

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

83 Sioux

Residential Real Property - Current

Number of Sales		23	COD	14.84
Total Sales Price	\$	791000	PRD	107.51
Total Adj. Sales Price	\$	797000	COV	20.54
Total Assessed Value	\$	704285	STD	19.51
Avg. Adj. Sales Price	\$	34652.17	Avg. Abs. Dev.	14.42
Avg. Assessed Value	\$	30621.09	Min	48.42
Median		97.22	Max	125.75
Wgt. Mean		88.37	95% Median C.I.	86.25 to 104.85
Mean		95.00	95% Wgt. Mean C.I.	69.36 to 107.37
			95% Mean C.I.	86.56 to 103.44
% of Value of the Class of all Real Property Value in the County				3.64
% of Records Sold in the Study Period				6.93
% of Value Sold in the Study Period				7.02
Average Assessed Value of the Base				30,218

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	23	97.22	14.84	107.51
2006	22	96.39	10.21	110.00
2005	16	92.97	10.17	108.01
2004	23	96.43	20.81	108.49
2003	14	96	3.83	99.96
2002	21	97	13.25	106.18
2001	24	96	13.29	106.35

2007 Commission Summary

83 Sioux

Commercial Real Property - Current

Number of Sales	8	COD	17.61
Total Sales Price	\$ 218294	PRD	112.95
Total Adj. Sales Price	\$ 226106	COV	25.31
Total Assessed Value	\$ 199956	STD	25.28
Avg. Adj. Sales Price	\$ 28263.25	Avg. Abs. Dev.	16.77
Avg. Assessed Value	\$ 24994.50	Min	60.38
Median	95.18	Max	148.69
Wgt. Mean	88.43	95% Median C.I.	60.38 to 148.69
Mean	99.88	95% Wgt. Mean C.I.	71.62 to 105.25
		95% Mean C.I.	78.74 to 121.03
% of Value of the Class of all Real Property Value in the County			0.52
% of Records Sold in the Study Period			13.11
% of Value Sold in the Study Period			13.96
Average Assessed Value of the Base			23,484

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	8	95.18	17.61	112.95
2006	6	95.17	8.31	103.17
2005	6	94.10	5.31	100.96
2004	4	90.62	27.65	113.26
2003	2	102	32.12	124.33
2002	2	125	7.66	95.06
2001	1	115		

2007 Commission Summary

83 Sioux

Agricultural Land - Current

Number of Sales	38	COD	30.47
Total Sales Price	\$ 6366977	PRD	107.56
Total Adj. Sales Price	\$ 6363327	COV	35.48
Total Assessed Value	\$ 4355014	STD	26.12
Avg. Adj. Sales Price	\$ 167455.97	Avg. Abs. Dev.	21.85
Avg. Assessed Value	\$ 114605.63	Min	27.46
Median	71.71	Max	135.14
Wgt. Mean	68.44	95% Median C.I.	58.07 to 91.24
Mean	73.61	95% Wgt. Mean C.I.	61.84 to 75.03
		95% Mean C.I.	65.31 to 81.91
% of Value of the Class of all Real Property Value in the County			95.86
% of Records Sold in the Study Period			0.98
% of Value Sold in the Study Period			4.34
Average Assessed Value of the Base			68,216

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	38	71.71	30.47	107.56
2006	40	78.37	30.14	98.60
2005	37	76.83	19.83	99.74
2004	39	77.87	23.41	106.72
2003	43	79	15.14	103.26
2002	48	80	18.95	102.83
2001	51	77	17.95	101.74

2007 Opinions of the Property Tax Administrator for Sioux County

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

Residential Real Property

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

Commercial Real Property

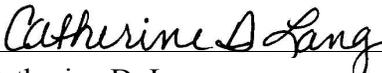
It is my opinion that the level of value of the class of commercial real property in Sioux County is 95% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Sioux County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land

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

Residential Real Property

I. Correlation

RESIDENTIAL: As will be shown in the tables following, only the median and the mean are within acceptable range. The aggregate is roughly less than four-points below the lower limit of acceptable range, and two extreme outlying sales are responsible for this. The hypothetical removal of these would leave the median virtually unchanged, would move the mean up by 0.75 of a point and would bring the rounded aggregate within the limits of acceptable range. The median however will be used as representing the level of value for the residential property class, as it also receives moderate support from the Trended Preliminary Ratio.

Regarding quality of assessment and uniformity, the coefficient of dispersion is within acceptable range, and the price-related differential appears to fall 4.51 points above the upper limit of its acceptable range. The hypothetical removal of the two extreme outliers would fail to bring the PRD within range, but would lower it to 104.48.

**2007 Correlation Section
for Sioux County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	30	23	76.67
2006	35	22	62.86
2005	27	16	59.26
2004	28	23	82.14
2003	18	14	77.78
2002	27	21	77.78
2001	29	24	82.76

RESIDENTIAL: Analysis of the percentage of all residential sales used, indicates that roughly more than three-quarters of all residential sales occurring during the timeframe of the sales study have been determined by the assessor to be qualified. This further shows that there is no excessive trimming of the sample.

**2007 Correlation Section
for Sioux County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Sioux County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	96.40	-2.14	94.34	97.22
2006	95.05	1.38	96.36	96.39
2005	81.07	0.74	81.67	92.97
2004	96.43	1.63	98.01	96.43
2003	101	-1.59	99.39	96
2002	97	-0.52	96.5	97
2001	96	-4.19	91.98	96

RESIDENTIAL: A comparison of the Trended Preliminary Ratio with the R&O Median reveals slightly less than a three-point difference between the two statistical figures (2.88). This would indicate only moderate support for each other.

**2007 Correlation Section
for Sioux County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Sioux County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0.56	2007	-2.14
-2.18	2006	1.38
20.98	2005	0.74
2.06	2004	1.63
2.17	2003	-1.59
0	2002	-0.52
2.22	2001	-4.19

RESIDENTIAL: As shown in the above table, the absolute difference between the percent change in the sales file compared with the percent change to the residential base is less than three points (2.70). This is not statistically significant, and suggests that there is no appreciable difference between the valuation applied to the sold versus the unsold residential property within the County.

2007 Correlation Section for Sioux County

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

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

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

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

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

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

**2007 Correlation Section
for Sioux County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.22	88.37	95.00

RESIDENTIAL: Of the three statistical measures of central tendency, only the median and the mean are within acceptable range. The aggregate is roughly less than four-points below the lower limit of acceptable range, and two extreme outlying sales are skewing this measurement. The hypothetical removal of these would leave the median virtually unchanged, would move the mean up by 0.75 of a point and would bring the rounded aggregate within the limits of acceptable range.

**2007 Correlation Section
for Sioux County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	14.84	107.51
Difference	0	4.51

RESIDENTIAL: The coefficient of dispersion is within acceptable range, and the price-related differential appears to fall 4.51 points above the upper limit of its acceptable range. The hypothetical removal of the two extreme outliers would fail to bring the PRD within range, but would lower it to 104.48.

**2007 Correlation Section
for Sioux County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	22	23	1
Median	96.40	97.22	0.82
Wgt. Mean	86.93	88.37	1.44
Mean	94.29	95.00	0.71
COD	16.10	14.84	-1.26
PRD	108.47	107.51	-0.96
Min Sales Ratio	48.29	48.42	0.13
Max Sales Ratio	125.75	125.75	0

RESIDENTIAL: The reason for the one sale difference between the Preliminary and the R&O statistics is the reclassification of a previous ag sale to its proper classification as rural residential via the re-definition of agricultural land use. For assessment year 2007, the assessor completed the residential pickup work and conducted a sales study. Addressed were non-agricultural acreages—values were changed to reflect the definition of agricultural/horticultural land use.

**2007 Correlation Section
for Sioux County**

Commerical Real Property

I. Correlation

COMMERCIAL: As the following tables and discussion will show, the median and the mean are within acceptable range, and differ by 3.70 points. The aggregate is significantly lower than the median by 6.75 points and outlying sales appear to be affecting this measurement. The hypothetical removal of these would leave the median unchanged, lower the mean by 0.55 of a point and move the aggregate to 92% (rounded). For purposes of direct equalization, the median will be used as the point estimate for the level of value of commercial property.

Regarding the quality of assessment, only the coefficient of dispersion is within acceptable range for the commercial property class, and the same hypothetical removal of the two extreme outliers would fail to bring the price-related differential within acceptable range.

**2007 Correlation Section
for Sioux County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	10	8	80
2006	12	6	50
2005	13	6	46.15
2004	10	4	40
2003	4	2	50
2002	3	2	66.67
2001	2	1	50

COMMERCIAL: Although the sample size is quite small, the assessor has deemed a substantial portion of the total commercial sales occurring during the study period as qualified. This action negates the possibility of excessive trimming of the sales file.

**2007 Correlation Section
for Sioux County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Sioux County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	95.18	-7.92	87.64	95.18
2006	95.17	-0.62	94.58	95.17
2005	96.20	-2.84	93.47	94.10
2004	90.62	11.14	100.71	90.62
2003	0	-0.71	0	0
2002	0	0	0	0
2001	0	18.04	0	0

COMMERCIAL: Comparison of the Trended Preliminary Ratio with the R&O Median reveals an almost eight-point difference between the two figures (7.54). Thus, the two figures provide almost no support for each other. Other than the completion of pickup work, no assessment actions were taken to address the commercial property class for assessment year 2007. Commercial properties were re-listed and re-valued in assessment year 2005.

**2007 Correlation Section
for Sioux County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Sioux County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0.05	2007	-7.92
0	2006	-0.62
-10.93	2005	-2.84
0	2004	11.14
0	2003	-0.71
0	2002	0
0	2001	18.04

COMMERCIAL: As shown in Table IV, the absolute difference between the percent change in the sales file compared with the percent change in assessed value is 7.97 points. As mentioned in the comments for Table III, the only assessment action taken to address the commercial property class was the completion of pickup work. This undoubtedly had more of an effect on the commercial base than on the sales file.

2007 Correlation Section for Sioux County

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

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

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

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

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

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

**2007 Correlation Section
for Sioux County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	95.18	88.43	99.88

COMMERCIAL: Both the median and the mean are within acceptable range, and differ by 3.70 points. The aggregate is significantly lower than the median by 6.75 points, and outlying sales appear to be affecting this measurement. The hypothetical removal of these would leave the median unchanged, lower the mean by 0.55 of a point and move the aggregate to 92% (rounded).

**2007 Correlation Section
for Sioux County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

	COD	PRD
R&O Statistics	17.61	112.95
Difference	0	9.95

COMMERCIAL: Only the coefficient of dispersion is within acceptable range for the commercial property class, and the same hypothetical removal of the two extreme outliers would fail to bring the price-related differential within acceptable range.

**2007 Correlation Section
for Sioux County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	8	8	0
Median	95.18	95.18	0
Wgt. Mean	88.42	88.43	0.01
Mean	99.88	99.88	0
COD	17.62	17.61	-0.01
PRD	112.96	112.95	-0.01
Min Sales Ratio	60.38	60.38	0
Max Sales Ratio	148.69	148.69	0

COMMERCIAL: Other than the completion of pickup work, the assessor took no assessment actions to address the commercial property class for assessment year 2007. This is confirmed by Table VII.

**2007 Correlation Section
for Sioux County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The following tables and narratives will show that: of the three measures of central tendency, only the overall median and mean are within acceptable range. The aggregate appears to be only fractionally outside of the lower limit of acceptable range, and with the hypothetical removal of two outlying sales it would move slightly within range.

The quality of assessment data reveal that neither the coefficient of dispersion, nor the price-related differential are within acceptable range, and the aforementioned hypothetical removal of the two extreme outliers would fail to move either figure within its acceptable range.

**2007 Correlation Section
for Sioux County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	52	38	73.08
2006	57	40	70.18
2005	65	37	56.92
2004	83	39	46.99
2003	104	43	41.35
2002	94	48	51.06
2001	85	51	60

AGRICULTURAL UNIMPROVED: The percentage of sales used for assessment year 2007 indicates the largest number historically. This indicates that there is no excessive trimming of the sales file and this is an adequate sample to measure the agricultural land class within the County.

**2007 Correlation Section
for Sioux County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Sioux County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	75.91	-13.3	65.81	71.71
2006	53.53	38.78	74.29	78.37
2005	69.95	12.81	78.91	76.83
2004	77.88	-1.22	76.93	77.87
2003	79	0.28	79.22	79
2002	80	0.14	80.11	80
2001	69	24.89	86.17	77

AGRICULTURAL UNIMPROVED: Analysis of the Trended Preliminary Ratio with the R&O Median shows a difference of approximately six points (5.90). Thus, there is little corresponding support between the two statistical figures. Assessment actions taken to address agricultural land for 2007 included reducing grassland values in Market Area 1, and increasing irrigated values in Market Area 2.

**2007 Correlation Section
for Sioux County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Sioux County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
-4.3	2007	-13.3
59.49	2006	38.78
49.49	2005	12.81
-18.75	2004	-1.22
0	2003	0.28
0	2002	0.14
21.24	2001	24.89

AGRICULTURAL UNIMPROVED: There is a nine-point difference between the percent change in the sales file compared to the percent change in assessed value (excluding growth), and although this may at first glance appear significant, it is not surprising considering the assessment actions taken of lowering grassland values in market area 1 and lowering irrigated values in market area 2. Considering the relatively small size of the sample compared to the assessment base, one would expect that these actions would have a more pronounced effect on the whole of agricultural land rather than merely land that sold during the timeframe of the study period.

2007 Correlation Section for Sioux County

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

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

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

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

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

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

**2007 Correlation Section
for Sioux County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	71.71	68.44	73.61

AGRICULTURAL UNIMPROVED: Of the three measures of central tendency, only the overall median and mean are within acceptable range. The aggregate is only fractionally outside of the lower limit of acceptable range, and with the hypothetical removal of two outlying sales, it would move slightly within range.

**2007 Correlation Section
for Sioux County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	30.47	107.56
Difference	10.47	4.56

AGRICULTURAL UNIMPROVED: Neither the coefficient of dispersion, nor the price-related differential are within acceptable range, and the aforementioned hypothetical removal of the two extreme outliers would fail to move either figure within its acceptable range.

