38	92.20 to 143.38	23,192	26,901
300	1	63.67	63.67	63.67			63.67	63.67	N/A	42,000	26,743
313	1	122.71	122.71	122.71			122.71	122.71	N/A	500,000	613,542
325	1	73.90	73.90	73.90			73.90	73.90	N/A	37,000	27,343
331	1	95.25	95.25	95.25			95.25	95.25	N/A	100,550	95,773
336	2	100.74	100.74	98.96	13.28	101.80	87.36	114.12	N/A	23,062	22,823
341	1	104.29	104.29	104.29			104.29	104.29	N/A	75,000	78,220
344	1	197.87	197.87	197.87			197.87	197.87	N/A	60,000	118,719
350	3	84.95	86.29	79.86	11.53	108.06	72.27	101.65	N/A	44,666	35,669
351	1	98.97	98.97	98.97			98.97	98.97	N/A	7,000	6,928
353	17	104.41	122.11	85.68	55.49	142.52	24.39	433.60	57.62 to 161.26	51,789	44,372
391	1	80.18	80.18	80.18			80.18	80.18	N/A	12,500	10,023
404	3	92.60	77.02	72.62	22.15	106.07	38.47	100.00	N/A	9,064	6,582
406	1	139.85	139.85	139.85			139.85	139.85	N/A	18,000	25,173
423	2	98.54	98.54	98.54	0.36	100.00	98.19	98.89	N/A	29,894	29,458
528	2	100.97	100.97	102.05	2.01	98.94	98.94	103.00	N/A	191,534	195,455
<u>ALL</u>											
	46	98.96	108.71	101.01	32.43	107.62	24.39	433.60	92.60 to 104.41	55,830	56,396

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	46	98.96	108.71	101.01	32.43	107.62	24.39	433.60	92.60 to 104.41	55,830	56,396
04											
<u>ALL</u>											
	46	98.96	108.71	101.01	32.43	107.62	24.39	433.60	92.60 to 104.41	55,830	56,396

**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:	101	<b>MEDIAN:</b>	<b>67</b>	COV:	35.89	95% Median C.I.:	60.85 to 73.48	(!: Derived)
(AgLand) TOTAL Sales Price:	14,857,630	WGT. MEAN:	61	STD:	24.57	95% Wgt. Mean C.I.:	57.15 to 65.34	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,857,630	MEAN:	68	AVG.ABS.DEV:	16.60	95% Mean C.I.:	63.67 to 73.25	
(AgLand) TOTAL Assessed Value:	9,099,977							
AVG. Adj. Sales Price:	147,105	COD:	24.86	MAX Sales Ratio:	200.83			
AVG. Assessed Value:	90,098	PRD:	111.78	MIN Sales Ratio:	31.89			

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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	5	80.33	80.58	78.58	4.89	102.54	75.09	86.53	N/A	110,993	87,219
10/01/03 TO 12/31/03	13	76.17	75.81	77.10	11.35	98.34	49.73	93.52	65.37 to 85.76	156,030	120,294
01/01/04 TO 03/31/04	9	76.09	74.48	75.02	10.42	99.28	48.35	90.25	66.09 to 82.47	123,200	92,426
04/01/04 TO 06/30/04	5	89.92	81.51	81.37	12.48	100.18	57.75	96.82	N/A	77,798	63,303
07/01/04 TO 09/30/04	6	64.56	73.73	59.32	24.07	124.30	50.07	111.51	50.07 to 111.51	141,808	84,114
10/01/04 TO 12/31/04	8	68.98	90.15	55.15	61.79	163.46	31.89	200.83	31.89 to 200.83	153,662	84,742
01/01/05 TO 03/31/05	6	51.35	52.38	50.15	14.87	104.44	38.16	66.78	38.16 to 66.78	133,448	66,925
04/01/05 TO 06/30/05	10	63.30	65.24	66.99	25.63	97.39	40.84	125.39	44.09 to 74.00	89,248	59,787
07/01/05 TO 09/30/05	3	61.89	59.33	59.33	18.53	99.99	40.84	75.25	N/A	221,335	131,323
10/01/05 TO 12/31/05	18	59.59	58.57	54.37	19.86	107.71	34.53	77.33	47.00 to 70.63	165,604	90,046
01/01/06 TO 03/31/06	9	67.59	68.07	58.32	21.80	116.71	45.52	94.00	50.17 to 89.88	128,417	74,891
04/01/06 TO 06/30/06	9	49.43	52.57	49.07	15.54	107.13	38.47	76.11	42.60 to 59.63	244,722	120,091
<u>Study Years</u>											
07/01/03 TO 06/30/04	32	76.74	77.07	77.14	11.30	99.91	48.35	96.82	73.54 to 84.11	127,536	98,383
07/01/04 TO 06/30/05	30	62.25	71.01	57.83	36.05	122.79	31.89	200.83	51.60 to 69.30	125,777	72,735
07/01/05 TO 06/30/06	39	59.58	59.43	53.83	20.96	110.42	34.53	94.00	49.43 to 67.59	179,567	96,657
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	28	73.51	80.05	65.15	29.06	122.88	31.89	200.83	65.04 to 82.47	127,783	83,249
01/01/05 TO 12/31/05	37	58.33	59.43	56.47	21.62	105.25	34.53	125.39	50.17 to 66.78	144,271	81,465
<u>ALL</u>											
	101	66.78	68.46	61.25	24.86	111.78	31.89	200.83	60.85 to 73.48	147,105	90,098

**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:	101	<b>MEDIAN:</b>	<b>67</b>	COV:	35.89	95% Median C.I.:	60.85 to 73.48	(! : Derived)
(AgLand) TOTAL Sales Price:	14,857,630	WGT. MEAN:	61	STD:	24.57	95% Wgt. Mean C.I.:	57.15 to 65.34	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,857,630	MEAN:	68	AVG.ABS.DEV:	16.60	95% Mean C.I.:	63.67 to 73.25	
(AgLand) TOTAL Assessed Value:	9,099,977							
AVG. Adj. Sales Price:	147,105	COD:	24.86	MAX Sales Ratio:	200.83			
AVG. Assessed Value:	90,098	PRD:	111.78	MIN Sales Ratio:	31.89			

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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	
4193	5	65.39	62.89	61.79	9.63	101.78	51.09	73.48	N/A	140,200	86,631	
4195	15	70.63	73.12	73.55	15.25	99.42	50.69	125.39	61.73 to 77.33	104,253	76,676	
4199	2	74.96	74.96	74.82	1.89	100.19	73.54	76.37	N/A	181,984	136,154	
4417	7	41.58	59.64	56.30	51.12	105.93	31.89	90.06	31.89 to 90.06	159,443	89,771	
4419	9	59.58	76.73	61.18	39.85	125.41	40.55	176.85	51.60 to 90.25	81,888	50,099	
4421	11	66.09	65.29	62.76	22.63	104.03	38.16	93.52	45.52 to 89.88	206,677	129,714	
4423	4	49.50	56.90	45.96	26.18	123.81	38.62	89.98	N/A	186,000	85,480	
4425	5	60.85	61.30	65.31	18.85	93.86	34.53	76.11	N/A	180,100	117,630	
4427	1	61.72	61.72	61.72			61.72	61.72	N/A	46,500	28,700	
4435	7	76.09	71.45	72.77	10.76	98.19	44.09	84.11	44.09 to 84.11	79,642	57,952	
4437	12	64.38	64.35	56.72	20.31	113.45	42.60	94.00	47.62 to 77.12	229,108	129,945	
4439	7	75.09	84.96	68.66	37.30	123.75	47.00	200.83	47.00 to 200.83	136,240	93,540	
4441	4	70.60	72.05	54.46	30.90	132.30	50.17	96.82	N/A	95,082	51,779	
4443	5	68.71	78.44	68.87	19.99	113.90	59.81	111.51	N/A	83,300	57,366	
4445	7	50.17	54.83	49.17	18.29	111.52	38.47	86.53	38.47 to 86.53	193,428	95,100	
ALL	101	66.78	68.46	61.25	24.86	111.78	31.89	200.83	60.85 to 73.48	147,105	90,098	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
41	24	72.09	69.34	67.38	20.12	102.92	31.89	125.39	58.33 to 77.33	126,827	85,452	
44	43	65.37	71.34	60.38	30.96	118.16	38.16	200.83	54.52 to 75.25	142,208	85,864	
50	34	64.94	64.19	58.91	19.17	108.98	34.53	94.00	57.70 to 74.45	167,611	98,733	
ALL	101	66.78	68.46	61.25	24.86	111.78	31.89	200.83	60.85 to 73.48	147,105	90,098	