**2007 Correlation Section
for Sioux County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	43	38	-5
Median	75.91	71.71	-4.2
Wgt. Mean	77.26	68.44	-8.82
Mean	77.66	73.61	-4.05
COD	32.82	30.47	-2.35
PRD	100.52	107.56	7.04
Min Sales Ratio	26.89	27.46	0.57
Max Sales Ratio	167.17	135.14	-32.03

AGRICULTURAL UNIMPROVED: The reason for the five sale difference between the time of the Preliminary and the R&O statistics is due to one sale reclassified as rural residential per the County's new definition of agricultural versus rural residential land use, and the remaining four sales were found to be improved. For assessment year 2007, the assessor conducted a sales study, and adjusted land classes as follows: grassland values in Market Area 1 were reduced; irrigated values in Market Area 2 were increased.

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

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	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	10,008,481	10,028,580	20,099	0.2	138,715	-1.19
2. Recreational	101,269	3,830	-97,439	-96.22	0	-96.22
3. Ag-Homesite Land, Ag-Res Dwellings	21,407,102	21,664,860	257,758	1.2	*-----	1.2
4. Total Residential (sum lines 1-3)	31,516,852	31,697,270	180,418	0.57	138,715	0.13
5. Commercial	1,432,544	1,432,544	0	0	113,475	-7.92
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	6,323,252	6,472,520	149,268	2.36	126,355	0.36
8. Minerals	67,440	23,570	-43,870	-65.05	0	-65.05
9. Total Commercial (sum lines 5-8)	7,823,236	7,928,634	105,398	1.35	167,470	-0.79
10. Total Non-Agland Real Property	39,340,088	39,625,904	285,816	0.73	378,545	-0.24
11. Irrigated	25,284,154	28,516,836	3,232,682	12.79		
12. Dryland	9,965,488	10,500,684	535,196	5.37		
13. Grassland	199,369,483	164,281,536	-35,087,947	-17.6		
14. Wasteland	1773354	1,655,319	-118,035	-6.66		
15. Other Agland	0	0	0			
16. Total Agricultural Land	236,392,479	204,954,375	-31,438,104	-13.3		
17. Total Value of All Real Property (Locally Assessed)	275,732,567	244,580,279	-31,152,288	-11.3	378,545	-11.44

*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

Type: Qualified

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

NUMBER of Sales:	23	MEDIAN:	97	COV:	20.54	95% Median C.I.:	86.25 to 104.85	(! : Derived)
TOTAL Sales Price:	791,000	WGT. MEAN:	88	STD:	19.51	95% Wgt. Mean C.I.:	69.36 to 107.37	
TOTAL Adj.Sales Price:	797,000	MEAN:	95	AVG.ABS.DEV:	14.42	95% Mean C.I.:	86.56 to 103.44	
TOTAL Assessed Value:	704,285							
AVG. Adj. Sales Price:	34,652	COD:	14.84	MAX Sales Ratio:	125.75			
AVG. Assessed Value:	30,621	PRD:	107.51	MIN Sales Ratio:	48.42			

Printed: 03/29/2007 22:00:27

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	4	99.15	100.81	96.76	11.06	104.18	86.25	118.69	N/A	24,500	23,706
10/01/04 TO 12/31/04	5	110.21	102.70	107.34	8.99	95.68	83.88	113.85	N/A	38,700	41,540
01/01/05 TO 03/31/05	5	97.22	94.63	93.08	4.95	101.66	79.28	102.25	N/A	14,700	13,683
04/01/05 TO 06/30/05	2	107.69	107.69	100.15	12.99	107.52	93.70	121.67	N/A	13,000	13,020
07/01/05 TO 09/30/05	2	83.52	83.52	95.58	25.08	87.38	62.57	104.46	N/A	8,250	7,885
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	3	97.73	90.63	80.29	26.38	112.89	48.42	125.75	N/A	74,833	60,082
04/01/06 TO 06/30/06	2	70.41	70.41	67.45	10.68	104.39	62.89	77.93	N/A	82,500	55,643
____Study Years____											
07/01/04 TO 06/30/05	16	97.48	100.33	101.53	10.16	98.82	79.28	121.67	93.00 to 112.58	24,437	24,811
07/01/05 TO 06/30/06	7	77.93	82.82	75.69	28.24	109.42	48.42	125.75	48.42 to 125.75	58,000	43,900
____Calendar Yrs____											
01/01/05 TO 12/31/05	9	97.22	95.06	95.02	10.73	100.04	62.57	121.67	79.28 to 104.46	12,888	12,247
____ALL____											
	23	97.22	95.00	88.37	14.84	107.51	48.42	125.75	86.25 to 104.85	34,652	30,621

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HARRISON	17	97.22	99.07	102.79	12.84	96.38	62.57	125.75	86.25 to 113.85	25,382	26,091
RURAL	6	88.51	83.46	71.34	22.52	117.00	48.42	110.21	48.42 to 110.21	60,916	43,455
____ALL____											
	23	97.22	95.00	88.37	14.84	107.51	48.42	125.75	86.25 to 104.85	34,652	30,621

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	17	97.22	99.07	102.79	12.84	96.38	62.57	125.75	86.25 to 113.85	25,382	26,091
3	6	88.51	83.46	71.34	22.52	117.00	48.42	110.21	48.42 to 110.21	60,916	43,455
____ALL____											
	23	97.22	95.00	88.37	14.84	107.51	48.42	125.75	86.25 to 104.85	34,652	30,621

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	18	97.74	97.86	88.37	14.38	110.73	48.42	125.75	93.44 to 112.58	39,888	35,250
2	5	83.88	84.72	88.31	13.35	95.93	62.57	104.85	N/A	15,800	13,953
____ALL____											
	23	97.22	95.00	88.37	14.84	107.51	48.42	125.75	86.25 to 104.85	34,652	30,621

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:	23	MEDIAN:	97	COV:	20.54	95% Median C.I.:	86.25 to 104.85	(! : Derived)
TOTAL Sales Price:	791,000	WGT. MEAN:	88	STD:	19.51	95% Wgt. Mean C.I.:	69.36 to 107.37	
TOTAL Adj.Sales Price:	797,000	MEAN:	95	AVG.ABS.DEV:	14.42	95% Mean C.I.:	86.56 to 103.44	
TOTAL Assessed Value:	704,285							
AVG. Adj. Sales Price:	34,652	COD:	14.84	MAX Sales Ratio:	125.75			
AVG. Assessed Value:	30,621	PRD:	107.51	MIN Sales Ratio:	48.42			

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	23	97.22	95.00	88.37	14.84	107.51	48.42	125.75	86.25 to 104.85	34,652	30,621
06											
07											
ALL	23	97.22	95.00	88.37	14.84	107.51	48.42	125.75	86.25 to 104.85	34,652	30,621

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
23-0071											
79-0011	3	62.89	73.84	68.75	32.75	107.41	48.42	110.21	N/A	107,333	73,788
79-0031	1	79.28	79.28	79.27			79.28	79.28	N/A	20,000	15,855
83-0500	19	97.73	99.17	102.65	11.70	96.61	62.57	125.75	93.00 to 112.58	23,947	24,582
NonValid School											
ALL	23	97.22	95.00	88.37	14.84	107.51	48.42	125.75	86.25 to 104.85	34,652	30,621

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	93.00	87.71	75.50	18.87	116.17	48.42	121.67	62.57 to 110.21	40,909	30,888
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	4	95.18	91.51	86.97	5.98	105.21	77.93	97.74	N/A	25,375	22,068
1920 TO 1939	4	105.16	106.56	109.03	8.63	97.73	97.22	118.69	N/A	16,750	18,263
1940 TO 1949	2	104.82	104.82	114.88	19.97	91.24	83.88	125.75	N/A	57,750	66,342
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989	1	104.46	104.46	104.46			104.46	104.46	N/A	13,000	13,580
1990 TO 1994											
1995 TO 1999											
2000 TO Present	1	113.85	113.85	113.85			113.85	113.85	N/A	50,000	56,925
ALL	23	97.22	95.00	88.37	14.84	107.51	48.42	125.75	86.25 to 104.85	34,652	30,621

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:	23	MEDIAN:	97	COV:	20.54	95% Median C.I.:	86.25 to 104.85	(! : Derived)
TOTAL Sales Price:	791,000	WGT. MEAN:	88	STD:	19.51	95% Wgt. Mean C.I.:	69.36 to 107.37	
TOTAL Adj.Sales Price:	797,000	MEAN:	95	AVG.ABS.DEV:	14.42	95% Mean C.I.:	86.56 to 103.44	
TOTAL Assessed Value:	704,285							
AVG. Adj. Sales Price:	34,652	COD:	14.84	MAX Sales Ratio:	125.75			
AVG. Assessed Value:	30,621	PRD:	107.51	MIN Sales Ratio:	48.42			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	77.79	77.79	71.70	19.56	108.49	62.57	93.00	N/A	2,500	1,792
5000 TO 9999	1	121.67	121.67	121.67			121.67	121.67	N/A	6,000	7,300
Total \$ _____											
1 TO 9999	3	93.00	92.41	98.95	21.18	93.39	62.57	121.67	N/A	3,666	3,628
10000 TO 29999	11	97.73	98.73	97.80	6.30	100.95	79.28	118.69	93.44 to 104.85	16,090	15,736
30000 TO 59999	5	86.25	94.90	94.99	14.98	99.90	77.93	113.85	N/A	40,300	38,281
60000 TO 99999	2	117.98	117.98	118.29	6.59	99.74	110.21	125.75	N/A	82,250	97,293
100000 TO 149999	2	55.66	55.66	55.27	13.00	100.70	48.42	62.89	N/A	121,500	67,149
ALL _____											
	23	97.22	95.00	88.37	14.84	107.51	48.42	125.75	86.25 to 104.85	34,652	30,621

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	2	77.79	77.79	71.70	19.56	108.49	62.57	93.00	N/A	2,500	1,792
5000 TO 9999	2	109.45	109.45	106.39	11.17	102.87	97.22	121.67	N/A	8,000	8,511
Total \$ _____											
1 TO 9999	4	95.11	93.61	98.13	16.64	95.40	62.57	121.67	N/A	5,250	5,151
10000 TO 29999	11	97.73	97.52	95.71	7.54	101.89	79.28	118.69	83.88 to 104.85	17,909	17,140
30000 TO 59999	4	99.41	97.65	96.94	15.65	100.74	77.93	113.85	N/A	42,875	41,561
60000 TO 99999	3	62.89	73.84	68.75	32.75	107.41	48.42	110.21	N/A	107,333	73,788
100000 TO 149999	1	125.75	125.75	125.75			125.75	125.75	N/A	85,500	107,520
ALL _____											
	23	97.22	95.00	88.37	14.84	107.51	48.42	125.75	86.25 to 104.85	34,652	30,621

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	93.00	87.24	73.40	22.20	118.85	48.42	121.67	62.57 to 110.21	43,222	31,726
10	5	97.74	103.17	103.80	5.77	99.39	97.22	118.69	N/A	11,700	12,144
20	5	93.44	90.78	89.67	4.33	101.25	83.88	96.65	N/A	26,200	23,492
30	4	113.22	107.53	110.10	10.84	97.67	77.93	125.75	N/A	54,625	60,140
ALL _____											
	23	97.22	95.00	88.37	14.84	107.51	48.42	125.75	86.25 to 104.85	34,652	30,621

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:	23	MEDIAN:	97	COV:	20.54	95% Median C.I.:	86.25 to 104.85	(!: Derived)
TOTAL Sales Price:	791,000	WGT. MEAN:	88	STD:	19.51	95% Wgt. Mean C.I.:	69.36 to 107.37	
TOTAL Adj.Sales Price:	797,000	MEAN:	95	AVG.ABS.DEV:	14.42	95% Mean C.I.:	86.56 to 103.44	
TOTAL Assessed Value:	704,285							
AVG. Adj. Sales Price:	34,652	COD:	14.84	MAX Sales Ratio:	125.75			
AVG. Assessed Value:	30,621	PRD:	107.51	MIN Sales Ratio:	48.42			

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	11	93.00	89.24	76.96	20.97	115.95	48.42	121.67	62.57 to 112.58	41,090	31,623	
100	1	104.46	104.46	104.46			104.46	104.46	N/A	13,000	13,580	
101	8	97.47	101.32	107.37	8.89	94.36	86.25	125.75	86.25 to 125.75	26,500	28,454	
104	3	96.65	96.14	96.02	12.39	100.13	77.93	113.85	N/A	40,000	38,406	
____ALL____	23	97.22	95.00	88.37	14.84	107.51	48.42	125.75	86.25 to 104.85	34,652	30,621	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	9	93.00	87.24	73.40	22.20	118.85	48.42	121.67	62.57 to 110.21	43,222	31,726	
10	2	97.48	97.48	97.50	0.27	99.98	97.22	97.74	N/A	10,750	10,481	
15	1	97.73	97.73	97.73			97.73	97.73	N/A	11,000	10,750	
20	5	96.65	101.39	99.55	7.45	101.84	93.44	118.69	N/A	17,700	17,621	
30	5	86.25	94.90	94.99	14.98	99.90	77.93	113.85	N/A	40,300	38,281	
40	1	125.75	125.75	125.75			125.75	125.75	N/A	85,500	107,520	
____ALL____	23	97.22	95.00	88.37	14.84	107.51	48.42	125.75	86.25 to 104.85	34,652	30,621	

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	8	MEDIAN:	95	COV:	25.31	95% Median C.I.:	60.38 to 148.69	(! : Derived)
TOTAL Sales Price:	218,294	WGT. MEAN:	88	STD:	25.28	95% Wgt. Mean C.I.:	71.62 to 105.25	
TOTAL Adj.Sales Price:	226,106	MEAN:	100	AVG.ABS.DEV:	16.77	95% Mean C.I.:	78.74 to 121.03	
TOTAL Assessed Value:	199,956							
AVG. Adj. Sales Price:	28,263	COD:	17.61	MAX Sales Ratio:	148.69			
AVG. Assessed Value:	24,994	PRD:	112.95	MIN Sales Ratio:	60.38			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	93.32	93.32	93.32			93.32	93.32	N/A	27,906	26,041
10/01/03 TO 12/31/03	1	97.03	97.03	97.03			97.03	97.03	N/A	28,000	27,169
01/01/04 TO 03/31/04	1	93.32	93.32	93.32			93.32	93.32	N/A	27,906	26,041
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	112.33	112.33	112.33			112.33	112.33	N/A	3,000	3,370
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	85.46	85.46	85.46			85.46	85.46	N/A	72,793	62,210
01/01/06 TO 03/31/06	1	148.69	148.69	148.69			148.69	148.69	N/A	11,501	17,101
04/01/06 TO 06/30/06	2	84.47	84.47	69.13	28.51	122.17	60.38	108.55	N/A	27,500	19,012
<u>Study Years</u>											
07/01/03 TO 06/30/04	3	93.32	94.56	94.56	1.33	100.00	93.32	97.03	N/A	27,937	26,417
07/01/04 TO 06/30/05	1	112.33	112.33	112.33			112.33	112.33	N/A	3,000	3,370
07/01/05 TO 06/30/06	4	97.01	100.77	84.24	28.71	119.63	60.38	148.69	N/A	34,823	29,333
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	1	93.32	93.32	93.32			93.32	93.32	N/A	27,906	26,041
01/01/05 TO 12/31/05	2	98.90	98.90	86.53	13.59	114.30	85.46	112.33	N/A	37,896	32,790
<u>ALL</u>	8	95.18	99.88	88.43	17.61	112.95	60.38	148.69	60.38 to 148.69	28,263	24,994

ASSESSOR LOCATION										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
HARRISON	8	95.18	99.88	88.43	17.61	112.95	60.38	148.69	60.38 to 148.69	28,263	24,994
<u>ALL</u>	8	95.18	99.88	88.43	17.61	112.95	60.38	148.69	60.38 to 148.69	28,263	24,994

LOCATIONS: URBAN, SUBURBAN & RURAL										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
1	8	95.18	99.88	88.43	17.61	112.95	60.38	148.69	60.38 to 148.69	28,263	24,994
<u>ALL</u>	8	95.18	99.88	88.43	17.61	112.95	60.38	148.69	60.38 to 148.69	28,263	24,994

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
1	8	95.18	99.88	88.43	17.61	112.95	60.38	148.69	60.38 to 148.69	28,263	24,994
<u>ALL</u>	8	95.18	99.88	88.43	17.61	112.95	60.38	148.69	60.38 to 148.69	28,263	24,994

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	8	MEDIAN:	95	COV:	25.31	95% Median C.I.:	60.38 to 148.69	(! : Derived)
TOTAL Sales Price:	218,294	WGT. MEAN:	88	STD:	25.28	95% Wgt. Mean C.I.:	71.62 to 105.25	
TOTAL Adj.Sales Price:	226,106	MEAN:	100	AVG.ABS.DEV:	16.77	95% Mean C.I.:	78.74 to 121.03	
TOTAL Assessed Value:	199,956							
AVG. Adj. Sales Price:	28,263	COD:	17.61	MAX Sales Ratio:	148.69			
AVG. Assessed Value:	24,994	PRD:	112.95	MIN Sales Ratio:	60.38			

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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)											
23-0071											
79-0011											
79-0031											
83-0500	8	95.18	99.88	88.43	17.61	112.95	60.38	148.69	60.38 to 148.69	28,263	24,994
NonValid School											
ALL	8	95.18	99.88	88.43	17.61	112.95	60.38	148.69	60.38 to 148.69	28,263	24,994

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	5	97.03	108.18	101.80	14.55	106.27	93.32	148.69	N/A	21,062	21,441
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	86.36	86.36	63.62	30.08	135.73	60.38	112.33	N/A	24,000	15,269
1920 TO 1939	1	85.46	85.46	85.46			85.46	85.46	N/A	72,793	62,210
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	8	95.18	99.88	88.43	17.61	112.95	60.38	148.69	60.38 to 148.69	28,263	24,994

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	112.33	112.33	112.33			112.33	112.33	N/A	3,000	3,370
Total \$											
1 TO 9999	1	112.33	112.33	112.33			112.33	112.33	N/A	3,000	3,370
10000 TO 29999	5	97.03	108.18	101.80	14.55	106.27	93.32	148.69	N/A	21,062	21,441
30000 TO 59999	1	60.38	60.38	60.38			60.38	60.38	N/A	45,000	27,169
60000 TO 99999	1	85.46	85.46	85.46			85.46	85.46	N/A	72,793	62,210
ALL	8	95.18	99.88	88.43	17.61	112.95	60.38	148.69	60.38 to 148.69	28,263	24,994

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	8	MEDIAN:	95	COV:	25.31	95% Median C.I.:	60.38 to 148.69	(! : Derived)
TOTAL Sales Price:	218,294	WGT. MEAN:	88	STD:	25.28	95% Wgt. Mean C.I.:	71.62 to 105.25	
TOTAL Adj.Sales Price:	226,106	MEAN:	100	AVG.ABS.DEV:	16.77	95% Mean C.I.:	78.74 to 121.03	
TOTAL Assessed Value:	199,956							
AVG. Adj. Sales Price:	28,263	COD:	17.61	MAX Sales Ratio:	148.69			
AVG. Assessed Value:	24,994	PRD:	112.95	MIN Sales Ratio:	60.38			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	112.33	112.33	112.33			112.33	112.33	N/A	3,000	3,370
Total \$ _____											
1 TO 9999	1	112.33	112.33	112.33			112.33	112.33	N/A	3,000	3,370
10000 TO 29999	6	95.18	100.22	89.40	18.78	112.10	60.38	148.69	60.38 to 148.69	25,052	22,396
60000 TO 99999	1	85.46	85.46	85.46			85.46	85.46	N/A	72,793	62,210
ALL _____											
	8	95.18	99.88	88.43	17.61	112.95	60.38	148.69	60.38 to 148.69	28,263	24,994

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	93.32	93.32	93.32			93.32	93.32	N/A	27,906	26,041
10	7	97.03	100.82	87.75	19.20	114.90	60.38	148.69	60.38 to 148.69	28,314	24,845
ALL _____											
	8	95.18	99.88	88.43	17.61	112.95	60.38	148.69	60.38 to 148.69	28,263	24,994

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	97.03	100.89	96.05	6.53	105.04	93.32	112.33	N/A	19,635	18,860
1	1	108.55	108.55	108.55			108.55	108.55	N/A	10,000	10,855
178	1	60.38	60.38	60.38			60.38	60.38	N/A	45,000	27,169
350	1	93.32	93.32	93.32			93.32	93.32	N/A	27,906	26,041
442	1	85.46	85.46	85.46			85.46	85.46	N/A	72,793	62,210
50	1	148.69	148.69	148.69			148.69	148.69	N/A	11,501	17,101
ALL _____											
	8	95.18	99.88	88.43	17.61	112.95	60.38	148.69	60.38 to 148.69	28,263	24,994

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	8	95.18	99.88	88.43	17.61	112.95	60.38	148.69	60.38 to 148.69	28,263	24,994
04											
ALL _____											
	8	95.18	99.88	88.43	17.61	112.95	60.38	148.69	60.38 to 148.69	28,263	24,994

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	38	MEDIAN:	72	COV:	35.48	95% Median C.I.:	58.07 to 91.24	
(AgLand) TOTAL Sales Price:	6,366,977	WGT. MEAN:	68	STD:	26.12	95% Wgt. Mean C.I.:	61.84 to 75.03	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,363,327	MEAN:	74	AVG.ABS.DEV:	21.85	95% Mean C.I.:	65.31 to 81.91	
(AgLand) TOTAL Assessed Value:	4,355,014							
AVG. Adj. Sales Price:	167,455	COD:	30.47	MAX Sales Ratio:	135.14			
AVG. Assessed Value:	114,605	PRD:	107.56	MIN Sales Ratio:	27.46			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	117.42	117.42	117.42			117.42	117.42	N/A	47,000	55,189
10/01/03 TO 12/31/03	4	93.56	84.02	80.27	12.57	104.68	51.87	97.10	N/A	107,175	86,026
01/01/04 TO 03/31/04	4	80.43	75.86	67.25	30.63	112.80	41.19	101.39	N/A	127,875	85,992
04/01/04 TO 06/30/04	3	91.20	88.23	78.02	11.11	113.09	71.54	101.95	N/A	248,307	193,730
07/01/04 TO 09/30/04	2	60.15	60.15	60.28	6.53	99.78	56.22	64.08	N/A	145,425	87,669
10/01/04 TO 12/31/04	1	87.38	87.38	87.38			87.38	87.38	N/A	500,000	436,901
01/01/05 TO 03/31/05	5	78.77	73.42	82.87	23.31	88.60	35.59	98.83	N/A	139,460	115,570
04/01/05 TO 06/30/05	6	60.71	64.10	58.94	27.42	108.74	35.84	110.48	35.84 to 110.48	324,200	191,095
07/01/05 TO 09/30/05	1	47.57	47.57	47.57			47.57	47.57	N/A	92,800	44,144
10/01/05 TO 12/31/05	2	71.88	71.88	72.58	32.66	99.05	48.41	95.36	N/A	98,900	71,779
01/01/06 TO 03/31/06	4	63.93	63.20	56.88	15.35	111.10	50.80	74.14	N/A	135,625	77,146
04/01/06 TO 06/30/06	5	73.44	74.42	54.17	47.45	137.37	27.46	135.14	N/A	72,950	39,520
<u>Study Years</u>											
07/01/03 TO 06/30/04	12	93.56	85.14	76.46	18.01	111.34	41.19	117.42	61.26 to 101.39	144,343	110,371
07/01/04 TO 06/30/05	14	63.72	68.53	68.06	26.79	100.69	35.59	110.48	48.44 to 91.24	245,239	166,904
07/01/05 TO 06/30/06	12	63.93	68.02	57.93	37.32	117.42	27.46	135.14	47.57 to 95.36	99,821	57,824
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	10	79.46	77.58	75.10	23.56	103.31	41.19	101.95	56.22 to 101.39	204,727	153,740
01/01/05 TO 12/31/05	14	63.02	67.36	65.19	30.58	103.32	35.59	110.48	47.57 to 95.36	209,507	136,580
<u>ALL</u>											
	38	71.71	73.61	68.44	30.47	107.56	27.46	135.14	58.07 to 91.24	167,455	114,605

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	38	MEDIAN:	72	COV:	35.48	95% Median C.I.:	58.07 to 91.24	
(AgLand) TOTAL Sales Price:	6,366,977	WGT. MEAN:	68	STD:	26.12	95% Wgt. Mean C.I.:	61.84 to 75.03	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,363,327	MEAN:	74	AVG.ABS.DEV:	21.85	95% Mean C.I.:	65.31 to 81.91	
(AgLand) TOTAL Assessed Value:	4,355,014							
AVG. Adj. Sales Price:	167,455	COD:	30.47	MAX Sales Ratio:	135.14			
AVG. Assessed Value:	114,605	PRD:	107.56	MIN Sales Ratio:	27.46			

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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	
105	1	87.38	87.38	87.38			87.38	87.38	N/A	500,000	436,901	
1105	1	56.22	56.22	56.22			56.22	56.22	N/A	140,500	78,995	
1119	1	68.39	68.39	68.39			68.39	68.39	N/A	165,000	112,849	
1383	1	92.66	92.66	92.66			92.66	92.66	N/A	90,200	83,579	
1387	1	101.39	101.39	101.39			101.39	101.39	N/A	56,500	57,286	
1389	1	71.88	71.88	71.88			71.88	71.88	N/A	20,000	14,376	
1391	1	135.14	135.14	135.14			135.14	135.14	N/A	17,000	22,974	
1393	1	117.42	117.42	117.42			117.42	117.42	N/A	47,000	55,189	
307	3	63.35	66.73	63.27	10.89	105.46	58.07	78.77	N/A	545,333	345,045	
311	1	95.36	95.36	95.36			95.36	95.36	N/A	101,800	97,081	
321	1	94.46	94.46	94.46			94.46	94.46	N/A	97,700	92,284	
39	1	48.41	48.41	48.41			48.41	48.41	N/A	96,000	46,477	
565	1	51.87	51.87	51.87			51.87	51.87	N/A	145,000	75,216	
569	1	48.44	48.44	48.44			48.44	48.44	N/A	297,000	143,852	
571	1	91.20	91.20	91.20			91.20	91.20	N/A	102,400	93,388	
579	1	91.24	91.24	91.24			91.24	91.24	N/A	101,800	92,887	
839	2	55.83	55.83	57.78	14.79	96.62	47.57	64.08	N/A	121,575	70,243	
8410	1	50.80	50.80	50.80			50.80	50.80	N/A	317,500	161,300	
843	1	61.26	61.26	61.26			61.26	61.26	N/A	160,000	98,011	
87	1	101.95	101.95	101.95			101.95	101.95	N/A	92,523	94,328	
89	1	62.68	62.68	62.68			62.68	62.68	N/A	74,500	46,694	
91	1	98.83	98.83	98.83			98.83	98.83	N/A	225,000	222,376	
93	3	35.84	60.64	49.32	69.65	122.94	35.59	110.48	N/A	47,733	23,544	
97	7	55.97	61.96	56.45	43.63	109.77	27.46	101.30	27.46 to 101.30	106,822	60,295	
99	3	74.14	80.93	75.17	11.49	107.65	71.54	97.10	N/A	248,600	186,881	
ALL												
	38	71.71	73.61	68.44	30.47	107.56	27.46	135.14	58.07 to 91.24	167,455	114,605	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	24	69.97	74.67	68.56	25.60	108.91	47.57	135.14	58.07 to 91.24	213,494	146,378	
2	14	72.66	71.79	67.93	39.30	105.69	27.46	117.42	35.59 to 101.39	88,532	60,137	
ALL												
	38	71.71	73.61	68.44	30.47	107.56	27.46	135.14	58.07 to 91.24	167,455	114,605	

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	38	MEDIAN:	72	COV:	35.48	95% Median C.I.:	58.07 to 91.24	
(AgLand) TOTAL Sales Price:	6,366,977	WGT. MEAN:	68	STD:	26.12	95% Wgt. Mean C.I.:	61.84 to 75.03	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,363,327	MEAN:	74	AVG.ABS.DEV:	21.85	95% Mean C.I.:	65.31 to 81.91	
(AgLand) TOTAL Assessed Value:	4,355,014							
AVG. Adj. Sales Price:	167,455	COD:	30.47	MAX Sales Ratio:	135.14			
AVG. Assessed Value:	114,605	PRD:	107.56	MIN Sales Ratio:	27.46			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	38	71.71	73.61	68.44	30.47	107.56	27.46	135.14	58.07 to 91.24	167,455	114,605
____ALL____											
	38	71.71	73.61	68.44	30.47	107.56	27.46	135.14	58.07 to 91.24	167,455	114,605