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	101	66.78	68.46	61.25	24.86	111.78	31.89	200.83	60.85 to 73.48	147,105	90,098	
ALL	101	66.78	68.46	61.25	24.86	111.78	31.89	200.83	60.85 to 73.48	147,105	90,098	

**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:	101	<b>MEDIAN:</b>	<b>67</b>	COV:	35.89	95% Median C.I.:	60.85 to 73.48	(!: Derived)
(AgLand) TOTAL Sales Price:	14,857,630	WGT. MEAN:	61	STD:	24.57	95% Wgt. Mean C.I.:	57.15 to 65.34	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,857,630	MEAN:	68	AVG.ABS.DEV:	16.60	95% Mean C.I.:	63.67 to 73.25	
(AgLand) TOTAL Assessed Value:	9,099,977							
AVG. Adj. Sales Price:	147,105	COD:	24.86	MAX Sales Ratio:	200.83			
AVG. Assessed Value:	90,098	PRD:	111.78	MIN Sales Ratio:	31.89			

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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)	2	74.00	74.00	76.11	21.96	97.23	57.75	90.25	N/A	32,750	24,925
64-0023											
67-0001											
74-0056	51	65.37	67.88	60.87	25.23	111.52	34.53	200.83	60.77 to 75.09	167,073	101,694
74-0070	26	59.16	66.77	55.70	34.42	119.87	31.89	176.85	48.35 to 80.48	136,850	76,229
74-0501	22	72.06	71.30	69.35	13.65	102.81	50.07	125.39	61.73 to 76.59	123,330	85,532
NonValid School	2	74.00	74.00	76.11	21.96	97.23	57.75	90.25	N/A	32,750	24,925
ALL											
	101	66.78	68.46	61.25	24.86	111.78	31.89	200.83	60.85 to 73.48	147,105	90,098

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	1	50.17	50.17	50.17			50.17	50.17	N/A	8,480	4,254
0.01 TO 10.00	4	74.99	76.51	81.80	8.14	93.53	66.09	89.98	N/A	7,050	5,767
10.01 TO 30.00	9	90.90	91.13	73.78	28.01	123.51	44.09	176.85	57.75 to 111.51	25,483	18,801
30.01 TO 50.00	14	67.34	66.69	66.08	16.74	100.93	40.55	89.92	52.11 to 77.72	68,214	45,076
50.01 TO 100.00	41	65.04	66.43	59.57	27.05	111.51	31.89	200.83	51.09 to 73.48	122,503	72,980
100.01 TO 180.00	23	67.59	65.58	61.18	18.99	107.18	41.58	90.06	51.60 to 76.37	222,019	135,841
180.01 TO 330.00	8	56.09	59.88	57.60	23.17	103.95	38.47	82.37	38.47 to 82.37	391,312	225,410
330.01 TO 650.00	1	93.52	93.52	93.52			93.52	93.52	N/A	377,000	352,564
ALL											
	101	66.78	68.46	61.25	24.86	111.78	31.89	200.83	60.85 to 73.48	147,105	90,098

**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
! zeroes!	1	50.17	50.17	50.17			50.17	50.17	N/A	8,480	4,254
DRY	31	68.71	65.43	59.59	16.73	109.80	31.89	90.90	60.77 to 74.45	154,875	92,292
DRY-N/A	53	66.78	68.84	62.80	24.31	109.62	38.16	176.85	58.33 to 76.11	164,217	103,128
GRASS	9	52.11	61.33	45.87	39.73	133.70	34.53	111.51	40.55 to 90.25	45,423	20,836
GRASS-N/A	7	77.81	90.78	62.13	38.40	146.12	38.47	200.83	38.47 to 200.83	133,664	83,044
ALL											
	101	66.78	68.46	61.25	24.86	111.78	31.89	200.83	60.85 to 73.48	147,105	90,098

**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:	101	<b>MEDIAN:</b>	<b>67</b>	COV:	35.89	95% Median C.I.:	60.85 to 73.48	(!: Derived)
(AgLand) TOTAL Sales Price:	14,857,630	WGT. MEAN:	61	STD:	24.57	95% Wgt. Mean C.I.:	57.15 to 65.34	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,857,630	MEAN:	68	AVG.ABS.DEV:	16.60	95% Mean C.I.:	63.67 to 73.25	
(AgLand) TOTAL Assessed Value:	9,099,977							
AVG. Adj. Sales Price:	147,105	COD:	24.86	MAX Sales Ratio:	200.83			
AVG. Assessed Value:	90,098	PRD:	111.78	MIN Sales Ratio:	31.89			

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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
! zeroes!	1	50.17	50.17	50.17			50.17	50.17	N/A	8,480	4,254
DRY	56	66.09	66.03	61.26	19.12	107.78	31.89	125.39	61.72 to 72.92	188,677	115,589
DRY-N/A	28	71.96	70.69	63.08	25.06	112.05	38.16	176.85	57.75 to 77.72	104,956	66,210
GRASS	11	66.09	76.23	64.09	48.79	118.94	34.53	200.83	40.55 to 111.51	58,764	37,664
GRASS-N/A	5	76.17	69.78	50.79	20.09	137.39	38.47	96.82	N/A	139,610	70,905
ALL	101	66.78	68.46	61.25	24.86	111.78	31.89	200.83	60.85 to 73.48	147,105	90,098

**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
! zeroes!	1	50.17	50.17	50.17			50.17	50.17	N/A	8,480	4,254
DRY	82	67.19	66.55	61.75	19.68	107.79	31.89	125.39	60.85 to 73.48	163,776	101,125
DRY-N/A	2	109.73	109.73	46.18	61.18	237.61	42.60	176.85	N/A	37,500	17,317
GRASS	15	66.09	74.09	56.03	43.50	132.22	34.53	200.83	40.84 to 90.25	84,497	47,345
GRASS-N/A	1	76.17	76.17	76.17			76.17	76.17	N/A	77,000	58,649
ALL	101	66.78	68.46	61.25	24.86	111.78	31.89	200.83	60.85 to 73.48	147,105	90,098

**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	75.25	106.06	98.07	49.06	108.15	66.09	176.85	N/A	2,500	2,451
5000 TO 9999	3	74.73	78.80	74.45	27.36	105.85	50.17	111.51	N/A	7,226	5,380
Total \$											
1 TO 9999	6	74.99	92.43	80.52	38.37	114.79	50.17	176.85	50.17 to 176.85	4,863	3,916
10000 TO 29999	6	90.44	99.10	94.29	33.63	105.11	57.75	200.83	57.75 to 200.83	21,308	20,091
30000 TO 59999	13	77.12	71.54	70.04	19.75	102.14	40.55	94.00	52.11 to 89.92	43,184	30,247
60000 TO 99999	18	71.65	70.10	69.54	19.81	100.80	40.84	125.39	60.77 to 77.81	77,425	53,840
100000 TO 149999	15	70.25	65.68	65.53	13.26	100.23	34.53	80.48	59.63 to 76.11	115,426	75,639
150000 TO 249999	27	65.04	63.25	63.71	19.65	99.27	31.89	90.06	50.69 to 73.54	182,250	116,112
250000 TO 499999	13	50.17	55.84	55.65	22.49	100.34	38.47	93.52	41.58 to 75.39	337,560	187,864
500000 +	3	48.60	51.60	51.71	12.05	99.79	44.32	61.89	N/A	568,366	293,905
ALL	101	66.78	68.46	61.25	24.86	111.78	31.89	200.83	60.85 to 73.48	147,105	90,098

**PA&T 2007 Preliminary Statistics**

Base Stat

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AVG. Assessed Value:	90,098	PRD:	111.78	MIN Sales Ratio:	31.89			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	4	70.67	92.09	72.65	48.05	126.76	50.17	176.85	N/A	3,995	2,902
5000 TO 9999	2	93.12	93.12	90.05	19.75	103.41	74.73	111.51	N/A	6,600	5,943
Total \$ _____											
1 TO 9999	6	74.99	92.43	80.52	38.37	114.79	50.17	176.85	50.17 to 176.85	4,863	3,916
10000 TO 29999	11	61.72	68.78	63.25	27.87	108.75	40.55	96.82	44.09 to 90.90	31,650	20,017
30000 TO 59999	24	72.69	72.37	63.27	28.22	114.40	34.53	200.83	54.52 to 84.11	69,894	44,218
60000 TO 99999	27	64.84	62.92	60.28	16.54	104.37	31.89	80.48	51.09 to 73.48	131,970	79,555
100000 TO 149999	16	68.76	68.51	63.28	21.03	108.27	38.62	125.39	51.60 to 76.37	193,891	122,697
150000 TO 249999	13	50.29	60.92	56.87	28.15	107.13	38.47	85.76	47.62 to 82.37	324,799	184,711
250000 TO 499999	4	68.64	69.85	66.98	21.28	104.29	48.60	93.52	N/A	478,750	320,660
ALL											
	101	66.78	68.46	61.25	24.86	111.78	31.89	200.83	60.85 to 73.48	147,105	90,098

## 2007 Assessment Survey for Richardson 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: 2
4. Other part-time employees: 0
5. Number of shared employees: 0
6. Assessor's requested budget for current fiscal year: \$155,529.50
7. Part of the budget that is dedicated to the computer system: \$16,380.00 which is entirely from the assessor budget.
8. Adopted budget, or granted budget if different from above: Same as requested budget.
9. Amount of total budget set aside for appraisal work: \$28,676.00
10. Amount of the total budget set aside for education/workshops: None
11. Appraisal/Reappraisal budget, if not part of the total budget: None
12. Other miscellaneous funds: None
13. Total budget: \$155,529.50
  - a. Was any of last year's budget not used? No, all was used.

#### B. Residential Appraisal Information

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

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	316			316

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 2004**
5. **What was the last year the depreciation schedule for this property class was developed using market-derived information? 2004**
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? 2004**
7. **Number of market areas/neighborhoods for this property class: Zero market areas**
8. **How are these defined? N/A**
9. **Is “Assessor Location” a usable valuation identity? No- these assessor locations are too diverse to use for valuation purposes.**
10. **Does the assessor location “suburban” mean something other than rural residential? No**
11. **Are the county’s ag residential and rural residential improvements classified and valued in the same manner? Yes**

**C. Commercial/Industrial Appraisal Information**

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

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Commercial	14			14

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 2004
5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 2004
6. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** 2004
7. **When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** 2004
8. **Number of market areas/neighborhoods for this property class?** Zero market areas
9. **How are these defined?** N/A
10. **Is “Assessor Location” a usable valuation identity?** No- these assessor locations are too diverse to use for valuation purposes.
11. **Does the assessor location “suburban” mean something other than rural commercial?** No

**D. Agricultural Appraisal Information**

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

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Agricultural	121			121

4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** Within the office’s general written policy, there is a statement that reads, “The Nebraska Agricultural Land Valuation Manual will be used as the manual in assisting with the valuation of agricultural land, using the most recent one made available by the property assessment and taxation of the state of Nebraska. Values of land will be developed through sales in Richardson County with the aid of the Richardson County contracted appraisal service.” There is no specific mention of how rural residential acreages are defined.

**How is your agricultural land defined?** Agricultural land is defined by highest and best use.

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?** 1997
  - a. **By what method?** FSA maps
  - b. **By whom?** Appraiser
  - c. **What proportion is complete / implemented at this time?** 100% complete
8. **Number of market areas/neighborhoods for this property class:** Three market areas
9. **How are these defined?** The market areas are defined by location. More specifically, they are defined by section lines and soil type.
10. **Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** There is currently no special valuation for agricultural land.

**E. Computer, Automation Information and GIS**

1. **Administrative software:** TerraScan
2. **CAMA software:** TerraScan
3. **Cadastral maps: Are they currently being used?** Yes
  - a. **Who maintains the Cadastral Maps?** Assessor and Staff
4. **Does the county have GIS software?** No
  - a. **Who maintains the GIS software and maps?** N/A
4. **Personal Property software:** TerraScan

## **F. Zoning Information**

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

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

**b. What municipalities in the county are zoned?** Falls City and Humboldt

**c. When was zoning implemented?** The county is unsure about when the zoning was implemented.

## **G. Contracted Services**

**1. Appraisal Services:**

Ron Elliot  
Prichard & Abbott

**2. Other Services:** None

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

No additional comments provided.

## **II. Assessment Actions**

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

- 1. Residential—** In rural residential, ranches built 1960 or newer, in average or better condition were increased by 23%. One story and one and a half story homes built before 1930 in average or better condition were increased by 23%. In assessor location Dawson, one story homes built before 1930 with average quality and average condition were increased by 7%. In Falls City, the Ke Morehead addition received an increase of \$1.35 per square foot on all lots. This is a subdivision. All pick up work was completed.
- 2. Commercial—** Adjustments were made to the downtown retail area in Humboldt and Falls City. Pick up work was completed.
- 3. Agricultural—** Market area 50 was increase by 11%. Market area 44 was increase by 13%. The wetlands values were placed at 100% of market value or \$510 per acre.

**County 74 - Richardson**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 8,826	<b>Value</b> 515,315,798	<b>Total Growth</b> 2,908,578 (Sum 17, 25, & 41)
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**Schedule I: Non-Agricultural Records (Res and Rec)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>1. Res UnImp Land</b>	741	1,542,451	11	49,616	19	96,138	771	1,688,205	
<b>2. Res Improv Land</b>	3,078	10,958,694	62	649,132	255	2,577,961	3,395	14,185,787	
<b>3. Res Improvements</b>	3,109	95,579,899	63	3,249,082	267	14,576,081	3,439	113,405,062	
<b>4. Res Total</b>	3,850	108,081,044	74	3,947,830	286	17,250,180	4,210	129,279,054	2,338,125
<b>% of Total</b>	91.44	83.60	1.75	3.05	6.79	13.34	47.69	25.08	80.38
<b>5. Rec UnImp Land</b>	8	31,870	4	71,327	5	125,430	17	228,627	
<b>6. Rec Improv Land</b>	9	47,683	0	0	5	200,943	14	248,626	
<b>7. Rec Improvements</b>	9	17,720	0	0	5	153,546	14	171,266	
<b>8. Rec Total</b>	17	97,273	4	71,327	10	479,919	31	648,519	0
<b>% of Total</b>	54.83	14.99	12.90	10.99	32.25	74.00	0.35	0.12	0.00
<b>Res+Rec Total</b>	3,867	108,178,317	78	4,019,157	296	17,730,099	4,241	129,927,573	2,338,125
<b>% of Total</b>	91.18	83.26	1.83	3.09	6.97	13.64	48.05	25.21	80.38