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
23-0071											
79-0011	9	71.88	67.44	59.90	33.44	112.59	27.46	101.39	34.75 to 101.30	91,583	54,859
79-0031	3	35.84	60.64	49.32	69.65	122.94	35.59	110.48	N/A	47,733	23,544
83-0500	26	72.84	77.24	70.25	26.56	109.95	47.57	135.14	61.26 to 92.66	207,533	145,794
NonValid School											
____ALL____											
	38	71.71	73.61	68.44	30.47	107.56	27.46	135.14	58.07 to 91.24	167,455	114,605

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	35.84	35.84	35.84			35.84	35.84	N/A	77,200	27,671
50.01 TO 100.00	7	71.88	67.76	62.41	29.78	108.57	34.75	101.39	34.75 to 101.39	66,607	41,572
100.01 TO 180.00	4	105.04	93.17	74.53	28.22	125.01	27.46	135.14	N/A	65,250	48,628
180.01 TO 330.00	5	48.41	63.45	54.39	37.74	116.67	41.19	117.42	N/A	98,060	53,330
330.01 TO 650.00	13	91.20	79.99	76.61	16.60	104.42	51.87	101.95	61.26 to 95.36	118,697	90,933
650.01 +	8	67.45	69.65	67.88	21.47	102.61	48.44	98.83	48.44 to 98.83	440,687	299,130
____ALL____											
	38	71.71	73.61	68.44	30.47	107.56	27.46	135.14	58.07 to 91.24	167,455	114,605

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
GRASS	22	75.32	77.23	69.17	28.14	111.65	35.59	135.14	58.07 to 94.46	190,116	131,512
GRASS-N/A	9	68.39	66.20	66.81	29.66	99.09	27.46	110.48	41.19 to 98.83	175,811	117,460
IRRGTD	5	73.44	73.03	69.45	30.03	105.15	34.75	101.39	N/A	94,900	65,912
IRRGTD-N/A	2	68.57	68.57	60.53	47.73	113.28	35.84	101.30	N/A	61,977	37,516
____ALL____											
	38	71.71	73.61	68.44	30.47	107.56	27.46	135.14	58.07 to 91.24	167,455	114,605

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	38	MEDIAN:	72	COV:	35.48	95% Median C.I.:	58.07 to 91.24	
(AgLand) TOTAL Sales Price:	6,366,977	WGT. MEAN:	68	STD:	26.12	95% Wgt. Mean C.I.:	61.84 to 75.03	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,363,327	MEAN:	74	AVG.ABS.DEV:	21.85	95% Mean C.I.:	65.31 to 81.91	
(AgLand) TOTAL Assessed Value:	4,355,014							
AVG. Adj. Sales Price:	167,455	COD:	30.47	MAX Sales Ratio:	135.14			
AVG. Assessed Value:	114,605	PRD:	107.56	MIN Sales Ratio:	27.46			

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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
GRASS	27	71.88	77.06	69.96	29.64	110.15	35.59	135.14	58.07 to 94.46	178,958	125,198
GRASS-N/A	4	56.37	53.58	61.10	34.17	87.70	27.46	74.14	N/A	233,250	142,513
IRRGTD	5	73.44	73.03	69.45	30.03	105.15	34.75	101.39	N/A	94,900	65,912
IRRGTD-N/A	2	68.57	68.57	60.53	47.73	113.28	35.84	101.30	N/A	61,977	37,516
ALL	38	71.71	73.61	68.44	30.47	107.56	27.46	135.14	58.07 to 91.24	167,455	114,605

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
GRASS	31	71.54	74.03	68.53	29.43	108.03	27.46	135.14	58.07 to 91.24	185,963	127,432
IRRGTD	7	73.44	71.75	67.61	34.18	106.14	34.75	101.39	34.75 to 101.39	85,493	57,799
ALL	38	71.71	73.61	68.44	30.47	107.56	27.46	135.14	58.07 to 91.24	167,455	114,605

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	3	110.48	105.83	104.88	19.09	100.91	71.88	135.14	N/A	21,000	22,025
30000 TO 59999	4	101.35	88.93	91.49	20.21	97.19	35.59	117.42	N/A	47,563	43,517
60000 TO 99999	9	73.44	72.68	73.67	29.00	98.65	35.84	101.95	47.57 to 97.10	88,302	65,054
100000 TO 149999	10	65.18	67.78	66.55	34.56	101.85	27.46	99.59	34.75 to 95.36	113,450	75,498
150000 TO 249999	5	64.08	66.75	68.58	20.22	97.33	41.19	98.83	N/A	176,070	120,745
250000 TO 499999	3	50.80	59.34	58.22	19.90	101.92	48.44	78.77	N/A	290,166	168,937
500000 +	4	67.45	70.09	68.47	13.90	102.36	58.07	87.38	N/A	607,500	415,963
ALL	38	71.71	73.61	68.44	30.47	107.56	27.46	135.14	58.07 to 91.24	167,455	114,605

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	6	53.86	69.40	48.12	67.65	144.23	27.46	135.14	27.46 to 135.14	47,200	22,711
30000 TO 59999	9	62.68	71.44	63.48	36.67	112.53	34.75	117.42	47.57 to 101.39	79,617	50,544
60000 TO 99999	13	91.20	77.90	73.39	18.89	106.15	41.19	101.95	56.22 to 95.36	119,851	87,956
100000 TO 149999	3	68.39	72.14	64.34	24.93	112.13	48.44	99.59	N/A	192,333	123,742
150000 TO 249999	3	78.77	76.13	73.30	20.32	103.86	50.80	98.83	N/A	266,166	195,112
250000 TO 499999	4	67.45	70.09	68.47	13.90	102.36	58.07	87.38	N/A	607,500	415,963
ALL	38	71.71	73.61	68.44	30.47	107.56	27.46	135.14	58.07 to 91.24	167,455	114,605

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	22	MEDIAN:	96	COV:	21.88	95% Median C.I.:	83.88 to 112.50	(! : Derived)
TOTAL Sales Price:	771,000	WGT. MEAN:	87	STD:	20.63	95% Wgt. Mean C.I.:	68.12 to 105.73	
TOTAL Adj.Sales Price:	777,000	MEAN:	94	AVG.ABS.DEV:	15.52	95% Mean C.I.:	85.14 to 103.44	
TOTAL Assessed Value:	675,422							
AVG. Adj. Sales Price:	35,318	COD:	16.10	MAX Sales Ratio:	125.75			
AVG. Assessed Value:	30,701	PRD:	108.47	MIN Sales Ratio:	48.29			

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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	4	99.15	100.81	96.76	11.06	104.18	86.25	118.69	N/A	24,500	23,706
10/01/04 TO 12/31/04	5	96.14	99.87	101.58	10.29	98.32	83.88	113.85	N/A	38,700	39,311
01/01/05 TO 03/31/05	4	97.48	98.47	98.25	1.57	100.22	96.65	102.25	N/A	13,375	13,140
04/01/05 TO 06/30/05	2	107.32	107.32	99.58	13.38	107.77	92.96	121.67	N/A	13,000	12,945
07/01/05 TO 09/30/05	2	89.63	89.63	105.21	30.19	85.19	62.57	116.69	N/A	8,250	8,680
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	3	69.14	81.06	78.82	37.34	102.85	48.29	125.75	N/A	74,833	58,980
04/01/06 TO 06/30/06	2	70.41	70.41	67.45	10.68	104.39	62.89	77.93	N/A	82,500	55,643
____Study Years____											
07/01/04 TO 06/30/05	15	97.22	100.74	99.69	8.86	101.06	83.88	121.67	93.00 to 112.50	24,733	24,655
07/01/05 TO 06/30/06	7	69.14	80.47	75.27	30.29	106.91	48.29	125.75	48.29 to 125.75	58,000	43,655
____Calendar Yrs____											
01/01/05 TO 12/31/05	8	97.48	98.47	99.81	11.41	98.66	62.57	121.67	62.57 to 121.67	12,000	11,976
____ALL____											
	22	96.40	94.29	86.93	16.10	108.47	48.29	125.75	83.88 to 112.50	35,318	30,701

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HARRISON	17	96.65	98.06	102.39	15.34	95.77	62.57	125.75	83.88 to 116.69	25,382	25,989
RURAL	5	96.14	81.46	67.61	18.48	120.49	48.29	102.25	N/A	69,100	46,719
____ALL____											
	22	96.40	94.29	86.93	16.10	108.47	48.29	125.75	83.88 to 112.50	35,318	30,701

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	17	96.65	98.06	102.39	15.34	95.77	62.57	125.75	83.88 to 116.69	25,382	25,989
3	5	96.14	81.46	67.61	18.48	120.49	48.29	102.25	N/A	69,100	46,719
____ALL____											
	22	96.40	94.29	86.93	16.10	108.47	48.29	125.75	83.88 to 112.50	35,318	30,701

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	18	96.94	96.11	86.56	16.20	111.04	48.29	125.75	86.25 to 113.85	39,888	34,528
2	4	88.44	86.07	91.38	14.53	94.20	62.57	104.85	N/A	14,750	13,478
____ALL____											
	22	96.40	94.29	86.93	16.10	108.47	48.29	125.75	83.88 to 112.50	35,318	30,701

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	22	MEDIAN:	96	COV:	21.88	95% Median C.I.:	83.88 to 112.50	(! : Derived)
TOTAL Sales Price:	771,000	WGT. MEAN:	87	STD:	20.63	95% Wgt. Mean C.I.:	68.12 to 105.73	
TOTAL Adj.Sales Price:	777,000	MEAN:	94	AVG.ABS.DEV:	15.52	95% Mean C.I.:	85.14 to 103.44	
TOTAL Assessed Value:	675,422							
AVG. Adj. Sales Price:	35,318	COD:	16.10	MAX Sales Ratio:	125.75			
AVG. Assessed Value:	30,701	PRD:	108.47	MIN Sales Ratio:	48.29			

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	22	96.40	94.29	86.93	16.10	108.47	48.29	125.75	83.88 to 112.50	35,318	30,701
06											
07											
ALL	22	96.40	94.29	86.93	16.10	108.47	48.29	125.75	83.88 to 112.50	35,318	30,701

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
23-0071											
79-0011	3	62.89	69.11	65.24	25.36	105.92	48.29	96.14	N/A	107,333	70,028
79-0031											
83-0500	19	97.22	98.26	102.27	13.98	96.08	62.57	125.75	86.25 to 113.85	23,947	24,491
NonValid School											
ALL	22	96.40	94.29	86.93	16.10	108.47	48.29	125.75	83.88 to 112.50	35,318	30,701

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	10	93.22	87.14	72.71	17.74	119.85	48.29	121.67	62.57 to 104.85	43,000	31,263
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	4	94.81	91.32	86.82	6.20	105.18	77.93	97.74	N/A	25,375	22,031
1920 TO 1939	4	104.86	99.39	104.30	15.46	95.29	69.14	118.69	N/A	16,750	17,470
1940 TO 1949	2	104.82	104.82	114.88	19.97	91.24	83.88	125.75	N/A	57,750	66,342
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989	1	116.69	116.69	116.69			116.69	116.69	N/A	13,000	15,170
1990 TO 1994											
1995 TO 1999											
2000 TO Present	1	113.85	113.85	113.85			113.85	113.85	N/A	50,000	56,925
ALL	22	96.40	94.29	86.93	16.10	108.47	48.29	125.75	83.88 to 112.50	35,318	30,701

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	22	MEDIAN:	96	COV:	21.88	95% Median C.I.:	83.88 to 112.50	(! : Derived)
TOTAL Sales Price:	771,000	WGT. MEAN:	87	STD:	20.63	95% Wgt. Mean C.I.:	68.12 to 105.73	
TOTAL Adj.Sales Price:	777,000	MEAN:	94	AVG.ABS.DEV:	15.52	95% Mean C.I.:	85.14 to 103.44	
TOTAL Assessed Value:	675,422							
AVG. Adj. Sales Price:	35,318	COD:	16.10	MAX Sales Ratio:	125.75			
AVG. Assessed Value:	30,701	PRD:	108.47	MIN Sales Ratio:	48.29			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	77.79	77.79	71.70	19.56	108.49	62.57	93.00	N/A	2,500	1,792
5000 TO 9999	1	121.67	121.67	121.67			121.67	121.67	N/A	6,000	7,300
Total \$ _____											
1 TO 9999	3	93.00	92.41	98.95	21.18	93.39	62.57	121.67	N/A	3,666	3,628
10000 TO 29999	10	97.48	98.96	99.07	9.32	99.89	69.14	118.69	92.96 to 116.69	15,700	15,554
30000 TO 59999	5	86.25	94.88	94.98	14.97	99.90	77.93	113.85	N/A	40,300	38,276
60000 TO 99999	2	110.95	110.95	111.53	13.34	99.47	96.14	125.75	N/A	82,250	91,734
100000 TO 149999	2	55.59	55.59	55.20	13.13	100.71	48.29	62.89	N/A	121,500	67,069
ALL	22	96.40	94.29	86.93	16.10	108.47	48.29	125.75	83.88 to 112.50	35,318	30,701

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	2	77.79	77.79	71.70	19.56	108.49	62.57	93.00	N/A	2,500	1,792
5000 TO 9999	3	97.22	96.01	91.21	18.01	105.26	69.14	121.67	N/A	9,000	8,209
Total \$ _____											
1 TO 9999	5	93.00	88.72	88.16	18.75	100.63	62.57	121.67	N/A	6,400	5,642
10000 TO 29999	9	97.74	100.79	98.42	8.59	102.41	83.88	118.69	92.96 to 116.69	18,444	18,153
30000 TO 59999	4	99.38	97.63	96.92	15.64	100.73	77.93	113.85	N/A	42,875	41,555
60000 TO 99999	3	62.89	69.11	65.24	25.36	105.92	48.29	96.14	N/A	107,333	70,028
100000 TO 149999	1	125.75	125.75	125.75			125.75	125.75	N/A	85,500	107,520
ALL	22	96.40	94.29	86.93	16.10	108.47	48.29	125.75	83.88 to 112.50	35,318	30,701