**County 74 - Richardson**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 8,826	<b>Value</b> 515,315,798	<b>Total Growth</b> 2,908,578 (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	104	546,540	18	90,779	8	52,710	130	690,029	
10. Comm Improv Land	365	2,773,188	18	217,278	19	174,518	402	3,164,984	
11. Comm Improvements	379	15,981,658	19	1,360,624	23	1,103,800	421	18,446,082	
12. Comm Total	483	19,301,386	37	1,668,681	31	1,331,028	551	22,301,095	118,018
% of Total	87.65	86.54	6.71	7.48	5.62	5.96	6.24	4.32	4.05
13. Ind UnImp Land	0	0	5	19,870	0	0	5	19,870	
14. Ind Improv Land	4	44,066	3	127,460	0	0	7	171,526	
15. Ind Improvements	6	1,146,964	3	1,172,721	0	0	9	2,319,685	
16. Ind Total	6	1,191,030	8	1,320,051	0	0	14	2,511,081	0
% of Total	42.85	47.43	57.14	52.56	0.00	0.00	0.15	0.48	0.00
Comm+Ind Total	489	20,492,416	45	2,988,732	31	1,331,028	565	24,812,176	118,018
% of Total	86.54	82.59	7.96	12.04	5.48	5.36	6.40	4.81	4.05
17. Taxable Total	4,356	128,670,733	123	7,007,889	327	19,061,127	4,806	154,739,749	2,456,143
% of Total	90.63	83.15	2.55	2.59	6.80	11.45	54.45	30.02	84.44

**County 74 - Richardson**

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

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

**Schedule III: Mineral Interest Records**

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	19	884,526
24. Mineral Interest-Non-Producing	0	0	5	0	74	960,820
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	19	884,526	0	0		
24. Mineral Interest-Non-Producing	79	960,820	0	0		
<b>25. Mineral Interest Total</b>	<b>98</b>	<b>1,845,346</b>	<b>0</b>	<b>0</b>		

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	364	75	297	<b>736</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	328	20,038,530	2,293	177,989,062	2,621	198,027,592
28. Ag-Improved Land	0	0	144	11,394,419	1,135	123,100,621	1,279	134,495,040
29. Ag-Improvements	5	30,608	144	2,674,810	1,152	23,502,653	1,301	26,208,071
<b>30. Ag-Total Taxable</b>							<b>3,922</b>	<b>358,730,703</b>

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**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	80	90.590	183,209	
33. HomeSite Improvements	0		0	79		1,833,693	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	0	0.000	0	11	22.810	22,002	
36. FarmSite Impr Land	0	0.000	0	118	283.100	169,860	
37. FarmSite Improv	5		30,608	133		841,117	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			513.600		
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	13	14.000	28,000	13	14.000	28,000	
32. HomeSite Improv Land	736	744.530	1,514,560	816	835.120	1,697,769	
33. HomeSite Improvements	732		15,164,166	811		16,997,859	452,435
<b>34. HomeSite Total</b>				824	849.120	18,723,628	
35. FarmSite UnImp Land	85	174.730	108,123	96	197.540	130,125	
36. FarmSite Impr Land	952	2,206.790	1,411,620	1,070	2,489.890	1,581,480	
37. FarmSite Improv	1,081		8,338,487	1,219		9,210,212	0
<b>38. FarmSite Total</b>				1,315	2,687.430	10,921,817	
39. Road & Ditches		5,352.230			5,865.830		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>2,139</b>	<b>9,402.380</b>	<b>29,645,445</b>	<b>452,435</b>

**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	14	691.480	278,337	14	691.480	278,337

**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: 41

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	117.530	210,379	117.530	210,379
46. 1A	0.000	0	0.000	0	245.520	406,342	245.520	406,342
47. 2A1	0.000	0	0.000	0	0.500	753	0.500	753
48. 2A	0.000	0	0.000	0	40.000	56,200	40.000	56,200
49. 3A1	0.000	0	0.000	0	586.830	624,979	586.830	624,979
50. 3A	0.000	0	0.000	0	120.620	101,321	120.620	101,321
51. 4A1	0.000	0	0.000	0	322.500	208,020	322.500	208,020
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	1,433.500	1,607,994	1,433.500	1,607,994
<b>Dryland:</b>								
54. 1D1	0.000	0	1,124.930	1,786,686	4,153.270	6,632,569	5,278.200	8,419,255
55. 1D	0.000	0	937.200	1,401,809	8,547.060	11,047,806	9,484.260	12,449,615
56. 2D1	0.000	0	201.540	401,192	1,242.920	2,488,976	1,444.460	2,890,168
57. 2D	0.000	0	467.140	632,229	3,839.060	5,041,713	4,306.200	5,673,942
58. 3D1	0.000	0	1,797.470	1,645,371	21,734.610	20,216,649	23,532.080	21,862,020
59. 3D	0.000	0	1,418.980	1,743,155	4,779.600	5,690,237	6,198.580	7,433,392
60. 4D1	0.000	0	1,555.170	1,577,857	9,517.960	8,028,158	11,073.130	9,606,015
61. 4D	0.000	0	56.800	28,438	231.770	118,320	288.570	146,758
62. Total	0.000	0	7,559.230	9,216,737	54,046.250	59,264,428	61,605.480	68,481,165
<b>Grass:</b>								
63. 1G1	0.000	0	243.190	158,094	1,508.890	956,181	1,752.080	1,114,275
64. 1G	0.000	0	258.800	190,644	1,486.430	1,091,753	1,745.230	1,282,397
65. 2G1	0.000	0	16.500	8,994	359.770	146,730	376.270	155,724
66. 2G	0.000	0	24.830	11,731	821.680	426,520	846.510	438,251
67. 3G1	0.000	0	753.770	429,582	5,014.900	2,867,350	5,768.670	3,296,932
68. 3G	0.000	0	255.020	136,532	818.410	448,984	1,073.430	585,516
69. 4G1	0.000	0	678.180	307,322	4,961.330	2,168,299	5,639.510	2,475,621
70. 4G	0.000	0	555.920	227,223	2,599.840	1,048,534	3,155.760	1,275,757
71. Total	0.000	0	2,786.210	1,470,122	17,571.250	9,154,351	20,357.460	10,624,473
72. Waste	0.000	0	485.400	17,001	1,952.640	67,872	2,438.040	84,873
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		508.830		508.830	
75. Total	0.000	0	10,830.840	10,703,860	75,003.640	70,094,645	85,834.480	80,798,505

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 44

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	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	0.000	0	0.000	0
<b>Dryland:</b>								
54. 1D1	0.000	0	1,354.540	1,945,608	7,454.570	10,807,183	8,809.110	12,752,791
55. 1D	0.000	0	1,286.700	2,085,575	7,371.180	9,073,177	8,657.880	11,158,752
56. 2D1	0.000	0	1,085.210	1,945,887	7,110.470	12,261,847	8,195.680	14,207,734
57. 2D	0.000	0	1,360.750	1,719,907	6,344.670	7,842,659	7,705.420	9,562,566
58. 3D1	0.000	0	2,180.310	1,770,626	29,283.950	23,987,154	31,464.260	25,757,780
59. 3D	0.000	0	1,856.240	2,083,495	9,587.710	9,823,526	11,443.950	11,907,021
60. 4D1	0.000	0	767.990	598,602	6,289.280	4,154,449	7,057.270	4,753,051
61. 4D	0.000	0	86.270	40,472	1,173.760	525,257	1,260.030	565,729
62. Total	0.000	0	9,978.010	12,190,172	74,615.590	78,475,252	84,593.600	90,665,424
<b>Grass:</b>								
63. 1G1	0.000	0	136.950	88,240	1,407.170	797,522	1,544.120	885,762
64. 1G	0.000	0	402.290	280,718	2,114.370	1,387,726	2,516.660	1,668,444
65. 2G1	0.000	0	129.170	51,070	1,834.120	585,532	1,963.290	636,602
66. 2G	0.000	0	193.290	96,363	2,027.200	972,917	2,220.490	1,069,280
67. 3G1	0.000	0	691.840	370,909	9,039.970	4,728,117	9,731.810	5,099,026
68. 3G	0.000	0	438.170	226,588	1,842.430	926,885	2,280.600	1,153,473
69. 4G1	0.000	0	627.970	265,016	4,112.760	1,718,166	4,740.730	1,983,182
70. 4G	0.000	0	1,068.260	391,131	12,628.330	4,517,109	13,696.590	4,908,240
71. Total	0.000	0	3,687.940	1,770,035	35,006.350	15,633,974	38,694.290	17,404,009
72. Waste	0.000	0	587.770	20,552	4,113.090	142,485	4,700.860	163,037
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		43.620		270.460		314.080	
75. Total	0.000	0	14,253.720	13,980,759	113,735.030	94,251,711	127,988.750	108,232,470

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 50

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	72.500	145,725	72.500	145,725
46. 1A	0.000	0	0.000	0	29.500	58,263	29.500	58,263
47. 2A1	0.000	0	0.000	0	152.500	275,263	152.500	275,263
48. 2A	0.000	0	0.000	0	71.000	118,926	71.000	118,926
49. 3A1	0.000	0	0.000	0	79.500	101,363	79.500	101,363
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	45.500	34,808	45.500	34,808
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	450.500	734,348	450.500	734,348
<b>Dryland:</b>								
54. 1D1	0.000	0	82.000	147,192	3,121.120	5,251,457	3,203.120	5,398,649
55. 1D	0.000	0	979.390	1,673,882	17,935.140	31,125,189	18,914.530	32,799,071
56. 2D1	0.000	0	181.680	336,821	9,880.270	15,168,587	10,061.950	15,505,408
57. 2D	0.000	0	85.500	129,960	3,326.780	5,013,724	3,412.280	5,143,684
58. 3D1	0.000	0	675.280	1,118,524	13,517.850	19,501,951	14,193.130	20,620,475
59. 3D	0.000	0	844.520	1,324,681	19,990.770	30,432,551	20,835.290	31,757,232
60. 4D1	0.000	0	1,054.970	1,240,269	13,086.160	15,864,714	14,141.130	17,104,983
61. 4D	0.000	0	52.750	47,298	2,144.150	1,940,023	2,196.900	1,987,321
62. Total	0.000	0	3,956.090	6,018,627	83,002.240	124,298,196	86,958.330	130,316,823
<b>Grass:</b>								
63. 1G1	0.000	0	8.500	2,878	817.850	630,744	826.350	633,622
64. 1G	0.000	0	136.520	88,164	2,233.220	1,793,795	2,369.740	1,881,959
65. 2G1	0.000	0	5.500	1,620	884.740	414,804	890.240	416,424
66. 2G	0.000	0	3.000	1,785	171.800	99,089	174.800	100,874
67. 3G1	0.000	0	103.300	64,675	1,850.520	1,073,243	1,953.820	1,137,918
68. 3G	0.000	0	94.500	53,188	1,798.170	1,048,225	1,892.670	1,101,413
69. 4G1	0.000	0	214.780	102,038	3,540.290	1,702,692	3,755.070	1,804,730
70. 4G	0.000	0	99.000	30,222	5,261.350	1,745,665	5,360.350	1,775,887
71. Total	0.000	0	665.100	344,570	16,557.940	8,508,257	17,223.040	8,852,827
72. Waste	0.000	0	293.590	10,062	9,312.830	319,381	9,606.420	329,443
73. Other	0.000	0	0.000	0	138.000	4,140	138.000	4,140
74. Exempt	0.000		0.000		1,264.230		1,264.230	
75. Total	0.000	0	4,914.780	6,373,259	109,461.510	133,864,322	114,376.290	140,237,581

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76.Irrigated</b>	0.000	0	0.000	0	1,884.000	2,342,342	1,884.000	2,342,342
<b>77.Dry Land</b>	0.000	0	21,493.330	27,425,536	211,664.080	262,037,876	233,157.410	289,463,412
<b>78.Grass</b>	0.000	0	7,139.250	3,584,727	69,135.540	33,296,582	76,274.790	36,881,309
<b>79.Waste</b>	0.000	0	1,366.760	47,615	15,378.560	529,738	16,745.320	577,353
<b>80.Other</b>	0.000	0	0.000	0	138.000	4,140	138.000	4,140
<b>81.Exempt</b>	0.000	0	43.620	0	2,043.520	0	2,087.140	0
<b>82.Total</b>	0.000	0	29,999.340	31,057,878	298,200.180	298,210,678	<b>328,199.520</b>	<b>329,268,556</b>

## 2007 Agricultural Land Detail

### County 74 - Richardson

Market Area: **41**

<b>Irrigated:</b>	<b>Acres</b>	<b>% of Acres*</b>	<b>Value</b>	<b>% of Value*</b>	<b>Average Assessed Value*</b>
1A1	117.530	8.20%	210,379	13.08%	1,790.002
1A	245.520	17.13%	406,342	25.27%	1,655.026
2A1	0.500	0.03%	753	0.05%	1,506.000
2A	40.000	2.79%	56,200	3.50%	1,405.000
3A1	586.830	40.94%	624,979	38.87%	1,065.008
3A	120.620	8.41%	101,321	6.30%	840.001
4A1	322.500	22.50%	208,020	12.94%	645.023
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>1,433.500</b>	<b>100.00%</b>	<b>1,607,994</b>	<b>100.00%</b>	<b>1,121.725</b>

**Dry:**

1D1	5,278.200	8.57%	8,419,255	12.29%	1,595.099
1D	9,484.260	15.40%	12,449,615	18.18%	1,312.660
2D1	1,444.460	2.34%	2,890,168	4.22%	2,000.863
2D	4,306.200	6.99%	5,673,942	8.29%	1,317.621
3D1	23,532.080	38.20%	21,862,020	31.92%	929.030
3D	6,198.580	10.06%	7,433,392	10.85%	1,199.208
4D1	11,073.130	17.97%	9,606,015	14.03%	867.506
4D	288.570	0.47%	146,758	0.21%	508.569
<b>Dry Total</b>	<b>61,605.480</b>	<b>100.00%</b>	<b>68,481,165</b>	<b>100.00%</b>	<b>1,111.608</b>

**Grass:**

1G1	1,752.080	8.61%	1,114,275	10.49%	635.972
1G	1,745.230	8.57%	1,282,397	12.07%	734.801
2G1	376.270	1.85%	155,724	1.47%	413.862
2G	846.510	4.16%	438,251	4.12%	517.715
3G1	5,768.670	28.34%	3,296,932	31.03%	571.523
3G	1,073.430	5.27%	585,516	5.51%	545.462
4G1	5,639.510	27.70%	2,475,621	23.30%	438.978
4G	3,155.760	15.50%	1,275,757	12.01%	404.263
<b>Grass Total</b>	<b>20,357.460</b>	<b>100.00%</b>	<b>10,624,473</b>	<b>100.00%</b>	<b>521.895</b>

<b>Irrigated Total</b>	<b>1,433.500</b>	<b>1.67%</b>	<b>1,607,994</b>	<b>1.99%</b>	<b>1,121.725</b>
<b>Dry Total</b>	<b>61,605.480</b>	<b>71.77%</b>	<b>68,481,165</b>	<b>84.76%</b>	<b>1,111.608</b>
<b>Grass Total</b>	<b>20,357.460</b>	<b>23.72%</b>	<b>10,624,473</b>	<b>13.15%</b>	<b>521.895</b>
Waste	2,438.040	2.84%	84,873	0.11%	34.811
Other	0.000	0.00%	0	0.00%	0.000
Exempt	508.830	0.59%			
<b>Market Area Total</b>	<b>85,834.480</b>	<b>100.00%</b>	<b>80,798,505</b>	<b>100.00%</b>	<b>941.329</b>