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	94.57	86.46	70.03	20.91	123.46	48.29	121.67	48.29 to 121.67	46,125	32,300
10	5	97.74	99.90	101.14	14.12	98.77	69.14	118.69	N/A	11,700	11,833
20	5	92.96	90.64	89.55	4.29	101.21	83.88	96.65	N/A	26,200	23,463
30	4	113.18	107.51	110.08	10.86	97.66	77.93	125.75	N/A	54,625	60,133
ALL	22	96.40	94.29	86.93	16.10	108.47	48.29	125.75	83.88 to 112.50	35,318	30,701

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	22	MEDIAN:	96	COV:	21.88	95% Median C.I.:	83.88 to 112.50	(! : Derived)
TOTAL Sales Price:	771,000	WGT. MEAN:	87	STD:	20.63	95% Wgt. Mean C.I.:	68.12 to 105.73	
TOTAL Adj.Sales Price:	777,000	MEAN:	94	AVG.ABS.DEV:	15.52	95% Mean C.I.:	85.14 to 103.44	
TOTAL Assessed Value:	675,422							
AVG. Adj. Sales Price:	35,318	COD:	16.10	MAX Sales Ratio:	125.75			
AVG. Assessed Value:	30,701	PRD:	108.47	MIN Sales Ratio:	48.29			

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	10	94.57	88.80	74.23	19.75	119.63	48.29	121.67	62.57 to 112.50	43,200	32,069	
100	1	116.69	116.69	116.69			116.69	116.69	N/A	13,000	15,170	
101	8	95.33	97.65	105.82	12.80	92.28	69.14	125.75	69.14 to 125.75	26,500	28,042	
104	3	96.65	96.14	96.02	12.39	100.13	77.93	113.85	N/A	40,000	38,406	
____ALL____	22	96.40	94.29	86.93	16.10	108.47	48.29	125.75	83.88 to 112.50	35,318	30,701	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	8	94.57	86.46	70.03	20.91	123.46	48.29	121.67	48.29 to 121.67	46,125	32,300	
10	2	97.48	97.48	97.50	0.27	99.98	97.22	97.74	N/A	10,750	10,481	
15	1	69.14	69.14	69.14			69.14	69.14	N/A	11,000	7,605	
20	5	96.65	103.69	101.18	10.14	102.47	92.96	118.69	N/A	17,700	17,909	
30	5	86.25	94.88	94.98	14.97	99.90	77.93	113.85	N/A	40,300	38,276	
40	1	125.75	125.75	125.75			125.75	125.75	N/A	85,500	107,520	
____ALL____	22	96.40	94.29	86.93	16.10	108.47	48.29	125.75	83.88 to 112.50	35,318	30,701	

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	8	MEDIAN:	95	COV:	25.32	95% Median C.I.:	60.38 to 148.69	(! : Derived)
TOTAL Sales Price:	218,294	WGT. MEAN:	88	STD:	25.29	95% Wgt. Mean C.I.:	71.60 to 105.23	
TOTAL Adj.Sales Price:	226,106	MEAN:	100	AVG.ABS.DEV:	16.77	95% Mean C.I.:	78.73 to 121.02	
TOTAL Assessed Value:	199,912							
AVG. Adj. Sales Price:	28,263	COD:	17.62	MAX Sales Ratio:	148.69			
AVG. Assessed Value:	24,989	PRD:	112.96	MIN Sales Ratio:	60.38			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	93.32	93.32	93.32			93.32	93.32	N/A	27,906	26,041
10/01/03 TO 12/31/03	1	97.03	97.03	97.03			97.03	97.03	N/A	28,000	27,169
01/01/04 TO 03/31/04	1	93.32	93.32	93.32			93.32	93.32	N/A	27,906	26,041
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	112.33	112.33	112.33			112.33	112.33	N/A	3,000	3,370
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	85.40	85.40	85.40			85.40	85.40	N/A	72,793	62,166
01/01/06 TO 03/31/06	1	148.69	148.69	148.69			148.69	148.69	N/A	11,501	17,101
04/01/06 TO 06/30/06	2	84.47	84.47	69.13	28.51	122.17	60.38	108.55	N/A	27,500	19,012
<u>Study Years</u>											
07/01/03 TO 06/30/04	3	93.32	94.56	94.56	1.33	100.00	93.32	97.03	N/A	27,937	26,417
07/01/04 TO 06/30/05	1	112.33	112.33	112.33			112.33	112.33	N/A	3,000	3,370
07/01/05 TO 06/30/06	4	96.97	100.76	84.20	28.73	119.66	60.38	148.69	N/A	34,823	29,322
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	1	93.32	93.32	93.32			93.32	93.32	N/A	27,906	26,041
01/01/05 TO 12/31/05	2	98.87	98.87	86.47	13.62	114.34	85.40	112.33	N/A	37,896	32,768
<u>ALL</u>	8	95.18	99.88	88.42	17.62	112.96	60.38	148.69	60.38 to 148.69	28,263	24,989

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HARRISON	8	95.18	99.88	88.42	17.62	112.96	60.38	148.69	60.38 to 148.69	28,263	24,989
<u>ALL</u>	8	95.18	99.88	88.42	17.62	112.96	60.38	148.69	60.38 to 148.69	28,263	24,989

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	8	95.18	99.88	88.42	17.62	112.96	60.38	148.69	60.38 to 148.69	28,263	24,989
<u>ALL</u>	8	95.18	99.88	88.42	17.62	112.96	60.38	148.69	60.38 to 148.69	28,263	24,989

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	8	95.18	99.88	88.42	17.62	112.96	60.38	148.69	60.38 to 148.69	28,263	24,989
<u>ALL</u>	8	95.18	99.88	88.42	17.62	112.96	60.38	148.69	60.38 to 148.69	28,263	24,989

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	8	MEDIAN:	95	COV:	25.32	95% Median C.I.:	60.38 to 148.69	(! : Derived)
TOTAL Sales Price:	218,294	WGT. MEAN:	88	STD:	25.29	95% Wgt. Mean C.I.:	71.60 to 105.23	
TOTAL Adj.Sales Price:	226,106	MEAN:	100	AVG.ABS.DEV:	16.77	95% Mean C.I.:	78.73 to 121.02	
TOTAL Assessed Value:	199,912							
AVG. Adj. Sales Price:	28,263	COD:	17.62	MAX Sales Ratio:	148.69			
AVG. Assessed Value:	24,989	PRD:	112.96	MIN Sales Ratio:	60.38			

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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)											
23-0071											
79-0011											
79-0031											
83-0500	8	95.18	99.88	88.42	17.62	112.96	60.38	148.69	60.38 to 148.69	28,263	24,989
NonValid School											
ALL	8	95.18	99.88	88.42	17.62	112.96	60.38	148.69	60.38 to 148.69	28,263	24,989

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	5	97.03	108.18	101.80	14.55	106.27	93.32	148.69	N/A	21,062	21,441
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	86.36	86.36	63.62	30.08	135.73	60.38	112.33	N/A	24,000	15,269
1920 TO 1939	1	85.40	85.40	85.40			85.40	85.40	N/A	72,793	62,166
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	8	95.18	99.88	88.42	17.62	112.96	60.38	148.69	60.38 to 148.69	28,263	24,989

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	112.33	112.33	112.33			112.33	112.33	N/A	3,000	3,370
Total \$											
1 TO 9999	1	112.33	112.33	112.33			112.33	112.33	N/A	3,000	3,370
10000 TO 29999	5	97.03	108.18	101.80	14.55	106.27	93.32	148.69	N/A	21,062	21,441
30000 TO 59999	1	60.38	60.38	60.38			60.38	60.38	N/A	45,000	27,169
60000 TO 99999	1	85.40	85.40	85.40			85.40	85.40	N/A	72,793	62,166
ALL	8	95.18	99.88	88.42	17.62	112.96	60.38	148.69	60.38 to 148.69	28,263	24,989

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	8	MEDIAN:	95	COV:	25.32	95% Median C.I.:	60.38 to 148.69	(! : Derived)
TOTAL Sales Price:	218,294	WGT. MEAN:	88	STD:	25.29	95% Wgt. Mean C.I.:	71.60 to 105.23	
TOTAL Adj.Sales Price:	226,106	MEAN:	100	AVG.ABS.DEV:	16.77	95% Mean C.I.:	78.73 to 121.02	
TOTAL Assessed Value:	199,912							
AVG. Adj. Sales Price:	28,263	COD:	17.62	MAX Sales Ratio:	148.69			
AVG. Assessed Value:	24,989	PRD:	112.96	MIN Sales Ratio:	60.38			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	112.33	112.33	112.33			112.33	112.33	N/A	3,000	3,370
Total \$ _____											
1 TO 9999	1	112.33	112.33	112.33			112.33	112.33	N/A	3,000	3,370
10000 TO 29999	6	95.18	100.22	89.40	18.78	112.10	60.38	148.69	60.38 to 148.69	25,052	22,396
60000 TO 99999	1	85.40	85.40	85.40			85.40	85.40	N/A	72,793	62,166
ALL _____											
	8	95.18	99.88	88.42	17.62	112.96	60.38	148.69	60.38 to 148.69	28,263	24,989

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	93.32	93.32	93.32			93.32	93.32	N/A	27,906	26,041
10	7	97.03	100.81	87.73	19.21	114.92	60.38	148.69	60.38 to 148.69	28,314	24,838
ALL _____											
	8	95.18	99.88	88.42	17.62	112.96	60.38	148.69	60.38 to 148.69	28,263	24,989

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	97.03	100.89	96.05	6.53	105.04	93.32	112.33	N/A	19,635	18,860
1	1	108.55	108.55	108.55			108.55	108.55	N/A	10,000	10,855
178	1	60.38	60.38	60.38			60.38	60.38	N/A	45,000	27,169
350	1	93.32	93.32	93.32			93.32	93.32	N/A	27,906	26,041
442	1	85.40	85.40	85.40			85.40	85.40	N/A	72,793	62,166
50	1	148.69	148.69	148.69			148.69	148.69	N/A	11,501	17,101
ALL _____											
	8	95.18	99.88	88.42	17.62	112.96	60.38	148.69	60.38 to 148.69	28,263	24,989

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	8	95.18	99.88	88.42	17.62	112.96	60.38	148.69	60.38 to 148.69	28,263	24,989
04											
ALL _____											
	8	95.18	99.88	88.42	17.62	112.96	60.38	148.69	60.38 to 148.69	28,263	24,989

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:	43	MEDIAN:	76	COV:	40.48	95% Median C.I.:	61.44 to 90.41	(!: Derived)
(AgLand) TOTAL Sales Price:	6,879,727	WGT. MEAN:	77	STD:	31.44	95% Wgt. Mean C.I.:	69.31 to 85.21	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,876,077	MEAN:	78	AVG.ABS.DEV:	24.92	95% Mean C.I.:	68.27 to 87.06	
(AgLand) TOTAL Assessed Value:	5,312,415							
AVG. Adj. Sales Price:	159,908	COD:	32.82	MAX Sales Ratio:	167.17			
AVG. Assessed Value:	123,544	PRD:	100.52	MIN Sales Ratio:	26.89			

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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	1	117.42	117.42	117.42			117.42	117.42	N/A	47,000	55,189
10/01/03 TO 12/31/03	4	115.12	103.70	99.07	12.71	104.67	64.06	120.49	N/A	107,175	106,175
01/01/04 TO 03/31/04	4	76.86	67.61	62.56	16.63	108.06	35.60	81.11	N/A	127,875	80,001
04/01/04 TO 06/30/04	5	90.97	80.29	88.97	36.90	90.24	34.44	126.10	N/A	175,384	156,039
07/01/04 TO 09/30/04	2	73.85	73.85	74.00	5.88	99.80	69.51	78.19	N/A	145,425	107,612
10/01/04 TO 12/31/04	1	108.36	108.36	108.36			108.36	108.36	N/A	500,000	541,791
01/01/05 TO 03/31/05	6	84.88	79.04	90.70	24.49	87.14	35.59	113.25	35.59 to 113.25	118,008	107,036
04/01/05 TO 06/30/05	7	71.49	68.81	70.89	23.71	97.06	35.84	109.94	35.84 to 109.94	285,028	202,052
07/01/05 TO 09/30/05	1	58.89	58.89	58.89			58.89	58.89	N/A	92,800	54,648
10/01/05 TO 12/31/05	2	88.03	88.03	88.84	31.75	99.08	60.08	115.97	N/A	98,900	87,866
01/01/06 TO 03/31/06	4	67.32	67.49	64.74	20.28	104.25	44.91	90.41	N/A	135,625	87,802
04/01/06 TO 06/30/06	6	53.57	69.77	49.23	61.77	141.70	26.89	167.17	26.89 to 167.17	114,125	56,189
<u>Study Years</u>											
07/01/03 TO 06/30/04	14	86.04	86.01	84.76	32.58	101.47	34.44	126.10	36.87 to 117.42	133,151	112,863
07/01/04 TO 06/30/05	16	76.81	75.74	80.52	23.80	94.06	35.59	113.25	60.11 to 94.18	218,381	175,850
07/01/05 TO 06/30/06	13	60.08	71.04	60.53	40.75	117.37	26.89	167.17	44.91 to 90.41	116,758	70,671
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	12	78.93	77.33	85.22	28.57	90.74	34.44	126.10	36.87 to 108.36	181,606	154,768
01/01/05 TO 12/31/05	16	73.70	74.42	76.39	27.50	97.43	35.59	115.97	58.89 to 94.18	187,115	142,935
<u>ALL</u>	43	75.91	77.66	77.26	32.82	100.52	26.89	167.17	61.44 to 90.41	159,908	123,544

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:	43	MEDIAN:	76	COV:	40.48	95% Median C.I.:	61.44 to 90.41	(! : Derived)
(AgLand) TOTAL Sales Price:	6,879,727	WGT. MEAN:	77	STD:	31.44	95% Wgt. Mean C.I.:	69.31 to 85.21	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,876,077	MEAN:	78	AVG.ABS.DEV:	24.92	95% Mean C.I.:	68.27 to 87.06	
(AgLand) TOTAL Assessed Value:	5,312,415							
AVG. Adj. Sales Price:	159,908	COD:	32.82	MAX Sales Ratio:	167.17			
AVG. Assessed Value:	123,544	PRD:	100.52	MIN Sales Ratio:	26.89			