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

<b>Irrigated Total</b>	<b>1,433.500</b>	<b>76.09%</b>	<b>1,607,994</b>	<b>68.65%</b>	
<b>Dry Total</b>	<b>61,605.480</b>	<b>26.42%</b>	<b>68,481,165</b>	<b>23.66%</b>	
<b>Grass Total</b>	<b>20,357.460</b>	<b>26.69%</b>	<b>10,624,473</b>	<b>28.81%</b>	
Waste	2,438.040	14.56%	84,873	14.70%	
Other	0.000	0.00%	0	0.00%	
Exempt	508.830	24.38%			
<b>Market Area Total</b>	<b>85,834.480</b>	<b>26.15%</b>	<b>80,798,505</b>	<b>24.54%</b>	

## 2007 Agricultural Land Detail

### County 74 - Richardson

Market Area: **44**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

**Dry:**

1D1	8,809.110	10.41%	12,752,791	14.07%	1,447.682
1D	8,657.880	10.23%	11,158,752	12.31%	1,288.855
2D1	8,195.680	9.69%	14,207,734	15.67%	1,733.563
2D	7,705.420	9.11%	9,562,566	10.55%	1,241.018
3D1	31,464.260	37.19%	25,757,780	28.41%	818.636
3D	11,443.950	13.53%	11,907,021	13.13%	1,040.464
4D1	7,057.270	8.34%	4,753,051	5.24%	673.497
4D	1,260.030	1.49%	565,729	0.62%	448.980
<b>Dry Total</b>	<b>84,593.600</b>	<b>100.00%</b>	<b>90,665,424</b>	<b>100.00%</b>	<b>1,071.776</b>

**Grass:**

1G1	1,544.120	3.99%	885,762	5.09%	573.635
1G	2,516.660	6.50%	1,668,444	9.59%	662.959
2G1	1,963.290	5.07%	636,602	3.66%	324.252
2G	2,220.490	5.74%	1,069,280	6.14%	481.551
3G1	9,731.810	25.15%	5,099,026	29.30%	523.954
3G	2,280.600	5.89%	1,153,473	6.63%	505.776
4G1	4,740.730	12.25%	1,983,182	11.39%	418.328
4G	13,696.590	35.40%	4,908,240	28.20%	358.354
<b>Grass Total</b>	<b>38,694.290</b>	<b>100.00%</b>	<b>17,404,009</b>	<b>100.00%</b>	<b>449.782</b>

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Dry Total</b>	<b>84,593.600</b>	<b>66.09%</b>	<b>90,665,424</b>	<b>83.77%</b>	<b>1,071.776</b>
<b>Grass Total</b>	<b>38,694.290</b>	<b>30.23%</b>	<b>17,404,009</b>	<b>16.08%</b>	<b>449.782</b>
Waste	4,700.860	3.67%	163,037	0.15%	34.682
Other	0.000	0.00%	0	0.00%	0.000
Exempt	314.080	0.25%			
<b>Market Area Total</b>	<b>127,988.750</b>	<b>100.00%</b>	<b>108,232,470</b>	<b>100.00%</b>	<b>845.640</b>

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

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Dry Total</b>	<b>84,593.600</b>	<b>36.28%</b>	<b>90,665,424</b>	<b>31.32%</b>	
<b>Grass Total</b>	<b>38,694.290</b>	<b>50.73%</b>	<b>17,404,009</b>	<b>47.19%</b>	
Waste	4,700.860	28.07%	163,037	28.24%	
Other	0.000	0.00%	0	0.00%	
Exempt	314.080	15.05%			
<b>Market Area Total</b>	<b>127,988.750</b>	<b>39.00%</b>	<b>108,232,470</b>	<b>32.87%</b>	

## 2007 Agricultural Land Detail

### County 74 - Richardson

Market Area: **50**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	72.500	16.09%	145,725	19.84%	2,010.000
1A	29.500	6.55%	58,263	7.93%	1,975.016
2A1	152.500	33.85%	275,263	37.48%	1,805.003
2A	71.000	15.76%	118,926	16.19%	1,675.014
3A1	79.500	17.65%	101,363	13.80%	1,275.006
3A	0.000	0.00%	0	0.00%	0.000
4A1	45.500	10.10%	34,808	4.74%	765.010
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>450.500</b>	<b>100.00%</b>	<b>734,348</b>	<b>100.00%</b>	<b>1,630.073</b>

**Dry:**

1D1	3,203.120	3.68%	5,398,649	4.14%	1,685.434
1D	18,914.530	21.75%	32,799,071	25.17%	1,734.067
2D1	10,061.950	11.57%	15,505,408	11.90%	1,540.994
2D	3,412.280	3.92%	5,143,684	3.95%	1,507.403
3D1	14,193.130	16.32%	20,620,475	15.82%	1,452.849
3D	20,835.290	23.96%	31,757,232	24.37%	1,524.203
4D1	14,141.130	16.26%	17,104,983	13.13%	1,209.590
4D	2,196.900	2.53%	1,987,321	1.52%	904.602
<b>Dry Total</b>	<b>86,958.330</b>	<b>100.00%</b>	<b>130,316,823</b>	<b>100.00%</b>	<b>1,498.612</b>

**Grass:**

1G1	826.350	4.80%	633,622	7.16%	766.771
1G	2,369.740	13.76%	1,881,959	21.26%	794.162
2G1	890.240	5.17%	416,424	4.70%	467.766
2G	174.800	1.01%	100,874	1.14%	577.082
3G1	1,953.820	11.34%	1,137,918	12.85%	582.406
3G	1,892.670	10.99%	1,101,413	12.44%	581.936
4G1	3,755.070	21.80%	1,804,730	20.39%	480.611
4G	5,360.350	31.12%	1,775,887	20.06%	331.300
<b>Grass Total</b>	<b>17,223.040</b>	<b>100.00%</b>	<b>8,852,827</b>	<b>100.00%</b>	<b>514.010</b>

<b>Irrigated Total</b>	<b>450.500</b>	<b>0.39%</b>	<b>734,348</b>	<b>0.52%</b>	<b>1,630.073</b>
<b>Dry Total</b>	<b>86,958.330</b>	<b>76.03%</b>	<b>130,316,823</b>	<b>92.93%</b>	<b>1,498.612</b>
<b>Grass Total</b>	<b>17,223.040</b>	<b>15.06%</b>	<b>8,852,827</b>	<b>6.31%</b>	<b>514.010</b>
Waste	9,606.420	8.40%	329,443	0.23%	34.294
Other	138.000	0.12%	4,140	0.00%	30.000
Exempt	1,264.230	1.11%			
<b>Market Area Total</b>	<b>114,376.290</b>	<b>100.00%</b>	<b>140,237,581</b>	<b>100.00%</b>	<b>1,226.107</b>

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

<b>Irrigated Total</b>	<b>450.500</b>	<b>23.91%</b>	<b>734,348</b>	<b>31.35%</b>	
<b>Dry Total</b>	<b>86,958.330</b>	<b>37.30%</b>	<b>130,316,823</b>	<b>45.02%</b>	
<b>Grass Total</b>	<b>17,223.040</b>	<b>22.58%</b>	<b>8,852,827</b>	<b>24.00%</b>	
Waste	9,606.420	57.37%	329,443	57.06%	
Other	138.000	100.00%	4,140	100.00%	
Exempt	1,264.230	60.57%			
<b>Market Area Total</b>	<b>114,376.290</b>	<b>34.85%</b>	<b>140,237,581</b>	<b>42.59%</b>	

## 2007 Agricultural Land Detail

### County 74 - Richardson

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	1,884.000	2,342,342
Dry	0.000	0	21,493.330	27,425,536	211,664.080	262,037,876
Grass	0.000	0	7,139.250	3,584,727	69,135.540	33,296,582
Waste	0.000	0	1,366.760	47,615	15,378.560	529,738
Other	0.000	0	0.000	0	138.000	4,140
Exempt	0.000	0	43.620	0	2,043.520	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>29,999.340</b>	<b>31,057,878</b>	<b>298,200.180</b>	<b>298,210,678</b>

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	1,884.000	2,342,342	1,884.000	0.57%	2,342,342	0.71%	1,243.281
Dry	233,157.410	289,463,412	233,157.410	71.04%	289,463,412	87.91%	1,241.493
Grass	76,274.790	36,881,309	76,274.790	23.24%	36,881,309	11.20%	483.532
Waste	16,745.320	577,353	16,745.320	5.10%	577,353	0.18%	34.478
Other	138.000	4,140	138.000	0.04%	4,140	0.00%	30.000
Exempt	2,087.140	0	2,087.140	0.64%	0	0.00%	0.000
<b>Total</b>	<b>328,199.520</b>	<b>329,268,556</b>	<b>328,199.520</b>	<b>100.00%</b>	<b>329,268,556</b>	<b>100.00%</b>	<b>1,003.257</b>

\* Department of Property Assessment & Taxation Calculates

RICHARDSON COUNTY

3-YEAR PLAN

COUNTY DESCRIPTION

RICHARDSON COUNTY HAS APPROXIMATELY 9621 PARCELS. WHICH INCLUDES APPROXIMATELY 330,547 ACRES OF AGLAND. ACCORDING TO THE 2004 ABSTRACT RICHARDSON COUNTY HAS 4196 RESIDENTIAL PARCELS, 560 COMMERCIAL PARCELS, 11 INDUSTRIAL PARCELS AND 38 RECREATIONAL PARCELS. THE COUNTY WAS DIVIDED INTO 3 AGRICULTURAL MARKET AREAS FOR 2004.

BUDGET, STAFFING & TRAINING

BUDGET

2006-07 BUDGET = 152,777.88

APPRAISAL BUDGET = 28,700

PRITCHARD & ABBOTT COSTS FOR OIL & GAS PROPERTIES = 1,500

STAFF

1 ASSESSOR

1 DEPUTY

2 FULL-TIME CLERKS

CONTRACT APPRAISER

10 DAYS/MONTH

TRAINING

THE ASSESSOR'S AND THE DEPUTY'S TRAINING EXPENSES ARE PAID FROM THE COUNTY GENERAL FUND. THEREFORE WE HAVEN'T HAD ANY PROBLEMS DOING WHAT NEEDS TO BE DONE FOR CREDIT HOURS.

2006 R&O STATISTICS

PROPERTY CLASS	MEDIAN	COD	PRD
RESIDENTIAL	98%	32.08	119.08
COMMERCIAL	96%	54.47	162.47
AGRICULTURAL UNIMP	75%	24.03	107.86

### 3-YEAR APPRAISAL PLAN

#### RESIDENTIAL

THERE WILL ONLY BE APPRAISAL MAINTENANCE FOR THE RESIDENTIAL PROPERTIES IN 2006. SINCE WE ARE CONDUCTING A COUNTY-WIDE COMMERCIAL REAPPRAISAL. APPRAISAL MAINTENANCE INCLUDES SALES REVIEW AND PICK-UP WORK. SALES REVIEW INCLUDES A PHYSICAL INSPECTION OF PROPERTY, QUESTIONNAIRE SENT TO THE BUYERS & SELLERS, AND AN INTERVIEW WITH THE BUYER (IF AVAILABLE) AT THE TIME OF INSPECTION. PICK-UP WORK INCLUDES A PHYSICAL INSPECTION OF ALL BUILDING PERMITS AND INFORMATION STATEMENTS.

#### COMMERCIAL

A COMPLETE COMMERCIAL/INDUSTRIAL REAPPRAISAL IS PLANNED FOR 2005. THIS REAPPRAISAL WILL BE COMPLETED BY THE CONTRACT APPRAISER. ALL PROPERTIES WILL BE PHYSICALLY INSPECTED BY THE CONTRACT APPRAISER TO VERIFY THE CURRENT LISTING AND NEW DIGITAL PICTURES WILL BE TAKEN. THE PHYSICAL INSPECTION WILL ALSO INCLUDE INTERIOR INSPECTIONS WHENEVER POSSIBLE. ALL THREE APPROACHES TO VALUE WILL BE USED WHENEVER APPLICABLE TO THE PROPERTY. (INCLUDE ANY OTHER INFORMATION AS IT IS RELATED TO THE COMMERCIAL REAPPRAISAL) THE DATA COLLECTION PROCESS WILL ALSO INCLUDE GATHERING INCOME INFORMATION AND ANALYZING CURRENT SALES. WE WILL ALSO IMPLEMENT NEW REPLACEMENT COST WITH A CORRELATION REPORT INDICATING THE FINAL VALUE.

#### AGRICULTURAL

A MARKET ANALYSIS OF AGRICULTURAL SALES BY LAND CLASSIFICATION GROUP WILL BE CONDUCTED TO DETERMINE ANY POSSIBLE ADJUSTMENTS TO COMPLY WITH STATISTICAL MEASURES. SALES WILL ALSO BE PLOTTED ON A MAP TO DETERMINE IF THE CURRENT MARKET AREAS ARE SUPPORTED BY THE CURRENT SALES. HOMESITE VALUES MAY ALSO NEED TO BE ADJUSTED ACCORDING TO THE MARKET ANALYSIS. THE MARKET ANALYSIS IS CONDUCTED IN-HOUSE BY THE CONTRACT APPRAISER BY UTILIZING THE COUNTY'S CURRENT CAMA SYSTEM.

WE HAVE STARTED TO PHYSICALLY REVIEW ALL OUT BLDGS, AND RURAL RESIDENTIAL HOMES. AS TIME & MONEY PERMITS & IF NOT COMPLETED, THIS WILL BE CARRIED OVER TO THE NEXT YEAR.

2007

#### RESIDENTIAL

THE COUNTY HAS REVIEWED DAWSON, SALEM, VERDON & RULO. BARADA & PRESTON ARE LEFT TO REVIEW. THIS WILL INCLUDE A PHYSICAL INSPECTION OF ALL PROPERTIES WITHIN THESE TOWNS. THERE ARE APPROXIMATELY 163 PARCELS IN DAWSON, 249 IN SALEM, 166 IN VERDON & 375 IN RULO. THE PHYSICAL INSPECTION WILL INCLUDE VERIFYING ALL INFORMATION LOCATED ON THE PROPERTY RECORD CARD ALONG WITH TAKING NEW DIGITAL PICTURES. INTERIOR INSPECTIONS WILL ALSO BE COMPLETED WHENEVER

POSSIBLE. THESE PROPERTIES WILL BE VALUED USING THE COST APPROACH USING MARKET DERIVED DEPRECIATION. IF TIME PERMITS, THIS SAME PROCESS WILL BE DONE FOR SHUBERT & STELLA. SALES REVIEW AND PICK-UP WORK WILL ALSO BE COMPLETED FOR RESIDENTIAL PROPERTIES.