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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
105	1	108.36	108.36	108.36			108.36	108.36	N/A	500,000	541,791
1105	1	69.51	69.51	69.51			69.51	69.51	N/A	140,500	97,662
1107	1	34.44	34.44	34.44			34.44	34.44	N/A	52,000	17,907
1117	1	36.87	36.87	36.87			36.87	36.87	N/A	80,000	29,493
1119	1	75.91	75.91	75.91			75.91	75.91	N/A	165,000	125,249
1383	1	114.07	114.07	114.07			114.07	114.07	N/A	90,200	102,895
1387	1	81.11	81.11	81.11			81.11	81.11	N/A	56,500	45,828
1389	1	71.88	71.88	71.88			71.88	71.88	N/A	20,000	14,376
1391	1	167.17	167.17	167.17			167.17	167.17	N/A	17,000	28,419
1393	1	117.42	117.42	117.42			117.42	117.42	N/A	47,000	55,189
307	3	78.54	81.40	77.66	9.63	104.82	71.49	94.18	N/A	545,333	423,508
311	1	115.97	115.97	115.97			115.97	115.97	N/A	101,800	118,055
321	2	82.28	82.28	64.24	41.19	128.08	48.39	116.17	N/A	208,850	134,172
39	1	60.08	60.08	60.08			60.08	60.08	N/A	96,000	57,678
565	1	64.06	64.06	64.06			64.06	64.06	N/A	145,000	92,886
569	1	60.11	60.11	60.11			60.11	60.11	N/A	297,000	178,538
571	1	113.07	113.07	113.07			113.07	113.07	N/A	102,400	115,788
579	1	113.25	113.25	113.25			113.25	113.25	N/A	101,800	115,288
839	2	68.54	68.54	70.83	14.08	96.77	58.89	78.19	N/A	121,575	86,105
8410	1	62.76	62.76	62.76			62.76	62.76	N/A	317,500	199,265
843	1	74.05	74.05	74.05			74.05	74.05	N/A	160,000	118,479
845	1	49.81	49.81	49.81			49.81	49.81	N/A	50,000	24,903
87	1	126.10	126.10	126.10			126.10	126.10	N/A	92,523	116,669
89	1	77.71	77.71	77.71			77.71	77.71	N/A	74,500	57,895
91	1	92.04	92.04	92.04			92.04	92.04	N/A	225,000	207,091
93	4	48.64	60.70	50.08	51.37	121.22	35.59	109.94	N/A	38,487	19,273
97	7	44.91	51.89	47.71	39.39	108.77	26.89	82.65	26.89 to 82.65	106,822	50,960
99	3	90.97	100.62	94.69	11.02	106.27	90.41	120.49	N/A	248,600	235,391
ALL											
	43	75.91	77.66	77.26	32.82	100.52	26.89	167.17	61.44 to 90.41	159,908	123,544

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	28	77.95	84.68	80.99	31.29	104.56	34.44	167.17	64.06 to 108.36	200,924	162,718
2	15	61.44	64.57	60.49	39.32	106.73	26.89	117.42	35.60 to 82.65	83,346	50,419
ALL											
	43	75.91	77.66	77.26	32.82	100.52	26.89	167.17	61.44 to 90.41	159,908	123,544

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Sales Price:	6,879,727	WGT. MEAN:	77	STD:	31.44	95% Wgt. Mean C.I.:	69.31 to 85.21	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,876,077	MEAN:	78	AVG.ABS.DEV:	24.92	95% Mean C.I.:	68.27 to 87.06	
(AgLand) TOTAL Assessed Value:	5,312,415							
AVG. Adj. Sales Price:	159,908	COD:	32.82	MAX Sales Ratio:	167.17			
AVG. Assessed Value:	123,544	PRD:	100.52	MIN Sales Ratio:	26.89			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	43	75.91	77.66	77.26	32.82	100.52	26.89	167.17	61.44 to 90.41	159,908	123,544
____ALL____											
	43	75.91	77.66	77.26	32.82	100.52	26.89	167.17	61.44 to 90.41	159,908	123,544

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
23-0071											
79-0011	9	58.75	57.36	50.58	32.75	113.39	26.89	82.65	34.75 to 81.11	91,583	46,324
79-0031	4	48.64	60.70	50.08	51.37	121.22	35.59	109.94	N/A	38,487	19,273
83-0500	30	78.37	86.02	81.70	31.30	105.29	34.44	167.17	69.51 to 108.36	196,595	160,613
NonValid School											
____ALL____											
	43	75.91	77.66	77.26	32.82	100.52	26.89	167.17	61.44 to 90.41	159,908	123,544

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	2	48.64	48.64	38.97	26.32	124.81	35.84	61.44	N/A	43,975	17,138
50.01 TO 100.00	8	51.83	55.51	51.26	34.90	108.29	34.44	82.65	34.44 to 82.65	64,781	33,208
100.01 TO 180.00	6	64.74	78.39	59.01	62.61	132.85	26.89	167.17	26.89 to 167.17	65,166	38,453
180.01 TO 330.00	5	60.08	69.94	59.04	33.50	118.46	35.60	117.42	N/A	98,060	57,898
330.01 TO 650.00	14	101.74	94.26	85.60	22.37	110.12	48.39	126.10	69.51 to 116.17	133,076	113,908
650.01 +	8	84.76	82.31	82.19	16.61	100.14	60.11	108.36	60.11 to 108.36	440,687	362,193
____ALL____											
	43	75.91	77.66	77.26	32.82	100.52	26.89	167.17	61.44 to 90.41	159,908	123,544

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
GRASS	26	77.95	86.05	80.98	33.98	106.25	35.59	167.17	62.76 to 113.25	178,589	144,627
GRASS-N/A	10	72.71	68.46	74.26	32.17	92.19	26.89	109.94	34.44 to 92.04	163,430	121,367
IRRGTD	5	58.75	59.84	57.35	27.62	104.34	34.75	81.11	N/A	94,900	54,425
IRRGTD-N/A	2	59.25	59.25	53.50	39.51	110.75	35.84	82.65	N/A	61,977	33,155
____ALL____											
	43	75.91	77.66	77.26	32.82	100.52	26.89	167.17	61.44 to 90.41	159,908	123,544

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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
GRASS	31	77.71	85.27	80.75	31.72	105.61	35.59	167.17	64.06 to 109.94	170,729	137,856
GRASS-N/A	5	35.60	55.66	71.11	67.44	78.28	26.89	90.97	N/A	197,000	140,087
IRRGTD	5	58.75	59.84	57.35	27.62	104.34	34.75	81.11	N/A	94,900	54,425
IRRGTD-N/A	2	59.25	59.25	53.50	39.51	110.75	35.84	82.65	N/A	61,977	33,155
ALL	43	75.91	77.66	77.26	32.82	100.52	26.89	167.17	61.44 to 90.41	159,908	123,544

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
GRASS	36	76.81	81.16	79.23	33.50	102.43	26.89	167.17	62.76 to 94.18	174,378	138,166
IRRGTD	7	58.75	59.67	56.55	31.11	105.51	34.75	82.65	34.75 to 82.65	85,493	48,348
ALL	43	75.91	77.66	77.26	32.82	100.52	26.89	167.17	61.44 to 90.41	159,908	123,544

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	4	90.91	102.61	105.74	39.54	97.04	61.44	167.17	N/A	18,437	19,496
30000 TO 59999	6	65.46	66.84	67.31	41.08	99.30	34.44	117.42	34.44 to 117.42	48,709	32,783
60000 TO 99999	10	68.90	80.50	82.51	44.14	97.57	35.84	126.10	36.87 to 120.49	87,472	72,169
100000 TO 149999	10	74.59	75.25	73.89	36.50	101.84	26.89	115.97	34.75 to 113.25	113,450	83,826
150000 TO 249999	5	75.91	71.16	71.84	15.96	99.05	35.60	92.04	N/A	176,070	126,492
250000 TO 499999	4	61.44	66.36	64.99	19.71	102.10	48.39	94.18	N/A	297,625	193,440
500000 +	4	84.76	87.34	85.25	14.54	102.45	71.49	108.36	N/A	607,500	517,887
ALL	43	75.91	77.66	77.26	32.82	100.52	26.89	167.17	61.44 to 90.41	159,908	123,544

PA&T 2007 Preliminary Statistics

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AVG. Assessed Value:	123,544	PRD:	100.52	MIN Sales Ratio:	26.89			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
5000 TO 9999	1	61.44	61.44	61.44			61.44	61.44	N/A	10,750	6,605	
Total \$												
1 TO 9999	1	61.44	61.44	61.44			61.44	61.44	N/A	10,750	6,605	
10000 TO 29999	9	36.87	63.16	45.85	80.17	137.76	26.89	167.17	34.44 to 109.94	51,688	23,698	
30000 TO 59999	9	60.08	68.47	62.04	29.88	110.37	34.75	117.42	44.91 to 82.65	79,617	49,395	
60000 TO 99999	5	69.51	67.85	64.17	20.26	105.74	35.60	90.41	N/A	136,100	87,331	
100000 TO 149999	10	113.66	104.73	100.12	12.17	104.61	74.05	126.10	75.91 to 120.49	115,757	115,890	
150000 TO 249999	5	62.76	71.50	69.29	24.77	103.18	48.39	94.18	N/A	283,100	196,170	
250000 TO 499999	1	78.54	78.54	78.54			78.54	78.54	N/A	607,200	476,906	
500000 +	3	90.97	90.27	87.48	13.51	103.19	71.49	108.36	N/A	607,600	531,547	
ALL	43	75.91	77.66	77.26	32.82	100.52	26.89	167.17	61.44 to 90.41	159,908	123,544	

2007 Assessment Survey for Sioux County
March 19, 2007

I. General Information

A. Staffing and Funding Information

- 1. Deputy(ies) on staff:** None
- 2. Appraiser(s) on staff:** None
- 3. Other full-time employees:** One
(Does not include anyone counted in 1 and 2 above)
- 4. Other part-time employees:** None
(Does not include anyone counted in 1 through 3 above)
- 5. Number of shared employees:** None
(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).
- 6. Assessor's requested budget for current fiscal year:** \$88,584.46
(This would be the "total budget" for the assessor's office)
- 7. Part of the budget that is dedicated to the computer system** *(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?):* \$9,500
- 8. Adopted budget, or granted budget if different from above:** The adopted budget is the same as mentioned in "6" above.
- 9. Amount of total budget set aside for appraisal work:** None
- 10. Amount of the total budget set aside for education/workshops:** \$5,000
- 11. Appraisal/Reappraisal budget, if not part of the total budget:** None
- 12. Other miscellaneous funds:** None
(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)
- 13. Total budget:** \$88,584.46

a. Was any of last year's budget not used? Yes, \$51,023.85

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

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

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	14	0	0	14

- 4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? The Replacement Cost New data has a date of 2005.
- 5. What was the last year the depreciation schedule for this property class was developed using market-derived information? The last market-derived depreciation schedule developed for this property class is from 2006.
- 6. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? Due to the small amount of residential properties within the County, the assessor states that she is able to use the Market or Sales Comparison approach to act as a secondary estimate of the market value of residential properties in Harrison.
- 7. Number of market areas/neighborhoods for this property class: Two—Harrison and Rural.
- 8. How are these defined? By location.
- 9. Is "Assessor Location" a usable valuation identity? According to the assessor, she does not use "Assessor Location" as a valuation identity.
- 10. Does the assessor location "suburban" mean something other than rural residential? (that is, does the "suburban" location have its own market?) No, the assessor location "suburban" is not used in Sioux County.
- 11. Are the county's ag residential and rural residential improvements classified and valued in the same manner? Yes, both are classified and valued in the same manner.

C. Commercial/Industrial Appraisal Information

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

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	0	0	0	0

- 4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** The RCN used to price the commercial property within the County is dated 2005.
- 5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** The last market-derived depreciation schedule was developed and implemented in assessment year 2006.
- 6. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** The Income Approach has not typically been used to estimate or establish the market value of commercial property.
- 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?** In 2006.
- 8. **Number of market areas/neighborhoods for this property class?** Two
- 9. **How are these defined?** By location
- 10. **Is “Assessor Location” a usable valuation identity?** The Assessor states that she does not use “Assessor Location” as a valuation identity.
- 11. **Does the assessor location “suburban” mean something other than rural commercial?** (*that is, does the “suburban” location have its own market?*) The County does not use the “suburban” location.

D. Agricultural Appraisal Information

- 1. **Data collection done by:** Assessor

2. **Valuation done by:** Assessor

3. **Pickup work done by whom:** Assessor

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	0	6	0	6

4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** Yes, the County has written policy and standards to define agricultural versus rural residential land.

How is your agricultural land defined? (Please see end of this Survey document—after “Assessment Actions.”)

5. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?** The Income Approach has not been used to estimate or establish the market value of agricultural land within the County.

6. **What is the date of the soil survey currently used?** 1996

7. **What date was the last countywide land use study completed?** The countywide land use study was completed in the years 1996-1997. It was updated in assessment year 2004.

a. **By what method? (Physical inspection, FSA maps, etc.)** By GIS, FSA maps, NRD and taxpayer information.

b. **By whom?** The assessor

c. **What proportion is complete / implemented at this time?** The assessor estimates that approximately 90% of the County is complete at this time.

8. **Number of market areas/neighborhoods for this property class:** The County has two agricultural land market areas.

9. **How are these defined?** By location, similar soils, use and topography.

10. **Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** No, not at this time.

E. Computer, Automation Information and GIS

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

a. Who maintains the GIS software and maps? The assessor and her staff.

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

F. Zoning Information

1. **Does the county have zoning?** Yes
 - a. **If so, is the zoning countywide?** Yes
 - b. **What municipalities in the county are zoned?** Harrison
 - c. **When was zoning implemented?** In 2000

G. Contracted Services

1. **Appraisal Services:** *(are these contracted, or conducted "in-house?")* The County does not contract for appraisal services, but does its own in-house appraisal.
2. **Other Services:** County Solutions

- H. Additional comments or further explanations on any item from A through G:**
None

II. Assessment Actions

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

1. **Residential**—For assessment year 2007, the assessor completed the residential pickup work and conducted a sales study. For non-agricultural acreages values were changed to reflect the definition of agricultural/horticultural land.
2. **Commercial**—No assessment actions were taken to address the commercial property class for assessment year 2007.
3. **Agricultural**—For assessment year 2007, the assessor conducted a sales study, and changes were made to agricultural land values. Grassland values in Market Area 1 were reduced; irrigated values in Market Area 2 were increased.