#### COMMERCIAL

THERE WILL ONLY BE APPRAISAL MAINTENANCE FOR THE RESIDENTIAL PROPERTIES IN 2007, SINCE ALL COMMERCIAL/INDUSTRIAL PROPERTIES WERE REAPPRAISED IN 2005. HOWEVER, IT IS POSSIBLE THAT APPRAISAL ADJUSTMENTS MAY BE NEEDED IN ORDER TO COMPLY WITH STATISTICAL MEASURES REQUIRED BY LAW. AN APPRAISAL ADJUSTMENT WOULD BE A PERCENTAGE INCREASE OR DECREASE APPLIED TO ALL PROPERTIES WITHIN A SUBCLASS OF THE COMMERCIAL CLASS. SALES REVIEW AND PICK-UP WORK WILL ALSO BE COMPLETED FOR THE COMMERCIAL PROPERTIES.

#### AGRICULTURAL

A MARKET ANALYSIS OF AGRICULTURAL SALES BY LAND CLASSIFICATION GROUP WILL BE CONDUCTED TO DETERMINE ANY POSSIBLE ADJUSTMENTS TO COMPLY WITH STATISTICAL MEASURES. SALES WILL ALSO BE PLOTTED ON A MAP TO DETERMINE IF THE CURRENT MARKET AREAS ARE SUPPORTED BY THE CURRENT SALES. THE MARKET ANALYSIS IS CONDUCTED IN-HOUSE BY THE CONTRACT APPRAISER BY UTILIZING THE COUNTY'S CURRENT CAMA SYSTEM. SALES REVIEW AND PICK-UP WORK WILL ALSO BE COMPLETED FOR AGRICULTURAL PROPERTIES. PHYSICALLY REVIEW ALL OUT BLDGS AND RURAL RESIDENTIAL HOMES. AS TIME PERMITS AND WILL CONTINUE EACH YEAR.

2008

#### RESIDENTIAL

FOR 06-07-08, THE COUNTY PLANS TO REVIEW ALL RURAL RESIDENTIAL PROPERTIES. THIS WILL INCLUDE A PHYSICAL INSPECTION OF ALL HOMES LOCATED IN THE RURAL AREA. THIS WILL INCLUDE ACREAGES AND FARMS ALONG WITH ANY OUTBLDGS. THERE ARE APPROXIMATELY 4231 PARCELS IN THE RURAL AREA. THE PHYSICAL INSPECTION WILL INCLUDE VERIFYING ALL INFORMATION LOCATED ON THE PROPERTY RECORD CARD ALONG WITH TAKING NEW DIGITAL PICTURES. INTERIOR INSPECTIONS WILL ALSO BE COMPLETED WHENEVER POSSIBLE. THESE PROPERTIES WILL BE VALUED USING THE COST APPROACH USING MARKET DERIVED DEPRECIATION. SALES REVIEW AND PICK-UP WORK WILL ALSO BE COMPLETED FOR RESIDENTIAL PROPERTIES.

#### COMMERCIAL

THERE WILL ONLY BE APPRAISAL MAINTENANCE FOR THE RESIDENTIAL PROPERTIES IN 2007, SINCE ALL COMMERCIAL/INDUSTRIAL PROPERTIES WERE REAPPRAISED IN 2005. HOWEVER, IT IS POSSIBLE THAT APPRAISAL ADJUSTMENTS MAY BE NEEDED IN ORDER TO COMPLY WITH STATISTICAL MEASURES REQUIRED BY LAW. AN APPRAISAL ADJUSTMENT WOULD BE A PERCENTAGE INCREASE OR DECREASE APPLIED TO ALL PROPERTIES WITHIN A SUBCLASS OF THE COMMERCIAL CLASS. SALES REVIEW AND PICK-UP WORK WILL ALSO BE COMPLETED FOR COMMERCIAL PROPERTIES.

#### AGRICULTURAL

AS STATED IN THE RESIDENTIAL PORTION OF THE 2007 APPRAISAL PLANS, ALL AGRICULTURAL HOMES WILL ALSO BE REAPPRAISED. IF TIME PERMITS, WE WILL ALSO CONDUCT A LAND USE STUDY IN CONJUNCTION WITH THE RURAL REAPPRAISAL. IN ADDITION TO THIS, WE WILL ALSO BE COMPLETING OUR ANNUAL SALES ANALYSIS BY LAND CLASSIFICATION GROUP OF ALL AGRICULTURAL LAND SALES TO DETERMINE ANY POSSIBLE ADJUSTMENTS TO COMPLY WITH STATISTICAL MEASURES. SALES WILL ALSO BE PLOTTED ON A MAP TO DETERMINE IF THE CURRENT MARKET AREAS ARE SUPPORTED BY THE CURRENT SALES. THE MARKET ANALYSIS IS CONDUCTED IN-HOUSE BY THE CONTRACT APPRAISER BY UTILIZING THE COUNTY'S CURRENT CAMA SYSTEM. SALES REVIEW AND PICK-UP WORK WILL ALSO BE COMPLETED FOR AGRICULTURAL PROPERTIES.

2009

#### RESIDENTIAL

FOR 2008-09, THE COUNTY PLANS TO REVIEW ALL RESIDENTIAL PROPERTIES IN FALLS CITY. THIS WILL INCLUDE A PHYSICAL INSPECTION OF ALL HOMES LOCATED IN FALLS CITY. THERE ARE APPROXIMATELY 2707 RESIDENTIAL PARCELS IN FALLS CITY. THE PHYSICAL INSPECTION WILL INCLUDE VERIFYING ALL INFORMATION LOCATED ON THE PROPERTY RECORD CARD ALONG WITH TAKING NEW DIGITAL PICTURES. INTERIOR INSPECTIONS WILL ALSO BE COMPLETED WHENEVER POSSIBLE. THESE PROPERTIES WILL BE VALUED USING THE COST APPROACH USING MARKET DERIVED DEPRECIATION. SALES REVIEW AND PICK-UP WORK WILL ALSO BE COMPLETED FOR RESIDENTIAL PROPERTIES.

#### COMMERCIAL

THERE WILL ONLY BE APPRAISAL MAINTENANCE FOR THE RESIDENTIAL PROPERTIES IN 2009, SINCE ALL COMMERCIAL/INDUSTRIAL PROPERTIES WERE REAPPRAISED IN 2005. HOWEVER, IT IS POSSIBLE THAT APPRAISAL ADJUSTMENTS MAY BE NEEDED IN ORDER TO COMPLY WITH STATISTICAL MEASURES REQUIRED BY LAW. AN APPRAISAL ADJUSTMENT WOULD BE A PERCENTAGE INCREASE OR DECREASE APPLIED TO ALL PROPERTIES WITHIN A SUBCLASS OF THE COMMERCIAL CLASS. SALES REVIEW AND PICK-UP WORK WILL ALSO BE COMPLETED FOR COMMERCIAL PROPERTIES.

#### AGRICULTURAL

A MARKET ANALYSIS OF AGRICULTURAL SALES BY LAND CLASSIFICATION GROUP WILL BE CONDUCTED TO DETERMINE ANY POSSIBLE ADJUSTMENTS TO COMPLY WITH STATISTICAL MEASURES. SALES WILL ALSO BE PLOTTED ON A MAP TO DETERMINE IF THE CURRENT MARKET AREAS ARE SUPPORTED BY THE CURRENT SALES. THE MARKET ANALYSIS IS CONDUCTED IN-HOUSE BY THE CONTRACT APPRAISER BY UTILIZING THE COUNTY'S CURRENT CAMA SYSTEM. SALES REVIEW AND PICK-UP WORK WILL ALSO BE COMPLETED FOR AGRICULTURAL PROPERTIES.

RICHARDSON COUNTY ASSESSOR

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REGINA D CUMMINGS

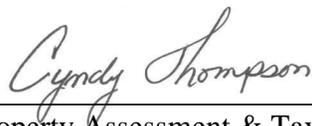
DATE \_\_\_\_\_

## 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 Richardson County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9683.

Dated this 9th day of April, 2007.

  
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Property Assessment & Taxation