Sioux County Ag Land Definition:

Agricultural land is defined statutorily by §77-1359 to §77-1363. Further, the Assessor has developed the following aid in determining whether land is primarily used as agricultural land:

“For purposes of this definition, the term ‘primarily used’ shall mean mainly or principally requiring that the first and foremost use or intended use of land qualifying for agricultural or horticultural valuation **MUST BE** for commercial production of plants or animals.

For purposes of this definition, the ‘accessory use’ shall mean extra, additional, or complementary. Land used or intended to be used to create additional space around a home or building site to create additional space or privacy does not constitute agricultural or horticultural land and shall not be valued as such.

For valuation of agricultural and horticultural land in Sioux County, Nebraska, the following procedure shall be followed:

Any and all land primarily used for commercial production of plant or animal products shall be valued as agricultural and horticultural land in accordance with Nebraska State Statute. Land not specifically used for agricultural and horticultural land as defined above, shall be defined as follows:

- (1) All rural and parcels containing a residential home site shall include at least a one acre home site valued at \$5,000 per acre. When a parcel contains a designated home site consisting of more than one acre of land, which is not dedicated to agricultural and horticultural production, the accessory acres shall also be valued at \$5,000 per acre, up to five acres. Accessory acres shall be determined by digitization of home site off most current US Government quad map following any fence lines or designated visual

boundaries or through utilization of acreage measurement devices such as acreage wheels or GPS technology as determined by the County Assessor.

- (2) All rural parcels containing non-residential buildings or amenities shall be determined to be valued as other site acres at a value of \$1,000 per acre. Other site acres shall be determined by digitization of acres off most current US Government quad map following established fence lines or designated boundaries or by acreage measurement calculation devices such as acreage wheels or GPS technology as determined by the County Assessor. Parcels containing land that is fenced out or otherwise separated from land dedicated to agricultural or horticultural production purposes shall be valued as other site at \$1,000 per acre up to 15 acres; 16 to 40 acres at \$500 per acre and a value of \$250 per acre for 41 to 80 acres.
- (3) Definition of recreational property as defined by the Nebraska Agricultural Land Valuation Manual: 'Include parcels of land that exist in agricultural area. Because of its location and other amenities, recreational land offers primary uses other than crop and livestock production. Some of those uses would include fishing, hunting, camping, boating, hiking, picnicking and the access or view that simply allows relaxation, diversion and entertainment.'

Recreational valuation shall be applied to accessory land in parcels where a hunting lodge or cabin is located and/or parcels in which the primary purpose of ownership for the parcel is to provide opportunity for hunting, fishing or other outdoor recreation regardless of any secondary purpose, which may be agricultural, related. While allowing grazing to deter vegetation overgrowth, fire danger or pasturing of animals or livestock utilized for pleasure without commercial production does not qualify for agricultural and horticultural valuation as defined by Statute, such land shall be deemed recreational and valued in accordance with law.'

Value that is attributed to recreational land may require that an adjustment to market value be applied to all parcels of land that have the same amenities.

Recreational value will be determined through utilization of the market sales approach to valuation, and all recreational properties will be valued at 92 to 1005 of market value as determined by the annual market sales study."

County 83 - Sioux

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,256	Value 244,580,279	Total Growth 378,545 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	31	65,267	0	0	32	210,299	63	275,566	
2. Res Improv Land	184	527,505	1	3,980	76	990,710	261	1,522,195	
3. Res Improvements	187	4,449,589	1	532	80	3,780,698	268	8,230,819	
4. Res Total	218	5,042,361	1	4,512	112	4,981,707	331	10,028,580	138,715
% of Total	65.86	50.27	0.30	0.04	33.83	49.67	7.77	4.10	36.64
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	1	3,030	1	3,030	
7. Rec Improvements	0	0	0	0	1	800	1	800	
8. Rec Total	0	0	0	0	1	3,830	1	3,830	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.02	0.00	0.00
Res+Rec Total	218	5,042,361	1	4,512	113	4,985,537	332	10,032,410	138,715
% of Total	65.66	50.26	0.30	0.04	34.03	49.69	7.80	4.10	36.64

County 83 - Sioux

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,256	Value 244,580,279	Total Growth 378,545 (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	18	59,991	0	0	2	2,180	20	62,171	
10. Comm Improv Land	37	179,267	0	0	4	172,790	41	352,057	
11. Comm Improvements	37	869,107	0	0	4	149,209	41	1,018,316	
12. Comm Total	55	1,108,365	0	0	6	324,179	61	1,432,544	113,475
% of Total	90.16	77.37	0.00	0.00	9.83	22.62	1.43	0.58	29.97
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	55	1,108,365	0	0	6	324,179	61	1,432,544	113,475
% of Total	90.16	77.37	0.00	0.00	9.83	22.62	1.43	0.58	29.97
17. Taxable Total	273	6,150,726	1	4,512	119	5,309,716	393	11,464,954	252,190
% of Total	69.46	53.64	0.25	0.03	30.27	43.48	9.23	4.68	66.62

County 83 - Sioux

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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
22. Total Sch II				0	0	0

Schedule III: Mineral Interest Records

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	4	23,570
24. Mineral Interest-Non-Producing	0	0	0	0	0	0
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	4	23,570	0	0		
24. Mineral Interest-Non-Producing	0	0	0	0		
25. Mineral Interest Total	4	23,570	0	0		

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	6	0	81	87

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	1	50,251	3,177	162,992,898	3,178	163,043,149
28. Ag-Improved Land	0	0	0	0	681	46,060,237	681	46,060,237
29. Ag-Improvements	0	0	0	0	681	23,988,369	681	23,988,369
30. Ag-Total Taxable							3,859	233,091,755

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	21	23.268	116,340	21	23.268	116,340	
32. HomeSite Improv Land	456	557.612	2,788,060	456	557.612	2,788,060	
33. HomeSite Improvements	549		18,760,460	549		18,760,460	72,360
34. HomeSite Total				570	580.880	21,664,860	
35. FarmSite UnImp Land	41	186.692	167,422	41	186.692	167,422	
36. FarmSite Impr Land	522	1,087.864	1,077,189	522	1,087.864	1,077,189	
37. FarmSite Improv	606		5,227,909	606		5,227,909	53,995
38. FarmSite Total				647	1,274.556	6,472,520	
39. Road & Ditches		4,043.142			4,043.142		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,217	5,898.578	28,137,380	126,355

Schedule VII: Agricultural Records:

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

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	4	1,477.800	214,885	4	1,477.800	214,885
44. Recapture Val			0			0

County 83 - Sioux

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	679.034	434,582	679.034	434,582
47. 2A1	0.000	0	0.000	0	2,118.340	1,059,170	2,118.340	1,059,170
48. 2A	0.000	0	0.000	0	1,135.202	499,492	1,135.202	499,492
49. 3A1	0.000	0	0.000	0	1,749.653	629,877	1,749.653	629,877
50. 3A	0.000	0	0.000	0	4,539.251	1,543,346	4,539.251	1,543,346
51. 4A1	0.000	0	0.000	0	2,228.944	757,837	2,228.944	757,837
52. 4A	0.000	0	0.000	0	904.486	307,523	904.486	307,523
53. Total	0.000	0	0.000	0	13,354.910	5,231,827	13,354.910	5,231,827
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	3,312.784	1,159,504	3,312.784	1,159,504
56. 2D1	0.000	0	0.000	0	6,649.875	1,662,524	6,649.875	1,662,524
57. 2D	0.000	0	0.000	0	6,400.144	1,600,108	6,400.144	1,600,108
58. 3D1	0.000	0	0.000	0	2,781.064	695,290	2,781.064	695,290
59. 3D	0.000	0	0.000	0	4,325.756	1,081,489	4,325.756	1,081,489
60. 4D1	0.000	0	0.000	0	10,917.167	2,729,382	10,917.167	2,729,382
61. 4D	0.000	0	0.000	0	5,816.212	1,337,760	5,816.212	1,337,760
62. Total	0.000	0	0.000	0	40,203.002	10,266,057	40,203.002	10,266,057
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	81.180	15,424	8,998.261	1,709,700	9,079.441	1,725,124
65. 2G1	0.000	0	0.000	0	31,505.963	5,986,163	31,505.963	5,986,163
66. 2G	0.000	0	0.000	0	48,652.676	7,784,428	48,652.676	7,784,428
67. 3G1	0.000	0	61.850	9,278	52,629.439	7,894,667	52,691.289	7,903,945
68. 3G	0.000	0	53.570	8,036	102,294.446	15,344,705	102,348.016	15,352,741
69. 4G1	0.000	0	0.000	0	320,266.253	46,438,774	320,266.253	46,438,774
70. 4G	0.000	0	120.150	17,422	448,647.997	68,551,812	448,768.147	68,569,234
71. Total	0.000	0	316.750	50,160	1,012,995.035	153,710,249	1,013,311.785	153,760,409
72. Waste	0.000	0	3.250	91	41,813.183	1,548,440	41,816.433	1,548,531
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		5,825.660		5,825.660	
75. Total	0.000	0	320.000	50,251	1,108,366.130	170,756,573	1,108,686.130	170,806,824

County 83 - Sioux

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.310	282	0.310	282
47. 2A1	0.000	0	0.000	0	4,460.296	4,058,875	4,460.296	4,058,875
48. 2A	0.000	0	0.000	0	7,166.921	6,091,962	7,166.921	6,091,962
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	8,011.079	6,008,400	8,011.079	6,008,400
51. 4A1	0.000	0	0.000	0	8,297.633	6,223,323	8,297.633	6,223,323
52. 4A	0.000	0	0.000	0	1,288.810	902,167	1,288.810	902,167
53. Total	0.000	0	0.000	0	29,225.049	23,285,009	29,225.049	23,285,009
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	103.960	25,991	103.960	25,991
57. 2D	0.000	0	0.000	0	354.880	88,723	354.880	88,723
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	346.360	83,126	346.360	83,126
60. 4D1	0.000	0	0.000	0	145.620	34,950	145.620	34,950
61. 4D	0.000	0	0.000	0	8.740	1,837	8.740	1,837
62. Total	0.000	0	0.000	0	959.560	234,627	959.560	234,627
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	1.760	370	1.760	370
65. 2G1	0.000	0	0.000	0	477.595	100,300	477.595	100,300
66. 2G	0.000	0	0.000	0	3,315.835	630,024	3,315.835	630,024
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	0.000	0	9,362.383	1,732,049	9,362.383	1,732,049
69. 4G1	0.000	0	0.000	0	25,664.958	4,619,691	25,664.958	4,619,691
70. 4G	0.000	0	0.000	0	19,103.882	3,438,693	19,103.882	3,438,693
71. Total	0.000	0	0.000	0	57,926.413	10,521,127	57,926.413	10,521,127
72. Waste	0.000	0	0.000	0	3,559.261	106,788	3,559.261	106,788
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		867.120		867.120	
75. Total	0.000	0	0.000	0	91,670.283	34,147,551	91,670.283	34,147,551

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	42,579.959	28,516,836	42,579.959	28,516,836
77.Dry Land	0.000	0	0.000	0	41,162.562	10,500,684	41,162.562	10,500,684
78.Grass	0.000	0	316.750	50,160	1,070,921.448	164,231,376	1,071,238.198	164,281,536
79.Waste	0.000	0	3.250	91	45,372.444	1,655,228	45,375.694	1,655,319
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	6,692.780	0	6,692.780	0
82.Total	0.000	0	320.000	50,251	1,200,036.413	204,904,124	1,200,356.413	204,954,375

2007 Agricultural Land Detail

County 83 - Sioux

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	679.034	5.08%	434,582	8.31%	640.000
2A1	2,118.340	15.86%	1,059,170	20.24%	500.000
2A	1,135.202	8.50%	499,492	9.55%	440.002
3A1	1,749.653	13.10%	629,877	12.04%	360.001
3A	4,539.251	33.99%	1,543,346	29.50%	340.000
4A1	2,228.944	16.69%	757,837	14.49%	339.998
4A	904.486	6.77%	307,523	5.88%	339.997
Irrigated Total	13,354.910	100.00%	5,231,827	100.00%	391.753

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	3,312.784	8.24%	1,159,504	11.29%	350.008
2D1	6,649.875	16.54%	1,662,524	16.19%	250.008
2D	6,400.144	15.92%	1,600,108	15.59%	250.011
3D1	2,781.064	6.92%	695,290	6.77%	250.008
3D	4,325.756	10.76%	1,081,489	10.53%	250.011
4D1	10,917.167	27.16%	2,729,382	26.59%	250.008
4D	5,816.212	14.47%	1,337,760	13.03%	230.005
Dry Total	40,203.002	100.00%	10,266,057	100.00%	255.355

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	9,079.441	0.90%	1,725,124	1.12%	190.003
2G1	31,505.963	3.11%	5,986,163	3.89%	190.000
2G	48,652.676	4.80%	7,784,428	5.06%	160.000
3G1	52,691.289	5.20%	7,903,945	5.14%	150.004
3G	102,348.016	10.10%	15,352,741	9.98%	150.005
4G1	320,266.253	31.61%	46,438,774	30.20%	145.000
4G	448,768.147	44.29%	68,569,234	44.59%	152.794
Grass Total	1,013,311.785	100.00%	153,760,409	100.00%	151.740

Irrigated Total	13,354.910	1.20%	5,231,827	3.06%	391.753
Dry Total	40,203.002	3.63%	10,266,057	6.01%	255.355
Grass Total	1,013,311.785	91.40%	153,760,409	90.02%	151.740
Waste	41,816.433	3.77%	1,548,531	0.91%	37.031
Other	0.000	0.00%	0	0.00%	0.000
Exempt	5,825.660	0.53%			
Market Area Total	1,108,686.130	100.00%	170,806,824	100.00%	154.062

As Related to the County as a Whole

Irrigated Total	13,354.910	31.36%	5,231,827	18.35%	
Dry Total	40,203.002	97.67%	10,266,057	97.77%	
Grass Total	1,013,311.785	94.59%	153,760,409	93.60%	
Waste	41,816.433	92.16%	1,548,531	93.55%	
Other	0.000	0.00%	0	0.00%	
Exempt	5,825.660	87.04%			
Market Area Total	1,108,686.130	92.36%	170,806,824	83.34%	

2007 Agricultural Land Detail

County 83 - Sioux

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.310	0.00%	282	0.00%	909.677
2A1	4,460.296	15.26%	4,058,875	17.43%	910.001
2A	7,166.921	24.52%	6,091,962	26.16%	850.011
3A1	0.000	0.00%	0	0.00%	0.000
3A	8,011.079	27.41%	6,008,400	25.80%	750.011
4A1	8,297.633	28.39%	6,223,323	26.73%	750.011
4A	1,288.810	4.41%	902,167	3.87%	700.000
Irrigated Total	29,225.049	100.00%	23,285,009	100.00%	796.748

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	103.960	10.83%	25,991	11.08%	250.009
2D	354.880	36.98%	88,723	37.81%	250.008
3D1	0.000	0.00%	0	0.00%	0.000
3D	346.360	36.10%	83,126	35.43%	239.998
4D1	145.620	15.18%	34,950	14.90%	240.008
4D	8.740	0.91%	1,837	0.78%	210.183
Dry Total	959.560	100.00%	234,627	100.00%	244.515

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	1.760	0.00%	370	0.00%	210.227
2G1	477.595	0.82%	100,300	0.95%	210.010
2G	3,315.835	5.72%	630,024	5.99%	190.004
3G1	0.000	0.00%	0	0.00%	0.000
3G	9,362.383	16.16%	1,732,049	16.46%	185.000
4G1	25,664.958	44.31%	4,619,691	43.91%	179.999
4G	19,103.882	32.98%	3,438,693	32.68%	179.999
Grass Total	57,926.413	100.00%	10,521,127	100.00%	181.629

Irrigated Total	29,225.049	31.88%	23,285,009	68.19%	796.748
Dry Total	959.560	1.05%	234,627	0.69%	244.515
Grass Total	57,926.413	63.19%	10,521,127	30.81%	181.629
Waste	3,559.261	3.88%	106,788	0.31%	30.002
Other	0.000	0.00%	0	0.00%	0.000
Exempt	867.120	0.95%			
Market Area Total	91,670.283	100.00%	34,147,551	100.00%	372.504

As Related to the County as a Whole

Irrigated Total	29,225.049	68.64%	23,285,009	81.65%	
Dry Total	959.560	2.33%	234,627	2.23%	
Grass Total	57,926.413	5.41%	10,521,127	6.40%	
Waste	3,559.261	7.84%	106,788	6.45%	
Other	0.000	0.00%	0	0.00%	
Exempt	867.120	12.96%			
Market Area Total	91,670.283	7.64%	34,147,551	16.66%	

2007 Agricultural Land Detail

County 83 - Sioux

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	42,579.959	28,516,836
Dry	0.000	0	0.000	0	41,162.562	10,500,684
Grass	0.000	0	316.750	50,160	1,070,921.448	164,231,376
Waste	0.000	0	3.250	91	45,372.444	1,655,228
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	6,692.780	0
Total	0.000	0	320.000	50,251	1,200,036.413	204,904,124

AgLand	Total Acres	Total Value	Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	42,579.959	28,516,836	42,579.959	3.55%	28,516,836	13.91%	669.724
Dry	41,162.562	10,500,684	41,162.562	3.43%	10,500,684	5.12%	255.102
Grass	1,071,238.198	164,281,536	1,071,238.198	89.24%	164,281,536	80.16%	153.356
Waste	45,375.694	1,655,319	45,375.694	3.78%	1,655,319	0.81%	36.480
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	6,692.780	0	6,692.780	0.56%	0	0.00%	0.000
Total	1,200,356.413	204,954,375	1,200,356.413	100.00%	204,954,375	100.00%	170.744

* Department of Property Assessment & Taxation Calculates

SIOUX COUNTY, NEBRASKA
THREE-YEAR ASSESSMENT PLAN
OCTOBER 2006

TO: Sioux County Board of Commissioners
Catherine D. Lang, Property Tax Administrator

FROM: Wendi McCormick, Sioux County Assessor

Pursuant to Neb. Rev. Stat. 77-1311(9), Sioux County Assessor Wendi McCormick hereby presents a Three-Year Assessment Plan as follows:

Sioux County, Nebraska, lying in the extreme northwest corner of Nebraska, is 69 miles long and averages 29 miles in width, containing an area of 2,055 square miles. Real property in Sioux County for tax year 2006 includes 539 residential properties, 55 commercial properties, 1 recreational property, and a total of 3,872 agricultural parcels (3,193 unimproved, and 679 improved). The one recreational property was a bed and breakfast that was totally destroyed by fire in August 2006. There are 458 exempt parcels, representing 10% of the ag land in Sioux County. It is important to note that while the valuation on taxable ag land increased an average of 28% from 2005 to 2006, the in lieu of taxes collected on Federal land increased from 124,402.00 in 2005 to 125,812 in 2006, an increase of \$1,410.00.

Total 2006 valuation for Sioux County is \$310,789,159.00 an increase of \$68,880,881.00 from 2005 increasing ag land values to record levels.

Grassland and dry crop land values increased proportionally in both Market Area 1 and Market Area 2 with LVG values becoming nearly identical for these two subcategories of ag land whereas past grassland and dry crop values varied between the two market areas. One of the reasons the gap between the two market areas became tighter in 2006 was the fact that there were only 11 unimproved ag land sales included in the sales study for Market Area 2, and the majority of the acres sold were irrigated acres. The limited number of sales in Market Area 2 resulted in the lower classes of irrigated land (4A, 4A1 and 3A decreasing in value, and the mid classes (3A1, 2A, and 2A1) increasing in value. There were no sales of irrigated land in Market Area 1 so no adjustments were made to this subclass of ag land in Market Area 1.

There were 35 new building permit applications filed in 2005 for construction or alteration of residential buildings in rural Sioux County resulting in approximately \$700,000.00 of new residential value. The permits included construction of four new cell phone towers and development of a commercial property.

Preliminary sales study statistics indicate that ag land sales in Sioux County are beginning to level off with fewer properties selling, and sales prices beginning to more accurately reflect the productivity of land although the higher sales prices are prompting

younger ranchers to acquire land when it becomes available for sale while sellers price land for sale at higher prices.

The three major fires that invaded Sioux County in August 2006 have definitely had an impact upon the ranching economy. Many of the out-of-the-area buyers received a first-hand look at the risks of purchasing heavy timbered parcels with very limited access when fire engulfed some of the timbered properties that have been purchased for \$500+ per acre in the recent past. Due to the fact that the heavily timbered acres represent a subclass of ag land in Market Area 1, the County Assessor will devote a great deal of time in remapping and revalued the burned areas for tax year 2007 as the TRG soil type requires tree cover which has been destroyed by fire.

The fires also destroyed grazing pastures for many ranchers, forcing them to lease pasture or sell cattle due to lack of feed, reducing earning capacity and the ability to purchase any additional ag land.

The Sioux County Assessor holds an appraisal registration with the State of Nebraska and performs all appraisal duties and annual pick-up work. Sioux County has county-wide zoning and requires building permits for residential and commercial construction and Improvement Statements for all ag construction other than residential buildings. The Assessor utilizes these forms to locate new construction, and all new improvements are physically inspected and added to the tax rolls annually. Data is collected by the Assessor and her staff, and all improvements are valued using Marshall Swift Pricing Software.

A sales data sheet is mailed to all buyers and sellers listed on Form 521 Real Estate Transfer Statements on a quarterly basis, and the Assessor utilizes the data collected to supplement Form 521 data. The Form 521's and corresponding deeds provide the initial sales information for all real property transfers occurring in Sioux County and begins the process of analyzing the transfer of real property for each assessment year and sales study period.

The Sioux County Assessor personally processes and files all Form 521 Real Estate Transfer Statements, coding each sale for usability for sales study purposes. The Assessor also reviews each sales roster and makes all corrections. The sales rosters for all three property classes are carefully monitored for accuracy and completeness to assure that the rosters most accurately reflect arms' length transactions representing the true market in Sioux County. All property record cards and computer records are updated when Form 521's are processed.

Each ag land sale is analyzed by each subclass as determined by the 1996 Soil Survey Soil Conversion issued by the Nebraska Dept. of Property Assessment and Taxation and land use as reported by the property owner or confirmed by ASCS mapping records. This detailed analysis allows the Assessor to track trends such as increases or decreases in the subclasses of grass, dry crop or irrigated and allows the Assessor to more precisely attribute sales price to the weight of acres in a subclass contained in each sale.

Once the Assessor collects and analyzes all available data for each sale and develops a sales ratio study, values are adjusted to reflect current market value for each subclass, and those values are applied to each sale. It is the goal of the County Assessor to achieve levels of value that vary no more than one percentage point between Market Area 1 and Market Area 2. This is certainly not a perfect science, but history of annual action taken by the Assessor to most accurately reflect market values and to establish equitable and fair assessment practices indicates that using three years of sales data for each sales study and equalizing values from year to year allows the Assessor to recognize market trends and provide taxpayers with a more stable and predictable tax burden.

The County Assessor also compares the value of each subclass with the annual values established for Scotts Bluff, Dawes and Box Butte counties which border Sioux County as some taxpayers own land that crosses county lines and the taxing authority of political subdivisions also crosses these county lines. It has become apparent that the ag land values in Sioux County represent true ag land value, while ag land values in the surrounding counties have experienced some trending due to the implementation of special value. This is an issue that causes concern with officials in Sioux County due to the fact that Sioux County does not have economic development and river front properties that actually make it necessary for special value, and it appears that Sioux County ag land taxpayers are paying a higher tax burden to Western Nebraska Community College, mutual finance fire districts, natural resource districts and other political subdivisions with taxing authority crossing county lines. Although Sioux County does not have the authority to regulate such inequities, the County Assessor feels it is necessary to once again bring this issue to light so that the regulatory agencies can more closely monitor the designation and valuation of special value properties. When an attorney from Scotts Bluff County who owns a residential property and river front for the primary purpose of hunting and fishing questions why Sioux County does not have special value when it saved him thousands of dollars in taxes each year, it becomes apparent that there are some real inequities in the system.

Of course, the issue of green belt continues to be a topic of discussion in Sioux County when taxpayers of neighboring counties indicate that their ag values are reduced by special value. However, the land that is selling in Sioux County is not undergoing any use changes that would allow the Assessor to establish and recapture values for greenbelt or to establish lower ag land values. The Assessor annually reviews each ag sales for any indication of special value, and to date, there has been no market value differentiation. A review of greenbelt in Scotts Bluff and Dawes County indicates that the use of greenbelt, when used appropriately, is implemented and utilized in two very different manners to address issues and circumstances that simply do not exist in Sioux County.

Preliminary sales statistics indicate that the valuation of ag land is beginning to level off, and the County Assessor anticipates only a few adjustments for tax year 2007. With the implementation of lower levels of value for ag land statewide along with the dramatic changes made to ag land values for 2006 should allow for fewer changes in the upcoming year.

The Upper Niobrara White Natural Resource District has obtained copies of the ag land data base for landowners within their jurisdiction and have sent out a mailing urging landowners to contact the Assessor's office to verify and update land use for irrigated acres. The Assessor has received a number of inquiries from landowners and anticipates the first few months of 2007 will require increased staff time meeting with landowners for this purpose.

The focus for the upcoming year will be directed toward collecting all available data to accurately and fairly adjust ag land values to reflect market values indicated by the annual sales study and then implementing the changes to meet required levels of value and maintain quality levels of assessment. The County Assessor does anticipate that the conversion of timber acres present in 2005 to 4G grassland in 2006 may cause issues to arise that will directly reflect statistical measures as a number of acres burned were present in prior sales studies and still remain active in the sales study as properties with timber cover which are now bare grassland.

Assessment and valuation of Commercial and Residential real property is also an ongoing process that is monitored continually for market trends. The commercial market remains depressed in Sioux County with the only new sales added to the sales study being vacant commercial buildings requiring extensive renovation.

The residential housing market in Harrison has experienced a boom over the past twelve months with all listed homes being sold, and people looking for available vacant lots for construction. The apartment building on Main St. has been at full capacity with a waiting list for over six months, and there are virtually no suitable rental properties available. A number of the better quality and condition homes have sold, and the Assessor anticipates that the value on the homes in these classes will see an increase for 2007.

Sioux County completed GIS mapping for the entire in 2006, and is currently beginning the process of updating land use for the software.

There were 381 personal property schedules filed in Sioux County for tax year 2006 with 61 schedules representing commercial filings, and the remaining schedules agricultural.

Sioux County received 41 Homestead Exemption Applications, and 16 Permissive Exemption Applications, and all applications were processed by the Sioux County Assessor. The Real Property Abstract, Personal Property Abstract, Certification of Values, School District Taxable Value Report, Certificate of Taxes Levied, Tax List Corrections, generation of Annual Tax Rolls, Valuation Change Notices, Sales Roster Corrections, and daily office tasks are performed personally by the County Assessor. A full-time office staff member was employed by the County Assessor's office until May when she relocated to Kansas. The Assessor has budget authority to fill this position, but advertisement to fill the position has not been successful.

The Sioux County Assessor does maintain a current Office Procedure Manual specifically defining job duties, statutory requirements, and the processes necessary to maintain quality office practices in meeting statutory requirements and deadlines.

Sioux County utilizes MIPS/County Solutions computer software for CAMA and other assessment functions.

The Sioux County Assessor would like to begin the re-appraisal of all rural improvements in 2007, but this major project will require the employment of additional office staff. It has been eight years since rural improvements have all been visited and new data collected. The prior re-appraisal was performed through a bid contract with an appraisal firm. The appraisal firms available to perform such services are limited in the area, and the assessor feels that collecting the data personally would result in the most reliable valuation of rural properties. The scheduling of this project will be dependent upon the hiring of additional office staff to assist not only in the project but also with routine office duties. The County Assessor currently performs all pick-up work on weekends and relies upon family members to accompany her to measure and collect data. However, she is running out of teenagers who need driving experience, and she hasn't found any taxpayers that are willing to volunteer their time driving around the countryside on weekends and vacations.

The Sioux County Assessor will focus on continuing to develop fair and equitable assessment practices for all taxpayers in a rapidly changing economy for 2007 through 2010 with emphasis on completing land use for the GIS mapping system and undertaking the re-appraisal of all ag improvements.

Submitted this 24th day of October, 2006.

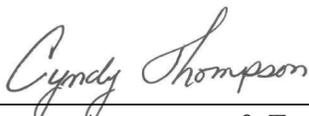
Sioux County Assessor

Certification

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

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Sioux County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9782.

Dated this 9th day of April, 2007.



Property Assessment & Taxation